



**CITY OF CLERMONT
CITY COUNCIL MEETING
LOCATION: CLERMONT CITY HALL
AGENDA
6:30 PM, Tuesday, April 26, 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. We request everyone to be respectful of each other even when we disagree. All public comments should be directed to the Council, and the issue at hand. Everyone should avoid personal attacks and derogatory statements. These time limits may be extended by the Mayor or by majority vote of the Council. Thank you for participating in your City Government.

CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

PROCLAMATION

Water Conservation

PRESENTATIONS

Quarterly Budget Report

PUBLIC COMMENTS

REPORTS

CONSENT AGENDA

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

Item No. 1 - Meeting Minutes

Consider approval of the April 12, 2022 Council meeting minutes.

Item No. 2 - Piggyback OMNIA Contract

Consider piggyback OMNIA Partners contract with Irwin Seating Company to furnish and install audience seats at the black box theater in the budgeted amount of \$65,260.

Item No. 3 - Resolution No. 2022-017R

Consider approval of Fiscal Year 2022 Budget Amendment

Item No. 4 - Event and Open Container Request
Central Florida Hope Center

Consider Craft Beer Festival event and open container area request on Oct. 29, 2022 at Waterfront Park.

UNFINISHED BUSINESS

Item No. 5 - Ordinance No. 2022-012 *Final*
New Beginnings CPA

Consider small scale comprehensive plan amendment from Industrial to Commercial for 2.3 acre parcel adjacent to Citrus Tower Blvd and Hatteras Ave intersection.

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Item No. 6 - Ordinance No. 2022-013 *Final*
New Beginnings PUD

Consider rezoning from Industrial to Planned Unit Development for 2.3 acre parcel adjacent to Citrus Tower Blvd and Hatteras Ave intersection.

Item No. 7 - Ordinance No. 2022-014 *Table*
Cityside Townhomes

Consider tabling the final hearing to May 10, 2022.

Item No. 8 - Ordinance No. 2022-015 *Final*
USA Roller Chain Annex

Consider annexing property located at 13610 Granville Avenue.

Item No. 9 - Ordinance No. 2022-016 *Final*
USA Roller Chain Small-scale CPA

Consider future land use change from Lake County Regional Office to City Industrial for property located at 13610 Granville Avenue.

Item No. 10 - Ordinance No. 2022-017 *Final*
USA Roller Chain Rezoning

Consider rezoning from Lake County Heavy Industrial to Clermont Industrial for a parcel located at 13610 Granville Avenue.

NEW BUSINESS

Item No. 11 - Resolution No. 2022-005R
Mason Ridge CUP

Consider a Conditional Use Permit to allow for a multi-family residential development on vacant property located south of Pitt Street and west of Grand Highway.

Item No. 12 - Variance Request
Mason Ridge

Consider variance to allow a front yard setback of 17 ft. instead of the 25 ft. setback required for G-2 Commercial Zoning District.

Item No. 13 - Variance Request
2481 Linkwood Avenue

Consider variance to allow a rear yard setback that is less than the minimum setback requirement for the property located at 2481 Linkwood Avenue.

Item No. 14 - Resolution No. 2022-009R *Table*
Johnson CUP

Consider tabling the Conditional Use Permit to May 24, 2022.

Item No. 15 - Ordinance No. 2022-018
Wellness Ridge Introduction

Consider the establishment of a Community Development District for the South Lake Crossings PUD.

Item No. 16 - Ordinance No. 2022-023
Special Events Introduction

Consider amending Chapter 54, Street, Sidewalk and Other Public Places, Article IV Special Events.

ADJOURN

**CITY OF CLERMONT
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Public Notice

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

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

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

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

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

PROCLAMATION

Whereas, water is a basic and essential need of every living creature; and

Whereas, the State of Florida, Water Management Districts and the City of Clermont are working together to increase awareness about the importance of water conservation; and

Whereas, the City of Clermont and the State of Florida has designated April, typically a dry month when water demands are most acute, Florida's Water Conservation Month, to educate citizens about how they can help save Florida's precious water resources; and

Whereas, the City of Clermont has always encouraged and supported water conservation, through various educational programs and special events; and

Whereas, every business, industry, school and citizen can make a difference when it comes to conserving water; and

Whereas, every business, industry, school and citizen can help by saving water and thus promote a healthy economy and community; and

Now, Therefore, I, Tim Murry, Mayor of the City of Clermont in the State of Florida, do hereby proclaim the month of April, Two Thousand and Twenty Two as:

Water Conservation Month

In Witness Whereof, I have hereunto set my hand and caused the Great Seal of the City of Clermont to be affixed this 26th Day of April in the year Two Thousand and Twenty Two.

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
April 12, 2022

CALL TO ORDER

The City Council met in a regular meeting on Tuesday, April 12, 2022 in the Clermont City Council Chambers. Mayor Murry called the meeting to order at 6:30 pm 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

The invocation was given by Police Chaplain Dawn Carter followed by the Pledge of Allegiance.

PRESENTATIONS

Suzanne Neve, President and CEO of Florida Festival and Events Association presented four statewide awards to the Parks and Recreation Department for various categories in multiple events. This is the seventh consecutive year the city has won awards.

PROCLAMATION

City Clerk Howe read the Proclamation for Education and Sharing Day. Mayor Murry presented the proclamation to Rabi Moshe Dubinsky, Chabad of South Lake County.

OPENING COMMENTS

Mayor Murry informed the Council that there was a change to the agenda.

City Manager Bulthuis pulled Item No. 2 from the agenda.

Item No. 10 – Ordinance No. 2022-010 Chicone Large-Scale CPA Transmittal

City Manager Bulthuis informed the Council that he is asking for this item to be tabled.

ORDINANCE NO. 2022-010 Chicone Large-Scale CPA Transmittal

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, ADOPTING THE LARGE-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 LARGE-SCALE COMPREHENSIVE PLAN AMENDMENT; PROVIDING FOR THE ADOPTION OF THE LARGE-SCALE COMPREHENSIVE PLAN AMENDMENT; ESTABLISHING THE LEGAL STATUS OF THE LARGE-SCALE COMPREHENSIVE PLAN AMENDMENT; PROVIDING A SEVERABILITY CLAUSE AND PROVIDING AN EFFECTIVE DATE.

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

Council Member Bates moved to table Ordinance No. 2022-010, Chicone Large-Scale CPA Transmittal to May 10, 2022; Seconded by Council Member Pines. Passed unanimously 5-0 with all members present voicing aye.

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PUBLIC COMMENTS

Matt Modica expressed his concern regarding landscaping and legal fees.

Charlene Forth, Desoto Street- spoke on the selection of members for the Code Enforcement Board.

Jose Gonzalez – expressed his concern with the help that small businesses receive from the city.

Barbara Hollerand spoke on behalf of Clermont Main Street thanking the Council and city staff for joining them at their ribbon cutting event. She is appreciative of the City for supporting them.

Vincent Neimic, Regency Hills – announced that they are surveying on Hartwood Marsh for the extension.

Banks Alfred, 9100 Sams Lake Road – April is Florida Water Conservation Month. Mr. Alfred is the Chairperson for the Lake, Water, Soil, Conservation district and gave an overview of what the board does.

REPORTS

CITY MANAGER REPORT

City Manager Bulthuis

- April 19 City Council Workshop has been canceled.
- April 23 is the Earth Day lake cleanup at Lake Hiawatha.
- There will be a 5K April 23 at Waterfront Park.

Maritza Rivera added that the Clermont Earth Day Event will be on April 23, 2022. There is a lake clean up portion from 7:30 AM until 10:30 AM. Anyone interested can pre-register online or register at the event at Lake Hiawatha. There will be a festival with vendors from 10:00 Am until 2:00 PM. There is a lot of trash that needs to be picked up.

- April 23 – 24 Lake County Disc Golf at Lake Hiawatha.
- Last week, attended the Bras for A Cause event. The event raised money for the cancer society and was great for our community.
- This past Saturday, city staff participated in the Dragon Boat Festival. Placed first in their division.
- The Police boat has arrived and will be ready in two weeks.
- Coordinating with the Planning and Zoning Commission on a training program. We found a facilitator from FCCMA and have made contact with the individual. We will coordinate a date certain for training. It will be a good refresher for the members.

CITY ATTORNEY REPORT

City Attorney Mantzaris

- Requested a closed litigation session as part of the May 10, 2022 meeting to discuss Falzon vs. City of Clermont with the City's defense counsel.
- The annual required ethics training for Council will be available to download from the previous year's training and will include the Community Redevelopment Agency (CRA) board members.

CITY COUNCIL REPORT

Council Member Bates – No report.

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Council Member Purvis –

- Attended his first Tourism Development Council (TDC) meeting. The group of appointed individuals are charged with keeping track of heads and beds tax funds that come into Lake County each fiscal year. Those funds have decreased the last two years. The good news as the end of March 2022, they have collected \$1,600,000 plus year to date which precedes pre pandemic levels. Tourism is on the way back. Most of the tourism is in south Lake County.

Mayor Murry asked what the funds could be used for. Council Member Purvis stated that the 8th Street Pier is in need of repair and its possible that things like that would fall within the parameters.

- Spoke on the speeding down Hwy 27 and there needs to be a better way to control it. We need to make an effort to be proactive.
- The intersection where the trail crosses by the boat ramp needs to be watched, people are not stopping.
- Watched the entire Planning and Zoning meeting last week and suggested the board members receive additional training.

Council Member Purvis motioned for a moratorium on Planning and Zoning meetings until they are retrained. Seconded by Council Member Bates for discussion.

Council Member Bates questioned whether Council can legally put a moratorium on meetings.

City Attorney Mantzaris stated that putting a moratorium on Planning and Zoning Commission meetings without a set date is problematic as it will hold up applicants.

Council Member Purvis asked for a tentative date. Mayor Murry explained that the City Manager Bulthuis spoke of the training in his report.

City Manager Bulthuis stated that staff is in communication with a trainer and the date is pending their available. Once the date is set, they will coordinate with the Planning and Zoning members and will advertise accordingly. The goal is to schedule the training on Thursday, April 28, 2022. Staff will coordinate with the consultant as well as the Planning and Zoning members to see if that date works.

Council Member Purvis withdrew his motion.

Council Member Entsua – No report.

Council Member Pines – No report.

Mayor Murry –

- Attended Bras for A Cause and was encouraged by the number of people who attended.
- Congrats to the city on the Dragon Boat race.
- The Mayors luncheon was held at Buffalo Wild Wings and it was well attended.
- Congratulations to the Downtown Partnership on their ribbon cutting and promoting the new branding of Main Street.
- Attended Clermont Women's Club 95th anniversary. The building is a historical building and they requested Wi-Fi. He asked City Manager Bulthuis to look into it.
- Congrats to Maritza and the Parks and Recreation staff on their award they received tonight.
- April is National Autism Awareness month.

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Council Member Purvis asked about the Women's Club building and looking into getting an alarm on the building as well. City Manager Bulhuis said that staff will look into that.

Mayor Murry thanked city staff for making the yard look nice at the Women's Club building.

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 – Meeting Minutes | Consider approval of March 22, 2022 Council Meeting Minutes |
| Item No. 2 – Surplus Request | Consider declaring surplus from the Parks and Recreation Department and dispose of in accordance with the Purchasing Policy. |
| Item No. 3 – Purchase of Refuse Containers and Budget Amendment | Consider purchase of residential recycle and trash containers from Otto Environmental Systems North America, Inc., contract number 2020-11., in the total amount of \$106,559.55 and a budget amendment for the same. |
| Item No. 4 – Purchase of Police Vehicles and Budget Amendment | Consider approval to piggyback the Florida State contract with Step One Automotive Group to purchase six (6) police-rated vehicles in the amount of \$232,662 and approval of a budget amendment (includes the cost of outfitting the vehicles) in the amount of \$352,662. |
| Item No. 5 – Piggyback Broward County School Board Contract | Consider piggyback contract with PFM Management, LLC. for investment advisory services. |
| Item No. 6 – Resolution No. 2022-011R | Consider amending the fee schedule to include Community Development District and recording fees. |
| Item No. 7 – Event, Fireworks, and Open Container Request
<i>4th of July Red, White & Boom</i> | Consider City event request and open container area at Waterfront Park between 3 rd Street and 4 th Street on July 4, 2022 from 5:00 PM to 9:30 PM. |
| Item No. 8 – Event and Open Container Request
<i>Clermont Sips & Salsa</i> | Consider City event and open container request co-hosted by the South Lake Chamber of Council in Downtown Clermont on September 17, 2022. |
| Item No. 9 – Event and Boat Ramp Closure Request
<i>Light Up Clermont</i> | Consider approval of the annual “Light Up Clermont” event in downtown Clermont with street closures and boat ramp closure on Dec. 2-3, 2022. |

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Council member Bates moved to approve the consent agenda items 1 and 3 – 9; Seconded by Council member Purvis. Passed unanimously 5-0 with all members present voicing aye.

UNFINISHED BUSINESS

Item No. 10 – *This item was addressed earlier in the meeting and tabled to the May 10, 2022 meeting.*

NEW BUSINESS

Item No. 11 – Ordinance No. 2022-012, Introduction New Beginnings CPA

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

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

Council Member Bates moved to introduce Ordinance No. 2022-012; Seconded by Council Member Purvis. Passed unanimously 5-0 with all members present voicing aye.

Item No. 12 – Ordinance No. 2022-013, Introduction New Beginnings PUD

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

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

Council Member Bates moved to introduce Ordinance No. 2022-013; Seconded by Council Member Purvis. Passed unanimously 5-0 with all members present voicing aye.

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Item No. 13 – Ordinance No. 2022-014, Introduction Cityside Townhomes

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.

Council Member Bates moved to introduce Ordinance No. 2022-014; Seconded by Council Member Purvis. Passed unanimously 5-0 with all members present voicing aye.

Item No. 14 – Ordinance No. 2022-015, Introduction USA Roller Chain Annex

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

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

Council Member Bates moved to introduce Ordinance No. 2022-015; Seconded by Council Member Purvis. Passed unanimously 5-0 with all members present voicing aye.

Item No. 15 – Ordinance No. 2022-016, Introduction USA Roller Chain Small-Scale CPA

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

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

Council Member Bates moved to introduce Ordinance No. 2022-016; Seconded by Council Member Pines. Passed unanimously 5-0 with all members present voicing aye.

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Item No. 16 – Ordinance No. 2022-017, Introduction USA Roller Chain Rezoning

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

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

Council Member Bates moved to introduce Ordinance No. 2022-017; Seconded by Council Member Pines. Passed unanimously 5-0 with all members present voicing aye.

City of Clermont
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ADJOURN: With no further comments, this meeting adjourned at 7:23 pm.

APPROVED:

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date		
Tuesday, April 26, 2022		
Agenda Item Name		
Piggyback OMNIA Contract		
Requested Action		
Requesting approval to piggyback contract number R191805 from OMNIA Partners with Irwin Seating Company to furnish and install audience seats at the black box theater in the total amount of \$65,260.		
Staff Report		
The Procurement Services Department and the Parks and Recreation Department recommend approval of the above action. In accordance with the direction of City Council, the Procurement Services Department issued a Request for Interest (RFI) number 2204-005 to notify local vendors of the City's intent to utilize other governmental agency contract. The RFI was posted on the City's website for five (5) business days. At the completion of the RFI, the Procurement Services Department received no interest. U.S. Communities and National IPA, both wholly-owned subsidiaries of OMNIA Partners, have come together as OMNIA Partners, Public Sector. OMNIA Partners provides access to the largest portfolio of competitively solicited and publicly-awarded cooperative purchasing contracts. The OMNIA Partners contract with Irwin Seating Company was obtained through a fully competitive solicitation and complies with the City of Clermont Procurement Services Policy. The award includes an initial three (3) year agreement ending in April 30, 2025 with optional two (2) one-year renewal periods. Steve Ward & Associates is the sole authorized Irwin Seating dealer in the State of Florida. As so, Steve Ward & Associates is responsible for providing the installation. The quote to replace 260 seats at the black box theater, in the amount of \$65,260, includes installation. Based on the above, staff recommends that Council approve to piggyback the OMNIA Partners Public Sector contract number R191805. The use of piggyback contracts is allowed under the Purchasing Policy Section E.9 and is a procurement best practice that takes advantage of competitive pricing from a contract formerly bid by another government agency. The Procurement Services Department has determined that the use of piggyback contracts is advantageous and in the best interest of the City to reduce administrative time and expense while providing favorable pricing.		
Additional Analysis		
Fiscal Impact Summary		
The project amount of \$65,260 is included in the current fiscal year budget. Account Code: 10579-55204		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Letter from Manufacturer - Irwin Seating Company	Irwin Letter - OMNIA - SWA.pdf	
2. Seating Quote for Clermont Black Box Theater	Clermont PAC Black Box.pdf	

3. RFI 2204-005

RFI 2204-005.pdf



March 30, 2022

Clermont Performing Arts Center
3700 S. Highway 27
Clermont, FL 34711

OMNIA Contract #R191805

Greetings,

Irwin Seating Company is currently a contract holder with OMNIA Partners through April 30, 2023.

Steve Ward & Associates is the sole authorized Irwin Seating dealer in the state of Florida. As our sole authorized dealer, they are responsible for providing certified Irwin Seating installation as part of the service package. Please contact Kevin Hiney locally for information about our fixed seating and telescopic bleachers.

Kevin Hiney
Florida Regional Manager
Steve Ward & Associates
M: 810.922.1272
E: Kevin@SWAinc.com

We appreciate your interest in Irwin Seating Company.

Sincerely,

Colin McCall
Regional Sales Manager
Irwin Seating Company
770-595-4609
Colin.McCall@irwinseating.com

Seating Division

3251 Fruit Ridge NW | Grand Rapids, Michigan 49544, USA
Phone: (616) 574-7400 | Fax: (616) 574-7411 | www.irwinseating.com

An EEOC/AA Employer



CONTRACT BID PROPOSAL
Steve Ward & Associates, Inc.
7330 Cockrill Bend Boulevard
Nashville, Tennessee 37209
P: 615-350-7310
SWAinc.com

Project: Clermont PAC- Black Box
Location: Clermont, FL
Bid Date: 4/14/22
Revision Date:
1st Delivery Date: TBD
Completion Date:

Revision #: 00
Mobilizations: 00
Phases: 00

Project Pricing: Omnia Contract

Total Base Bid Price Delivered and Installed with Tax

\$65,260

NOTE: if chair count is reduced due to revised layout a credit will be issued to account for the difference

Inclusions:

- 1) 260 Seats as described below:
Irwin Seating Company Citation Model 90.12.10.4 with the following components, options, accessories, upholstery and finishes:
No. 90 Citation - Square profile 34" tall padded and upholstered back with 2" foam and injection molded poly rear panel.
No. 12 Ergo - Padded and upholstered seat with ergonomic substrate, molded foam, and structural composite seat pan.
Seat fold - 3/4
No. 4 Steel platform.
No. 00 Open end Standard
Comfort curved solid hardwood center armrests.
Comfort curved solid hardwood aisle armrests.
2" round aluminum row designation letter plates.
Row letter plates mounted on aisle end panel.
Aluminum oval seat designation number plates.
Seat number plates mounted on seat pan.
(2) ADA transfer arms.
Fabric: Grade 3 fabric
All wood to be Maple - Rotary Cut.
Irwin standard stain color on wood components
Irwin standard powder coat color on metal components.
Irwin standard plastic color on seat & back components.
Hilti anchors with anchor nut cover caps.
- 2) Fabrication lead time: Approx. 10-12 weeks after final approvals, field dimensions, and all final information returned to SWA.
- 3) If project schedule shifts more than 90 days from estimated delivery date, escalation and storage costs will apply.
- 4) One production, one delivery, with one mobilization

Exclusions:

- 1) OCIP/CCIP participation.
- 2) Certified payroll / Prevailing wage.
- 3) NAUF / FSC / LEED Requirements.
- 4) All in-wall blocking, in-wall support brackets and in-wall support structures.
- 5) Offsite storage and double handling of materials.
- 6) Multiple mobilizations.
- 7) Payment and performance bond. If required, add \$9.00 per \$1,000.

Terms of Proposal:

- 1) Price is subject to acceptance within 30 days of the date of this proposal.
- 2) Price is based on the schedule above. SWA will coordinate a specific schedule with you, but, as a starting point, SWA has established an initial schedule for this job based on information provided to us. SWA requests to discuss schedule in a scope review meeting to ensure that the plan for the project meets your needs.
- 3) To allow for the fluid nature of the construction industry, we have included a delivery grace period of 90 days before or after the date of the first substantial casework/millwork delivery in the contract schedule. Schedule shifts of more than 90 days in either direction will trigger a charge of 2.5% of the total subcontract value.
- 4) We plan to meet your delivery schedule. To do so, we need to reserve manufacturing capacity well in advance. Scope changes or delivery date changes inside of 120 days prior to delivery, therefore, could cause significant cost and/or schedule impacts based on available capacity at the time.
- 5) To meet the quality standards in the construction documents and to install the products in a continuous and expeditious manner, we need your help to ensure that the jobsite conditions, as spelled out in the specifications, are in place at the time of delivery.
- 6) To keep the warranty intact should jobsite conditions not be ready at the time of delivery, we have an option to store the materials at the factory for a cost.
- 7) Should delivery be requested prior to jobsite conditions being ready, any associated double handling costs are not included in this proposal.
- 8) This proposal is subject to the seller's conditions of sale to the extent set forth herein.

Thank you for the opportunity to submit this proposal. We hope that you find it to be your best value.

Kevin Hiney South FL Regional Manager 810-922-1272 Kevin@swainc.com



REQUEST FOR INFORMATION

Intent to Utilize Omnia Contract for Seat Installation

CONTACT INFORMATION:	RFI No. 2204-005	ISSUED DATE: April 18, 2022
Ramsey Jimenez, MPA Senior Procurement Agent EMAIL: rjimenez@clermontfl.org Phone: (352) 241-7350	NOTICE OF INTENT TO PIGGYBACK A CONTRACT NOTICE END DATE: <u>April 22, 2022 at 2:00 P.M. (EST)</u> DEADLINE FOR WRITTEN QUESTIONS: <u>Not Applicable</u>	

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

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

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

This Request for Information (RFI) is intended to notify local vendors of the City's intent to utilize other government entities' contract. **This is not an invitation to submit a bid or quote.** If no local vendor responds to the RFI, the Procurement Services Department will proceed with utilizing the referenced contract. Local vendor is defined as businesses located in South Lake County, preferably located within the City limits. This notice will be posted for five (5) business days.

1 – PIGGYBACK CONTRACT INFORMATION

(a) Department: Parks and Recreation

(b) Company Information: Steve Ward and Associates

(c) Contract Number and Title: R191805

(d) Length of Contract: May 1, 2020 to April 30, 2023 option to renew two (2) one year terms

(e) Product or Service Provided: 260 Seats in the Black Box Theatre

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.



CONTRACT BID PROPOSAL
Steve Ward & Associates, Inc.
7330 Cockrill Bend Boulevard
Nashville, Tennessee 37209
P: 615-350-7310
SWAinc.com

Project: Clermont PAC- Black Box
Location: Clermont, FL
Bid Date: 4/14/22
Revision Date:
1st Delivery Date: TBD
Completion Date:

Revision #: 00
Mobilizations: 00
Phases: 00

Project Pricing: Omnia Contract

Total Base Bid Price Delivered and Installed with Tax

\$65,260

NOTE: if chair count is reduced due to revised layout a credit will be issued to account for the difference

Inclusions:

- 1) 260 Seats as described below:
Irwin Seating Company Citation Model 90.12.10.4 with the following components, options, accessories, upholstery and finishes:
No. 90 Citation - Square profile 34" tall padded and upholstered back with 2" foam and injection molded poly rear panel.
No. 12 Ergo - Padded and upholstered seat with ergonomic substrate, molded foam, and structural composite seat pan.
Seat fold - 3/4
No. 4 Steel platform.
No. 00 Open end Standard
Comfort curved solid hardwood center armrests.
Comfort curved solid hardwood aisle armrests.
2" round aluminum row designation letter plates.
Row letter plates mounted on aisle end panel.
Aluminum oval seat designation number plates.
Seat number plates mounted on seat pan.
(2) ADA transfer arms.
Fabric: Grade 3 fabric
All wood to be Maple - Rotary Cut.
Irwin standard stain color on wood components
Irwin standard powder coat color on metal components.
Irwin standard plastic color on seat & back components.
Hilti anchors with anchor nut cover caps.
- 2) Fabrication lead time: Approx. 10-12 weeks after final approvals, field dimensions, and all final information returned to SWA.
- 3) If project schedule shifts more than 90 days from estimated delivery date, escalation and storage costs will apply.
- 4) One production, one delivery, with one mobilization

Exclusions:

- 1) OCIP/CCIP participation.
- 2) Certified payroll / Prevailing wage.
- 3) NAUF / FSC / LEED Requirements.
- 4) All in-wall blocking, in-wall support brackets and in-wall support structures.
- 5) Offsite storage and double handling of materials.
- 6) Multiple mobilizations.
- 7) Payment and performance bond. If required, add \$9.00 per \$1,000.

Terms of Proposal:

- 1) Price is subject to acceptance within 30 days of the date of this proposal.
- 2) Price is based on the schedule above. SWA will coordinate a specific schedule with you, but, as a starting point, SWA has established an initial schedule for this job based on information provided to us. SWA requests to discuss schedule in a scope review meeting to ensure that the plan for the project meets your needs.
- 3) To allow for the fluid nature of the construction industry, we have included a delivery grace period of 90 days before or after the date of the first substantial casework/millwork delivery in the contract schedule. Schedule shifts of more than 90 days in either direction will trigger a charge of 2.5% of the total subcontract value.
- 4) We plan to meet your delivery schedule. To do so, we need to reserve manufacturing capacity well in advance. Scope changes or delivery date changes inside of 120 days prior to delivery, therefore, could cause significant cost and/or schedule impacts based on available capacity at the time.
- 5) To meet the quality standards in the construction documents and to install the products in a continuous and expeditious manner, we need your help to ensure that the jobsite conditions, as spelled out in the specifications, are in place at the time of delivery.
- 6) To keep the warranty intact should jobsite conditions not be ready at the time of delivery, we have an option to store the materials at the factory for a cost.
- 7) Should delivery be requested prior to jobsite conditions being ready, any associated double handling costs are not included in this proposal.
- 8) This proposal is subject to the seller's conditions of sale to the extent set forth herein.

Thank you for the opportunity to submit this proposal. We hope that you find it to be your best value.

Kevin Hiney South FL Regional Manager 810-922-1272 Kevin@swainc.com



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, April 26, 2022		
Agenda Item Name		
Resolution No. 2022-017R		
Requested Action		
Request approval of Resolution No. 2022-017R to amend the Fiscal Year 2022 Budget		
Staff Report		
Resolution No. 2022-017R is proposed to amend the FY 2022 Budget. This resolution formally amends the annual budget for Council actions since October 2021 along with grant awards and updates to the FY 2022 budget.		
Additional Analysis		
Fiscal Impact Summary		
The total decrease to fund balance for all funds is \$1,498,165.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Resolution 2022-017R BA Final	Resolution 2022-017R BA Final.pdf	

CITY OF CLERMONT
RESOLUTION NO. 2022-017R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AUTHORIZING BUDGET AMENDMENTS FOR THE CITY OF CLERMONT FOR FISCAL YEAR 2021-2022

WHEREAS, it is hereby found and determined by the City Council of the City of Clermont, Lake County, Florida, that the following budget amendments are necessary for the Fiscal Year October 1, 2021 to September 30, 2022:

GENERAL FUND

1. Increase Transfer In ARPA Fund -Rev. Replacement (10381-38123-19800) \$ 228,590
To amend the budget to transfer funds to pay General Fund Police and Fire Department Salaries and Benefits which fall under the COVID Revenue Replacement category for General Government expenses approved by the City Council on February 8, 2022.
2. Increase Transfer Out to Group Self Insurance Fund (10581-99120) \$ 228,590
To amend the budget to transfer funds for COVID related claims incurred prior to 3/3/2021 approved by the City Council on March 22, 2022.
3. Increase Transfer In ARPA Fund Rev. Replacement (10381-38123-19800) \$ 550,000
To amend the budget to transfer funds to pay General Fund Police and Fire Department Salaries and Benefits which fall under the COVID Revenue Replacement category for General Government expenses approved by the City Council on February 8, 2022.
4. Increase Transfer Out to Capital Project Fund (10581-99114) \$ 550,000
To amend the budget to transfer funds to for the Sprinkles Land purchase approved by the City Council on January 25, 2022.
5. Decrease Regular Salaries (10512-12100) \$ 5,000
To amend the City Manager Department budget to partially fund the Chief Negotiator contract with The Training Tree, Inc. for the Fire Department Union negotiations as approved by the City Council on September 10, 2021.
6. Increase Professional Services – Comprehensive Plan (10515-53160) \$ 45,000
To amend the Planning and Development Services Department budget to complete the City’s Evaluation and Appraisal Report for the Comprehensive Plan approved by the City Council on March 8, 2022.
7. Increase Professional Services – (10519-53100) \$ 7,680

CITY OF CLERMONT
RESOLUTION NO. 2022-017R

To amend the General Government Department budget to fund the Chief Negotiator contract with The Training Tree, Inc. for the Fire Department Union negotiations as approved by the City Council on September 10, 2021.

- | | | |
|--|----|--------|
| 8. Increase Capital Outlay – Land (10519-66101) | \$ | 12,230 |
| To amend the General Government Department budget for unpaid taxes, recording fees and warranty deed in lieu of foreclosure on Klass property approved by the City Council on October 12, 2021. | | |
| 9. Increase Community Relations – Justice Funds (10521-55212-21900) | \$ | 8,000 |
| Increase Capital Outlay – Equipment Justice Funds (10521-66401-21900) | \$ | 15,000 |
| Increase Capital Outlay – Equipment Justice Funds (10521-66401-21900) | \$ | 25,000 |
| Increase Capital Outlay – Equipment Justice Funds (10521-66401-21900) | \$ | 18,000 |
| To amend the Police Department budget for expenditures related to Federal Forfeiture Justice Funds including community relations and capital equipment for the purchase of a police canine (\$15,000), to replace tasers out of warranty (\$25,000) and purchase patrol rifles (\$18,000). | | |
| 10. Increase Federal Grant – DOJ/FDLE- Pursuit Mgt Sys. (10331-33120-21033) | \$ | 5,655 |
| Increase Software Renew/Supp Pursuit Mgt. System (10521-55219-21033) | \$ | 1,250 |
| Increase Training & Ed – Pursuit Management System (10521-55401-21033) | \$ | 1,800 |
| Increase Capital Outlay – Vehicle Pursuit Mgt. System (10521-66400-21033) | \$ | 5,465 |
| To amend the Police Department budget for expenditures and grant revenues related to a pursuit management system. | | |
| 11. Increase Federal Grant – DOJ/FL AG VOCA (10331-33120-21034) | \$ | 10,515 |
| Increase Part Time Salaries VOCA (10521-12110-21034) | \$ | 6,820 |
| Increase FICA VOCA (10521-12220-21034) | \$ | 525 |
| Increase Workers Comp VOCA (10521-12400-21034) | \$ | 120 |
| Increase EAP VOCA (10521-12315-21034) | \$ | 15 |
| Increase Minor Equipment VOCA (10521-55204-21034) | \$ | 235 |
| Increase Capital Equipment VOCA (10521-66401-21034) | \$ | 1,465 |
| Increase Operating Supplies VOCA (10521-55200-21034) | \$ | 150 |
| Increase Telephone VOCA (10521-54101-21034) | \$ | 115 |
| Increase Training & Education VOCA (10521-55401-21034) | \$ | 1,070 |
| To amend the Police Department budget for a portion of an annual contract for a part-time victim advocate salary and benefits and associated operating expenditures related to a Department of Justice, Victim of Crime Assistance Grant approved by the City Council on March 22, 2022. | | |
| 12. Increase Local Grant Revenue LCWA (10337-33735-21035) | \$ | 44,000 |
| To budget 6 months of a Lake County Water Authority Grant revenue per the Intelocal Agreement approved by the City Council on March 22, 2022. Existing police officer positions will cover the weekend and holidays to patrol the Clermont Chain of Lakes. | | |

CITY OF CLERMONT
RESOLUTION NO. 2022-017R

13. Increase Capital Outlay – Vehicle Ins. Reimbursement (10521-66400-60545)	\$	58,780
Increase Sale of Fixed Assets Ins. Reimbursement (10364-36400-60545)	\$	21,915
To amend the Police Department budget for the purchase of 1 of 6 police rated vehicles approved by the City Council on April 12, 2022. A portion of this vehicle’s purchase is funded by insurance reimbursements for total loss on police vehicles.		
14. Increase Regular Salaries (10522-12100)	\$	135,680
Increase FICA (10522-12220)	\$	10,485
Increase Defined Benefit Pension (10522-12245)	\$	30,840
Increase Life/ADD (10522-12305)	\$	280
Increase Workers Comp (10522-12400)	\$	2,715
To amend the Fire Department budget to fund the Collective Bargaining Agreement with the International Association of Firefighters, AFL-CIO Clermont Professional Firefighters Local 4350 approved by the City Council on March 8, 2022.		
15. Increase Repairs & Maintenance – Vehicle (10522-54601)	\$	10,120
Increase Minor Equipment (10522-55204)	\$	10,875
To amend the Fire Department budget to fund repairs and maintenance and fire hose for the purchase of a used fire engine approved by the City Council on March 22, 2022.		
16. Increase Software Renew/Support (10565-55219)	\$	2,045
Increase Capital Outlay – Software (10565-66404)	\$	49,235
To amend the Procurement Services Department budget for the purchase of Tyler-Munis requisition and purchase order module software and support approved by the City Council on February 22, 2022.		
17. Increase State Grant – Cultural Affairs CPAC (10334-33470-79003)	\$	71,020
Increase Performer Fees – CPAC (10579-54922-79003)	\$	71,020
To amend the Parks & Recreation Department budget for a State Performing Arts Center programming grant award and related expenditures discussed at the February 22, 2022 City Council meeting.		
18. Increase Administrative Assessment –Water (10349-34900)	\$	62,720
Increase Administrative Assessment –Sewer (10349-34901)	\$	56,975
Increase Administrative Assessment –Sanitation (10349-34902)	\$	24,120
Increase Administrative Assessment –Stormwater (10349-34903)	\$	14,190
Increase Administrative Assessment –Building Services (10349-34906)	\$	26,160
To amend the Administrative Assessment Charges for Services budget from the Water, Sewer, Sanitation, Stormwater and Building Services funds based on the FY 2022 Adopted Budget.		
19. Decrease Fund Balance (10599-59900)	\$	189,745
Total General Fund adjustments.		

CITY OF CLERMONT
RESOLUTION NO. 2022-017R

BUILDING SERVICES FUND

- | | | |
|---|----|--------|
| 1. Increase Administrative Services (11524-54906) | \$ | 26,160 |
| To amend the Building Services Department budget for Administrative Service expenditures based on the FY 2022 Adopted Budget. | | |
| 2. Decrease Fund Balance (11599-59900) | \$ | 26,160 |
| Total Building Services Fund adjustments. | | |

INFRASTRUCTURE SALES TAX FUND

- | | | |
|---|----|---------|
| 1. Increase Fund Balance – Beginning Reserves (12399-39900) | \$ | 293,900 |
| To amend the budget to reflect anticipated reserves brought forward at October 1, 2021. | | |
| 2. Increase Transfer to Capital Project Fund – Public Services Fac. (12581-99114-49000) | \$ | 190,000 |
| Decrease Capital Outlay – Building Public Services (12549-66201-49000) | \$ | 190,000 |
| To amend the budget to record a transfer out to the Capital Project Fund to pay for a portion of the funding of the Public Works Operational Facility as opposed to reporting a portion of the cost of the building in the Infrastructure Fund. The funding plan from the Infrastructure Fund was approved by the City Council on February 8, 2022. | | |
| 3. Increase Capital Outlay – Vehicle (12521-66400) | \$ | 293,900 |
| To amend the Police Department budget for the purchase of 5 of 6 police rated vehicles approved by the City Council on April 12, 2022. | | |

FIRE IMPACT FEE FUND

- | | | |
|--|----|--------|
| 1. Increase Capital Outlay – Vehicle (16522-66400) | \$ | 51,835 |
| To amend the Fire Department budget for the purchase of a used fire engine approved by the City Council on March 22, 2022. | | |
| 2. Decrease Fund Balance: Ending Reserves (16599-59900) | \$ | 51,835 |
| Total Fire Impact Fee Fund adjustments. | | |

AMERICAN RESCUE PLAN ACT (ARPA) FUND

- | | | |
|---|----|-------|
| 1. Increase Regular Salaries Premium Pay – City Clerk (18511-12100-60801) | \$ | 1,765 |
| Increase FICA Premium Pay – City Clerk (18511-12220-60801) | \$ | 135 |
| Increase Def Cont. Plan Premium Pay – City Clerk (18511-12240-60801) | \$ | 180 |
| | | |
| Increase Reg. Salaries Premium Pay – City Manager (18512-12100-60801) | \$ | 2,200 |

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Increase FICA Premium Pay – City Manager (18512-12220-60801)	\$	170
Increase Def Cont. Plan Premium Pay – City Manager (18512-12240-60801)	\$	220
Increase Reg. Salaries Premium Pay – Finance (18513-12100-60801)	\$	5,700
Increase FICA Premium Pay – Finance (18513-12220-60801)	\$	440
Increase Def Cont. Plan Premium Pay – Finance (18513-12240-60801)	\$	570
Increase Reg. Salaries Premium Pay – P&DS (18515-12100-60801)	\$	4,470
Increase FICA Premium Pay – P&DS (18515-12220-60801)	\$	345
Increase Def Cont. Plan Premium Pay – P&DS (18515-12240-60801)	\$	450
Increase Reg. Salaries Premium Pay – IT (18516-12100-60801)	\$	3,400
Increase FICA Premium Pay – IT (18516-12220-60801)	\$	265
Increase Def Cont. Plan Premium Pay – IT (18516-12240-60801)	\$	340
Increase Reg. Salaries Premium Pay – Gen Gov’t (18519-12100-60801)	\$	1,100
Increase FICA Premium Pay – Gen Gov’t (18519-12220-60801)	\$	85
Increase Def Cont. Plan Premium Pay – Gen Gov’t (18519-12240-60801)	\$	110
Increase Reg. Salaries Premium Pay – Police (18521-12100-60801)	\$	79,350
Increase FICA Premium Pay – Police (18521-12220-60801)	\$	5,795
Increase Def Cont. Plan Premium Pay – Police (18521-12240-60801)	\$	705
Increase Def Benefit Plan Premium Pay – Police (18521-12245-60801)	\$	10,630
Increase Reg. Salaries Premium Pay – Fire (18522-12100-60801)	\$	93,000
Increase FICA Premium Pay – Fire (18522-12220-60801)	\$	6,845
Increase Def Cont. Plan Premium Pay – Fire (18522-12240-60801)	\$	450
Increase Def Benefit Plan Premium Pay – Fire (18522-12245-60801)	\$	19,705
Increase Reg. Salaries Premium Pay – Building Svcs (18524-12100-60801)	\$	8,535
Increase FICA Premium Pay – Building Svcs (18524-12220-60801)	\$	655
Increase Def Cont. Plan Premium Pay – Building Svcs (18524-12240-60801)	\$	830
Increase Reg. Salaries Premium Pay – Water (18533-12100-60801)	\$	18,315
Increase FICA Premium Pay – Water (18533-12220-60801)	\$	1,405
Increase Def Cont. Plan Premium Pay – Water (18533-12240-60801)	\$	1,805
Increase Reg. Salaries Premium Pay – Sanitation (18534-12100-60801)	\$	19,170
Increase FICA Premium Pay – Sanitation (18534-12220-60801)	\$	1,470
Increase Def Cont. Plan Premium Pay – Sanitation (18534-12240-60801)	\$	1,920
Increase Reg. Salaries Premium Pay – Sewer (18535-12100-60801)	\$	23,620
Increase FICA Premium Pay – Sewer (18535-12220-60801)	\$	1,810
Increase Def Cont. Plan Premium Pay – Sewer (18535-12240-60801)	\$	2,365
Increase Reg. Salaries Premium Pay – Stormwater (18538-12100-60801)	\$	11,105

CITY OF CLERMONT
RESOLUTION NO. 2022-017R

Increase FICA Premium Pay – Stormwater (18538-12220-60801)	\$	850
Increase Def Cont. Plan Premium Pay – Stormwater (18538-12240-60801)	\$	1,115
Increase Reg. Salaries Premium Pay – Trans/Streets (18541-12100-60801)	\$	6,900
Increase FICA Premium Pay – Trans/Streets (18541-12220-60801)	\$	530
Increase Def Cont. Plan Premium Pay – Trans/Streets (18541-12240-60801)	\$	690
Increase Reg. Salaries Premium Pay – Grounds (18542-12100-60801)	\$	14,500
Increase FICA Premium Pay – Grounds (18542-12220-60801)	\$	1,110
Increase Def Cont. Plan Premium Pay – Grounds (18542-12240-60801)	\$	1,450
Increase Reg. Salaries Premium Pay – Fleet (18544-12100-60801)	\$	5,530
Increase FICA Premium Pay – Fleet (18544-12220-60801)	\$	425
Increase Def Cont. Plan Premium Pay – Fleet (18544-12240-60801)	\$	555
Increase Reg. Salaries Premium Pay – Eng./Insp. (18545-12100-60801)	\$	1,075
Increase FICA Premium Pay – Eng./Insp. (18545-12220-60801)	\$	85
Increase Def Cont. Plan Premium Pay – Eng./Insp. (18545-12240-60801)	\$	110
Increase Reg. Salaries Premium Pay – Facilities (18549-12100-60801)	\$	6,970
Increase FICA Premium Pay – Facilities (18549-12220-60801)	\$	535
Increase Def Cont. Plan Premium Pay – Facilities (18549-12240-60801)	\$	700
Increase Reg. Salaries Premium Pay – CRA (18552-12100-60801)	\$	600
Increase FICA Premium Pay – CRA (18552-12220-60801)	\$	50
Increase Def Cont. Plan Premium Pay – CRA (18552-12240-60801)	\$	60
Increase Reg. Salaries Premium Pay – Procurement (18565-12100-60801)	\$	1,200
Increase FICA Premium Pay – Procurement (18565-12220-60801)	\$	95
Increase Def Cont. Plan Premium Pay – Procurement (18565-12240-60801)	\$	120
Increase Reg. Salaries Premium Pay – Recreation (18572-12100-60801)	\$	4,900
Increase FICA Premium Pay – Recreation (18572-12220-60801)	\$	375
Increase Def Cont. Plan Premium Pay – Recreation (18572-12240-60801)	\$	320
Increase Reg. Salaries Premium Pay – Events (18574-12100-60801)	\$	3,400
Increase FICA Premium Pay – Events (18574-12220-60801)	\$	265
Increase Def Cont. Plan Premium Pay – Events (18574-12240-60801)	\$	290
Increase Reg. Salaries Premium Pay – ARC (18575-12100-60801)	\$	8,350
Increase FICA Premium Pay – ARC (18575-12220-60801)	\$	640
Increase Def Cont. Plan Premium Pay – ARC (18575-12240-60801)	\$	655
Increase Reg. Salaries Premium Pay – CPAC (18579-12100-60801)	\$	2,200
Increase FICA Premium Pay – CPAC (18579-12220-60801)	\$	170
Increase Def Cont. Plan Premium Pay – CPAC (18579-12240-60801)	\$	165

CITY OF CLERMONT
RESOLUTION NO. 2022-017R

To amend various Department budgets for ARPA Premium Pay to essential City workers that performed essential work during the COVID-19 Public Health Emergency meeting City and ARPA eligibility guidelines during the period of March 16, 2020 – March 14, 2021 approved by the City Council December 14, 2021.

2. Increase Transfer to General Fund Rev. Replacement (18581-99101-19800) \$ 228,590
To amend the budget to transfer funds to pay General Fund Police and Fire Department Salaries and Benefits which fall under the COVID Revenue Replacement category for General Government expenses approved by the City Council February 8, 2022.
3. Increase Transfer to General Fund Rev. Replacement (18581-99101-19800) \$ 550,000
To amend the budget to transfer funds to pay General Fund Police and Fire Department Salaries and Benefits which fall under the COVID Revenue Replacement category for General Government expenses approved by the City Council February 8, 2022.
4. Increase Transfer to Group Self Insurance Fund (18581-99120-19801) \$ 180,540
To amend the budget to transfer funds for COVID related insurance claims incurred between 3/3/2021 – 12/31/2021 approved by the City Council February 8, 2022 and March 22, 2022.
5. Decrease Fund Balance: Ending Reserves (18599-59900) \$ 1,357,545
Total American Rescue Plan Act Fund adjustments.

CAPITAL PROJECTS FUND

1. Increase Transfer In Infrastructure Fund – PS Facility (32381-38104-49000) \$ 190,000
Increase Capital Outlay – Building PS Facility (32549-66201-49000) \$ 190,000
To amend the budget to transfer funds from the Infrastructure Fund for a portion of the funding of the Public Works Facility and the related Public Services Department Capital Outlay – Building approved by the City Council on February 8, 2022.
2. Increase Transfer In General Fund (32381-38100) \$ 550,000
Increase Capital Outlay – Land Victory Pointe (32559-66101-38110) \$ 550,000
To amend the budget to transfer funds from the General Fund to pay for the Economic Development budget for the Sprinkles Land Purchase – Victory Pointe approved by the City Council on January 25, 2022.

WATER FUND

1. Increase Administrative Services (41533-54906) \$ 62,720

CITY OF CLERMONT
RESOLUTION NO. 2022-017R

To amend the Public Services Department Water Fund budget for Administrative Service expenditures based on the FY 2022 Adopted Budget.

- | | | |
|--|----|--------|
| 2. Increase Capital Outlay – Pro. Services CDBG (41533-66900-38123) | \$ | 12,560 |
| To amend the Public Services Department Water Fund budget for the carryforward of unexpended FY 2021 funds for CDBG professional services. | | |
| 3. Decrease Fund Balance (41599-59900) | \$ | 75,280 |
| Total Water Fund adjustments. | | |

SEWER FUND

- | | | |
|--|----|-----------|
| 1. Increase State Grant – FDEP WWTP Expansion (42334-33439-35301) | \$ | 1,000,000 |
| Increase Capital Outlay Building – WWTP Expansion (42534-66201-35301) | \$ | 1,000,000 |
| To amend the Public Services Department Sewer Fund budget for a State Department of Environmental Program grant award and related expenditures for the expansion of the wastewater treatment plant discussed at the May 11, 2021 City Council meeting. | | |
| 2. Increase Administrative Services (42535-54906) | \$ | 56,975 |
| To amend the Public Services Department Sewer Fund budget for Administrative Service expenditures based on the FY 2022 Adopted Budget. | | |
| 3. Decrease Fund Balance (42599-59900) | \$ | 56,975 |
| Total Sewer Fund adjustments. | | |

WATER IMPACT FEE FUND

- | | | |
|---|----|--------|
| 1. Increase Fund Balance- Beginning Reserves (43399-39900) | \$ | 87,400 |
| To amend the budget to reflect anticipated reserves brought forward at October 1, 2021. | | |
| 2. Increase Capital Outlay – Water System (43533-66307) | \$ | 87,400 |
| To amend the Water Impact Fee budget for the reimbursement agreement with South Lake Connector, LLC for a reclaimed water main up-sizing approved by the City Council on February 22, 2022. | | |

STORMWATER FUND

- | | | |
|---|----|--------|
| 1. Increase Administrative Services (45538-54906) | \$ | 14,190 |
|---|----|--------|

CITY OF CLERMONT
RESOLUTION NO. 2022-017R

To amend the Public Services Department Stormwater Fund budget for Administrative Service expenditures based on the FY 2022 Adopted Budget.

- | | | |
|---|----|--------|
| 2. Increase Capital Outlay – Pro. Services CDBG (45538-66900-38123) | \$ | 4,885 |
| To amend the Public Services Department Stormwater Fund budget for the carryforward of unexpended FY 2021 funds for CDBG professional services. | | |
| 3. Decrease Fund Balance (45599-59900) | \$ | 19,075 |
| Total Stormwater Fund adjustments. | | |

SANITATION FUND

- | | | |
|---|----|---------|
| 1. Increase Administrative Services (49534-54906) | \$ | 24,120 |
| To amend the Public Services Department Sanitation Fund budget for Administrative Service expenditures based on the FY 2022 Adopted Budget. | | |
| 2. Increase Operating Supplies (49534-55200) | \$ | 106,560 |
| To amend the Public Services Department Sanitation Fund budget for the purchase of trash carts/ recycle carts approved by the City Council on April 12, 2022. | | |
| 3. Decrease Fund Balance (49599-59900) | \$ | 130,680 |
| Total Sanitation Fund adjustments. | | |

GROUP SELF-INSURANCE FUND

- | | | |
|---|----|---------|
| 1. Increase Transfer from General Fund (52381-38100) | \$ | 228,590 |
| To amend the budget to transfer funds for COVID related claims incurred prior to 3/3/2021 approved by the City Council March 22, 2022. | | |
| 2. Increase Transfer from ARPA Fund (52381-38123-19801) | \$ | 180,540 |
| To amend the budget to transfer funds for COVID related insurance claims incurred between 3/3/2021 – 12/31/2021 approved by the City Council February 8, 2022 and March 22, 2022. | | |
| 3. Increase Fund Balance (52599-59900) | \$ | 409,130 |
| Total Group Self-Insurance Fund adjustments. | | |

Net Decrease to Fund Balance – All Funds		\$ 1,498,165
---	--	---------------------

CITY OF CLERMONT
RESOLUTION NO. 2022-017R

NOW, THEREFORE, BE IT RESOLVED, that the above said budget amendments of the City of Clermont for the Fiscal Year 2021-2022 are hereby adopted.

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 26th day of April, 2022.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, April 26, 2022		
Agenda Item Name		
Event and Open Container Request <i>Central Florida Hope Center</i>		
Requested Action		
Recommend to approve the Central Florida Hope Center to have an open container area for the Craft Beer festival event on October 29, 2022, at Waterfront Park.		
Staff Report		
Central Florida Hope Center is requesting to have a designated open container area at Waterfront Park on October 29, 2022, from 11:00 AM to 3:30 PM for their Craft Beer Festival event. The event is from 11:00 AM to 4:00 PM. The organization's open container area consists of a fenced-in area at Waterfront Park between 3rd Street and 4th Street. The South Lake trail will remain open for daily use by the public. Please see the attached map for the specific location. The organization will be partnering with a 501c3 who will pull the alcohol license from the Alcohol Beverage and Tobacco Agency and will only be selling beer and wine. They have agreed to the proper number of police, medical, and staff as directed.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. 10-29-22Craft Beer Festival application	10-29-22Craft Beer Festival application.pdf	
2. Map	Map.pdf	
3. Craft Beer fest Program-Run of Show	Craft Beer fest Program-Run of Show.pdf	
4. Marketing- Flyer	Marketing- Flyer.pdf	



APPLICATION FOR SPECIAL EVENTS PERMIT

PLEASE TYPE OR PRINT CLEARLY

7434

Today's Date 12-3-21
Name of Event CRAFT Beer Festival
Date(s) of Event 10-29-22 Estimated Attendance: 499
Event Start Time: 11 AM Event End Time: 4 PM
Before Event Setup Time: 6 AM After Event Cleanup Time: 7 pm
Name of Organization/Applicant Central Florida Hope Center

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 # 84-3325902

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

Federal ID # or Driver's License # 84-332-5902

Event Contact Scott Chevalier Email Scott.Chevalier@CFLhope.org

Day Phone 407-826-1160 Cell Phone 615-477-6294

Address 12629 US-27 City CLERMONT State FL Zip 34711

Secondary Contact Brenda Blevins Phone # 352-638-1920

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

Central Florida Hope Center

Briefly Describe Event: The CRAFT Beer Festival will highlight over 100 craft beer brands. It will include food trucks and a monitored entrance. A limited # of tickets will be sold.

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

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

Other Location: _____

PLEASE COMPLETE THE FOLLOWING QUESTIONNAIRE AND RETURN WITH YOUR APPLICATION

Alcohol Served: ☒ Yes ☐ No

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

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

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

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

Additional permits may be required based on use

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

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

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

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

Cooking Equipment Use: ☐ Yes ☐ No

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

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

Insurance may be required by provider

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

Insurance may be required by provider

Pyrotechnic/Fireworks Displays: ☐ Yes ☒ No

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

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

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

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

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

Live Television or Radio Broadcast: ☒ Yes ☐ No

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

Describe: _____

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

Banners or Attention Getting Devices: ☒ Yes ☐ No

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

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

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

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

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

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

SPECIAL EVENTS COST ESTIMATOR

NAME OF EVENT: Hops For Hope
 DATE OF EVENT: _____
 EVENT CONTACT: Scott Chevalier
 REFUND MAILING ADDRESS: P.O. Box 121778
 Street Address
Clermont FL 34711
 City ST Zip
 CELL PHONE: 615-479-6294

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		\$ 200
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	\$35	\$35	Per Person, Per Hour	
Public Works Event Staff	\$35	\$35	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

Regional Director
Title

Scott Chevalier
Printed Name

12-3-21
Date

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

Department / Division Routing:

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

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

FACILITY SALES RECEIPT



Receipt # 74511
Payment Date: 12/10/21
Household: 7434

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

Central Florida Hope Center
 12629 US HWY 27
 Clermont FL 34711
 scott.chevalier@cflhope.org

Reservation Details: Waterfront Park, Waterfront Park Area - Area B

Reserv. Contact: Central Florida Hope Center
 Phone Number: (407)826-1160
 Reserv. Number: 11050
 Status: Firm
 Purpose: Craft Beer Festival

Date(s) And Times	New Fees	Total Fees	New Paid	Total Paid	Amount Due
Sat 10/29/2022 6:00A to 7:00P	210.00	210.00	10.00	10.00	200.00

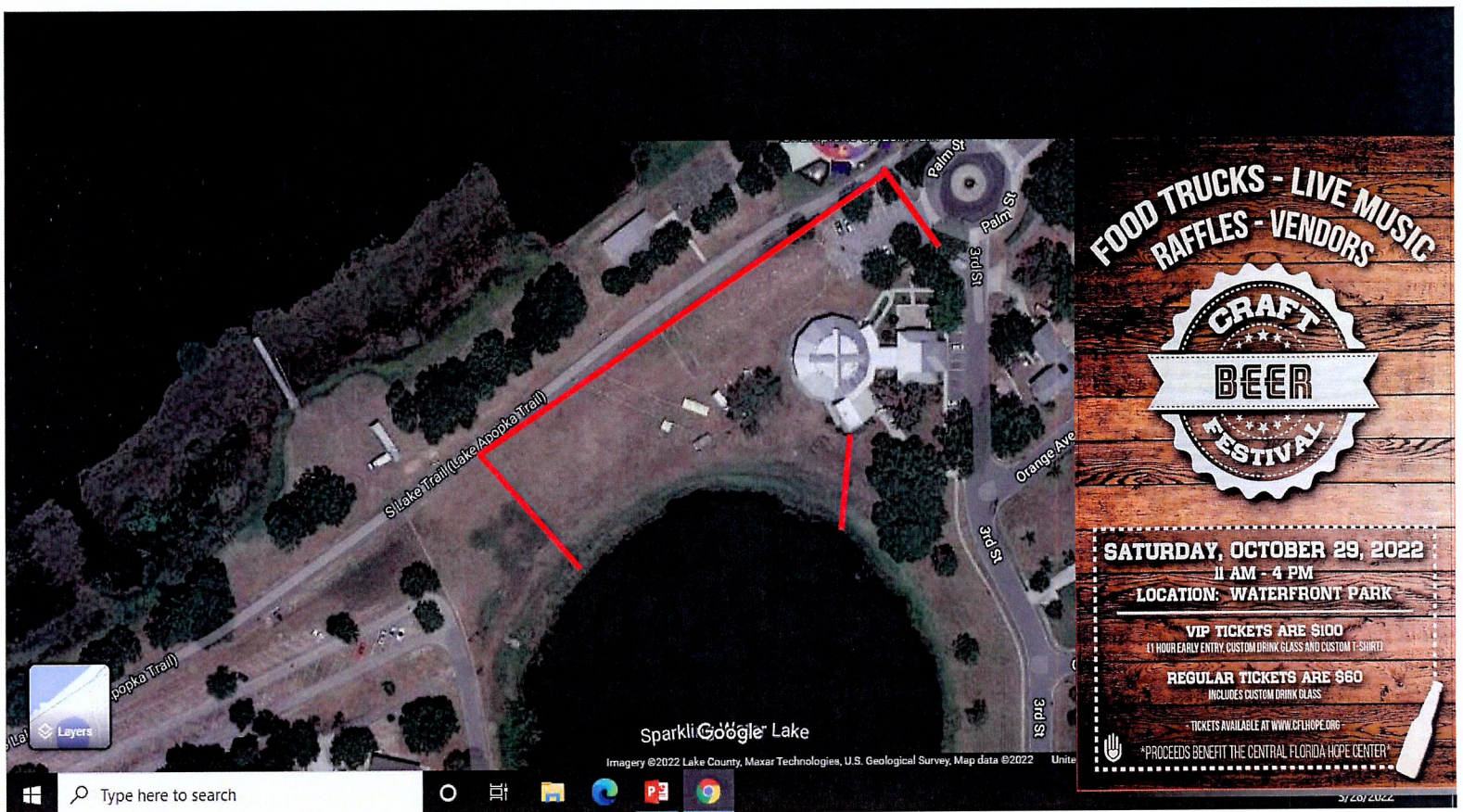
Fee Details:	Fee Description	Amount	Count	Discount	Sales Tax	Total Fee
	Application Fee	10.00	1.00	0.00	0.00	10.00
	Daily - Resident / Non Profit	200.00	1.00	0.00	0.00	200.00

Special Questions: Police Requests:
 Fire Requests:

Processed on 12/10/21 @ 10:30 am by acardarelli

Total New Fees	210.00
Total Due	210.00
Total Fees Paid	10.00
Total Paid	10.00
Balance From Receipt	200.00

Payment of: 10.00 Made By: Check With Reference: 1283



FOOD TRUCKS - LIVE MUSIC
RAFFLES - VENDORS



SATURDAY, OCTOBER 29, 2022

11 AM - 4 PM

LOCATION: WATERFRONT PARK

VIP TICKETS ARE \$100

(1 HOUR EARLY ENTRY, CUSTOM DRINK GLASS AND CUSTOM T-SHIRT)

REGULAR TICKETS ARE \$60

(INCLUDES CUSTOM DRINK GLASS)

TICKETS AVAILABLE AT WWW.CFLHOPE.ORG

PROCEEDS BENEFIT THE CENTRAL FLORIDA HOPE CENTER





Craft Beer Festival Program

11:00AM	VIP Experience open Gated for VIP passes *all items open
12noon-4:00pm	Main Stage open Craft Beer Vendors Inflatables for Kids "Suds Zone" Inflatables for Adults
12noon-1:00pm	Donny Lee performs
1:00-1:30 pm	DJ/Competitions
1:30-2:30pm	Entertainment stage (TBD)
2:30-3:00pm	DJ/Awards/Thank you Sponsors
3:00-4:00pm	Donny Lee
4:00pm	Festival closes

**FOOD TRUCKS - LIVE MUSIC
RAFFLES - VENDORS**



SATURDAY, OCTOBER 29, 2022

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INCLUDES CUSTOM DRINK GLASS

- TICKETS AVAILABLE AT WWW.CFLHOPE.ORG -



PROCEEDS BENEFIT THE CENTRAL FLORIDA HOPE CENTER





CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date	
Tuesday, April 26, 2022	
Agenda Item Name	
Ordinance No. 2022-012 <i>Final</i> <i>New Beginnings CPA</i>	
Requested Action	
Recommend approval of Ordinance 2022-012.	
Staff Report	
The applicant, New Beginnings of Central Florida Inc., has two applications under consideration. The first application is for a Small Scale Comprehensive Plan Amendment and the second request is for a rezoning to a Planned Unit Development (PUD) to grant approval to construct six (6) small multi-family units and to continue to use the property for the New Beginnings thrift store and office. The applicant is requesting an amendment to the Future Land Use Map to change the property from Industrial to Commercial for a 2.3 acre site located south of the Hatteras Ave. and Citrus Tower Blvd. intersection. The property has historically been used for industrial uses since the mid-1980s. However, the property was converted to a commercial use in 2009, which is indicative of the area. The property and existing 11,470 square foot building is currently being used for retail/commercial use as the New Beginnings Thrift Store. The applicant desires to add a residential component to the project to offer people with the New Beginnings program an affordable place to live while receiving job training and employment re-establishment. New Beginnings of Central Florida, Inc., is a non-profit organization. The applicant is requesting an amendment to the Future Land Use Map to change the property from Industrial to Commercial since residential uses are not allowed in Industrial, as directed under Policy 1.10.1 of the City's Future Land Use Element. The existing retail thrift store is an allowable use under the Industrial future land use. The applicant's request to change to the Commercial future land use allows residential uses along with continuing the commercial use, as directed under Policy 1.9.1 of the City's Future Land Use Element. The change in land use reduces the density of building area permissible from a floor area ratio of 1.0 down to 0.25. This change also reduces the opportunity of intensive industrial uses in an area that has transitioned to more commercial and residential uses over the past several decades. A more comprehensive review is in the attached staff analysis report. Staff has reviewed the applicant's request to change the future land use from Industrial to Commercial. The existing commercial use of the thrift store and proposed residential component is in conformance with the proposed Commercial future land use. The reduction in intensity of land uses in this area is consistent with the development activity over the past 20 years, which is supportive of the downgrade from Industrial to Commercial future land use. Therefore, staff recommends approval of Ordinance No. 2022-012. The Planning and Zoning Commission voted 6-0 for approval. Note: Since the applicant has two applications that are dependent upon each other, staff suggests that if the City Council denies the rezoning petition, then the comprehensive plan amendment should also be denied to prevent a future land use designation that may be incompatible with the zoning since the comprehensive plan is approved prior to the zoning.	
Additional Analysis	
Fiscal Impact Summary	

Fiscal Impact		Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)			
1.	Ord 2022-012 - New Beginnings CPA (03.09.2022)	Ord 2022-012 - New Beginnings CPA ORDINANCE (03.09.2022).pdf	
2.	New Beginnings sixplex Maps	New Beginnings sixplex Maps.pdf	
3.	New Beginnings Housing Concept - 3-28-22	New Beginnings Housing Concept - 3-28-22.pdf	
4.	Staff Analysis New Beginnings V2	Staff Analysis New Beginnings V2.pdf	
5.	New Beginnings CPA-Citrus Tower	New Beginnings CPA-Citrus Tower.pdf	
6.	SSCPA Legal Ad New Beginnings	SSCPA Legal Ad New Beginnings.pdf	



CITY OF CLERMONT
ORDINANCE NO. 2022-012

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 RESOLVED AND ENACTED, by the City Council of the City of Clermont, Lake County, Florida that:

SECTION 1.

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

LEGAL DESCRIPTION

PARCEL 1:

THE NORTH 324.2 FEET OF THE WEST 268.72 FEET OF TRACT 5, IN SECTION 20, TOWNSHIP 22 SOUTH, RANGE 26 EAST, ACCORDING TO THE PLAT OF LAKE HIGHLANDS COMPANY RECORDED IN PLAT BOOK 3, PAGE 30, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA

AND

PARCEL 2:

THE NORTH 50 FEET OF THE WEST 268.72 FEET OF THE FOLLOWING DESCRIBED PARCEL: THE WEST ½ OF TRACT 5, IN SECTION 20, TOWNSHIP 22 SOUTH, RANGE 26 EAST, ACCORDING TO THE PLAT OF LAKE HIGHLANDS COMPANY, RECORDED IN PLAT BOOK 3, PAGE 30, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LESS AND EXCEPT THE NORTH 324.2 FEET OF THE WEST 268.72 FEET THEREOF.

LOCATION

Site located south of the Hatteras Ave. and Citrus Tower Blvd. intersection,
Currently used as New Beginnings Thrift Store.
Alternate Key #3801361
2.30 +/- Acres



CHANGE IN FUTURE LAND USE DESIGNATION:

FROM: INDUSTRIAL
TO: COMMERCIAL

SECTION 2: CONFLICT

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



CITY OF CLERMONT
ORDINANCE NO. 2022-012

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. 2022-012

ORDAINED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida, this 26th day of April 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

Exhibit - Location Map – New Beginnings 6-plex



Exhibit – Future Land Use Map – New Beginnings 6-plex

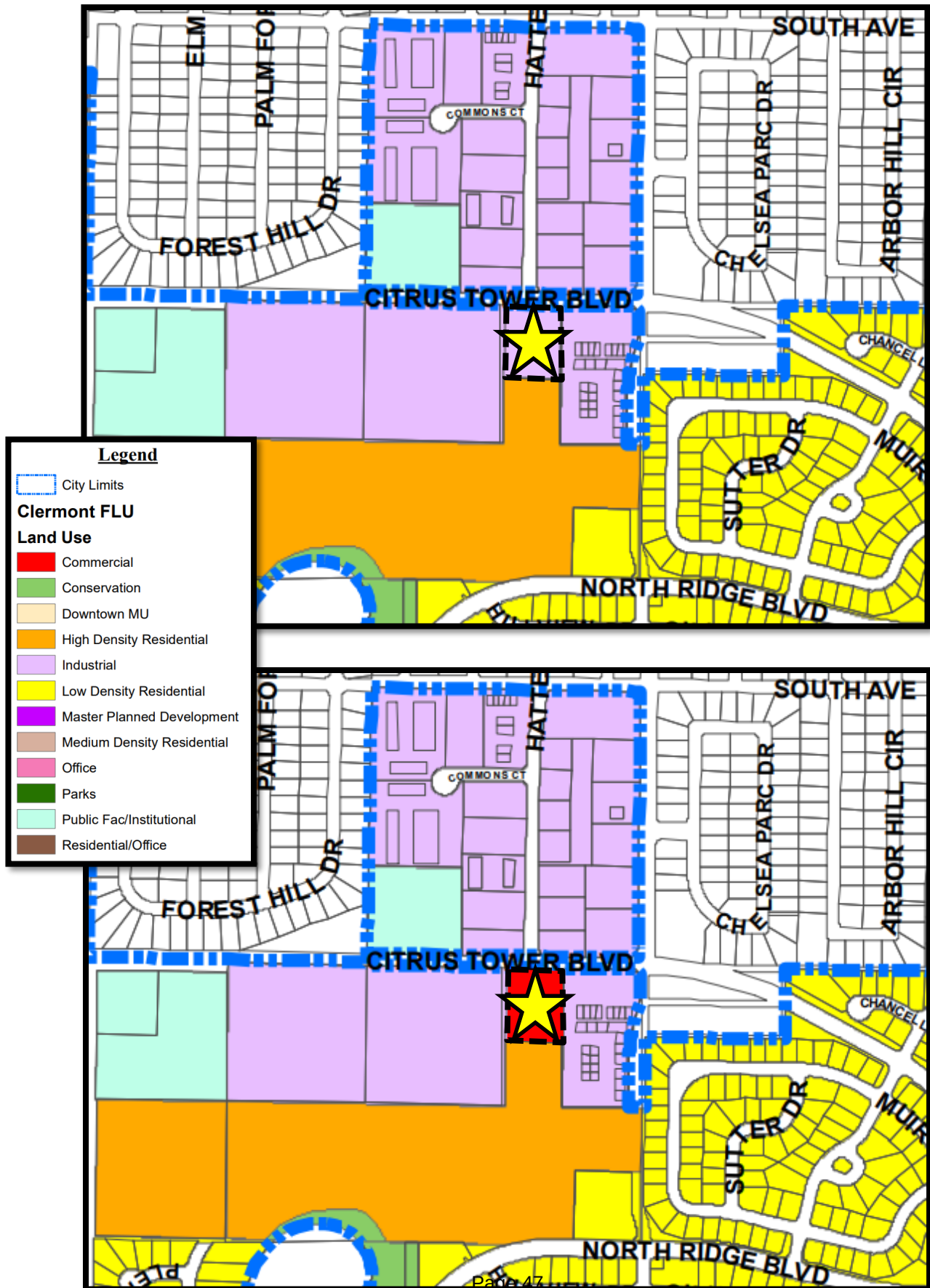
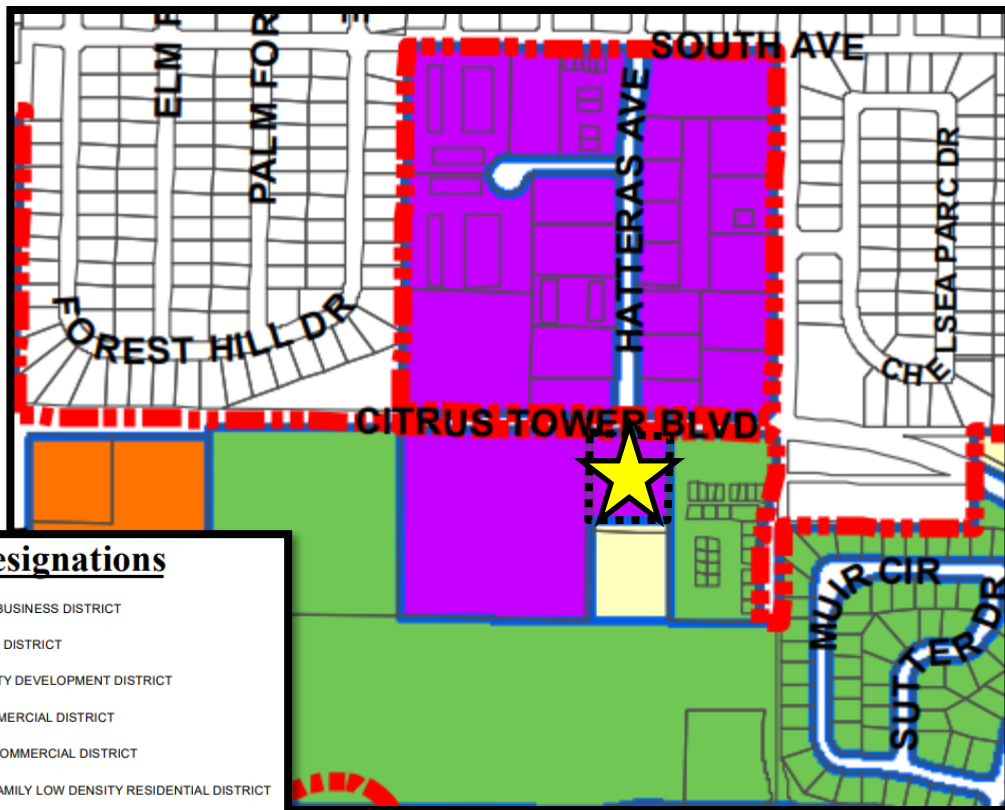
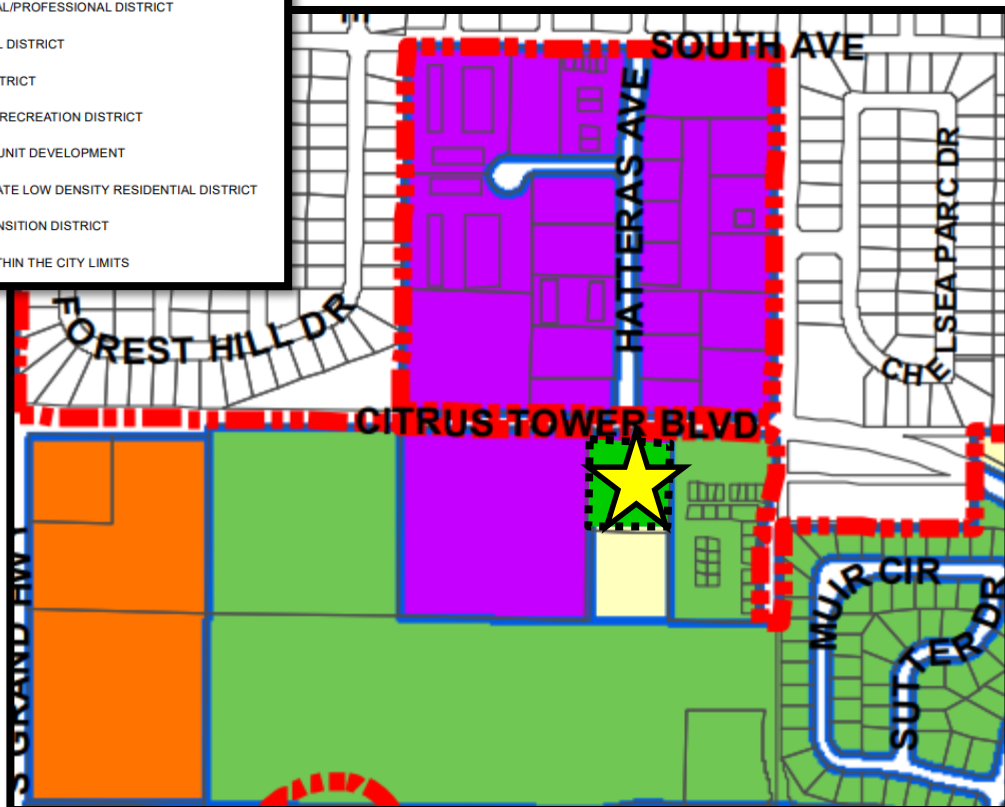


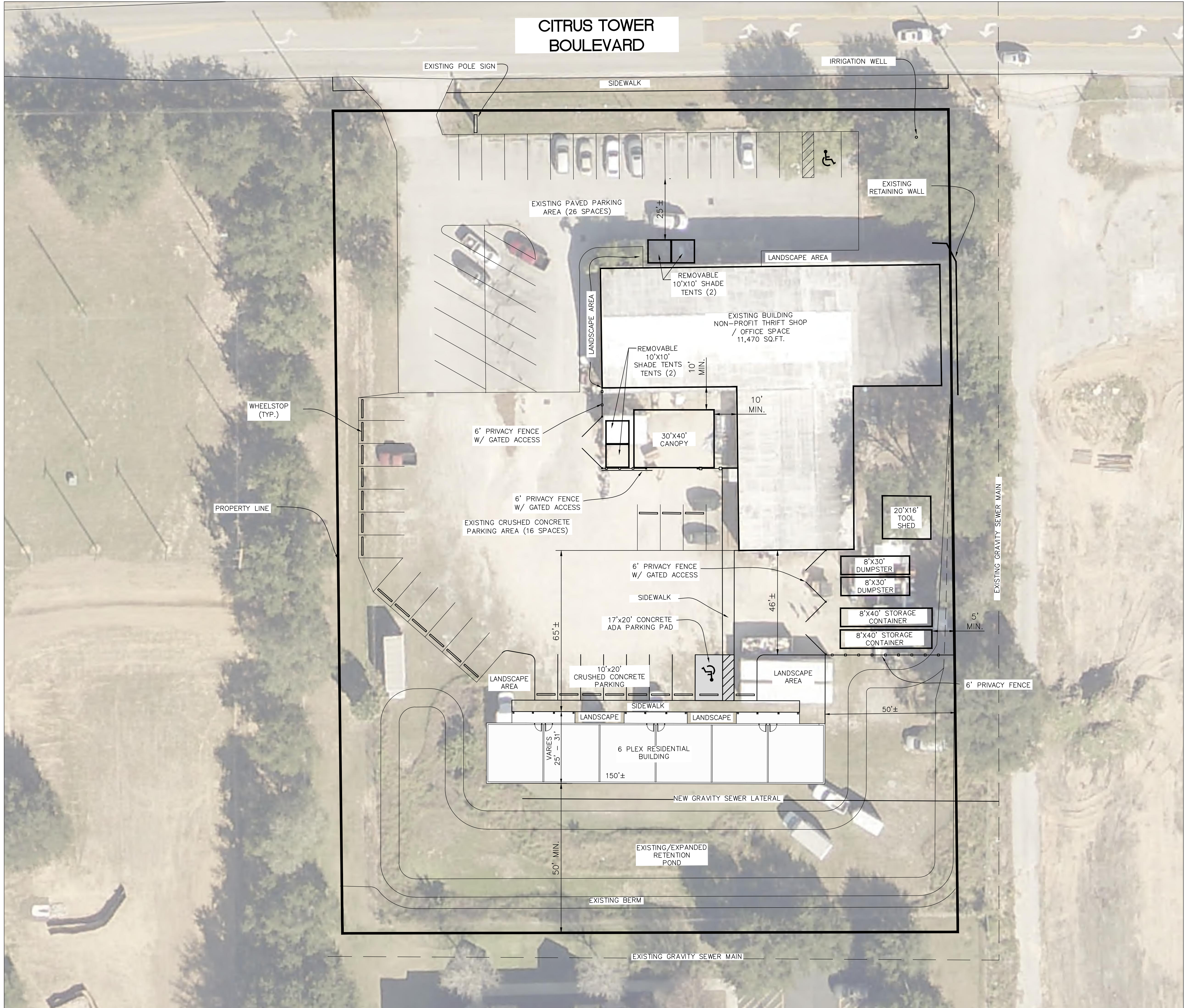
Exhibit – Zoning Map – New Beginnings 6-plex



Zoning Designations

	CBD CENTRAL BUSINESS DISTRICT
	CD COMMERCE DISTRICT
	CDD COMMUNITY DEVELOPMENT DISTRICT
	C-1 LIGHT COMMERCIAL DISTRICT
	C-2 GENERAL COMMERCIAL DISTRICT
	R-1-A SINGLE FAMILY LOW DENSITY RESIDENTIAL DISTRICT
	R-1 SINGLE FAMILY MEDIUM DENSITY RESIDENTIAL DISTRICT
	R-2 MEDIUM DENSITY RESIDENTIAL DISTRICT
	R-3-A RESIDENTIAL/PROFESSIONAL DISTRICT
	R-3 RESIDENTIAL/PROFESSIONAL DISTRICT
	M-1 INDUSTRIAL DISTRICT
	O-1 OFFICE DISTRICT
	PR PARKS AND RECREATION DISTRICT
	PUD PLANNED UNIT DEVELOPMENT
	UE URBAN ESTATE LOW DENSITY RESIDENTIAL DISTRICT
	UT URBAN TRANSITION DISTRICT
	AREAS NOT WITHIN THE CITY LIMITS





SITE DATA

PROPERTY AREA:	2.3 ACRES±																				
PARCEL NUMBERS:	19-22-26-0805-005-00002																				
ALTERNATE KEY:	3801361																				
EXISTING ZONING:	M-1 INDUSTRIAL																				
PROPOSED ZONING:	PUD																				
EXISTING USE:	NON PROFIT THRIFT STORE TRAINING CENTER OFFICE																				
REQUESTED USE:	NON PROFIT THRIFT STORE TRAINING CENTER OFFICE 6 PLEX RESIDENTIAL																				
PROPOSED DENSITY:	6 UNITS (2.6 UNITS/ ACRE)																				
BUILDING HEIGHT:	1 STORY																				
ADJACENT ZONING:	NORTH: M-1 INDUSTRIAL SOUTH: PUD-RESIDENTIAL EAST: PUD-COMMERCIAL/INDUSTRIAL WEST: M-1 INDUSTRIAL																				
BUILDING SETBACKS:	<table><tr><th></th><th>REQUIRED</th><th>EXISTING</th><th>PROPOSED</th></tr><tr><td>NORTH:</td><td>25'</td><td>65'</td><td>260'</td></tr><tr><td>SOUTH:</td><td>25'</td><td>160'</td><td>50'</td></tr><tr><td>EAST:</td><td>12'</td><td>3.3'</td><td>20'</td></tr><tr><td>WEST:</td><td>12'</td><td>100'</td><td>75'</td></tr></table>		REQUIRED	EXISTING	PROPOSED	NORTH:	25'	65'	260'	SOUTH:	25'	160'	50'	EAST:	12'	3.3'	20'	WEST:	12'	100'	75'
	REQUIRED	EXISTING	PROPOSED																		
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LANDSCAPE BUFFERS:	<table><tr><td>NORTH:</td><td>15'</td><td>15'</td><td>15'</td></tr><tr><td>SOUTH:</td><td>10'</td><td>10'</td><td>10'</td></tr><tr><td>EAST:</td><td>10'</td><td>10'</td><td>10'</td></tr><tr><td>WEST:</td><td>10'</td><td>10'</td><td>10'</td></tr></table>	NORTH:	15'	15'	15'	SOUTH:	10'	10'	10'	EAST:	10'	10'	10'	WEST:	10'	10'	10'				
NORTH:	15'	15'	15'																		
SOUTH:	10'	10'	10'																		
EAST:	10'	10'	10'																		
WEST:	10'	10'	10'																		
IMPERVIOUS COVERAGE:	80% MAXIMUM																				
	1.38 ACRES (60%) TOTAL PROPOSED																				
PARKING REQUIRED:	1 SPACE PER 333 SQ.FT. RETAIL (EXISTING USE) 1 SPACE PER 200 SQ.FT. OFFICE (EXISTING USE) 2 SPACES/2 BEDROOM UNIT (PROPOSED USE) 9,237 SQ.FT. RETAIL = 28 SPACES 2,233 SQ.FT. OFFICE = 11 SPACES <u>6 UNITS @ TWO BEDROOMS = 12 SPACES</u> 51 SPACES																				
PARKING PROVIDED:	42 EXISTING PARKING SPACES 9 NEW SPACES PROPOSED 51 TOTAL SPACES PROVIDED																				

- SITE PLAN NOTES:
1. SITE IS CURRENTLY FENCED WITH A 5' TO 6' TALL CHAINLINK FENCE WITH 3 STRAND BARBED WIRE. BARBED WIRE TOP PORTION SHALL BE REMOVE FROM THE TOP OF FENCE AROUND THE ENTIRE PERIMETER OF THE PROPERTY.
 2. FENCE AND GATE ALONG PROPERTY FRONTAGE SHALL BE REMOVED.
 3. LANDSCAPING AND RIGHT OF WAY VEGETATION SHALL BE PROVIDED ALONG THE PROPERTY FRONTAGE.
 4. EXISTING NON-CONFORMING POLE SIGN SHALL BE REMOVED AND REPLACED WITH A CONFORMING SIGN.
 5. A SIDEWALK WILL BE PROVIDED ALONG THE ENTIRE FRONTAGE OF THE PROPERTY ON CITRUS TOWER BOULEVARD.
 6. EXISTING STORAGE CONTAINERS AND DUMPSTER SHALL BE FENCED WITH A 6' PRIVACY FENCE.
 7. EXISTING WELL TO BE USED FOR IRRIGATION.
 8. ALL ONSITE UTILITIES TO BE PRIVATE AND TO BE MAINTAINED BY THE OWNER.
 9. FIRE HYDRANTS, WATER SUPPLY, AND BUILDING AUTOMATIC FIRE SPRINKLER SYSTEM, IF REQUIRED, SHALL MEET THE CITY OF CLERMONT AND THE FLORIDA FIRE PREVENTION CODE REQUIREMENTS.
- VARIANCES:
1. ALLOW EXISTING CRUSHED CONCRETE TO BE USED FOR ON-SITE PARKING. ALL PARKING SPACES WITHIN THE CRUSHED CONCRETE AREA SHALL BE MARKED WITH WHEELSTOPS.
 2. ELIMINATE PERIMETER LANDSCAPING. LANDSCAPING WILL BE PROVIDED ALONG THE FRONTAGE OF THE PROPERTY AT CITRUS TOWER BOULEVARD AND ADJACENT TO THE FRONT OF THE PROPOSED 6 PLEX RESIDENTIAL BUILDING.

APP'D BY

DESCRIPTION

DATE

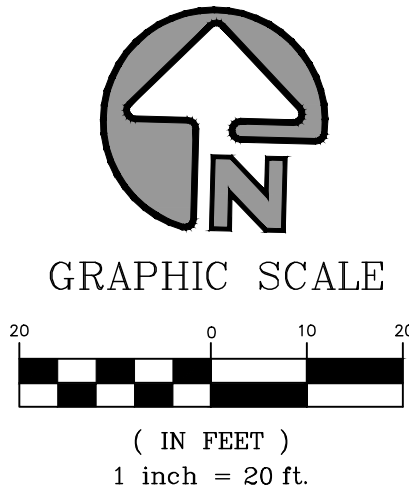
REV.

NEW BEGINNINGS

CONCEPT PLAN

**HIGHLAND
ENGINEERING, INC.**
415 Citrus Tower Blvd.
Clermont, Florida 34711
Office 407-275-7877
Fax 407-275-7901
CA No. 27612

JOB No.:	NBL-007
DESIGNED BY:	KMW
DRAWN BY:	KMW
APPROVED BY:	JWB
DATE:	3/16/2022
SHEET:	





CITY OF CLERMONT

Staff Analysis Report

OWNER: New Beginnings of Central Florida, Inc.

APPLICANT: Steve Smith

PROJECT NAME: New Beginnings Village

REQUESTED ACTION: The applicant has two applications under consideration. The first application is for a Small Scale Comprehensive Plan Amendment to change the property from Industrial to Commercial. The second request is for a rezoning to a Planned Unit Development (PUD) to grant approval to construct six (6) small multi-family units and to continue to use the property for the New Beginnings thrift store and office.

SIZE OF PARCEL: 2.3 +/-acres

LOCATION: Site located south of the Hatteras Ave. and Citrus Tower Blvd. intersection, currently used as New Beginning Thrift Store.

EXISTING ZONING: Industrial

EXISTING LAND USE: 11,470 square foot building used for retail/office use

FUTURE LAND USE CATEGORY: Industrial

BACKGROUND

The subject property, approximately 2.3 acres, has historically been used for industrial uses since the mid-1980s. The current 11,470 square foot building was constructed in 1985 and has historically been used for office/warehouse uses. The property is currently zoned Industrial and the future land use is Industrial. This area of the City has historically been used for Industrial type uses, but it has slowly been converted over to more Commercial and Residential uses within the past twenty years. In 2009, the building was converted into commercial use. In February of 2015, New Beginnings acquired the operation at the location and continues to use it as a commercial use.



The applicant is requesting the ability to construct a single building in the rear of the property consisting of six, 600 square foot living units. These units are planned to be used for people within the New Beginnings program to offer them a place to live while receiving job training and employment re-establishment with the goal of moving on to Woodwinds or another housing option once they regain financial independence. The applicant has indicated this is a need in our community and desires to offer this option.

The Industrial future land use and Industrial zoning does not allow residential uses. Therefore; the applicant is requesting the change to Commercial future land use to allow residential uses along with a rezoning to a Planned Unit Development to allow the residential and commercial uses to coincide on the property. The applicant desires to continue the New Beginnings Thrift Store along with this new residential opportunity.

Small Scale Comprehensive Plan Amendment

The applicant is requesting an amendment to the Future Land Use Map to change the property from Industrial to Commercial since residential uses are not allowed in Industrial, as directed under Policy 1.10.1 of the City's Future Land Use Element. The existing retail thrift store is an allowable use under the Industrial future land use. The applicant's request to change to the Commercial future land use allows residential uses along with continuing the commercial use, as directed under Policy 1.9.1 of the City's Future Land Use Element. The change in land use reduces the density of building area permissible from a floor area ratio of 1.0 down to 0.25. This change also reduces the opportunity of intensive industrial uses in an area that has transitioned to more commercial and residential uses over the past several decades.

PUD Amendment

The applicant is requesting a rezoning from Industrial to a Planned Unit Development zoning. The applicant desires to add an affordable housing option at the New Beginnings Thrift Store location. The property was originally developed in 1985 for an industrial use with 11,470 square foot building used for storage and office use. The area around the building was used for parking of equipment and vehicles, as seen below in an aerial photograph from 2004.



Since that time, the area has transitioned from heavy industrial to more residential and commercial uses. In order to provide a residential component on the property, the current industrial zoning does not allow residential uses. The property adjacent to the south is currently used as apartments, constructed in 2006, a Family Dollar store northeast of the site constructed in 2015, a Duke Energy training facility to the west and a new flex office industrial use park under construction to the east. The applicant is aware of the current land uses and desires to add the residential component.

The overall project area is 2.3 acres. The rear of the property is currently vacant and this is where the applicant desires to construct a single, six unit residential building. Each living unit will be a minimum of 600 square feet living and will consist of two bedrooms and one bath. Each unit will be offered to a family unit that has enlisted in the New Beginnings training program. No individual bedrooms will be rented. New Beginnings is a non-profit organization that provides people with assistance that have lost their job, home and hope. The applicant has indicated that once the family unit is financially stable, then rent will be collected that will not exceed 60% Area Median Income for our area. The current Area Median Income (AMI) for the Orlando area, as determined by HUD in 2022, is \$70,800 for a family of four. This translates to a monthly rent maximum of \$1,062 a month ($70,800 \times 60\% \text{ AMI} = 42,480$ a year income/ 12 months = 3,540 a month $\times 30\%$ housing expense = \$1,062 monthly housing expense). A condition has been added to the PUD to ensure the applicant follows this rental commitment.

The applicant desires to continue the thrift store use in the 11,470 square foot building along with adding some accessory structures. The applicant has indicated that they would like to add a 30 feet by 40 feet metal canopy structure adjacent to the rear of the existing building. The applicant has indicated that this is the receiving area of goods coming into the thrift store. In addition, the applicant is requesting to keep two 8 feet by 40 feet metal storage containers for goods as well along with two dumpsters. A 16 feet by 20 feet tool shed is also being requested.

The applicant has agreed to bring the site into conformance with majority of the Land Development Codes. This includes removing the barbed wire fencing at the top of the existing fencing, installing landscaping along the Citrus Tower right of way, connecting the sidewalk along Citrus Tower between the adjacent properties, and bringing the current signage into conformance with code. In addition, the applicant is working on renovation plans to improve the existing exterior of thrift store.

The applicant is requesting two waivers to the code. The two waivers include:

1. To allow the existing crushed concrete in the rear portion of the property to be used for parking instead of improving to City standard.
2. To eliminate the perimeter landscape requirement along the property lines to the east, south and west. Landscaping will be install along the Citrus Tower right of way and in front of the proposed six-plex.

STAFF RECOMMENDATION:

Small Scale Amendment: Staff has reviewed the applicant's request to change the future land use from Industrial to Commercial. The existing commercial use of the thrift store is in conformance with the proposed Commercial future land use. The proposed residential component is not allowed in the Industrial future land use. The reduction in intensity of land uses in this area is consistent with the development activity over the past 20 years, which is supportive of the downgrade from Industrial to Commercial future land use. Therefore, staff recommends approval of Ordinance No. 2022-12.

PUD Amendment: Staff has reviewed the application and proposed project in regards to Section 122-315 Review Criteria for a Planned Unit Development. The proposed residential use does not appear to have an impact on traffic conditions that would be noticeable and would be considered De minimis. The property is currently being served by public utilities and the additional demand can be provided by the City. The addition of the residential component would be in a close proximity in relationship to the existing residential uses to the south. Since the applicant's request is out of the ordinary for a commercial/residential project, the Planned Unit Development zoning offers the ability to consider the proposal as presented. Staff is supportive of the project if it develops according to the proposed site plan and the applicant manages the residential component as indicated. Staff has placed conditions within the ordinance to assist with the operation of the project. Therefore, staff recommends approval of Ordinance No. 2022-013.



CITY OF CLERMONT
COMPREHENSIVE PLAN AMENDMENT
Application

DATE: JANUARY 20, 2022

FEE: 755

Project Name (if applicable): NEW BEGINNINGS VILLAGE

Applicant: NEW BEGINNINGS OF CENTRAL FLORIDA, INC

Contact Person: STEVE SMITH

Address: PO BOX 12112

City: CLERMONT State: FL Zip: 34711

Phone: 4075950179 Fax: _____

E-Mail: stevesmith@nbcfl.org

OWNER: NEW BEGINNINGS OF CENTRAL FL, INC

Address: 415 CITRUS TOWER BLVD

City: CLERMONT State: FL Zip: 34711

Phone: 4075950179 Fax: _____

E-Mail: stevesmith@nbcfl.org

General Location: _____

CORNER OF HADERAS AND CITRUS TOWER BLVD

Legal Description (include copy of survey): CLERMONT LAIKE HIGHLANDS 2-22 26 N 374 FT
OF W 268 72 FT OF TRACT 5PB 30 ORB PG 1887

Property size (in acres or square feet): _____

Flood hazard area (yes) _____ and approx. acreage 2.3M (no) X

Existing (Actual) Land Use: M1 INDUSTRIAL DISTRICT

Existing Zoning: C2 COMMERCIAL

Existing Future Land Use: MI INDUSTRIAL

Proposed Future Land Use: COMMERCIAL

Type of development proposed: 6 SINGLE STORY TOWNHOMES



Proposed density (dwelling units/acre) or intensity: 3 UNITS/ACRE

Proposed Zoning District: COMMERCIAL

Summary of the proposed amendment content and effect that describes any changed conditions that would justify the proposed amendment, and why there is a need for the proposed amendment (use additional sheets if necessary).

ADULTS USED TO BE TRANSPORTED FROM HOMES OWNED BY NEW BEGINNINGS TO THE TRAINING CENTER LOCATED AT 415 CITRUS TOWER BLVD. THE PREVIOUS HOMES WERE SOLD DUE TO EXTENSIVE MAINTENANCE REQUIRED WITH INTENT LOCATING HOUSING ON PROPERTY WHERE TRAINING CENTER CURRENTLY EXISTS. THIS IS THE ONLY AGENCY IN CLERMONT PEOPLE WHO HAVE LOST THEIR JOB AND HOME TO HAVE A PLACE TO LIVE AND REABILITATE.

THE CURRENT RETAIL STORE HAS AMPLE PARKING FOR CUSTOMERS BASED ON ITS 5,000 SQ FT SHOWROOM AND A SMALL STAFF WHO USE THE OFFICES.

The City of Clermont may require additional information to justify, clarify or explain the necessity of the requested Comprehensive Plan Amendment which may include the following:

- Information regarding the compatibility of the proposed land use amendment(s) with the Goals, Objectives and Policies of the Future Land Use Element and any other affected comprehensive plan elements.
- A description of how the proposed amendment(s) will result in an orderly and logical development pattern with existing and proposed land use(s) of the area.
- A description of the present availability of, and estimated demand on the following public facilities: potable water, sanitary sewer, transportation system and recreation, as appropriate.

*** * * * * 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



APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Steve Smith

, who being

by me first duly sworn on oath, deposes and says:

1. That he (she) affirms and certifies that he (she) understands and will comply with all ordinances, regulations and policies of Lake County, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his (her) knowledge and belief, and further, that this application and attachments shall become part of the official records of the City of Clermont, Florida, and are not returnable.
2. That he (she) desires a Future Land Use Amendment from Industrial to Commercial for the property legally described on the attachment of this application.
3. That the submittal requirements for the application have been completed and attached hereto as part of the application.

Steve Smith
Affiant - Applicant Name (print)

X Steve Smith
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 21st day of January, 2022.



JAN R. CRAGO
Commission # GG 238348
Expires September 13, 2022
Bonded Thru Budget Notary Services

X Jan R. Crago
Notary Public, State of Florida at Large

My Commission Expires: 9/13/2022



OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Steve Smith

, who being

by me first duly sworn on oath, deposes and says:

1. That he (~~she~~) is the fee-simple owner of the property legally described on the attachment of this application.
2. That he (~~she~~) desires a Future Land Use Amendment from INDUSTRIAL to Commercial for the property legally described on the attachment of this application.
3. That the owner of said property has appointed Steve Smith to act as agent on his (her) behalf to accomplish the above. The owner is required to complete the APPLICANT'S AFFIDAVIT of this application if no agent is appointed to act in his (her) stead.

Steve Smith
Affiant - Applicant Name (print)

X Steve Smith
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 3rd day of February, 2022.

X Dawn Stalaker
Notary Public, State of Florida

My Commission Expires:



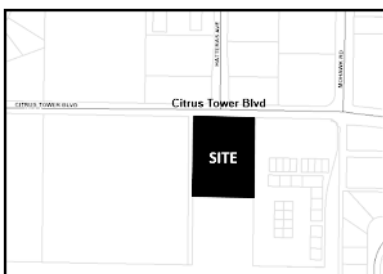
Addendum for New Beginnings Village

Over the past 14 years New Beginnings has helped people who have lost their job, home and hope by providing them counseling, job training and free housing. Over these past 14 years over 500 adults have come thru our program that lasts from 3-9 months. They leave the program once they have secured stable income and move into affordable housing, such as Woodwinds. Due to the high maintenance of the properties that we owned in downtown Clermont, they have recently been sold. This housing were used for those seeking job training and counseling and we need to replace them with homes located at our training center located at 415 Citrus Blvd. Because we own 2.3 acres, of which much is vacant land, we want to build six 2 bedroom homes each having 600 sq ft of living space along the south side facing the 2 story multifamily apts. To accomplish this we are seeking 3 waivers:

1. Because our trainees do not have cars we are asking for a waiver to only have 1 gravel parking space in front of each unit and 1 paved parking for handicap.
2. We are asking for a waiver to allow the existing crushed concrete (instead of concrete) to remain as it is sufficient and strong enough for fire trucks to drive on. (dump trucks pick up trash here weekly).
3. Because the east, west and north adjacent neighbors are commercial and the south side is a 2 store multifamily apt community, who all have landscape surrounding us, we are asking to waive the requirement to install landscaping and sprinklers around the perimeter of our property (1,256 lineal ft). We will landscape around the front of the proposed 6 plex building. Because we are located about 50 ft away from the apts on the south side which is separated by existing landscaping and a retention pond, we do not feel it prudent to install more landscaping along the south side. (see attached view from our property looking south towards the 2 story apts)

CITY OF CLERMONT
NOTICE OF PROPOSED LAND USE CHANGE
Small Scale Comprehensive Plan Amendment
ORDINANCE NO. 2022-012

The Clermont Planning and Zoning Commission will hold a public meeting on Tuesday, April 5, 2022 at 6:30 PM., and a public meeting will be held before the Clermont City Council on Tuesday, April 26, 2022 at 6:30 PM. 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 2.30 +/- acre parcel below from Clermont Industrial to Clermont Commercial Land Use Designation. (Alternate Key #3801361).



Location:

Site located south of the Hatteras Ave. and Citrus Tower Blvd. intersection,
Currently used as New Beginnings Thrift Store.
Alternate Key #3801361
2.30 +/- Acres

ORDINANCE NO. 2022-012

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.

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 located on the first floor of City Hall, between 8 AM and 5 PM Monday through Friday.

Please be advised that under state law, any person deciding to appeal a decision made at the public 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



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date	
Tuesday, April 26, 2022	
Agenda Item Name	
Ordinance No. 2022-013 <i>Final</i> <i>New Beginnings PUD</i>	
Requested Action	
Recommend approval of Ordinance 2022-013.	
Staff Report	
The applicant, New Beginnings of Central Florida Inc., is requesting a rezoning from Industrial to a Planned Unit Development zoning. The applicant desires to add an affordable housing option at the New Beginnings Thrift Store location. The current Industrial zoning does not permit residential use on the property. The property is a 2.3 acre site located south of the Hatteras Ave. and Citrus Tower Blvd. intersection. The property was originally developed in 1985 for industrial use with an 11,470 square foot building used for storage and office use. The area around the building was used for parking of heavy equipment and vehicles. The applicant is requesting the ability to construct a single building in the rear of the property consisting of six (6), 600 square feet living units. These units are planned to be used for people within the New Beginnings program to offer them a place to live while receiving job training and employment re-establishment with the goal of moving on to Woodwinds or another housing option once they regain financial independence. The applicant has indicated this is a need in our community and desires to offer this option. New Beginnings is a non-profit organization. The applicant desires to continue the thrift store use in the 11,470 square foot building along with adding some accessory structures. The applicant has indicated that they would like to add a 30 feet by 40 feet metal canopy structure adjacent to the rear of the existing building. The applicant has indicated that this is the receiving area of goods coming into the thrift store. In addition, the applicant is requesting to keep two 8 feet by 40 feet metal storage containers for goods as well as two dumpsters. A 16 feet by 20 feet tool shed is also being requested. The applicant has agreed to bring the site into conformance with the majority of the Land Development Codes except for two waivers. The two waivers include: (1) to allow the existing crushed concrete in the rear portion of the property to be used for parking instead of improving to City standard and (2) to eliminate the perimeter landscape requirement along the property lines to the east, south and west. Landscaping will be installed along the Citrus Tower right of way and in front of the proposed six-plex. A more comprehensive review is in the attached staff analysis report. Staff has reviewed the application and proposed project in regards to Section 122-315 Review Criteria for a Planned Unit Development. The proposed residential use does not appear to have an impact on traffic conditions, which would be noticeable and would be considered De minimis. The property is currently being served by public utilities and the additional demand can be provided by the City. The addition of the residential component would be in close proximity in relationship to the existing residential uses to the south. Since the applicant's request is unique for a commercial/residential project, the Planned Unit Development zoning offers the ability to consider the proposal as presented. The staff is supportive of the project if it develops according to the proposed site plan and the applicant manages the residential component as indicated. Staff have placed conditions within the ordinance to assist with the operation of the project. Therefore, staff recommends approval of Ordinance No. 2022-013. The Planning and Zoning Commission voted 6-0 for approval. Note: Since the applicant has two applications that are dependent upon each other, staff suggests that if the City Council denies the rezoning petition, then the comprehensive plan amendment should also be denied to prevent a	

future land use designation that may be incompatible with the zoning since the comprehensive plan is approved prior to the zoning.

Additional Analysis

Fiscal Impact Summary

Fiscal Impact

Fund Number and Description

Available Budget Amount

Exhibits Attached (copies of original agreements)

1.	Ord 2022-013 New Beginnings REZ (03.29.2022)	Ord 2022-013 New Beginnings REZ (03.29.2022).pdf
2.	New Beginnings sixplex Maps	New Beginnings sixplex Maps.pdf
3.	New Beginnings Housing Concept - 3-28-22	New Beginnings Housing Concept - 3-28-22.pdf
4.	Elevation provided at PZ	Elevation provided at PZ.pdf
5.	Staff Analysis New Beginnings V2	Staff Analysis New Beginnings V2.pdf
6.	New Beginnings Rezoning-Citrus Tower	New Beginnings Rezoning-Citrus Tower.pdf
7.	backup	backup.pdf
8.	REZ Legal Ad New Beginnings	REZ Legal Ad New Beginnings.pdf



CITY OF CLERMONT
ORDINANCE NO. 2022-013

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

The City Council of the City of Clermont, Lake County, Florida hereby ordains that:

SECTION 1:

The Official Zoning Map of the City of Clermont, Lake County, Florida referred to in Chapter 122 of Ordinance No. 289-C, Code of Ordinances, is hereby amended by rezoning the following described property:

LEGAL DESCRIPTION

PARCEL 1:

THE NORTH 324.2 FEET OF THE WEST 268.72 FEET OF TRACT 5, IN SECTION 20, TOWNSHIP 22 SOUTH, RANGE 26 EAST, ACCORDING TO THE PLAT OF LAKE HIGHLANDS COMPANY RECORDED IN PLAT BOOK 3, PAGE 30, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA

AND

PARCEL 2:

THE NORTH 50 FEET OF THE WEST 268.72 FEET OF THE FOLLOWING DESCRIBED PARCEL: THE WEST ½ OF TRACT 5, IN SECTION 20, TOWNSHIP 22 SOUTH, RANGE 26 EAST, ACCORDING TO THE PLAT OF LAKE HIGHLANDS COMPANY, RECORDED IN PLAT BOOK 3, PAGE 30, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LESS AND EXCEPT THE NORTH 324.2 FEET OF THE WEST 268.72 FEET THEREOF.

LOCATION

Site located south of the Hatteras Ave. and Citrus Tower Blvd. intersection,
Currently used as New Beginnings Thrift Store.

Alternate Key #3801361

2.30 +/- Acres



REQUESTED ACTION:

**To rezone the property from M-1 Industrial zoning to
Planned Unit Development (PUD) zoning to allow residential and commercial uses**

SECTION 2. GENERAL CONDITIONS

This application for a Planned Unit Development is to allow for a 6-unit 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.
2. The property shall be developed in substantial accordance with the New Beginnings Concept Plan prepared by Highland Engineering, Inc., dated 03-16-2022. 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.



CITY OF CLERMONT
ORDINANCE NO. 2022-013

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 shows an existing 11,470 square foot building fronting on Citrus Tower Boulevard that will be permitted for C-2 General Commercial Use, including office and retail sales. To the rear of this building, one additional building consisting of 6 housing units may be constructed. Each unit shall be a minimum of 600 square feet living space.
2. Setbacks for the existing commercial building

From Citrus Tower	25 feet from the property line
East property line:	3 feet from the property line
West property line:	12 feet from the property line
South property:	25 feet from the property line
3. Setbacks for the multi-family building

From Citrus Tower	25 feet from the property line
East property line:	12 feet from the property line
West property line:	12 feet from the property line
South property:	25 feet from the property line
4. In the spirit of providing affordable temporary housing, each housing unit shall not exceed the rental rate of 60% of the Area Median Income (AMI). This is to be determined on a yearly basis by the Area Median Income (AMI) for the City of Clermont, as defined each year by the U.S. Department of Housing and Urban Development (HUD) for the Orlando-Kissimmee-Sanford, FL MSA. This shall be for a minimum of 30 years.
5. One family unit shall only be allowed per rental unit. Bedrooms shall not be individually rented.
6. The multi-family building shall be constructed in a manner that shall meet the City of Clermont's Architectural Standards and as represented in the provided elevations.
7. The City of Clermont Fire Marshall shall determine the feasibility and design of the access point and the necessary means of ingress/egress to the residential development at the time of site plan review and approval. The multi-family building will be required to be sprinkled, as required by the applicable Fire Code.

8. The applicant is requesting the ability to use two (2) 8 feet by 40 feet outside storage containers behind the commercial building for product used in the retail sales operation. The container placement and use must be in accordance with applicable Fire Code and those of other appropriate jurisdictional entities. If the containers become unsightly, house and produce rodents or vermin, or any other health, safety and welfare issue is observed and verified, the containers shall be removed.
9. The applicant is requesting the placement and use of a 30 feet by 40 feet metal canopy on a permanent basis located behind the 11,470 square foot building for the receiving and sorting of thrift store items. The canopy use must be in accordance with applicable Fire Code and those of other appropriate jurisdictional entities. If the canopy become unsightly, house and produce rodents or vermin, or any other health, safety and welfare issue is observed and verified, the canopy shall be removed.
10. The applicant is requesting the placement and use of a 16 feet by 20 feet shed on a permanent basis located adjacent to the 11,470 square foot building. The shed use must be in accordance with applicable Fire Code and those of other appropriate jurisdictional entities. If the canopy become unsightly, house and produce rodents or vermin, or any other health, safety and welfare issue is observed and verified, the tent shall be removed.
11. This Planned Unit Development shall become null and void if substantial construction work has not begun within two (2) years of the date that this Planned Unit Development is executed and signed by the permittee. "Substantial construction work" means the commencement and continuous prosecution of construction of required improvements ultimately finalized at completion. If the Planned Unit Development becomes null and void, the property will revert to the C-2 General Commercial Zoning Designation and the proposed 6 multi-family units will be null and void.
12. School concurrency shall be met before final site plan approval in accordance with the Comprehensive Plan and Land Development Code.
13. The project shall be developed according to the C-2 General Commercial zoning designation in the Land Development Code, unless expressly stated above.

SECTION 4: WAIVERS

1. The applicant is requesting a waiver to use the existing gravel parking area behind the existing commercial building for parking in lieu of upgrading this area of the parking lot to City standards. Handicap parking along with ADA accessibility to the multi-family building will be required.
2. The applicant is requesting a waiver to eliminate the perimeter landscape buffer requirement along the property lines. A landscape buffer along Citrus Tower Boulevard right-of-way will be installed.



CITY OF CLERMONT
ORDINANCE NO. 2022-013

SECTION 5: CONFLICT

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

SECTION 6: 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 7: 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 8: RECORDING

This Ordinance shall be recorded in the Public Records of Lake County, Florida.

SECTION 9: PUBLICATION & EFFECTIVE DATE

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



CITY OF CLERMONT
ORDINANCE NO. 2022-013

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

Exhibit - Location Map – New Beginnings 6-plex



Exhibit – Future Land Use Map – New Beginnings 6-plex

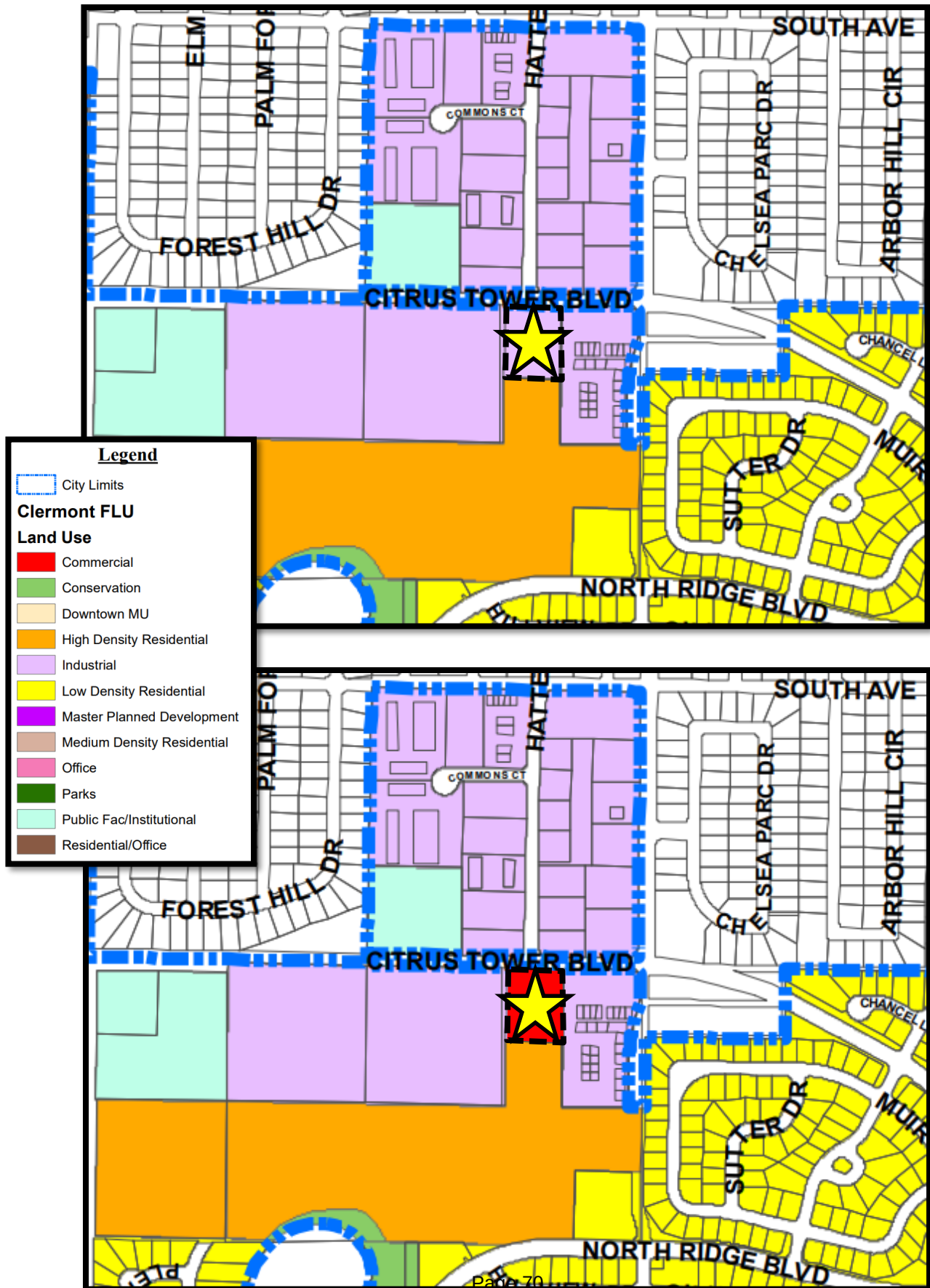
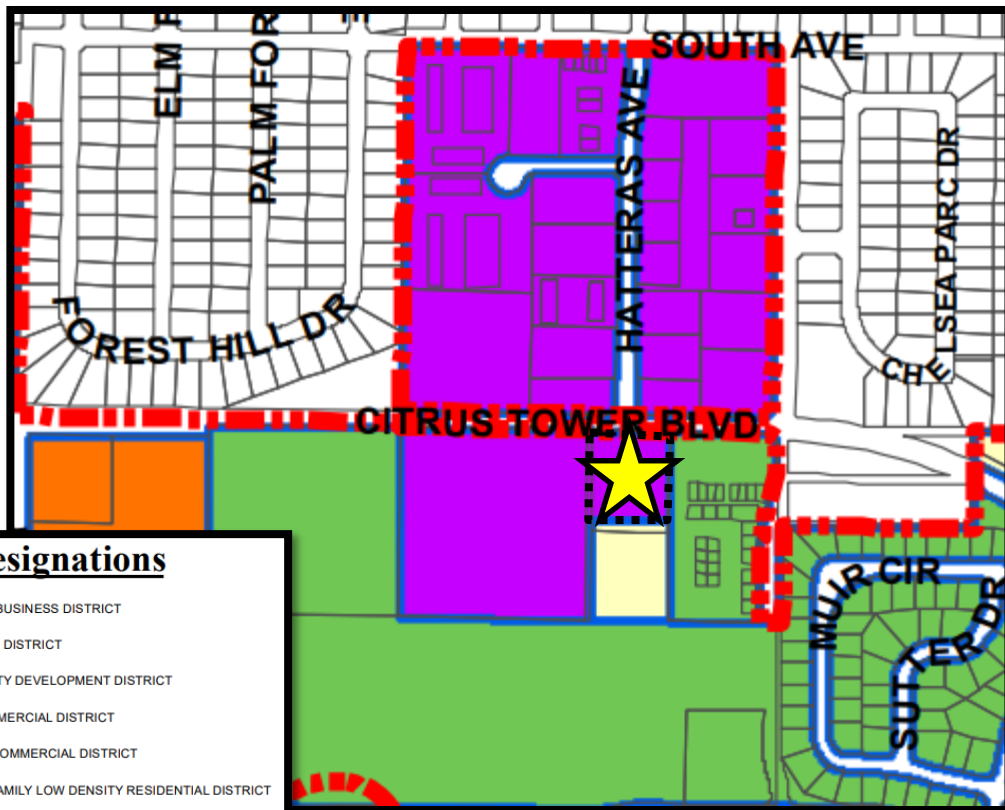
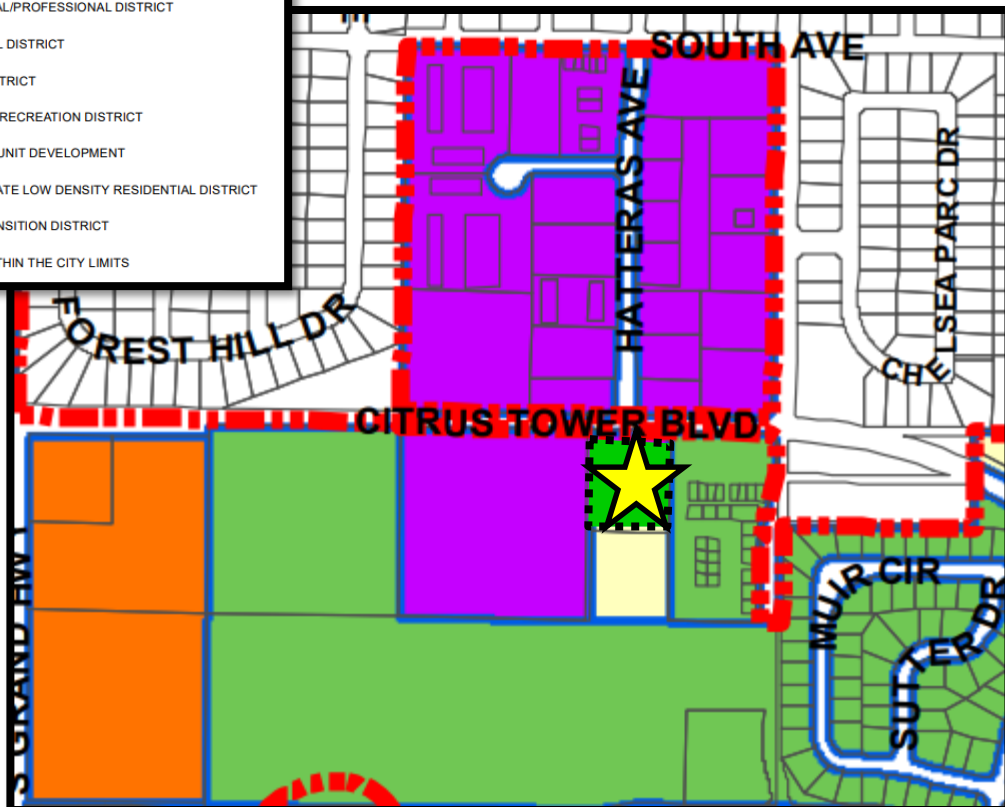


Exhibit – Zoning Map – New Beginnings 6-plex



Zoning Designations

	CBD CENTRAL BUSINESS DISTRICT
	CD COMMERCE DISTRICT
	CDD COMMUNITY DEVELOPMENT DISTRICT
	C-1 LIGHT COMMERCIAL DISTRICT
	C-2 GENERAL COMMERCIAL DISTRICT
	R-1-A SINGLE FAMILY LOW DENSITY RESIDENTIAL DISTRICT
	R-1 SINGLE FAMILY MEDIUM DENSITY RESIDENTIAL DISTRICT
	R-2 MEDIUM DENSITY RESIDENTIAL DISTRICT
	R-3-A RESIDENTIAL/PROFESSIONAL DISTRICT
	R-3 RESIDENTIAL/PROFESSIONAL DISTRICT
	M-1 INDUSTRIAL DISTRICT
	O-1 OFFICE DISTRICT
	PR PARKS AND RECREATION DISTRICT
	PUD PLANNED UNIT DEVELOPMENT
	UE URBAN ESTATE LOW DENSITY RESIDENTIAL DISTRICT
	UT URBAN TRANSITION DISTRICT
	AREAS NOT WITHIN THE CITY LIMITS







CITY OF CLERMONT

Staff Analysis Report

OWNER: New Beginnings of Central Florida, Inc.

APPLICANT: Steve Smith

PROJECT NAME: New Beginnings Village

REQUESTED ACTION: The applicant has two applications under consideration. The first application is for a Small Scale Comprehensive Plan Amendment to change the property from Industrial to Commercial. The second request is for a rezoning to a Planned Unit Development (PUD) to grant approval to construct six (6) small multi-family units and to continue to use the property for the New Beginnings thrift store and office.

SIZE OF PARCEL: 2.3 +/-acres

LOCATION: Site located south of the Hatteras Ave. and Citrus Tower Blvd. intersection, currently used as New Beginning Thrift Store.

EXISTING ZONING: Industrial

EXISTING LAND USE: 11,470 square foot building used for retail/office use

FUTURE LAND USE CATEGORY: Industrial

BACKGROUND

The subject property, approximately 2.3 acres, has historically been used for industrial uses since the mid-1980s. The current 11,470 square foot building was constructed in 1985 and has historically been used for office/warehouse uses. The property is currently zoned Industrial and the future land use is Industrial. This area of the City has historically been used for Industrial type uses, but it has slowly been converted over to more Commercial and Residential uses within the past twenty years. In 2009, the building was converted into commercial use. In February of 2015, New Beginnings acquired the operation at the location and continues to use it as a commercial use.



The applicant is requesting the ability to construct a single building in the rear of the property consisting of six, 600 square foot living units. These units are planned to be used for people within the New Beginnings program to offer them a place to live while receiving job training and employment re-establishment with the goal of moving on to Woodwinds or another housing option once they regain financial independence. The applicant has indicated this is a need in our community and desires to offer this option.

The Industrial future land use and Industrial zoning does not allow residential uses. Therefore; the applicant is requesting the change to Commercial future land use to allow residential uses along with a rezoning to a Planned Unit Development to allow the residential and commercial uses to coincide on the property. The applicant desires to continue the New Beginnings Thrift Store along with this new residential opportunity.

Small Scale Comprehensive Plan Amendment

The applicant is requesting an amendment to the Future Land Use Map to change the property from Industrial to Commercial since residential uses are not allowed in Industrial, as directed under Policy 1.10.1 of the City's Future Land Use Element. The existing retail thrift store is an allowable use under the Industrial future land use. The applicant's request to change to the Commercial future land use allows residential uses along with continuing the commercial use, as directed under Policy 1.9.1 of the City's Future Land Use Element. The change in land use reduces the density of building area permissible from a floor area ratio of 1.0 down to 0.25. This change also reduces the opportunity of intensive industrial uses in an area that has transitioned to more commercial and residential uses over the past several decades.

PUD Amendment

The applicant is requesting a rezoning from Industrial to a Planned Unit Development zoning. The applicant desires to add an affordable housing option at the New Beginnings Thrift Store location. The property was originally developed in 1985 for an industrial use with 11,470 square foot building used for storage and office use. The area around the building was used for parking of equipment and vehicles, as seen below in an aerial photograph from 2004.



Since that time, the area has transitioned from heavy industrial to more residential and commercial uses. In order to provide a residential component on the property, the current industrial zoning does not allow residential uses. The property adjacent to the south is currently used as apartments, constructed in 2006, a Family Dollar store northeast of the site constructed in 2015, a Duke Energy training facility to the west and a new flex office industrial use park under construction to the east. The applicant is aware of the current land uses and desires to add the residential component.

The overall project area is 2.3 acres. The rear of the property is currently vacant and this is where the applicant desires to construct a single, six unit residential building. Each living unit will be a minimum of 600 square feet living and will consist of two bedrooms and one bath. Each unit will be offered to a family unit that has enlisted in the New Beginnings training program. No individual bedrooms will be rented. New Beginnings is a non-profit organization that provides people with assistance that have lost their job, home and hope. The applicant has indicated that once the family unit is financially stable, then rent will be collected that will not exceed 60% Area Median Income for our area. The current Area Median Income (AMI) for the Orlando area, as determined by HUD in 2022, is \$70,800 for a family of four. This translates to a monthly rent maximum of \$1,062 a month ($70,800 \times 60\% \text{ AMI} = 42,480$ a year income/ 12 months = 3,540 a month $\times 30\%$ housing expense = \$1,062 monthly housing expense). A condition has been added to the PUD to ensure the applicant follows this rental commitment.

The applicant desires to continue the thrift store use in the 11,470 square foot building along with adding some accessory structures. The applicant has indicated that they would like to add a 30 feet by 40 feet metal canopy structure adjacent to the rear of the existing building. The applicant has indicated that this is the receiving area of goods coming into the thrift store. In addition, the applicant is requesting to keep two 8 feet by 40 feet metal storage containers for goods as well along with two dumpsters. A 16 feet by 20 feet tool shed is also being requested.

The applicant has agreed to bring the site into conformance with majority of the Land Development Codes. This includes removing the barbed wire fencing at the top of the existing fencing, installing landscaping along the Citrus Tower right of way, connecting the sidewalk along Citrus Tower between the adjacent properties, and bringing the current signage into conformance with code. In addition, the applicant is working on renovation plans to improve the existing exterior of thrift store.

The applicant is requesting two waivers to the code. The two waivers include:

1. To allow the existing crushed concrete in the rear portion of the property to be used for parking instead of improving to City standard.
2. To eliminate the perimeter landscape requirement along the property lines to the east, south and west. Landscaping will be install along the Citrus Tower right of way and in front of the proposed six-plex.

STAFF RECOMMENDATION:

Small Scale Amendment: Staff has reviewed the applicant's request to change the future land use from Industrial to Commercial. The existing commercial use of the thrift store is in conformance with the proposed Commercial future land use. The proposed residential component is not allowed in the Industrial future land use. The reduction in intensity of land uses in this area is consistent with the development activity over the past 20 years, which is supportive of the downgrade from Industrial to Commercial future land use. Therefore, staff recommends approval of Ordinance No. 2022-12.

PUD Amendment: Staff has reviewed the application and proposed project in regards to Section 122-315 Review Criteria for a Planned Unit Development. The proposed residential use does not appear to have an impact on traffic conditions that would be noticeable and would be considered De minimis. The property is currently being served by public utilities and the additional demand can be provided by the City. The addition of the residential component would be in a close proximity in relationship to the existing residential uses to the south. Since the applicant's request is out of the ordinary for a commercial/residential project, the Planned Unit Development zoning offers the ability to consider the proposal as presented. Staff is supportive of the project if it develops according to the proposed site plan and the applicant manages the residential component as indicated. Staff has placed conditions within the ordinance to assist with the operation of the project. Therefore, staff recommends approval of Ordinance No. 2022-013.



CITY OF CLERMONT REZONING APPLICATION

DATE		FEE: \$542.00 + cost of advertisement	
Project Name (if applicable) New Beginnings Village			
Applicant New Beginnings of Central FL			
Contact Person Steve Smith			
Address 415 Citrus Tower		City Clermont	State FL
Telephone 407 595 0179		Zip 34711	
Email Steve Smith @ NBCFL.org			
OWNER INFORMATION			
Owner's Name			
Owner Address		City	State
Telephone		Zip	
Fax			
PROPERTY INFORMATION			
Address of Subject Property		City	State
Legal Description (include copy of survey)		Zip	
Acreage		Land Use (City verification required)	
Present Zoning (City verification required)		Proposed Zoning	



CITY OF CLERMONT
**REZONING
APPLICATION**

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

What are you proposing to do that would require a rezoning?

Steph Smith
Applicant Name (print)

x [Signature]
Applicant Name (signature)

Steph Smith
Owner Name (print)

x [Signature]
Owner Name (signature)

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

03/04/2020

Addendum for New Beginnings Village

Over the past 14 years New Beginnings has helped people who have lost their job, home and hope by providing them counseling, job training and free housing. Over these past 14 years over 500 adults have come thru our program that lasts from 3-9 months. They leave the program once they have secured stable income and move into affordable housing, such as Woodwinds. Due to the high maintenance of the properties that we owned in downtown Clermont, they have recently been sold. This housing were used for those seeking job training and counseling and we need to replace them with homes located at our training center located at 415 Citrus Blvd. Because we own 2.3 acres, of which much is vacant land, we want to build six 2 bedroom homes each having 600 sq ft of living space along the south side facing the 2 story multifamily apts. To accomplish this we are seeking 3 waivers:

1. Because our trainees do not have cars we are asking for a waiver to only have 1 gravel parking space in front of each unit and 1 paved parking for handicap.
2. We are asking for a waiver to allow the existing crushed concrete (instead of concrete) to remain as it is sufficient and strong enough for fire trucks to drive on. (dump trucks pick up trash here weekly).
3. Because the east, west and north adjacent neighbors are commercial and the south side is a 2 store multifamily apt community, who all have landscape surrounding us, we are asking to waive the requirement to install landscaping and sprinklers around the perimeter of our property (1,256 lineal ft). We will landscape around the front of the proposed 6 plex building. Because we are located about 50 ft away from the apts on the south side which is separated by existing landscaping and a retention pond, we do not feel it prudent to install more landscaping along the south side. (see attached view from our property looking south towards the 2 story apts)

BOUNDARY SURVEY

TRACT A
CLERMONT COMMONS
PLAT BOOK 37, PAGES 80-81

TRACT B
CLERMONT COMMONS
PLAT BOOK 37, PAGES 80-81

CITRUS TOWER BLVD.
55' RIGHT OF WAY PER FOUND MONUMENTATION
ASPHALT ROADWAY

ALTERNATE KEY # 3801361

PARCEL 1
A PORTION OF NORTH 324.2' OF THE WEST 268.72' OF TRACT 5

ALTERNATE KEY # 3801240

PARCEL 2
THE NORTH 50' OF THE WEST 268.72'

ALTERNATE KEY # 3801338

ALTERNATE KEY # 1647746

DRAWING: 15.0271 DWG

SURVEY DATE: 02/20/15

INTENDED DISPLAY SCALE: 1" = 40'

DRAWN: RDB

EXPECTED USE OF THIS LAND: COMMERCIAL PURPOSES

IT IS CERTIFIED THAT THE SURVEY REPRESENTED HEREON MEETS OR EXCEEDS THE STANDARDS OF PRACTICE AS SET FORTH IN CHAPTER 9A-10, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 172.01, FLORIDA STATUTES.

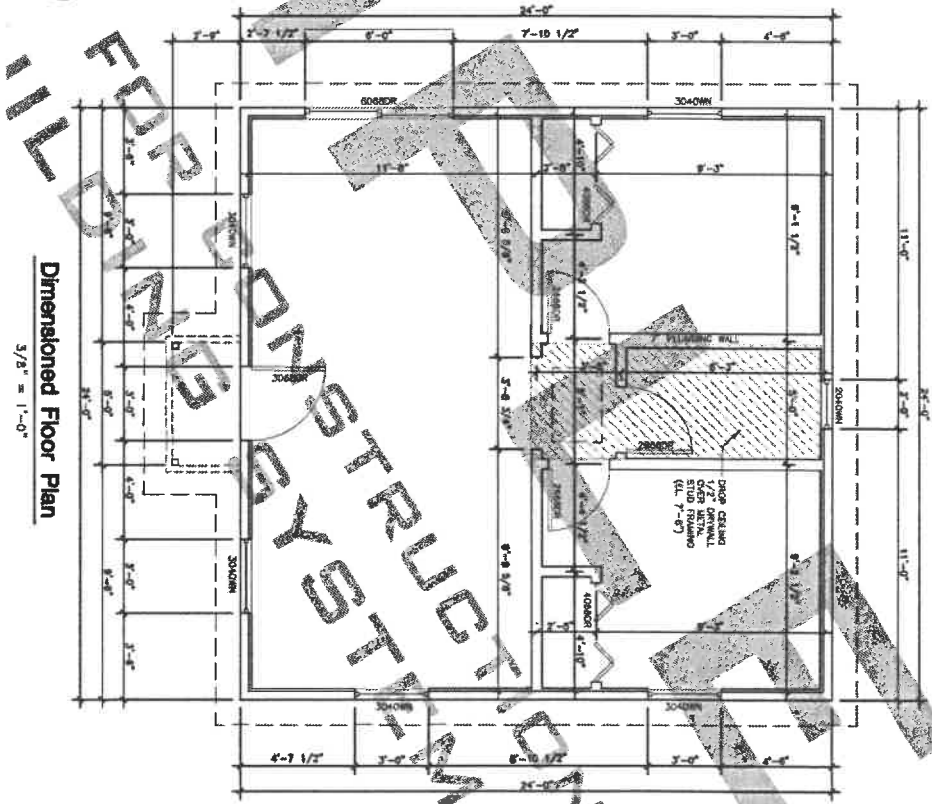
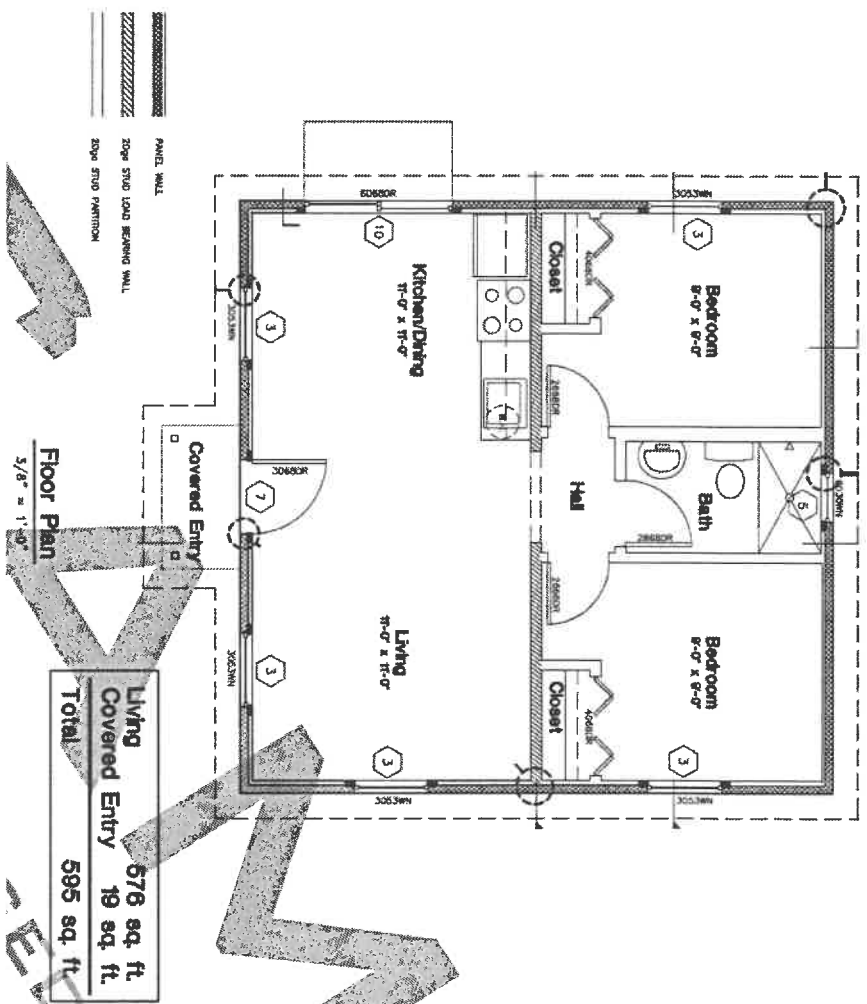
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSED SURVEYOR AND MAPPER

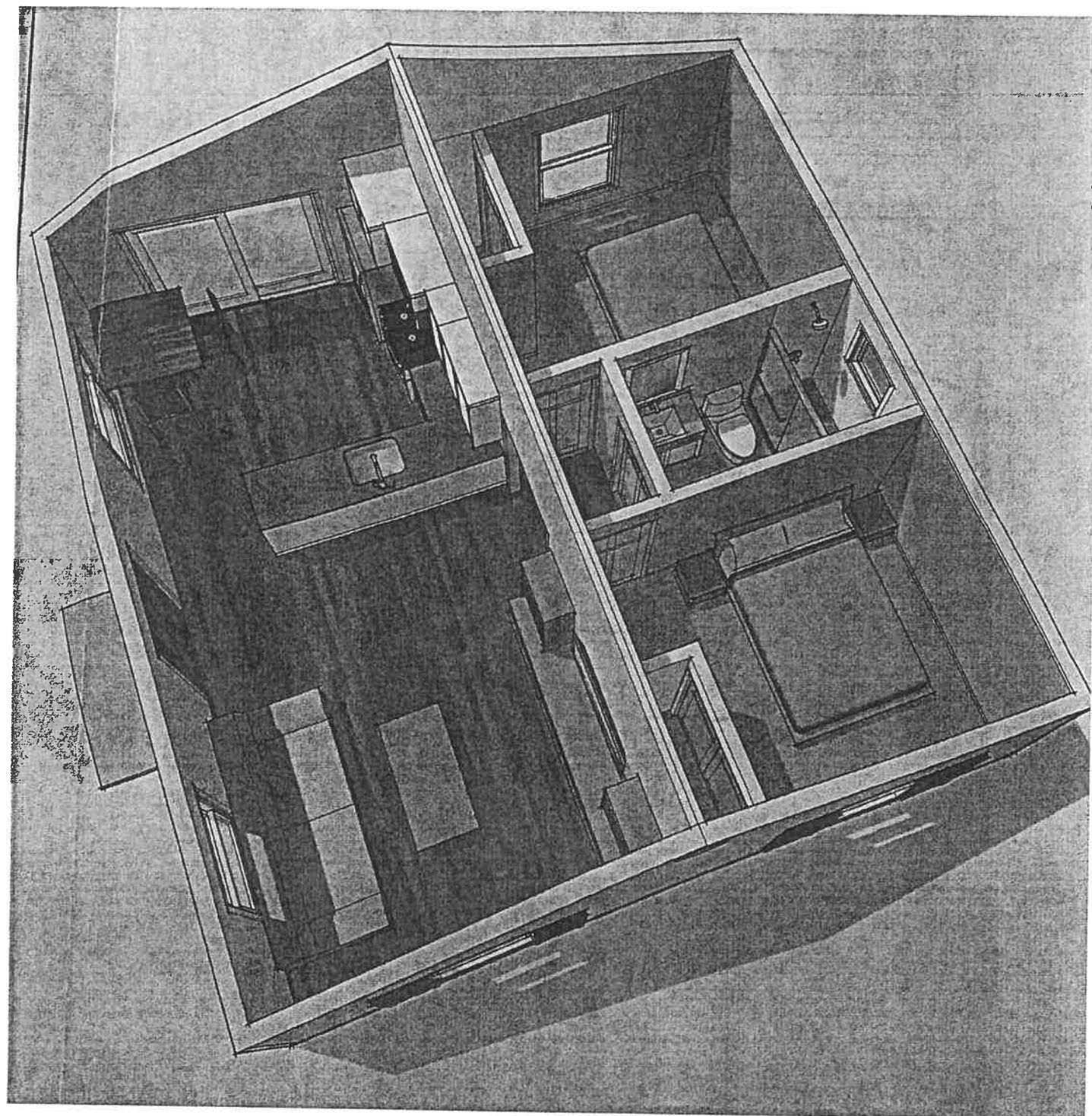
DOUGLAS S. WILLIAMS, Surveyor Registration # 5984

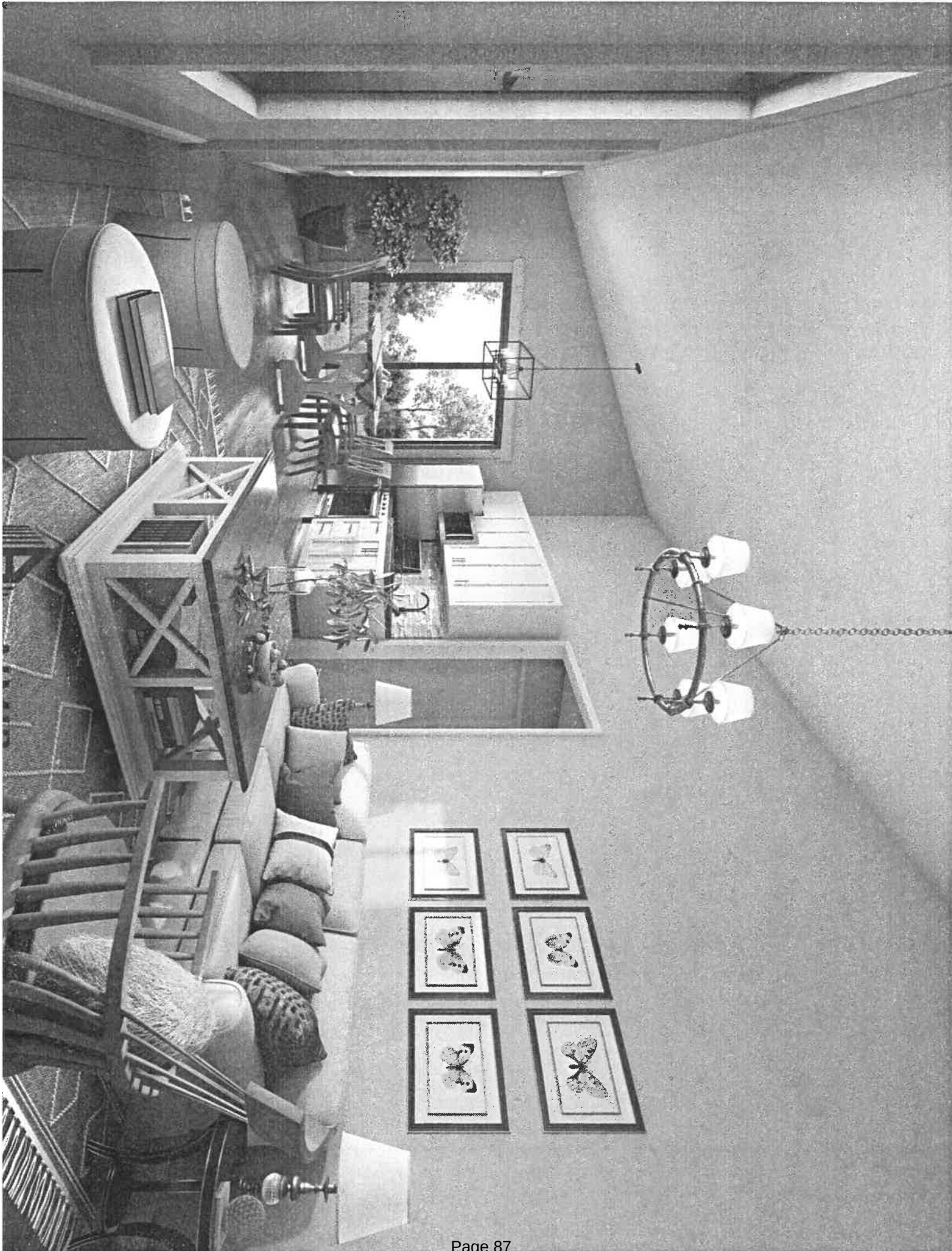
PROFESSIONAL SURVEYORS AND MAPPERS
CERTIFICATION OF AUTHORIZATION PLB/Y648
32529 Okaloosa Trail
Sorrento, Florida 32776
Phone: (352) 333-8790
JOB NO. 15.0271 Sheet 2 of 2

SUBJECT PARCEL CONTAINS
2.3085± ACRES
\$400,555 ± SQUARE FEET



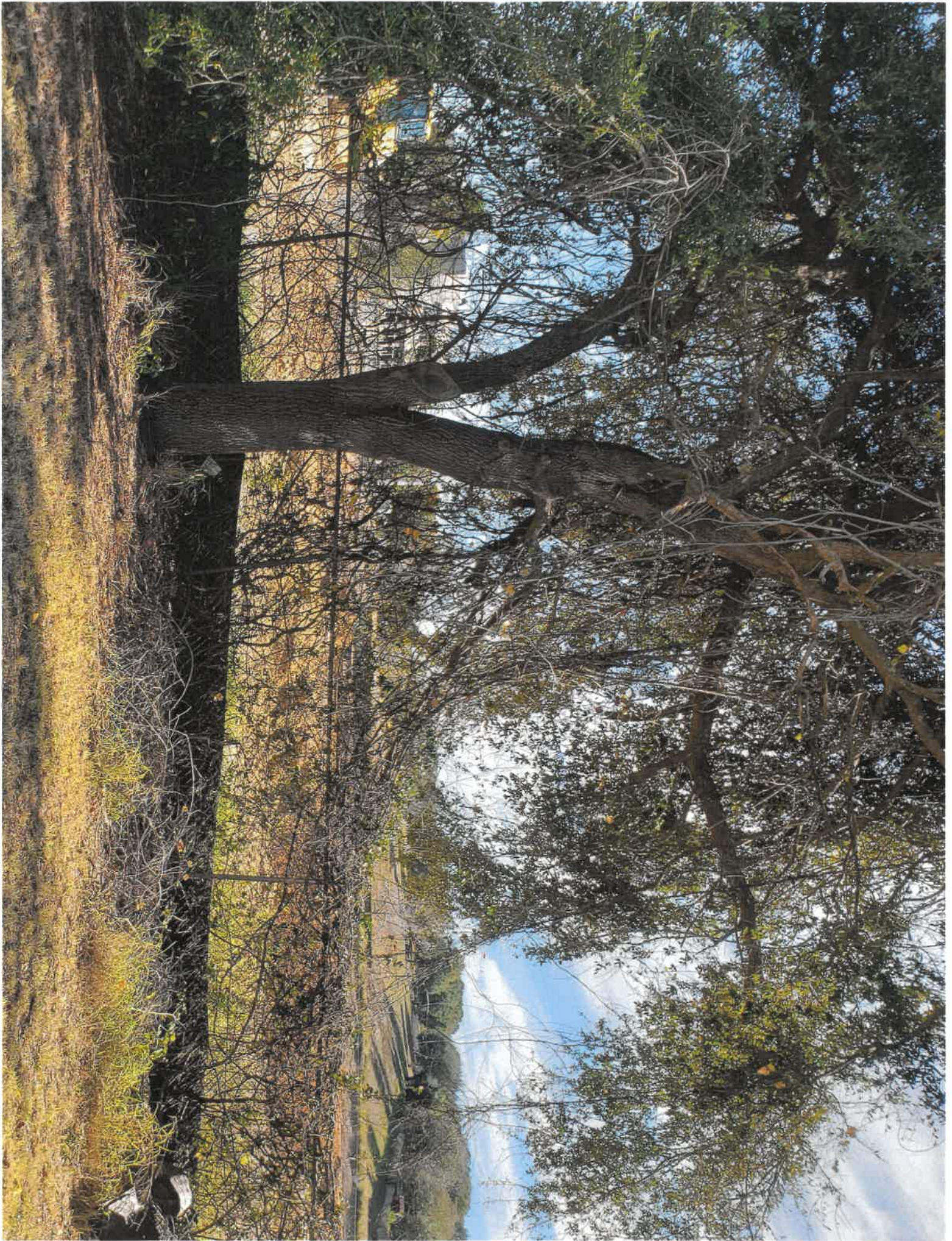














CITY OF CLERMONT
COMPREHENSIVE PLAN AMENDMENT
Application Instructions

* 755
staff,
Can this project
be approved on
the consent
agenda?

Steve
2/3/2022

APPLICATION FEE:

- **Large Scale Comprehensive Plan Amendment** - \$2,325 plus cost of advertisement
Includes text amendments that impact the Goals, Objectives and Policies of the comprehensive plan; Future Land Use Map or map series amendment over 10 acres
- **Small Scale Comprehensive Plan Amendment** - \$755.00 plus cost of advertisement
Includes Future Land Use Map amendments of less than 10 acres, with no impact to the Goals, Objectives and Policies.
- **Development of Regional Impact (DRI)** - \$10,000 escrow plus actual costs of advertising for a DRI amendment.

APPLICATION PROCESS:

Applicants must schedule a pre-application meeting with the City's Site Review Committee prior to submitting a completed application. Once an application has been completed, please call a staff planner, (352) 394-4083, to schedule the pre-application meeting.

After the Site Review Committee meeting, and after any requests for additional information have been met by the applicant, the City's planning staff will prepare the amendment with its supporting data and analysis and schedule the Planning & Zoning Commission hearing. The Planning & Zoning Commission meets the first Tuesday of the month, and will make a recommendation on the proposed amendment to the City Council. The Council will then review the proposed amendment at a public hearing and may vote to approve (small scale amendment) or to transmit it (large scale amendment) to the Florida Department of Economic Opportunity (DEO) and all reviewing agencies.

DEO will review the amendment within 60 days and notify the City of any concerns. Other public agencies may file objections separately.

AMENDMENT TIME FRAME:

- *Small Scale Amendments and Large Scale Amendments* – may take up to three months to process depending on meeting schedules, review time frames, staff preparation time, etc. The City does try to consolidate amendments as much as possible to help save on advertising costs. Applicants must have attended a pre-application meeting prior to submitting applications for the deadlines. Please note that all hearing dates are tentative and subject to change.



A Pre-Application meeting with the Development Services Director (or designated staff) may be required prior to submittal of the application. Please check with the Development Services Department staff.

Application Information Required

A complete application includes the items below in addition to the attached application:

- Completed application. - Include all signatures
- Proof of ownership – (i.e. Lake County Property record card, tax receipt, deed, or tax receipt)
- Complete legal description in Word (not all caps) emailed to planning@clermontfl.org
- Current survey and location map (acreage included)
- Signed owner affidavit (unless power of attorney or notarized letter authorizing the applicant to act as the duly authorized agent for the owner is submitted with the application)
- Signed Applicant affidavit
- Application fee

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



CITY OF CLERMONT REZONING FILING INSTRUCTIONS

Any person requesting a Rezoning shall file a complete application and pay a fee as established by resolution of the City Council in the Development Services Department on or before the 1st day of the month; Complete applications may then be scheduled for Public Hearings the following month – on the 1st Tuesday (Planning & Zoning Commission), 2nd Tuesday (City Council first reading only) and 4th Tuesday (City Council adoption). All applications must be complete, and include applicable site plans and/or pertinent descriptive materials in order to be processed. Dependent upon the scope and/or magnitude of a particular project, scheduling of one or more City Council workshop(s) may also be necessary and additional time may be required prior to being schedule for public hearings.

A Pre-Application meeting with the Development Services Director (or designated staff) may be required prior to submittal of the application. Please check with the Development Services Department staff.

The Applicant shall provide the following information with this application:

- Completed application. Include all signatures:
 - Applicant's signature (if different from owner of record)
 - Owner's signature (owner of record) unless power of attorney or notarized letter authorizing the applicant to act as the duly authorized agent for the owner is submitter with the application.
- Proof of ownership – (i.e. Lake County Property record card, tax receipt, or deed)
- Plot plan (drawn to scale) of the property involved showing the location of existing building or structures and the location of proposed building or structures which specifically delineates and illustrates the extent of the rezoning request. Maximum size for plans 11" x 17" (two full size copies for detail as needed, depending on rezoning)
 - a. Name, address and phone number of the applicant.
 - b. North arrow, date and scale.
 - c. Property lines, existing structures, proposed structures and contiguous streets.
 - d. A short description of the proposed structural usage.
 - e. A topographical map with five (5) foot contour lines (if deemed necessary for clarification purposes by City staff).
- Fee: \$542.00 plus the cost of the advertisement



* 845

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 january 20 2022		FEE: \$845 + cost of advertisement + cost of traffic review (if necessary)	
Project Name (if applicable) New Beginnings Village			
Applicant New Beginnings of Central Florida, Inc			
Contact Person Steve Smith			
Address PO BOX 121129	City Clermont	State FL	Zip 34711
Telephone 4075950179	Fax		
Email stevesmith@nbcfl.org			
OWNER INFORMATION ☐ (Check box if owner information is same as applicant)			
Owner's Name same as the applicant			
Owner Address	City	State	Zip
Telephone	Fax		
PROPERTY INFORMATION			
Address of Subject Property 415 Citrus Tower Blvd	City Clermont	State FL	Zip 34711
General Location corner of Haderes and Citrus Tower Blvd			
Legal Description & Alternate Key (include copy of survey) ALT Key 380 1361 LEGALL CLERMONT LAKE HIGHLANDS 20-22-26n 374 20ft OF w 268.72 FT OF TRACT 4 PB 3PG 30 ORB 4600 PG 1887			
Land Use (City verification required) M-1 INDUSTRIAL DISTRICT			
Zoning (City verification required) C2 GENERAL COMMERCIAL DISTRICT			



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.

ADD 6 HOMES ALONG SOUTH SIDE OF THE PROPERTY TO BE USED BY PEOPLE WHO NEED JOB TRAINING AND TRAINING. INSIDE THE CURRENT OFFICE SPACE IS A COMPUTER LAB AND TRAINING ROOM. THIS ALLOWS THE RESIDENTS STAY ON SITE AND TRAIN. SURROUNDING AND ADJACENT TO THE PROPERTY IS COMMERICAL AND MULTIFAMILY.

Steve Smith

Applicant Name (print)

x

Applicant Name (signature)

Steve Smtih

Owner Name (print)

x

Owner Name (signature)

*****NOTICE*****

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

City of Clermont

Development Services Department

685 W. Montrose St.

P.O. Box 120219

Clermont, FL 34712-0219

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

5/26/2020

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. 2022-013

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

LOCATION

Site located south of the Hatteras Ave. and Citrus Tower Blvd. intersection,
Currently used as New Beginnings Thrift Store.
Alternate Key #3801361
2.30 +/- Acres



LEGAL DESCRIPTION

PARCEL 1:
THE NORTH 324.2 FEET OF THE WEST 268.72 FEET OF TRACT 5, IN SECTION 20, TOWNSHIP 22 SOUTH, RANGE 26 EAST, ACCORDING TO THE PLAT OF LAKE HIGHLANDS COMPANY RECORDED IN PLAT BOOK 3, PAGE 30, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA
AND

PARCEL 2:
THE NORTH 50 FEET OF THE WEST 268.72 FEET OF THE FOLLOWING DESCRIBED PARCEL: THE WEST ½ OF TRACT 5, IN SECTION 20, TOWNSHIP 22 SOUTH, RANGE 26 EAST, ACCORDING TO THE PLAT OF LAKE HIGHLANDS COMPANY, RECORDED IN PLAT BOOK 3, PAGE 30, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LESS AND EXCEPT THE NORTH 324.2 FEET OF THE WEST 268.72 FEET THEREOF.

To rezone the property from M-1 Industrial zoning to Planned Unit Development (PUD) zoning to allow residential and commercial uses

This request will be considered by the Planning & Zoning Commission on Tuesday, April 5, 2022 at 6:30 PM.

A public meeting to consider the request will be held before the City Council on Tuesday, April 26, 2022 at 6:30 PM 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 AM and 5:00 PM.

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.

Daily Commercial
March 21 and April 11

Tracy Ackroyd Howe, MMC
City Clerk
Page 99



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date	
Tuesday, April 26, 2022	
Agenda Item Name	
Ordinance No. 2022-014 <i>Table Cityside Townhomes</i>	
Requested Action	
Recommend approval of Ordinance No. 2022-014.	
Staff Report	
The applicant, Cecelia Bonifay of Akerman, is requesting a rezoning to a Planned Unit Development (PUD) to construct sixty-eight (68) single-family attached townhomes on an 8.05 +/- acre property. The property is located northwest of US 27 and SR 50 intersection, directly north of the Crown Lounge and south of Highland Avenue. A portion of the site was previously used for a motel site – Clermont Motor Lodge, that was demolished in 2013. On the northeast corner of the site, an EMS station was operational until the closing of the Highland Avenue and SR 27 intersection. This was a result of the US 27 and SR 50 intersection improvements which permanently closed access to US 27 from this area. The property has been vacant since that time. The property is currently zoned C-2 General Commercial with a commercial future land use designation. The commercial future land use designation allows residential uses up to a density of 12 dwelling units per acre. The current zoning of C-2 General Commercial allows for the consideration of residential uses through a Conditional Use Permit, under section 122-223 of the Land Development Code. The applicant has decided to pursue the rezoning to a Planned Unit Development (PUD) due to the flexibility in design and waivers requested. The PUD zoning also provides a more site specific approach to the development of the property since a site plan is linked to the approval of specific conditions. The applicant has provided an updated conceptual site plan, prepared by Stringfellow Planning & Design, dated April 14, 2022. The updated conceptual site plan clarifies the alleyway and driveway separation distances of the alley loaded townhomes. A more comprehensive review is in the attached staff analysis report. The applicant is proposing sixty-eight (68) attached single-family townhomes along with amenities consisting of a community pool, promenade, and dog walking trail. The density of the project is at 8.45 dwelling units per acre, which is under the 12 dwelling units per acre that can be considered under the Commercial future land use. The applicant is proposing the townhomes to be 24 feet wide by 50 feet deep, two-stories in height with a two-car garage. The applicant has demonstrated the ability to house two vehicles and trash receptacles within the garage. Each townhome lot will be a minimum of 24 feet by 100 feet or 2,400 square feet. This is a waiver to the code that requires a minimum of 3,500 square feet. As part of the design and to offer a rear loaded garage product, the applicant is requesting one-way streets in a portion of the project with a reduced right-of-way width of 45 feet. This is a waiver request and staff has reviewed this request and does not oppose this request with the condition that the internal roads and alleyway will be privately maintained with an easement dedicated to the City. In addition, the applicant will be providing dedicated parallel parking spaces along these one-way streets. Staff has reviewed the application and proposed project in regards to Section 122-315 Review Criteria for a Planned Unit Development. The location of the project is within 1/8 of a mile of two arterial roadways, US 27 and SR 50 and within 1/4 mile of many services, which include grocery, restaurant, banking, etc., thus offering a greater walkability option for residents. The project has multiple access points that can distribute the traffic onto the existing transportation network and the traffic study review by the City's consultant indicated that the project would have minimal impact on the intersections and roadways within the study area. The site has City utilities available and the	

City can serve the proposed development. The property has been previously developed and the redevelopment opportunity would be supportive of Objective 1.15: Redevelopment and Renewal of Blighted Areas, in the City's Comprehensive Plan. Staff recommends approval of Ordinance No. 2022-014. The Planning and Zoning Commission did not provide a recommendation since a motion to deny was made and the final vote was 3-3.

At the Planning and Zoning Commission meeting, concerns regarding traffic, specifically at the intersection of Bloxam and Almond, and fire access via the alleyway were discussed. The City received comments on April 8, 2022 from our traffic engineer that the project is expected to have minimal impact on the intersections and roadways within the study area, which includes the Bloxam and Almond intersections. The City's Fire Marshall reviewed the conceptual plan and indicated that fire access would not be done through the proposed alleyway and would be on the roads in front of the townhomes.

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 2022-014 Cityside Townhomes REZ (04.14.2022) | Ord 2022-014 Cityside Townhomes REZ (04.14.2022).pdf |
| 2. | Legal Ad Cityside Townhomes | Legal Ad Cityside Townhomes.pdf |



CITY OF CLERMONT
ORDINANCE NO. 2022-014

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:

NORTH 100 FEET OF SE ¼ OF THE SE ¼ SOUTH OF HIGHLAND AVENUE AND WEST OF HIGHWAY 27, SECTION 19, TOWNSHIP 22, RANGE 26, LAKE COUNTY, FLORIDA.

AND

PARCEL 2:

THAT PORTION OF THE SE ¼ OF THE SE ¼ OF SECTION 19, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LYING SOUTH OF HIGHLAND AVENUE AND WEST OF U.S. HIGHWAY NO. 27. LESS AND EXCEPT THE NORTH 100 FEET THEREOF.

AND

THAT PORTION OF THE NE ¼ OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 26 EAST. LAKE COUNTY, FLORIDA, LYING WEST OF U.S. HIGHWAY NO.27; ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF HIGHLAND AVENUE AND THE EAST RIGHT OF WAY LINE OF MILLHOLLAND STREET, ACCORDING TO THE PLAT OF THE CITY OF CLERMONT RECORDED IN PLAT BOOK 8, PAGES 17-23, INCLUSIVE , RUN SOUTH ALONG THE EAST RIGHT OF WAY LINE OF SAID MILLHOLLAND STREET 100 FEET TO THE POINT OF BEGINNING; CONTINUE SOUTHERLY ALONG SAID EAST RIGHT OF WAY LINE 500 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE, RUN EASTERLY PARALLEL WITH THE AFORESAID SOUTH RIGHT OF WAY LINE OF HIGHLAND AVENUE TO THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 27 AND A POINT



CITY OF CLERMONT
ORDINANCE NO. 2022-014

DESIGNATED "A"; RETURN TO POINT OF BEGINNING AND RUN EASTERLY PARALLEL WITH SAID SOUTH RIGHT OF WAY LINE OF HIGHLAND AVE TO THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 27; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE TO POINT "A".

AND

PARCEL 3:

THAT FRACTIONAL PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 26 EAST, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF STATE ROAD 25 (U.S. 27) (FORMERLY STATE ROAD 8-A, FEDERAL ROUTE 19) 654.7 FEET SOUTH OF THE CENTERLINE OF HIGHLAND AVENUE, AS REPRESENTED ON THE OFFICIAL MAP OF CITY OF CLERMONT FILED 2/4/26 AND RECORDED IN PLAT BOOK 8, PAGES 17-23 INCLUSIVE, LAKE COUNTY, FLORIDA; RUN THENCE WESTERLY AND PARALLEL TO THE CENTERLINE OF SAID HIGHLAND AVENUE 412.3 FT., MORE OR LESS, TO THE EAST RIGHT-OF-WAY LINE OF MILHOLLAND STREET, AS REPRESENTED ON SAID OFFICIAL MAP OF THE CITY OF CLERMONT; THENCE SOUTHERLY ALONG THE EAST RIGHT-OF-WAY LINE OF SAID MILHOLLAND STREET 201.4 FEET; THENCE EASTERLY AND PARALLEL TO CENTER LINE OF SAID HIGHLAND AVENUE 224.4 FEET; THENCE SOUTH 84°12' EAST, 175 FEET TO THE RIGHT-OF-WAY LINE OF STATE ROAD 50 AND SAID STATE ROAD 25; THENCE NORTHERLY ALONG SAID RIGHT-OF-WAY LINE OF SAID STATE ROAD 25, 219.59 FEET TO THE POINT OF BEGINNING.

AND

PARCEL 4:

THAT FRACTIONAL PART OF THE EAST HALF OF THE NORTHEAST QUARTER (EAST 1/2 OF NORTHEAST 1/4) OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 26 EAST; AND THAT FRACTIONAL PART OF SOUTHEAST QUARTER OF SOUTHEAST QUARTER (SOUTHEAST 1/4 OF SOUTHEAST 1/4) OF SECTION 19, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LYING SOUTH OF HIGHLAND AVENUE, EAST OF MILLHOLLAND STREET AND WEST OF STATE ROAD 25 (U.S. 27) (FORMERLY STATE ROAD 8A, FEDERAL ROUTE NO. 19), DESCRIBED AS: BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHERN BOUNDARY OF HIGHLAND AVENUE AS REPRESENTED ON THE OFFICIAL MAP OF THE CITY OF CLERMONT, DULY FILED AND RECORDED IN PLAT BOOK 8, PAGES 17-23, INCLUSIVE, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, WITH THE WESTERN RIGHT-OF-WAY LINE OF SAID STATE ROAD 25 AND RUN SOUTHERLY ALONG SAID WESTERN RIGHT-OF-WAY 624.7 FEET, MORE OR LESS, TO INTERSECT THE NORTHEASTERN CORNER OF THE LANDS OF R.C.B. HOLDINGS; RUN THENCE WESTERLY AND PARALLEL TO THE CENTER LINE OF SAID HIGHLANDS AVENUE 412.3 FEET, MORE OR LESS, TO THE EASTERN RIGHT-OF-WAY LINE OF MILLHOLLAND STREET, AS REPRESENTED ON SAID OFFICIAL MAP OF THE



CITY OF CLERMONT
ORDINANCE NO. 2022-014

CITY OF CLERMONT; THENCE NORTHERLY ALONG THE EASTERN RIGHT-OF-WAY LINE OF SAID MILLHOLLAND STREET TO THE SOUTHERN RIGHT-OF-WAY LINE OF SAID HIGHLAND AVENUE; THENCE EASTERLY ALONG THE SOUTHERN RIGHT-OF-WAY LINE OF THE SAID HIGHLAND AVENUE TO THE BEGINNING POINT, LESS THE NORTH 100 FEET THEREFROM; AND LESS ANY RIGHT-OF-WAY FOR AN ACCESS ROAD FROM AND TO STATE ROAD 25, U.S. 27.

LESS AND EXCEPT: FROM THE ABOVE LANDS THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LYING SOUTH OF HIGHLAND AVENUE AND WEST OF U.S. HIGHWAY NO. 27. LESS AND EXCEPT THE NORTH 100 FEET THEREOF.

AND

THAT PORTION OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LYING WEST OF U.S. HIGHWAY NO. 27; ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF HIGHLAND AVENUE AND THE EAST RIGHT-OF-WAY LINE OF MILLHOLLAND STREET, ACCORDING TO THE PLAT OF THE CITY OF CLERMONT RECORDED IN PLAT BOOK 8, PAGES 17 THROUGH 23, INCLUSIVE, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; RUN SOUTH ALONG THE EAST RIGHT-OF-WAY LINE OF SAID MILLHOLLAND STREET 100 FEET TO THE POINT OF BEGINNING; CONTINUE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE 500 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, RUN EASTERLY PARALLEL WITH THE AFORESAID SOUTH RIGHT-OF-WAY LINE OF HIGHLAND AVENUE TO THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 27 AND A POINT DESIGNATED "A"; RETURN TO POINT OF BEGINNING AND RUN EASTERLY PARALLEL WITH SAID SOUTH RIGHT-OF-WAY LINE OF HIGHLAND AVENUE TO THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 27; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY TO POINT "A".

LOCATION

Site located northwest of US 27 and SR 50 intersection,
Vacant property north of the Crown Lounge and south of Highland Ave.
Alternate Key #1592623, 3821671, 1509971, 1592267
8.05 +/- Acres



REQUESTED ACTION:

**To rezone the property from C-2 General Commercial zoning to
Planned Unit Development (PUD) zoning to allow single-family townhomes**

SECTION 2: GENERAL CONDITIONS

This application for a Planned Unit Development is to allow for a single-family residential townhome project; be granted subject to the following conditions:

1. The conditions as set forth in this Planned Unit Development shall be legally binding upon any heirs, assigns and successors in title or interest.
2. The property shall be developed in substantial accordance with the Cityside Townhomes Concept Plan prepared by Stringfellow Planning & Design, dated 04-14-2022. Formal construction plans incorporating all conditions stated in this permit shall be submitted for review and approved by the Site Review Committee prior to the issuance of a zoning clearance or other development permits.
3. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.

4. Fiber optic conduit and pull boxes may be required to be installed by the developer in the utility easements to extend the City's fiber optic network. The City's Information Technology Director will work with the developer at the time of site plan review to determine the extent of fiber optic conduit. The City will reimburse the developer at 100 percent for all costs including design, permitting, materials, and construction of the fiber optic conduit and pull boxes.

SECTION 3: LAND USES AND SPECIFIC CONDITIONS

1. A total of 68 townhome units shall be permitted with a maximum density of 8.45 dwelling units per acre.
2. Setbacks for the townhomes:
Front setback: 25 feet from the property line, except for porch and balconies up to 8 feet into the front setback.
Rear setback: 25 feet from the property line
Corner/side Setback: 15 feet from the property line
Highland Avenue setback: 25 feet from ROW
3. The buildings shall be constructed in a manner that shall meet the City of Clermont's Architectural Standards and as represented in the provided elevations.
4. The landscape buffer along the southern property line (The Crown) shall have an enhanced landscape buffer consisting of 30% more plant material along with an opaque privacy fence. The buffer shall be a minimum of 15 feet.
5. The City of Clermont Fire Marshall shall determine the feasibility and design of the access point and the necessary means of ingress/egress to the residential development at the time of site plan review and approval.
6. If required by the City of Clermont, 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 or payments. The proportionate fair share improvements or payments shall be completed prior to the first Certificate of Occupancy.
7. This Planned Unit Development shall become null and void if substantial construction work has not begun within two (2) years of the date that this Planned Unit Development is executed and signed by the permittee. "Substantial construction work" means the commencement and continuous prosecution of construction of required improvements ultimately finalized at completion. If the Planned Unit Development becomes null and void, the property will revert to the C-2 General Commercial Zoning Designation.
8. School concurrency shall be met before final site plan approval in accordance with the Comprehensive Plan and Land Development Code.



CITY OF CLERMONT
ORDINANCE NO. 2022-014

9. The internal streets and alleyways within the project will be privately maintained with an easement dedicated to the City.
10. The project shall be developed according to the C-2 General Commercial zoning designation in the Land Development Code, unless expressly stated above.

SECTION 4: WAIVERS

1. The applicant is requesting a waiver to the minimum lot size from 3500 square feet to 2400 square feet. The lots will be a minimum of 24 feet wide by 100 feet deep.
2. The applicant is requesting a waiver to reduce the minimum right of way (ROW) from sixty (60) feet to forty-five (45) feet for one-way streets.

SECTION 5: CONFLICT

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

SECTION 6: 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 7: 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 8: RECORDING

This Ordinance shall be recorded in the Public Records of Lake County, Florida.

SECTION 9: PUBLICATION & EFFECTIVE DATE

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



CITY OF CLERMONT
ORDINANCE NO. 2022-014

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 26th day of April, 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
ORDINANCE NO. 2022-014

EXHIBIT A
Conceptual Plan:

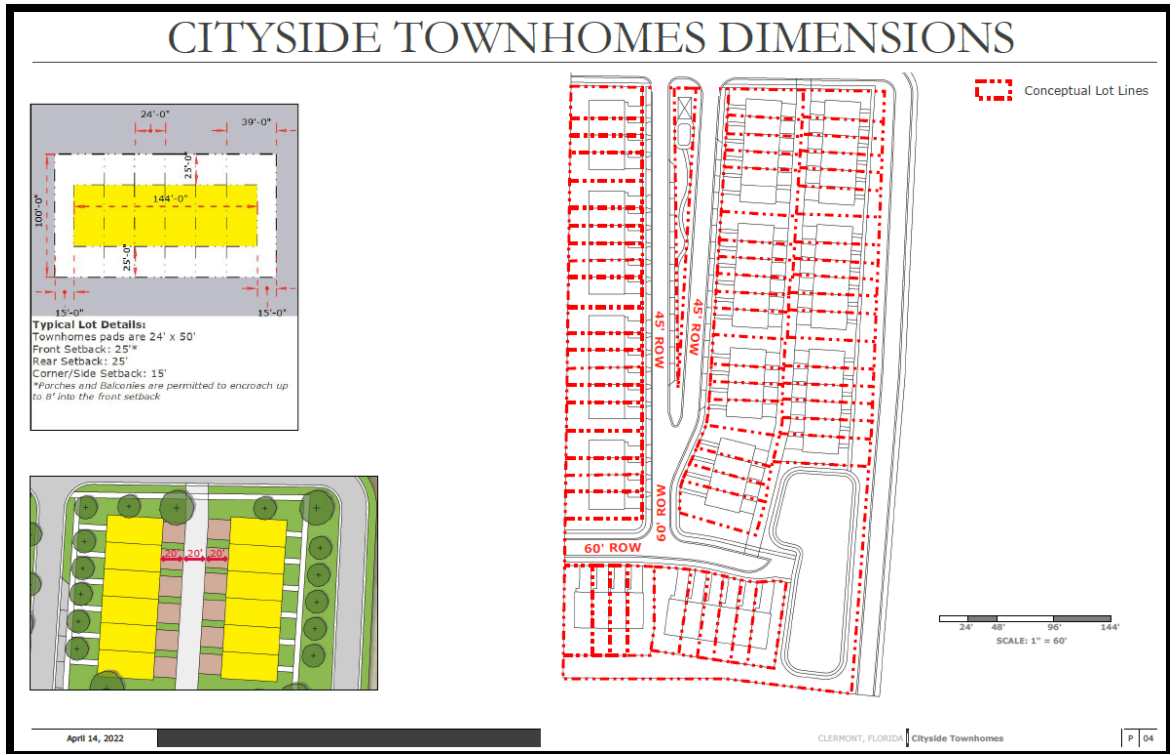
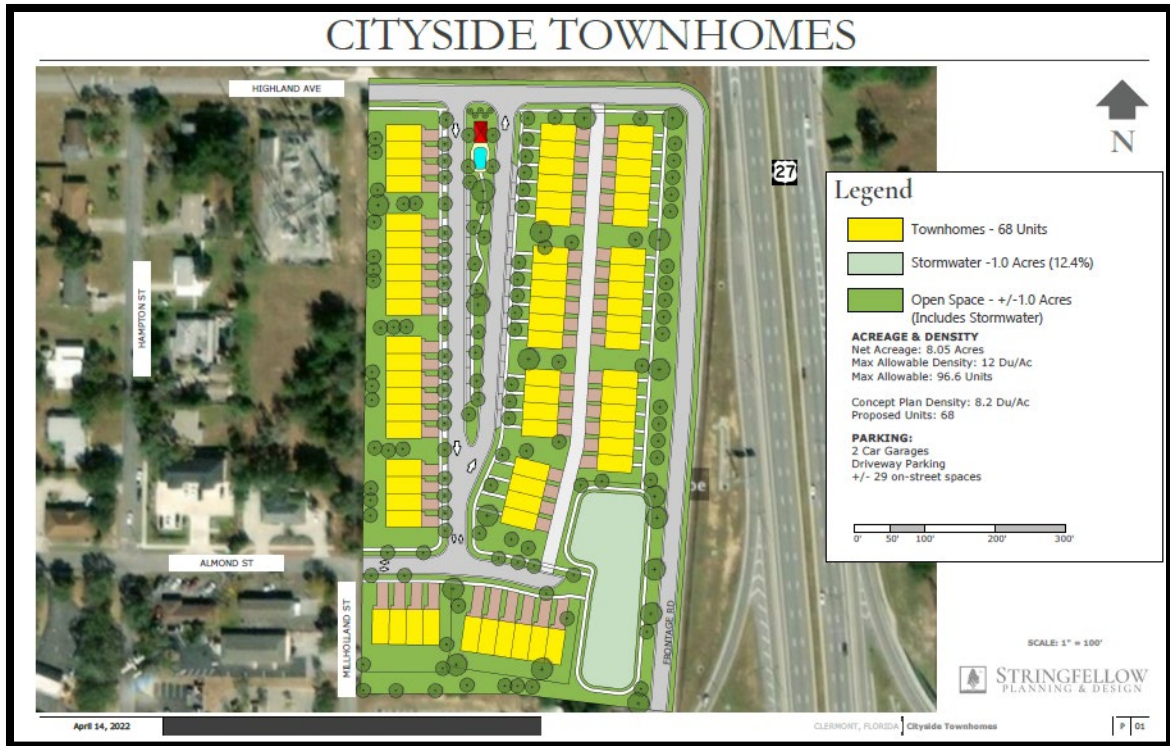


EXHIBIT B
Elevations:

CONCEPTUAL TOWNHOME ELEVATION



STRINGFELLOW
PLANNING & DESIGN

April 14, 2022

CLERMONT, FLORIDA | Cityside Townhomes

P | 05

CONCEPTUAL TOWNHOME ELEVATION



STRINGFELLOW
PLANNING & DESIGN

April 14, 2022

CLERMONT, FLORIDA | Cityside Townhomes

P | 07

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. 2022-014

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

LOCATION

Site located northwest of US 27 and SR 50 intersection,
Vacant property north of the Crown Lounge and south of Highland Ave.
Alternate Key #1592623, 3821671, 1509971, and 1592267
8.05 +/- Acres



LEGAL DESCRIPTION

PARCEL 1:

NORTH 100 FEET OF SE ¼ OF THE SE ¼ SOUTH OF HIGHLAND AVENUE AND WEST OF HIGHWAY 27, SECTION 19, TOWNSHIP 22, RANGE 26, LAKE COUNTY, FLORIDA.

AND

PARCEL 2:

THAT PORTION OF THE SE ¼ OF THE SE ¼ OF SECTION 19, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LYING SOUTH OF HIGHLAND AVENUE AND WEST OF U.S. HIGHWAY NO. 27. LESS AND EXCEPT THE NORTH 100 FEET THEREOF.

AND

THAT PORTION OF THE NE ¼ OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 26 EAST. LAKE COUNTY, FLORIDA, LYING WEST OF U.S. HIGHWAY NO.27; ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF HIGHLAND AVENUE AND THE EAST RIGHT OF WAY LINE OF MILLHOLLAND STREET, ACCORDING TO THE PLAT OF THE CITY OF CLERMONT RECORDED IN PLAT BOOK 8, PAGES 17-23, INCLUSIVE, RUN SOUTH ALONG THE EAST RIGHT OF WAY LINE OF SAID MILLHOLLAND STREET 100 FEET TO THE POINT OF BEGINNING; CONTINUE SOUTHERLY ALONG SAID EAST RIGHT OF WAY LINE 500 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE, RUN EASTERLY PARALLEL WITH THE AFORESAID SOUTH RIGHT OF WAY LINE OF HIGHLAND AVENUE TO THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 27 AND A POINT DESIGNATED "A"; RETURN TO POINT OF BEGINNING AND RUN EASTERLY PARALLEL WITH SAID SOUTH RIGHT OF WAY LINE OF HIGHLAND AVE TO THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 27; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE TO POINT "A".

AND

PARCEL 3:

THAT FRACTIONAL PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 26 EAST, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF STATE ROAD 25 (U.S. 27) (FORMERLY STATE ROAD 8-A, FEDERAL ROUTE 19) 654.7 FEET SOUTH OF THE CENTERLINE OF HIGHLAND AVENUE, AS REPRESENTED ON THE OFFICIAL MAP OF CITY OF CLERMONT FILED 2/4/26 AND RECORDED IN PLAT BOOK 8, PAGES 17-23 INCLUSIVE, LAKE COUNTY, FLORIDA; RUN THENCE WESTERLY AND PARALLEL TO THE CENTERLINE OF SAID HIGHLAND AVENUE 412.3 FT., MORE OR LESS, TO THE EAST RIGHT-OF-WAY LINE OF MILHOLLAND STREET, AS REPRESENTED ON SAID OFFICIAL MAP OF THE CITY OF CLERMONT; THENCE SOUTHERLY ALONG THE EAST RIGHT-OF-WAY LINE OF SAID MILHOLLAND STREET 201.4 FEET; THENCE EASTERLY AND PARALLEL TO CENTER LINE OF SAID HIGHLAND AVENUE 224.4 FEET; THENCE SOUTH 84°12' EAST, 175 FEET TO THE RIGHT-OF-WAY LINE OF STATE ROAD 50 AND SAID STATE ROAD 25; THENCE NORTHERLY ALONG SAID RIGHT-OF-WAY LINE OF SAID STATE ROAD 25, 219.59 FEET TO THE POINT OF BEGINNING.

AND

PARCEL 4:

THAT FRACTIONAL PART OF THE EAST HALF OF THE NORTHEAST QUARTER (EAST 1/2 OF NORTHEAST 1/4) OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 26 EAST; AND THAT FRACTIONAL PART OF SOUTHEAST QUARTER OF SOUTHEAST QUARTER (SOUTHEAST 1/4 OF SOUTHEAST 1/4) OF SECTION 19, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LYING SOUTH OF HIGHLAND AVENUE, EAST OF MILLHOLLAND STREET AND WEST OF STATE ROAD 25 (U.S. 27) (FORMERLY STATE ROAD 8A, FEDERAL ROUTE NO. 19), DESCRIBED AS: BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHERN BOUNDARY OF HIGHLAND AVENUE AS REPRESENTED ON THE OFFICIAL MAP OF THE CITY OF CLERMONT, DULY FILED AND RECORDED IN PLAT BOOK 8, PAGES 17-23, INCLUSIVE, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, WITH THE WESTERN RIGHT-OF-WAY LINE OF SAID STATE ROAD 25 AND RUN SOUTHERLY ALONG SAID WESTERN RIGHT-OF-WAY 624.7 FEET, MORE OR LESS, TO INTERSECT THE NORTHEASTERN CORNER OF THE LANDS OF R.C.B. HOLDINGS; RUN THENCE WESTERLY AND PARALLEL TO THE CENTER LINE OF SAID HIGHLANDS AVENUE 412.3 FEET, MORE OR LESS, TO THE EASTERN RIGHT-OF-WAY LINE OF MILLHOLLAND STREET, AS REPRESENTED ON SAID OFFICIAL MAP OF THE CITY OF CLERMONT; THENCE NORTHERLY ALONG THE EASTERN RIGHT-OF-WAY LINE OF SAID MILLHOLLAND STREET TO THE SOUTHERN RIGHT-OF-WAY LINE OF SAID HIGHLAND AVENUE; THENCE EASTERLY ALONG THE SOUTHERN RIGHT-OF-WAY LINE OF THE SAID HIGHLAND AVENUE TO THE BEGINNING POINT, LESS THE NORTH 100 FEET THEREFROM; AND LESS ANY RIGHT-OF-WAY FOR AN ACCESS ROAD FROM AND TO STATE ROAD 25, U.S. 27.

LESS AND EXCEPT: FROM THE ABOVE LANDS THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LYING SOUTH OF HIGHLAND AVENUE AND WEST OF U.S. HIGHWAY NO. 27. LESS AND EXCEPT THE NORTH 100 FEET THEREOF.

AND

THAT PORTION OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LYING WEST OF U.S. HIGHWAY NO. 27; ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF HIGHLAND AVENUE AND THE EAST RIGHT-OF-WAY LINE OF MILLHOLLAND STREET, ACCORDING TO THE PLAT OF THE CITY OF CLERMONT RECORDED IN PLAT BOOK 8, PAGES 17 THROUGH 23, INCLUSIVE, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; RUN SOUTH ALONG THE EAST RIGHT-OF-WAY LINE OF SAID MILLHOLLAND STREET 100 FEET TO THE POINT OF BEGINNING; CONTINUE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE 500 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, RUN EASTERLY PARALLEL WITH THE AFORESAID SOUTH RIGHT-OF-WAY LINE OF HIGHLAND AVENUE TO THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 27 AND A POINT DESIGNATED "A"; RETURN TO POINT OF BEGINNING AND RUN EASTERLY PARALLEL WITH SAID SOUTH RIGHT-OF-WAY LINE OF HIGHLAND AVENUE TO THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 27; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY TO POINT "A".

**To rezone the property from C-2 General Commercial zoning to
Planned Unit Development (PUD) zoning to allow single-family townhomes**

This request will be considered by the Planning & Zoning Commission on Tuesday, April 5, 2022 at 6:30 PM and a public meeting to consider the request will be held before the City Council on Tuesday, April 26, 2022 at 6:30 PM 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 AM and 5:00 PM.

Please be advised that, under State law, if you should decide to appeal a decision made with respect to this matter, you may need to ensure that a verbatim record is made.

Persons with disabilities who need assistance should contact the City Clerk's office, (352) 241-7330, at least 48 hours prior to the public hearings.

Tracy Ackroyd Howe, MMC

City Clerk



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date		
Tuesday, April 26, 2022		
Agenda Item Name		
Ordinance No. 2022-015 <i>Final</i> <i>USA Roller Chain Annex</i>		
Requested Action		
Recommend approval of Ordinance No. 2022-015		
Staff Report		
The applicant is requesting an annexation, small-scale comprehensive plan amendment, and rezoning of the 2.35 acre+/- parcel located at 13610 Granville Avenue. The current site conditions include an existing warehouse building and light manufacturing with associated parking for the business. The subject property is contiguous to the Clermont Boundaries and meets the requirements of Florida Statutes, Chapter 171 for Annexation. The City of Clermont has sufficient capacity to provide water and sewer services for the development. The annexation request also included a petition for a small-scale comprehensive plan amendment to change the existing land use map from Lake County Regional Office to Clermont Industrial designation. The proposed rezoning request would change the current zoning from Lake County "HM" Heavy Industrial to the Clermont "M-1" Industrial category. The Clermont Land Development Codes, Section 122-263, "M-1" Industrial zoning allows warehouse and light manufacturing as permitted uses. The applicant indicates that upon annexation of the property into the City's boundaries, this would allow any future development or any site expansions will be required to comply with Clermont Land Development Regulations and Standards. Staff has reviewed the application and proposed project in regards to compliance with the Clermont Codes of Ordinances and Comprehensive Plan. The proposed use of the site is consistent with the goals, objectives and policies of the comprehensive plan and intent of the land development regulations for Industrial zoning. Staff recommends approval of Ordinance No. 2022-015 annexation and Ordinance No. 2022-016, changing the future land use designation to Clermont Industrial and the approval of Ordinance No. 2021-017, rezoning the subject parcel to M-1 Industrial zoning.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Staff Analysis Report	Staff Analysis Report.pdf	
2. Ord 2022-015 - USA Rollerchains Annex (03.29.2022)	Ord 2022-015 - USA Rollerchains Annex (03.29.2022).pdf	
3. LOCATION MAP	LOCATION MAP.pdf	
4. Survey	Survey.pdf	
5. Scott Beckett - AK#2729236 Aerial Map	Scott Beckett - AK#2729236 Aerial Map.pdf	
6. USA ROLLERCHAIN & SPROCKET CONCEPT PLAN	USA ROLLERCHAIN & SPROCKET CONCEPT PLAN.pdf	

7.	Forefront Investment Group - Annexation Application 2021	Forefront Investment Group - Annexation Application 2021.pdf
8.	USA Rollerchains and Sprockets Annexation Legal Ad	USA Rollerchains and Sprockets Annexation Legal Ad.pdf



CITY OF CLERMONT Staff Analysis Report

OWNER: Forefront Investment Group, LLC-Christina Beckett

APPLICANT: Hartenstein Development and Land Use, LLC

PROJECT NAME: USA Roller Chains and Sprockets Office/Warehouse

REQUESTED ACTION: A request for annexation, small-scale comprehensive plan amendment, and rezoning of subject property.

SIZE OF PARCEL: 2.35 acres +/- (Alternate Key 2729236)

LOCATION: 13610 Granville Avenue

EXISTING ZONING: **FROM:** Lake County "HM" Heavy Industrial
TO: Clermont "M-1" Industrial

EXISTING LAND USE: Existing warehouse office building

FUTURE LAND USE CATEGORY: **FROM:** Lake County Regional Office
TO: Clermont Industrial

SITE UTILITIES: City of Clermont Water and Sewer

ANALYSIS:

The applicant is requesting an annexation, small-scale comprehensive plan amendment, and rezoning of 2.35 acre+/- parcel located at 13610 Granville Avenue. The current site conditions contains an existing warehouse building and light manufacturing with associated parking for the business. The subject property is contiguous to Clermont Boundaries and meet the requirements of Florida Statutes, Chapter 171 for Annexation. The City of Clermont has sufficient capacity to provide water and sewer services for the development.

The annexation request; also included a petition for a small-scale comprehensive plan amendment to change the existing land use map from Lake County Regional Office to Clermont Industrial designation. The proposed rezoning request would change the current zoning from Lake County "HM" Heavy Industrial to Clermont "M-1" Industrial

category. The Clermont Land Development Codes, Section 122-263, “M-1” Industrial zoning allows warehouse and light manufacturing as permitted uses.

The applicant indicates that upon annexation of the property into the City’s boundaries, would allow any future development or expansions to the site will be required to comply with Clermont Land Development Regulations and Standards.

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

The map shows a street grid with Grandville Ave running horizontally. To the north of Grandville Ave are several large lots, some labeled with numbers like 10000, 10001, 10002, 10003, 10004, 10005, 10006, 10007, 10008, 10009, 10010, 10011, 10012, 10013, 10014, 10015, 10016, 10017, 10018, 10019, 10020, 10021, 10022, 10023, 10024, 10025, 10026, 10027, 10028, 10029, 10030, 10031, 10032, 10033, 10034, 10035, 10036, 10037, 10038, 10039, 10040, 10041, 10042, 10043, 10044, 10045, 10046, 10047, 10048, 10049, 10050, 10051, 10052, 10053, 10054, 10055, 10056, 10057, 10058, 10059, 10060, 10061, 10062, 10063, 10064, 10065, 10066, 10067, 10068, 10069, 10070, 10071, 10072, 10073, 10074, 10075, 10076, 10077, 10078, 10079, 10080, 10081, 10082, 10083, 10084, 10085, 10086, 10087, 10088, 10089, 10090, 10091, 10092, 10093, 10094, 10095, 10096, 10097, 10098, 10099, 10100. To the south of Grandville Ave are more lots, some labeled with numbers like 10000, 10001, 10002, 10003, 10004, 10005, 10006, 10007, 10008, 10009, 10010, 10011, 10012, 10013, 10014, 10015, 10016, 10017, 10018, 10019, 10020, 10021, 10022, 10023, 10024, 10025, 10026, 10027, 10028, 10029, 10030, 10031, 10032, 10033, 10034, 10035, 10036, 10037, 10038, 10039, 10040, 10041, 10042, 10043, 10044, 10045, 10046, 10047, 10048, 10049, 10050, 10051, 10052, 10053, 10054, 10055, 10056, 10057, 10058, 10059, 10060, 10061, 10062, 10063, 10064, 10065, 10066, 10067, 10068, 10069, 10070, 10071, 10072, 10073, 10074, 10075, 10076, 10077, 10078, 10079, 10080, 10081, 10082, 10083, 10084, 10085, 10086, 10087, 10088, 10089, 10090, 10091, 10092, 10093, 10094, 10095, 10096, 10097, 10098, 10099, 10100. The 'Site' is located on Grandville Ave, south of the intersection with Castle Hill Rd. The map also shows a school and a park.



CITY OF CLERMONT
ORDINANCE NO. 2022-015

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

WHEREAS, the City Council of the City of Clermont, Lake County, Florida has received a Petition for Annexation of a parcel of land contiguous to the present corporate limits under Section 171.044, Florida Statutes; and

WHEREAS, the City Council of the City of Clermont, Lake County, Florida, has determined that it is in the best interest of the City and of the property herein sought to be annexed that the City annex the following described property; and

WHEREAS, the City Council has determined that the area sought to be annexed is contiguous to the City and is in need of the services which the City can offer and the City has determined that such area sought to be annexed will be substantially benefited by annexation; and

WHEREAS, the City Council has determined that all requirements of Section 171.044, Florida Statutes, have been met.

SECTION 1.

NOW, THEREFORE, BE IT ORDAINED, under the provisions of Florida Statute Chapter 171 and the General and Special Laws of the State of Florida; that the City of Clermont, Lake County, Florida, does hereby annex to and make part of its corporate boundaries; the following described property contiguous to the present City boundary, to-wit:

LEGAL DESCRIPTION

That part of Tract 24 and 25; and that part of the West ½ of Tracts 23 and 26, Lake Highlands Subdivision, in Section 26, Township 22 South, Range 26 East, as recorded in Plat Book 3, Page 24, Public Records of Lake County, Florida, being more particularly described as follows:

Commence at the Southwest corner of Tract 25 of said Lake Highlands Subdivision; thence North 00° 56' 04" West, along the West line of Tract 25 and 24 a distance of 1,294.85 feet to the South line of State Road 50; thence North 89° 36' 35" East, along said right of way line 999.14 feet to the East line of the West ½ of aforesaid Tract 23; thence South 00° 51' 34" East, along said East line 546.00 feet to the Point of Beginning; thence continue South 00° 51' 34" East, along said East line 220.00 feet; thence South 89° 36' 37" West, 466.07 feet; thence North 00° 53' 49" West, 220.00 feet; thence North 89° 36' 36" East, 466.21 feet to the Point of Beginning.

CITY OF CLERMONT
ORDINANCE NO. 2022-015

LOCATION

**13610 Granville Avenue, Clermont FL
(Alternate Key #2729236)**



SECTION 2.

That the aforescribed property shall be and hereby is made part and parcel of the City of Clermont, Lake County, Florida, and that said property shall be subject to all of the laws, ordinances, and provisions pertaining to the City of Clermont.

SECTION 3.

All property aforescribed shall henceforth be subject to ad valorem taxation by the City of Clermont, Lake County, Florida and any other general or special taxes or assessments.

SECTION 4: SEVERABILITY

Should any Section or part of a Section be declared invalid by any court of competent jurisdiction, such adjudications shall not apply or affect any other provision of this Ordinance, except to the extent that the entire Section or part of the Section may be separable in meaning and effect from the Section to which such holding shall apply.

SECTION 5: 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.



CITY OF CLERMONT
ORDINANCE NO. 2022-015

SECTION 6: RECORDING

This Ordinance shall be recorded in the Public Records of Lake County, Florida.

SECTION 7: PUBLICATION AND EFFECTIVE DATE

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



CITY OF CLERMONT
ORDINANCE NO. 2022-015

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

LOCATION MAP



S.R. NO. 50 (COLONIAL DRIVE)
PUBLIC RIGHT OF WAY (WIDTH VARIES)

BOUNDARY AND
TOPOGRAPHIC SURVEY

13610 GRANVILLE AVE. CLERMONT, FLORIDA 34712

DESCRIPTION:

THAT PART OF TRACTS 24 AND 25; AND THAT PART OF THE WEST 1/2 OF TRACTS 23 AND 26, LAKE HIGHLANDS SUBDIVISION, IN SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, AS RECORDED IN PLAT BOOK 3, PAGE 24, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF TRACT 25 OF SAID LAKE HIGHLANDS SUBDIVISION; THENCE NORTH 00°56'04" WEST, ALONG THE WEST LINE OF TRACTS 25 AND 24 A DISTANCE OF 1294.85 FEET TO THE SOUTH LINE OF STATE ROAD 50; THENCE NORTH 89°36'35" EAST, ALONG SAID RIGHT OF WAY LINE 999.14 FEET TO THE EAST LINE OF THE WEST 1/2 OF AFORESAID TRACT 23; THENCE SOUTH 00°51'34" EAST, ALONG SAID EAST LINE 546.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°51'34" EAST, ALONG SAID EAST LINE 220.00 FEET; THENCE SOUTH 89°36'37" WEST, 466.07 FEET; THENCE NORTH 00°53'49" WEST, 220.00 FEET; THENCE NORTH 89°36'36" EAST, 466.21 FEET TO THE POINT OF BEGINNING.

SURVEYORS NOTES:

1. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL, OR DIGITAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. PRINTED COPIES OF A DIGITAL SIGNED AND SEALED SURVEY ARE NOT VALID.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD, BY THIS FIRM.
3. REVISIONS DO NOT CONSTITUTE A RE-CERTIFICATION OF THE EXISTING FIELD CONDITIONS OF THIS SURVEY.
4. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 50 AS BEING N89°36'35"E (ASSUMED).
5. THE DESCRIPTION SHOWN HEREON WAS SUPPLIED BY THE CLIENT.
6. UNDERGROUND IMPROVEMENTS AND INSTALLATIONS HAVE NOT BEEN LOCATED.
7. THE LANDS SHOWN HEREON LIE ENTIRELY WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD) ACCORDING TO "FIRM" MAP NO. 12069C0590E, DATED DECEMBER 18, 2012.
8. THE ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88 (NORTH AMERICAN VERTICAL DATUM OF 1988) DATUM PER NGS (NATIONAL GEODETIC SURVEY) BENCH MARK NUMBER "D14748", ELEVATION = 121.24'
9. SITE BENCHMARKS ARE SHOWN HEREON.
10. THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS SET FORTH IN RULE 5J-17.052 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

LEGEND / ABBREVIATIONS:

NOT ALL SYMBOLS AND ABBREVIATIONS SHOWN HEREON MAY BE USED

R	RADIUS	W	WELL
Δ	CENTRAL ANGLE	EO	ELECTRICAL OUTLET
L	LENGTH	FR	TELEPHONE RISER
CH	CHORD	HY	FIRE HYDRANT
CB	CHORD BEARING	MA	MASTER WATER ASSEMBLY
T.B.	TANGENT BEARING	SV	SEWER VALVE
(M)	MEASURED	WV	WATER VALVE
(P)	PLAT	RWV	RECLAIMED WATER VALVE
(C)	CALCULATED	IR	IRRIGATION VALVE
(D)	DESCRIPTION	OR	OFFICIAL RECORDS BOOK
P.B.	POINT OF BEGINNING	PL	PAGE
P.C.	POINT OF COMMENCEMENT	TYP	TYPICAL
P.T.	POINT OF TANGENCY	P.T.	POINT OF TANGENCY
P.C.	POINT OF CURVATURE	P.C.	POINT OF CURVATURE
●	IRON ROD & CAP	●	IRON ROD & CAP
○	NAIL & DISC	○	NAIL & DISC
□	4"x4" CONCRETE MONUMENT	□	4"x4" CONCRETE MONUMENT
—	IRON PIPE	—	IRON PIPE
—	BARRIED WIRE FENCE	—	BARRIED WIRE FENCE
—	WOOD FENCE	—	WOOD FENCE
—	CHAIN LINK FENCE	—	CHAIN LINK FENCE
—	EDGE OF ASPHALT PAVEMENT	—	EDGE OF ASPHALT PAVEMENT
—	CENTERLINE	—	CENTERLINE
LB	LICENSED BUSINESS	LB	LICENSED BUSINESS
PSM	PROFESSIONAL SURVEYOR & MAPPER	PSM	PROFESSIONAL SURVEYOR & MAPPER
PLS	PROFESSIONAL LAND SURVEYOR	PLS	PROFESSIONAL LAND SURVEYOR
PVC	POLYVINYL CHLORIDE PIPE	PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE	RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE	CMP	CORRUGATED METAL PIPE
DIP	DUCTILE IRON PIPE	DIP	DUCTILE IRON PIPE
VCP	VITRIFIED CLAY PIPE	VCP	VITRIFIED CLAY PIPE
CPP	CORRUGATED PLASTIC PIPE	CPP	CORRUGATED PLASTIC PIPE
—	OVERHEAD UTILITY WIRES	—	OVERHEAD UTILITY WIRES
—	UNDERGROUND POWER LINE	—	UNDERGROUND POWER LINE
—	UNDERGROUND GAS LINE	—	UNDERGROUND GAS LINE
—	UNDERGROUND TELEPHONE LINE	—	UNDERGROUND TELEPHONE LINE
—	UNDERGROUND CABLE TELEVISION	—	UNDERGROUND CABLE TELEVISION
—	FIBER OPTIC CABLE	—	FIBER OPTIC CABLE
—	WOODEN UTILITY POLE	—	WOODEN UTILITY POLE
—	CONCRETE UTILITY POLE	—	CONCRETE UTILITY POLE
—	GUY POLE	—	GUY POLE
—	GUY ANCHOR	—	GUY ANCHOR
—	INVERT ELEVATION	—	INVERT ELEVATION
—	EXISTING GROUND ELEVATION	—	EXISTING GROUND ELEVATION
—	EXISTING GROUND CONTOUR	—	EXISTING GROUND CONTOUR
—	DOUBLE POST SIGN	—	DOUBLE POST SIGN
—	HANDICAPPED PARKING SPACE (H/V)	—	HANDICAPPED PARKING SPACE (H/V)
—	SITE BENCHMARK (AS INDICATED)	—	SITE BENCHMARK (AS INDICATED)
—	WELL	—	WELL
—	ELECTRICAL OUTLET	—	ELECTRICAL OUTLET
—	TELEPHONE RISER	—	TELEPHONE RISER
—	FIRE HYDRANT	—	FIRE HYDRANT
—	MASTER WATER ASSEMBLY	—	MASTER WATER ASSEMBLY
—	SEWER VALVE	—	SEWER VALVE
—	WATER VALVE	—	WATER VALVE
—	RECLAIMED WATER VALVE	—	RECLAIMED WATER VALVE
—	IRRIGATION VALVE	—	IRRIGATION VALVE
—	GAS VALVE	—	GAS VALVE
—	SAINTARY MANHOLE	—	SAINTARY MANHOLE
—	DRAINAGE MANHOLE	—	DRAINAGE MANHOLE
—	TELEPHONE MANHOLE	—	TELEPHONE MANHOLE
—	GREASE TRAP MANHOLE	—	GREASE TRAP MANHOLE
—	POWER MANHOLE	—	POWER MANHOLE
—	WATER SHUT-OFF VALVE	—	WATER SHUT-OFF VALVE
—	POWER TRANSFORMER	—	POWER TRANSFORMER
—	WATER METER	—	WATER METER
—	GAS METER	—	GAS METER
—	POWER METER	—	POWER METER
—	WATER BLOW-OFF VALVE	—	WATER BLOW-OFF VALVE
—	CLEAN-OUT	—	CLEAN-OUT
—	FIRE DEPARTMENT CONTROL VALVE	—	FIRE DEPARTMENT CONTROL VALVE
—	ELECTRIC HAND HOLE	—	ELECTRIC HAND HOLE
—	WIRING PULL BOX	—	WIRING PULL BOX
—	CABLE TELEVISION RISER	—	CABLE TELEVISION RISER
—	TELEPHONE ACCESS CABINET	—	TELEPHONE ACCESS CABINET
—	CATCH BASIN	—	CATCH BASIN
—	DRAIN	—	DRAIN
—	CURB INLET	—	CURB INLET
—	CURB INLET WITHOUT MANHOLE	—	CURB INLET WITHOUT MANHOLE
—	INTERIOR END SECTION	—	INTERIOR END SECTION
—	UTILITY VAULT	—	UTILITY VAULT
—	AIR CONDITIONER	—	AIR CONDITIONER
—	POWER BOX	—	POWER BOX
—	MONITORING WELL	—	MONITORING WELL
—	WALKWAY LIGHT	—	WALKWAY LIGHT
—	TRAFFIC SIGNAL BOX	—	TRAFFIC SIGNAL BOX
—	BOLLARD	—	BOLLARD
—	CROSSWALK POST	—	CROSSWALK POST
—	TRAFFIC FLOW ARROW	—	TRAFFIC FLOW ARROW
—	SOIL BORING	—	SOIL BORING

GRAPHIC SCALE



(IN FEET)
1 INCH = 40 FT.

SHEET
1 OF 2
SECTION 9
TOWNSHIP 22 SOUTH
RANGE 26 EAST



CERTIFICATE OF AUTHORIZATION LB 7274
301 N. TUBBS STREET, SUITE 106, OAKLAND, FLORIDA 34760
Phone No. 407.905.8877

ARON D. BISHMAN, P.S.M. FLORIDA REGISTRATION NO. 5668

REVISIONS:

JOB NUMBER:	22005.000
SURVEY DATE:	1-31-2022
FIELD BY:	T. CONARD
FIELD BOOK:	2106
PAGES:	51-52
FIELD FILE:	220050TCMJF
DRAWING FILE:	22005.DWG

Scott Beckett - AK#2729236 Aerial Map



December 2, 2021

pointLayer



Override 1

polygonLayer



Override 1

Street Names

Local Streets



Subdivision Boundaries

Subdivision Lot Numbers

Property Name

Tax Parcels Alternate Key

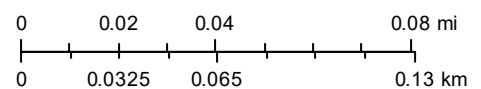


Tax Parcels

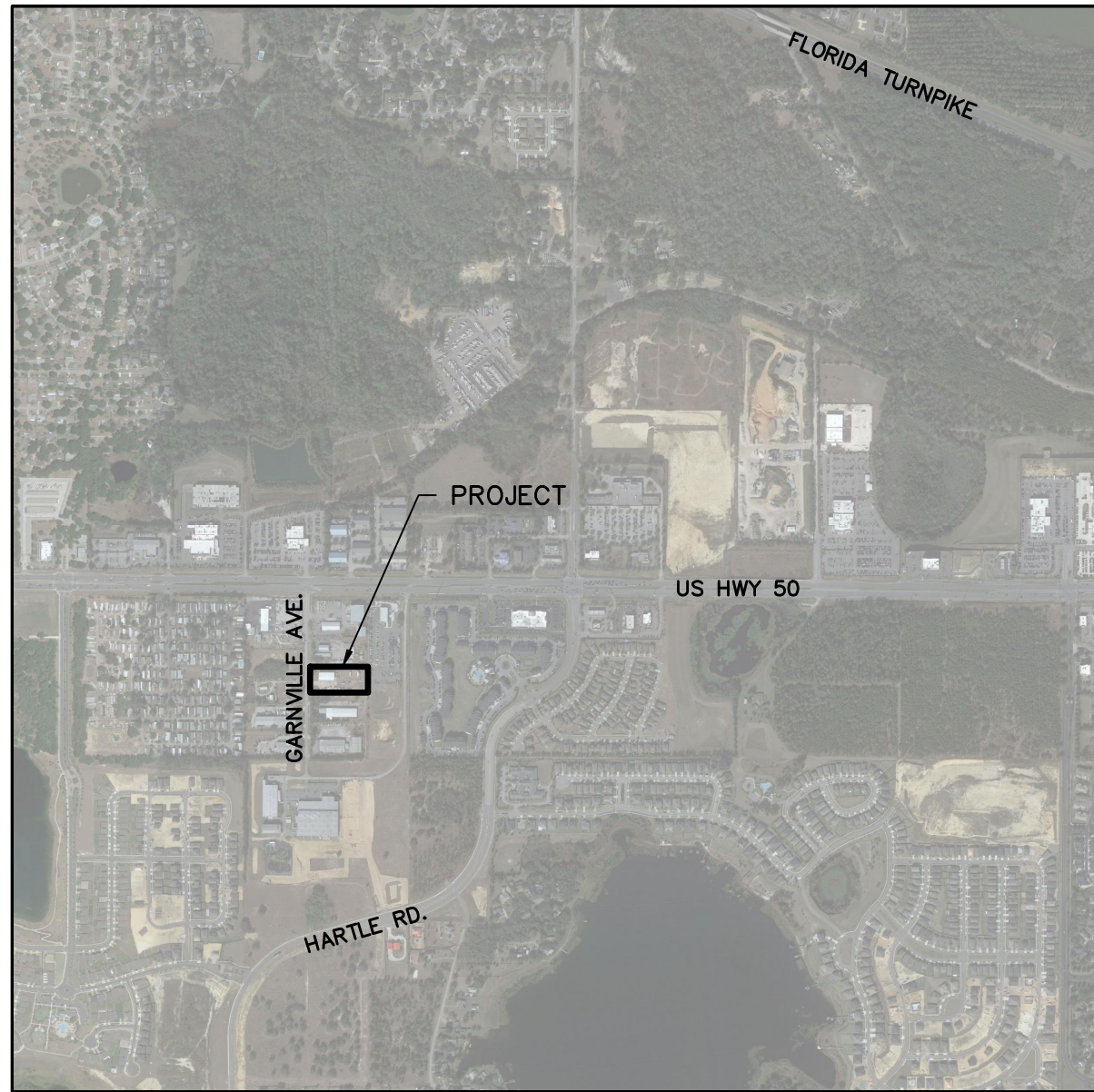
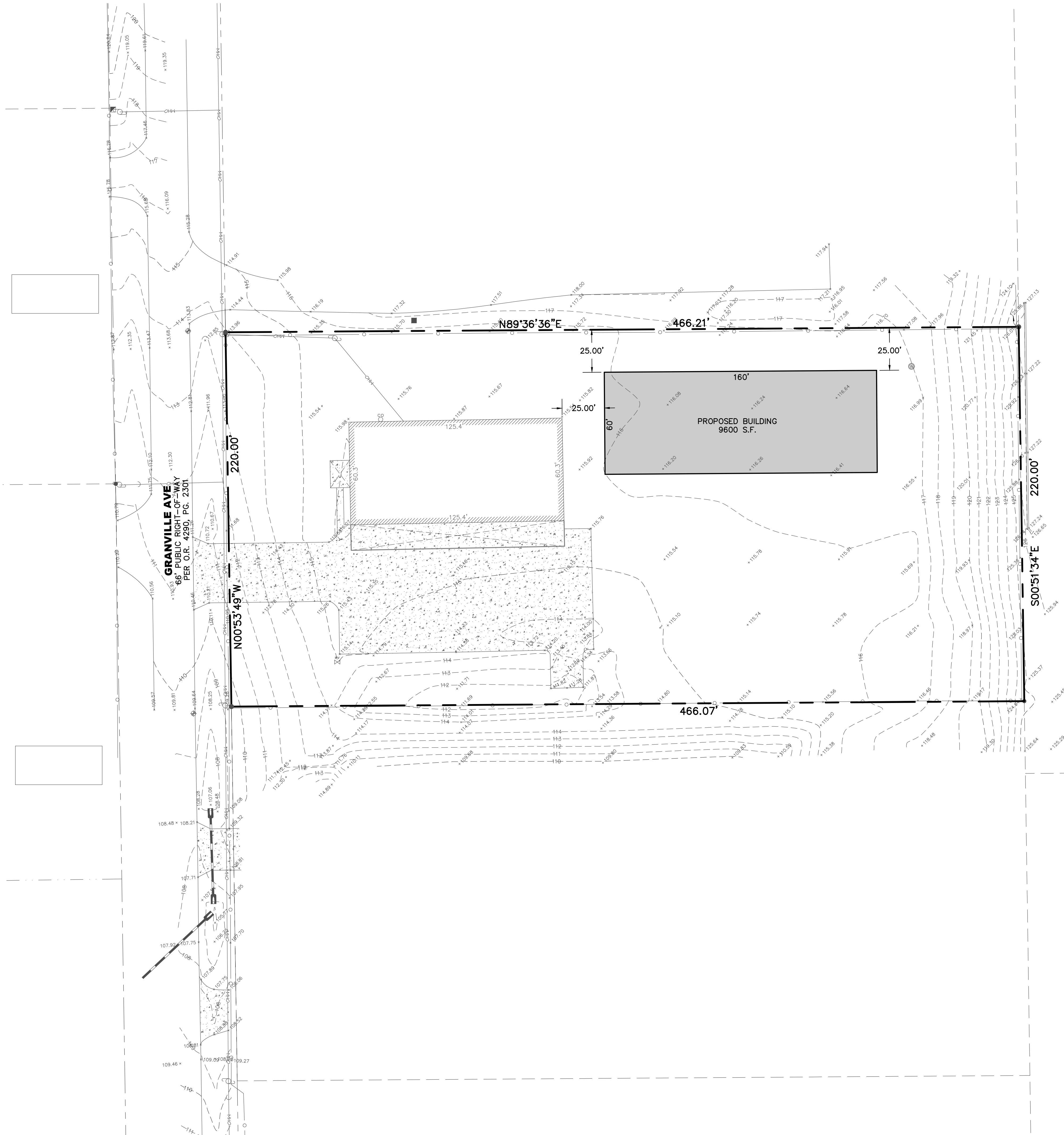


City Limits In

1:2,500



Lake County Property Appraiser
Lake BCC



LOCATION MAP
NTS

LEGAL DESCRIPTION:

THAT PART OF TRACTS 24 AND 25; AND THAT PART OF THE WEST 1/2 OF TRACTS 23 AND 26, LAKE HIGHLANDS SUBDIVISION, IN SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, AS RECORDED IN PLAT BOOK 3, PAGE 24, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF TRACT 25 OF SAID LAKE HIGHLANDS SUBDIVISION; THENCE NORTH 00°56'04" WEST, ALONG THE WEST LINE OF TRACTS 25 AND 24 A DISTANCE OF 1294.85 FEET TO THE SOUTH LINE OF STATE ROAD 50; THENCE NORTH 89°36'35" EAST, ALONG SAID RIGHT OF WAY LINE 999.14 FEET TO THE EAST LINE OF THE WEST 1/2 OF AFORESAID TRACT 23; THENCE SOUTH 00°51'3411 EAST, ALONG SAID EAST LINE 546.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°51'3411 EAST, ALONG SAID EAST LINE 220.00 FEET; THENCE SOUTH 89°36'37" WEST, 466.07 FEET; THENCE NORTH 00°53'49" WEST, 220.00 FEET; THENCE NORTH 89°36'3611 EAST, 466.21 FEET TO THE POINT OF BEGINNING.

SITE DATA:

EXISTING FLU:	LAKE COUNTY "REGIONAL OFFICE"	
PROPOSED FLU:	CITY OF CLERMONT "INDUSTRIAL"	
EXISTING ZONING:	LAKE COUNTY "HEAVY INDUSTRIAL (HM)"	
PROPOSED ZONING:	CITY OF CLERMONT "INDUSTRIAL (M-1)"	
WETLANDS:	NONE	
FLOOD ZONE:	X	
EXISTING BUILDING HEIGHT:	21'	
PROPOSED BUILDING HEIGHT:	29'	
1.0 MAX. FAR		.17 PROPOSED
80% MAX. ISR		31% PROPOSED
TOTAL PROJECT AREA:		102,520 ft² OR 2.35 AC.
SETBACKS & BUFFERS		
FRONT		25'
SIDE (MIN.)		12'
REAR (MIN.)		25'
PARKING REQUIRED:	18 SPACES	
EXISTING PARKING:	10 SPACES	
ADDITIONAL PARKING:	8 SPACES	
TOTAL PARKING:	18 SPACES	
BIKE SPACES REQUIRED:	1	
BIKE SPACES PROVIDED:	3 SPACE BIKE RACK	

Hartenstein Development and Land Use, LLC
RICK HARTENSTEIN, AICP, CPM
PO BOX 625
LAKE PANASOFFREE, FLORIDA 33538
PHONE: 352-303-5291

USA ROLLERCHAIN & SPROCKET
COOPER ROLLERCHAIN, INC.
13675800 W. WILSON AVE
CLERMONT, FLORIDA 34712

USA ROLLERCHAIN & SPROCKET
CONCEPT PLAN
LAKE COUNTY, FLORIDA

Drawn: RAP	REVISION:	DATE:
Checked: RH	Δ	
Date: 2/19/22		
Scale: AS SHOWN		
File No.: 21109		
Sheet: 1		Of: 1



CHECK LIST & FILING INSTRUCTIONS

The following required information shall be submitted when applying for an **ANNEXATION**.

1. ☒ Application & Petition by the landowners for Annexation (pages 3 and 4).
2. ☒ General application form (page 5).
3. ☒ Authorization for agent/owner representation (page 6)
4. ☒ LEGAL DESCRIPTION: Email legal description typed in Word (not all capitalized) to planning@clermontfl.org. Include a copy of the latest TAX RECEIPT or recorded WARRANTY DEED showing the current fee simple owner.
5. ☒ Map showing general area of site for which Annexation is being requested.
6. ☒ Submit original application along with \$155.00 filing fee. (Price for advertisement will be invoiced once the cost has been received)

NOTE: All territory annexed into the City of Clermont is automatically zoned Urban Estate Residential (UE) Zoning District. A separate application for a Land Use Plan Amendment & Rezoning is required. Applicable fees shall apply.

PROCEDURES:

1. The proposed use of the property must be assessed to determine if there will be an increase in demand on the water or wastewater systems prior to submittal of the application. Any increase in demand on the water or wastewater systems will be subject to impact fees.
2. Any person requesting an Annexation shall file a complete application in the Development Services Department on or before the 1st day of the Month. Complete applications will then be scheduled for Public Hearing on the 4th Tuesday of the following month for the City Council meeting. All applications must be complete, to include applicable site plans and/or other pertinent descriptive materials in order to be processed. A pre-application meeting may be required prior to submission of an application. Dependent upon the scope and/or magnitude of a particular project, scheduling of one or more City Council Workshop(s) may also be necessary and additional time may be required prior to being scheduled for public hearing.
3. Upon receipt of a complete application, the Development Services Department shall proceed with the request for a public hearing in accordance with the following:
 - A: The owners of all property lying within one hundred fifty (150) feet of the property requested to be annexed shall be notified by mail.
 - B. A legal advertisement of the request shall be advertised in a local newspaper prior to the meeting date.
4. Failure to provide an accurate and complete application will result in automatic rejection and return of the application and delay of the hearing date.



APPLICATION & PETITION

DATE: 12/XX/2021

FEE: \$155.⁰⁰
+ cost of advertising

Please type or print – use black pen/ink only.

PROJECT NAME (if applicable): USA Roller Chain & Sprockets - Office/Warehouse

APPLICANT: Forefront Investment Group, LLC - Christina Beckett

Address: 13610 Granville Av

City: Clermont State: FL Zip: 34711

Phone: 1-407-347-3519 Fax: _____

Applicant is: Owner: ☒ Agent: ☐ Purchaser: ☐ Lessee: ☐ Optionee: ☐

OWNER: Forefront Investment Group, LLC - Christina Beckett

Address: 13610 Granville Av

City: Clermont State: FL Zip: 34711

Phone: 1-407-347-3519 Fax: _____

AGENT NAME (Affidavit required): Hartenstein Development and Land Use, LLC - Rick Hartenstein

Address: P O Box 625

City: Lake Panasoffkee State: FL Zip: 33538

Phone: 1-352-303-5291 Fax: _____

E-Mail: rhartenstein@wicksengineering.com or rickhartenstein@gmail.com

Property address and/or general location: 13610 Granville Av, Clermont FL 34711

Area of property: 2.35 +/- acres, and/or 102,366 +/- sq. ft.

The property is PRESENTLY used for: Office/Storage building that is not occupied

The property is PROPOSED to be used for: Office space and warehouse storage for
a Roller chain and sprocket business.



Existing Lake County Land Use* : Regional Office

Existing Lake County Zoning* : Heavy Industrial (HM)

*** NOTE: All property annexed into the City of Clermont is automatically zoned Urban Estate Residential (UE) Zoning District. A separate application for a Land Use Plan Amendment & Rezoning is required. Applicable fees shall apply.**

Number of existing structures on the property and their present use: one - office and storage

State the reason or basis for this request: The Owner wishes to relocate his roller chain and sprocket business from Missisippe to Clermont FL and would like to expand under the City regulations and obtain access to water and sewer.

EXACT LEGAL DESCRIPTION as shown on the Tax Receipt or Warrant Deed.
(attach copy).

Section 26, Township 22S, Range 26E

See attached legal description

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



**PETITION OF LANDOWNER(S) FOR ANNEXATION
OF CERTAIN PROPERTY TO THE CITY OF CLERMONT**

WE, the undersigned landowner(s) pursuant to the provisions of Chapter 59-1497 (Senate Bill No. 912), Laws of Florida, Regular Session 1959, entitled

AN ACT TO AMEND CHAPTER 9820, LAWS OF FLORIDA, SPECIAL ACT OF 1923, AS AMENDED, BEING THE CHARTER OF THE CITY OF CLERMONT, FLORIDA, TO PROVIDE ENABLING LEGISLATION FOR THE FUTURE ANNEXATION OF CONTIGUOUS TERRITORY BY PETITION AND CONSENT OF THE LANDOWNER(S) IN THE AREA SOUGHT TO BE ANNEXED: PROVIDING THAT SAID PROVISIONS SHALL BE CUMULATIVE: PROVIDING THAT THE PROPERTY ANNEXED SHALL BE LIABLE FOR ITS PROPORTIONATE SHARE OF THE EXISTING AND FUTURE INDEBTEDNESS OF SAID CITY, AND PROVIDING THAT SUCH ANNEXED TERRITORY SHALL BE SUBJECT TO ALL LAWS AND ORDINANCES OF SAID CITY AS IF ALL OF SUCH TERRITORY HAD BEEN A PART OF THE CITY OF CLERMONT AT THE TIME OF THE PASSAGE AND APPROVAL OF SAID LAWS AND ORDINANCES, AND FIXING EFFECTIVE DATE,

hereby petition that the hereinafter described real estate be annexed to, and become a part of the city limits of the City of Clermont, a municipal corporation in Lake County, Florida, created and existing pursuant to Chapter 9820, Laws of Florida, Special Acts of 1923, and amendatory and supplementary acts thereto, and we, jointly and severally, consent to such annexation of such area to said City of Clermont and upon annexation sought by this petition, all of the property, real and personal, within such area, and the inhabitants thereof, shall be subject to the government, jurisdiction, powers, franchises, duties and privileges of said City of Clermont, Florida and the said property shall be liable, proportionally, for all the present outstanding and existing, as well as future, indebtedness of the said City of Clermont; that all of the ordinances of the City of Clermont and all laws heretofore passed by the Legislature of the State of Florida, relating to and which now or hereafter constitute its Charter shall apply to have the same force and effect in such territory as may be annexed under the provisions hereof as if all of such territory had been part of the City of Clermont at the time of the passage and approval of said laws and ordinances.

IN WITNESS WHEREOF, we, the undersigned landowners, as petitioners, have hereunto set our hands and seals as of the 12th day of January, 2022.

Legal description of the property: (Type, print in black ink, or attach a copy of the warranty deed or current tax receipt).

Christina Burkett
Landowner (Petitioner)

01/12/2022
Date

Angela Miller
Notary Public

08/29/2023
My Commission Expires



Angelica Hamilton
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG909051
Expires 8/29/2023



OWNER / AGENT AFFIDAVIT (ANNEXATION)

Date: 12/21/2021

Before me, the undersigned authority personally appeared Christina Beckett (owner(s) name), who being by me duly sworn on oath, deposes and says:

1. That said authority is the fee-simple owner of the property legally described in this application.
2. That said authority desires an ANNEXATION to allow:
The property to be re-developed under the City of Clermont jurisdiction.
3. That said authority (owner) has appointed (agent's name) Rick Hartenstein to act in its behalf to accomplish the above, and before me the undersigned authorized agent personally appeared and being by me duly sworn on oath, deposes and says:

A. That he/she affirms and certifies that he/she understands and will comply with all Ordinances, Regulations, and Provisions of the City of Clermont, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his/her knowledge and belief, and further, that this application and attachments shall become part of the Official Records of the City of Clermont, Florida, and are not returnable.

B. That the Submittal requirements for the application have been completed and attached hereto as part of that application.

X Christina Beckett
Owner (signature)

X Rick Hartenstein
Agent's (signature)

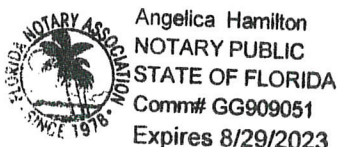
Sworn to and subscribed before me this 12 day of JANUARY, 2022.

Angela Hamilton
Notary Public, State of FL
My commission expires: 08/29/2023

Sworn to and subscribed before me this 18 day of Jan, 2022.

Lorraine A Tighe
Notary Public, State of FL
My commission expires: 09/08/2024

*Note: Owner must sign affidavit. When agent is representing case, both agent and owner must sign affidavit.



LEGAL NOTICE

The Clermont City Council will consider the enactment of the following proposed Ordinance at the regularly scheduled meeting to be held Tuesday, April 26, 2022 at 6:30 PM at the Clermont City Hall, Council Chambers located at 685 West Montrose Street. All interested parties will be given an opportunity to express their views on this matter.

ORDINANCE NO. 2022-015

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



LOCATION:

13610 GRANVILLE AVENUE, CLERMONT FL
(ALTERNATE KEY #2729236)

LEGAL DESCRIPTION:

That part of Tract 24 and 25; and that part of the West ½ of Tracts 23 and 26, Lake Highlands Subdivision, in Section 26, Township 22 South, Range 26 East, as recorded in Plat Book 3, Page 24, Public Records of Lake County, Florida, being more particularly described as follows:

Commence at the Southwest corner of Tract 25 of said Lake Highlands Subdivision; thence North 00° 56' 04" West, along the West line of Tract 25 and 24 a distance of 1,294.85 feet to the South line of State Road 50; thence North 89° 36' 35" East, along said right of way line 999.14 feet to the East line of the West ½ of aforesaid Tract 23; thence South 00° 51' 34" East, along said East line 546.00 feet to the Point of Beginning; thence continue South 00° 51' 34" East, along said East line 220.00 feet; thence South 89° 36' 37" West, 466.07 feet; thence North 00° 53' 49" West, 220.00 feet; thence North 89° 36' 36" East, 466.21 feet to the Point of Beginning.

The public hearings are held at the City Hall, Council Chambers, located at 685 W. Montrose Street, and are open to public comment. Please call (352) 394-4083, ext. 3 if you have any questions.

The proposed ordinance may be inspected at the Clermont Development Services Department (City Hall, 1st floor) Monday through Friday, 8 AM to 5 PM.

Please be advised that under state law, any person deciding to appeal a public hearing decision will need a record of the proceedings and may need to ensure a verbatim record is made.

Persons with disabilities who need assistance should contact the City Clerk's office, (352) 241-7330, at least 48 hours prior to the public hearings.

Tracy Ackroyd Howe, MMC
City Clerk



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date		
Tuesday, April 26, 2022		
Agenda Item Name		
Ordinance No. 2022-016 <i>Final</i> <i>USA Roller Chain Small-scale CPA</i>		
Requested Action		
Recommend approval of Ordinance No. 2022-016		
Staff Report		
The applicant is requesting an annexation, small-scale comprehensive plan amendment, and rezoning of the 2.35 acre+/- parcel located at 13610 Granville Avenue. The current site conditions include an existing warehouse building and light manufacturing with associated parking for the business. The subject property is contiguous to the Clermont Boundaries and meets the requirements of Florida Statutes, Chapter 171 for Annexation. The City of Clermont has sufficient capacity to provide water and sewer services for the development. The annexation request also included a petition for a small-scale comprehensive plan amendment to change the existing land use map from Lake County Regional Office to Clermont Industrial designation. The proposed rezoning request would change the current zoning from Lake County "HM" Heavy Industrial to the Clermont "M-1" Industrial category. The Clermont Land Development Codes, Section 122-263, "M-1", Industrial zoning allows warehouse and light manufacturing as permitted uses. The applicant indicates that upon annexation of the property into the City's boundaries, it would allow any future development or expansion of the site to comply with the Clermont Land Development Regulations and Standards. <u>STAFF RECOMMENDATION:</u> Staff has reviewed the application and proposed project in regards to compliance with the Clermont Codes of Ordinances and Comprehensive Plan. The proposed use of the site is consistent with the goals, objectives and policies of the comprehensive plan and intent of the land development regulations for Industrial zoning. Staff recommends approval of Ordinance No. 2022-015 annexation and Ordinance No. 2022-016, changing the future land use designation to Clermont Industrial and approval of Ordinance No. 2021-017, rezoning the subject parcel to M-1 Industrial zoning. <i>The Planning and Zoning Commission at their meeting, voted 6-0 to recommend approval of Ordinance 2021-016.</i>		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Staff Analysis Report	Staff Analysis Report.pdf	
2. CPA Ord. 2022-016-Final	CPA Ord. 2022-016-Final.pdf	
3. LOCATION MAP	LOCATION MAP.pdf	
4. FLU MAPS	FLU MAPS.pdf	

5.	USA ROLLERCHAIN & SPROCKET CONCEPT PLAN	USA ROLLERCHAIN & SPROCKET CONCEPT PLAN.pdf
6.	Forefront Investment Group - Comp Plan Application 2021	Forefront Investment Group - Comp Plan Application 2021.pdf
7.	CPA Legal AD-Clermont	CPA Legal AD-Clermont.pdf



CITY OF CLERMONT Staff Analysis Report

OWNER: Forefront Investment Group, LLC-Christina Beckett

APPLICANT: Hartenstein Development and Land Use, LLC

PROJECT NAME: USA Roller Chains and Sprockets Office/Warehouse

REQUESTED ACTION: A request for annexation, small-scale comprehensive plan amendment, and rezoning of subject property.

SIZE OF PARCEL: 2.35 acres +/- (Alternate Key 2729236)

LOCATION: 13610 Granville Avenue

EXISTING ZONING: **FROM:** Lake County "HM" Heavy Industrial
TO: Clermont "M-1" Industrial

EXISTING LAND USE: Existing warehouse office building

FUTURE LAND USE CATEGORY: **FROM:** Lake County Regional Office
TO: Clermont Industrial

SITE UTILITIES: City of Clermont Water and Sewer

ANALYSIS:

The applicant is requesting an annexation, small-scale comprehensive plan amendment, and rezoning of 2.35 acre+/- parcel located at 13610 Granville Avenue. The current site conditions contains an existing warehouse building and light manufacturing with associated parking for the business. The subject property is contiguous to Clermont Boundaries and meet the requirements of Florida Statutes, Chapter 171 for Annexation. The City of Clermont has sufficient capacity to provide water and sewer services for the development.

The annexation request; also included a petition for a small-scale comprehensive plan amendment to change the existing land use map from Lake County Regional Office to Clermont Industrial designation. The proposed rezoning request would change the current zoning from Lake County "HM" Heavy Industrial to Clermont "M-1" Industrial

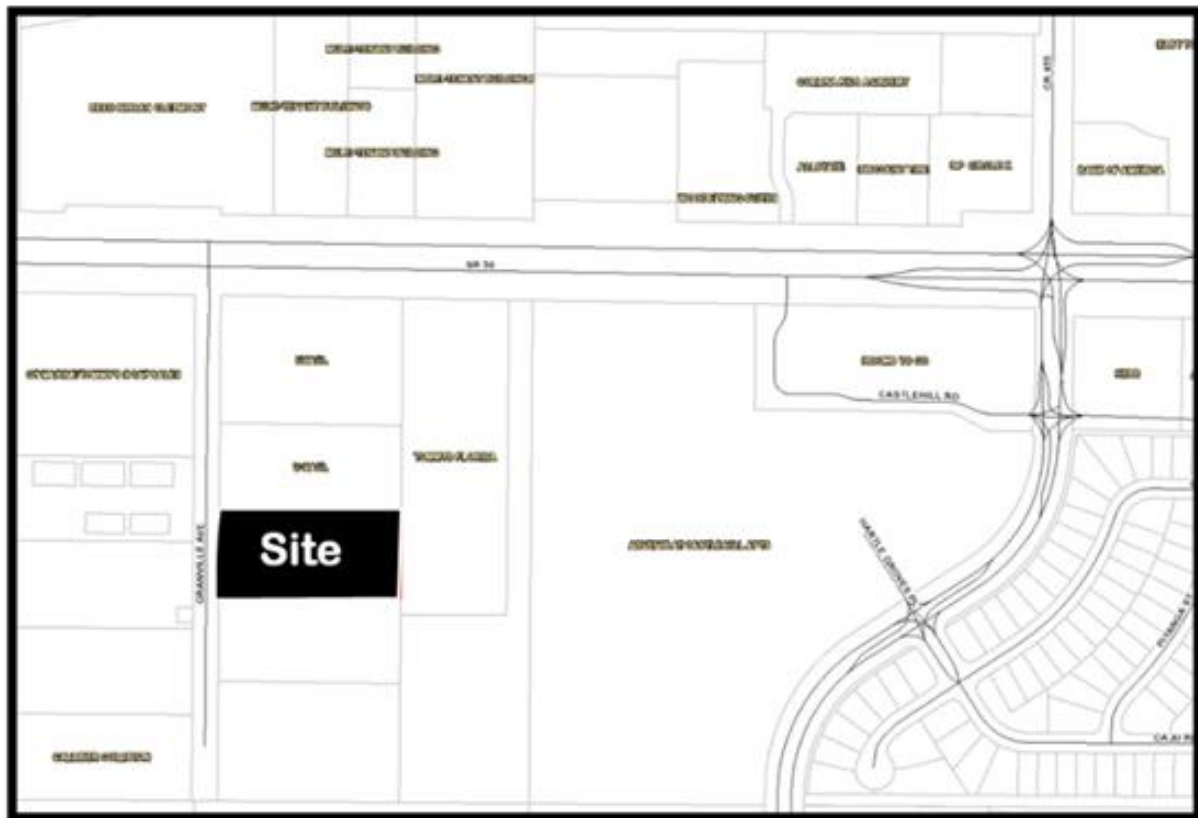
category. The Clermont Land Development Codes, Section 122-263, “M-1” Industrial zoning allows warehouse and light manufacturing as permitted uses.

The applicant indicates that upon annexation of the property into the City’s boundaries, would allow any future development or expansions to the site will be required to comply with Clermont Land Development Regulations and Standards.

STAFF RECOMMENDATION:

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

Staff recommends approval of Ordinance No. 2022-015 annexation and Ordinance No. 2022-016, changing the future land use designation to Clermont Industrial and approval of Ordinance No. 2021-017, rezoning the subject parcel to M-1 Industrial zoning.





CITY OF CLERMONT
ORDINANCE NO. 2022-016

AN ORDINANCE OF THE CITY OF CLERMONT, FLORIDA, ADOPTING THE SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT FOR THE CITY OF CLERMONT, FLORIDA, PURSUANT TO THE LOCAL GOVERNMENT COMPREHENSIVE PLANNING ACT, CHAPTER 163, PART II, FLORIDA STATUTES; SETTING FORTH THE AUTHORITY FOR ADOPTION OF THE SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT; SETTING FORTH THE PURPOSE AND INTENT OF THE SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT; PROVIDING FOR THE ADOPTION OF THE SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT; ESTABLISHING THE LEGAL STATUS OF THE SMALL SCALE COMPREHENSIVE PLAN AMENDMENT; PROVIDING A SEVERABILITY CLAUSE, AN 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 on the proposed amendment to the plan in light of written comments, proposals and objections from the general public;

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

SECTION 1.

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

LEGAL DESCRIPTION:

That part of Tract 24 and 25; and that part of the West ½ of Tracts 23 and 26, Lake Highlands Subdivision, in Section 26, Township 22 South, Range 26 East, as recorded in Plat Book 3, Page 24, Public Records of Lake County, Florida, being more particularly described as follows:

Commence at the Southwest corner of Tract 25 of said Lake Highlands Subdivision; thence North 00° 56' 04" West, along the West line of Tract 25 and 24 a distance of 1,294.85 feet to the South line of State Road 50; thence North 89° 36' 35" East, along said right of way line 999.14 feet to the East line of the West ½ of aforesaid Tract 23; thence South 00° 51' 34"

CITY OF CLERMONT
ORDINANCE NO. 2022-016

East, along said East line 546.00 feet to the Point of Beginning; thence continue South 00° 51' 34" East, along said East line 220.00 feet; thence South 89° 36' 37" West, 466.07 feet; thence North 00° 53' 49" West, 220.00 feet; thence North 89° 36' 36" East, 466.21 feet to the Point of Beginning.

LOCATION:

13610 Granville Avenue, Clermont FL
(Alternate Key #2729236)



CHANGE IN FUTURE LAND USE CLASSIFICATION:

FROM: LAKE COUNTY REGIONAL COMMERCIAL
TO: CITY OF CLERMONT INDUSTRIAL

SECTION 2.

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

SECTION 3.

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



CITY OF CLERMONT
ORDINANCE NO. 2022-016

SECTION 4.

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



CITY OF CLERMONT
ORDINANCE NO. 2022-016

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida, this ____ day of _____, 2022.

Tim Murry, Mayor

ATTEST:

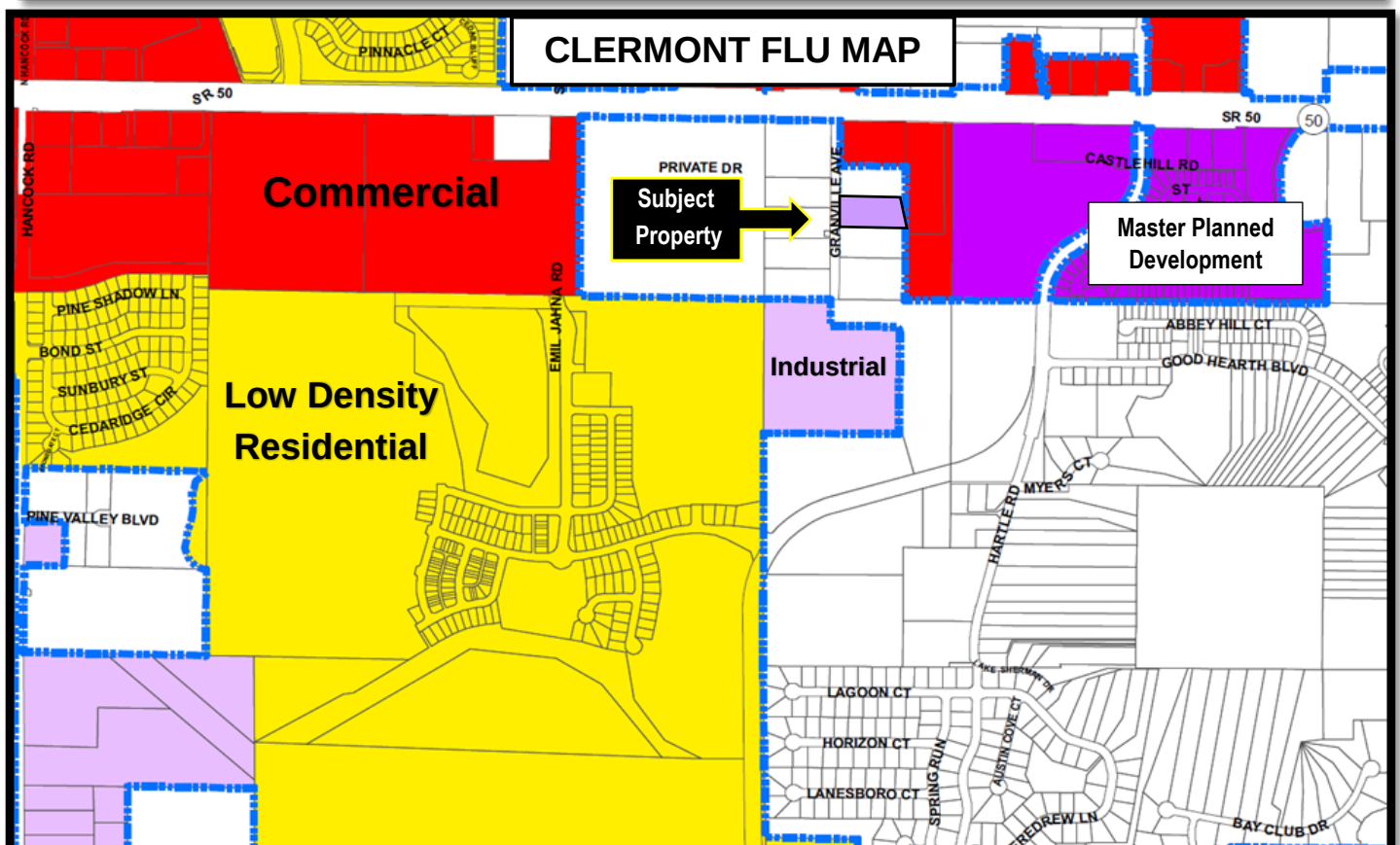
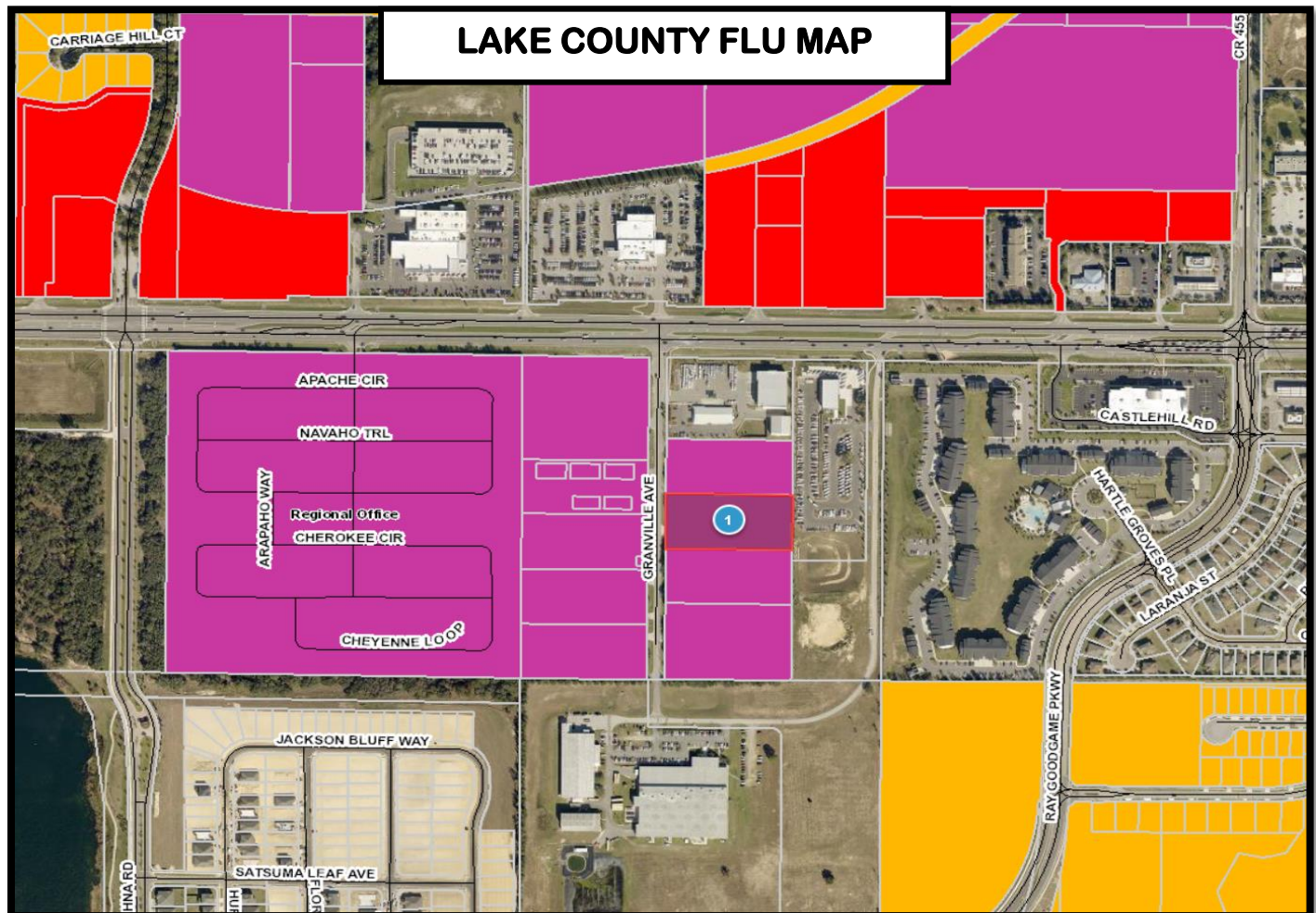
Tracy Ackroyd Howe, City Clerk

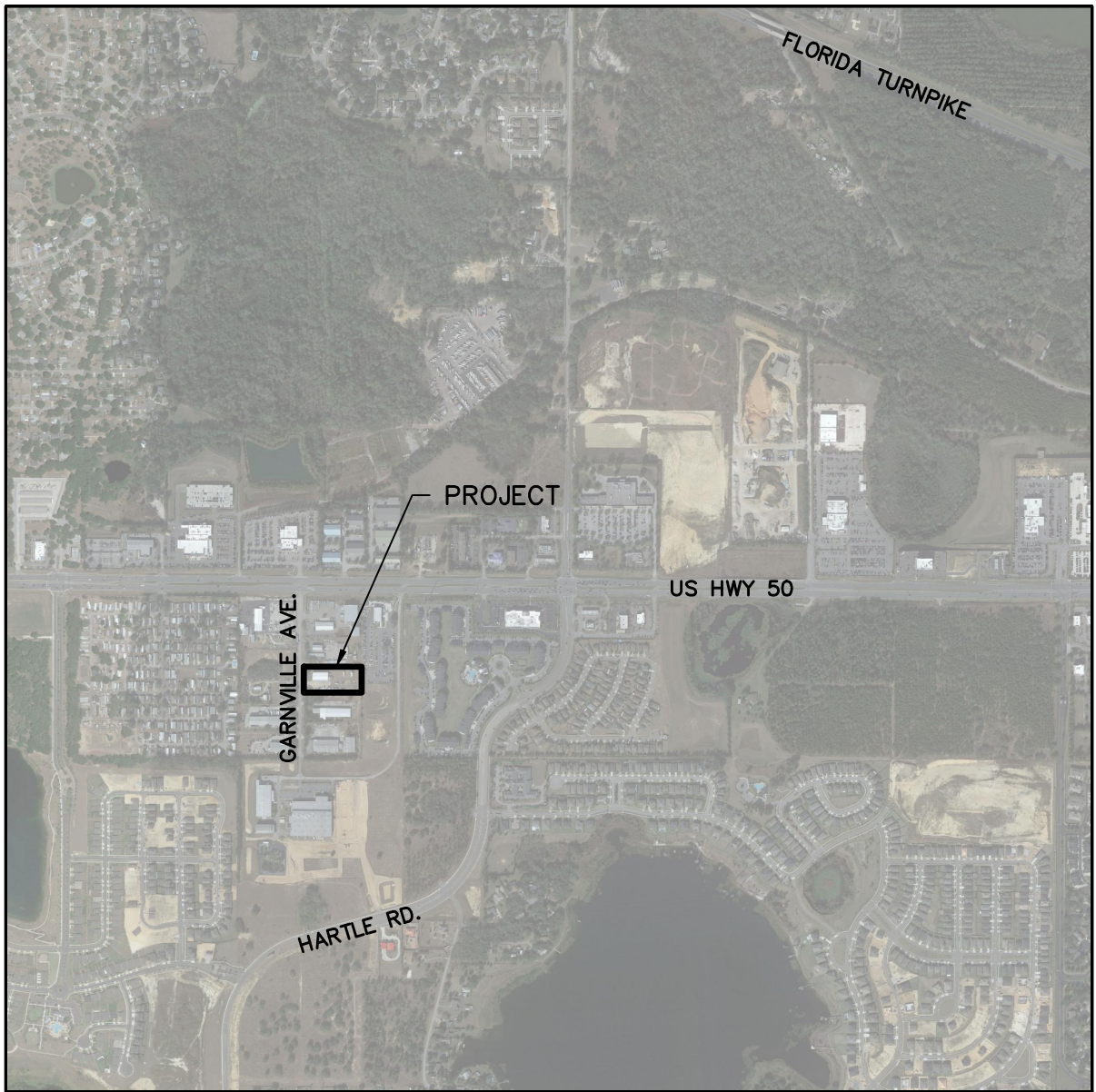
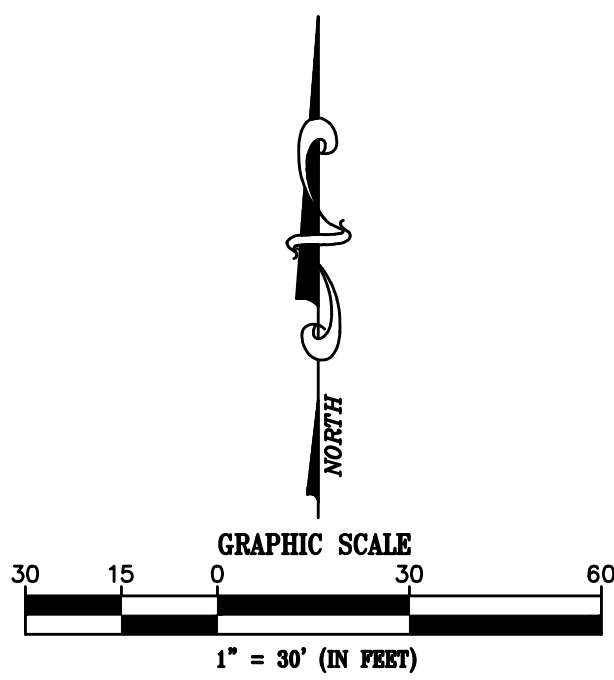
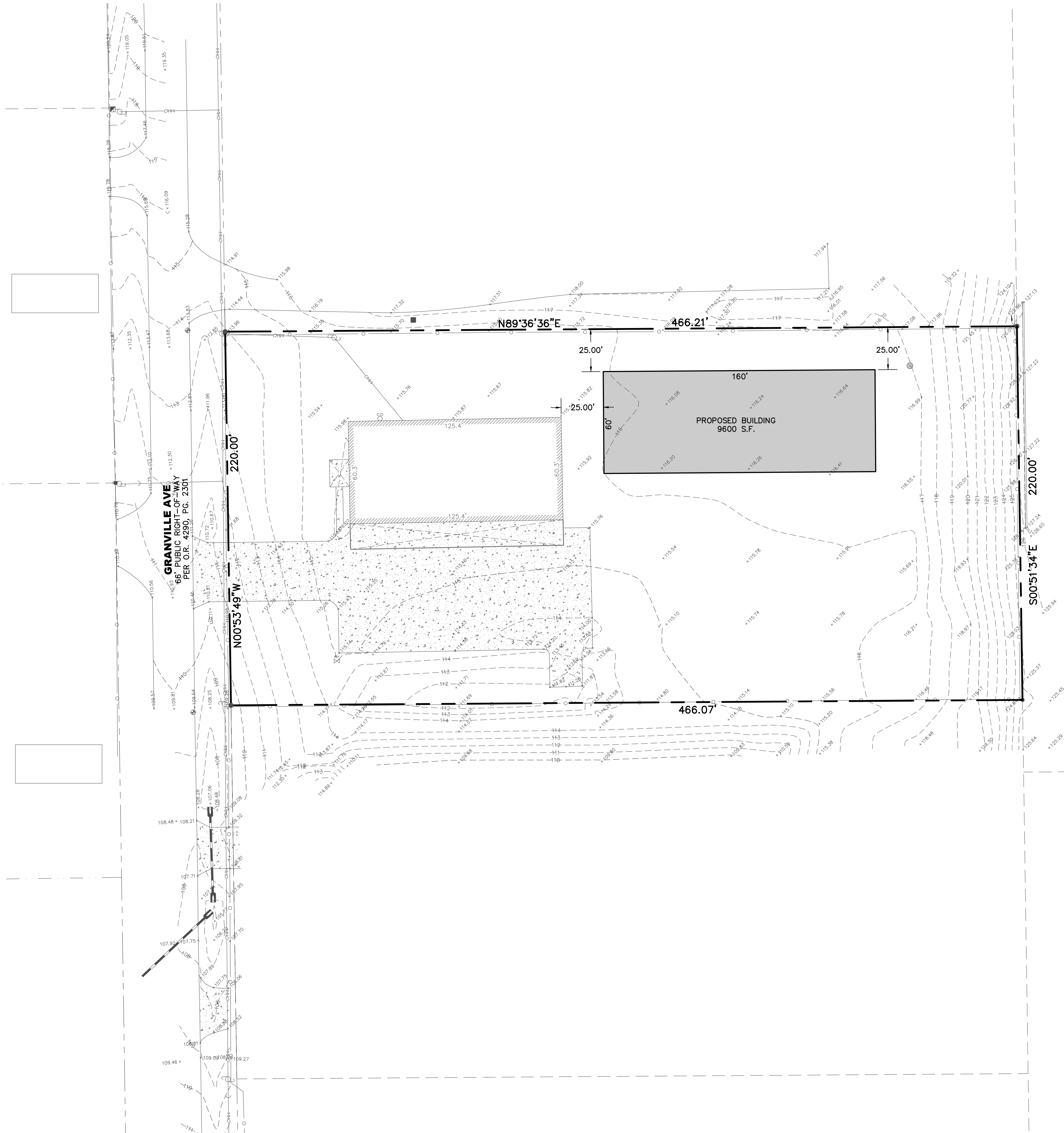
Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

LOCATION MAP







LOCATION MAP
NTS

LEGAL DESCRIPTION:

THAT PART OF TRACTS 24 AND 25; AND THAT PART OF THE WEST 1/2 OF TRACTS 23 AND 26, LAKE HIGHLANDS SUBDIVISION, IN SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, AS RECORDED IN PLAT BOOK 3, PAGE 24, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF TRACT 25 OF SAID LAKE HIGHLANDS SUBDIVISION; THENCE NORTH 00°56'04" WEST, ALONG THE WEST LINE OF TRACTS 25 AND 24 A DISTANCE OF 1294.85 FEET TO THE SOUTH LINE OF STATE ROAD 50; THENCE NORTH 89°36'35" EAST, ALONG SAID RIGHT OF WAY LINE 999.14 FEET TO THE EAST LINE OF THE WEST 1/2 OF AFORESAID TRACT 23; THENCE SOUTH 00°51'3411 EAST, ALONG SAID EAST LINE 546.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°51'3411 EAST, ALONG SAID EAST LINE 220.00 FEET; THENCE SOUTH 89°36'37" WEST, 466.07 FEET; THENCE NORTH 00°53'49" WEST, 220.00 FEET; THENCE NORTH 89°36'3611 EAST, 466.21 FEET TO THE POINT OF BEGINNING.

SITE DATA:

EXISTING FLU:	LAKE COUNTY "REGIONAL OFFICE"	
PROPOSED FLU:	CITY OF CLERMONT "INDUSTRIAL"	
EXISTING ZONING:	LAKE COUNTY "HEAVY INDUSTRIAL (HM)"	
PROPOSED ZONING:	CITY OF CLERMONT "INDUSTRIAL (M-1)"	
WETLANDS:	NONE	
FLOOD ZONE:	X	
EXISTING BUILDING HEIGHT:	21'	
PROPOSED BUILDING HEIGHT:	29'	
1.0 MAX. FAR		.17 PROPOSED
80% MAX. ISR		31% PROPOSED
TOTAL PROJECT AREA:		102,520 ft² OR 2.35 AC.
SETBACKS & BUFFERS		
FRONT		25'
SIDE (MIN.)		12'
REAR (MIN.)		25'
PARKING REQUIRED:		18 SPACES
EXISTING PARKING:		10 SPACES
ADDITIONAL PARKING:		8 SPACES
TOTAL PARKING:		18 SPACES
BIKE SPACES REQUIRED:		1
BIKE SPACES PROVIDED:		3 SPACE BIKE RACK

Hartenstein Development and Land Use, LLC
RICK HARTENSTEIN, AICP, CPM
PO BOX 625
LAKE PANASOFFKEE, FLORIDA 33538
PHONE: 352-303-5291

USA ROLLERCHAIN & SPROCKET
COOPER ROLLERCHAIN, INC.
13675800 W. WILSON AVE
CLERMONT, FLORIDA 34712

USA ROLLERCHAIN & SPROCKET
CONCEPT PLAN
LAKE COUNTY, FLORIDA

Drawn: RAP	REVISION:	DATE:
Checked: RH	Δ	
Date: 2/19/22		
Scale: AS SHOWN		
File No.: 21109		
Sheet: 1		Of: 1



CITY OF CLERMONT
COMPREHENSIVE PLAN AMENDMENT
Application Instructions

APPLICATION FEE:

- **Large Scale Comprehensive Plan Amendment** - \$2,325 plus cost of advertisement
Includes text amendments that impact the Goals, Objectives and Policies of the comprehensive plan; Future Land Use Map or map series amendment over 10 acres
- **Small Scale Comprehensive Plan Amendment** - \$755.00 plus cost of advertisement
Includes Future Land Use Map amendments of less than 10 acres, with no impact to the Goals, Objectives and Policies.
- **Development of Regional Impact (DRI)** - \$10,000 escrow plus actual costs of advertising for a DRI amendment.

APPLICATION PROCESS:

Applicants must schedule a pre-application meeting with the City's Site Review Committee prior to submitting a completed application. Once an application has been completed, please call a staff planner, (352) 394-4083, to schedule the pre-application meeting.

After the Site Review Committee meeting, and after any requests for additional information have been met by the applicant, the City's planning staff will prepare the amendment with its supporting data and analysis and schedule the Planning & Zoning Commission hearing. The Planning & Zoning Commission meets the first Tuesday of the month, and will make a recommendation on the proposed amendment to the City Council. The Council will then review the proposed amendment at a public hearing and may vote to approve (small scale amendment) or to transmit it (large scale amendment) to the Florida Department of Economic Opportunity (DEO) and all reviewing agencies.

DEO will review the amendment within 60 days and notify the City of any concerns. Other public agencies may file objections separately.

AMENDMENT TIME FRAME:

- *Small Scale Amendments* and *Large Scale Amendments* – may take up to three months to process depending on meeting schedules, review time frames, staff preparation time, etc. The City does try to consolidate amendments as much as possible to help save on advertising costs. Applicants must have attended a pre-application meeting prior to submitting applications for the deadlines. Please note that all hearing dates are tentative and subject to change.



A Pre-Application meeting with the Development Services Director (or designated staff) may be required prior to submittal of the application. Please check with the Development Services Department staff.

Application Information Required

A complete application includes the items below in addition to the attached application:

- Completed application. - Include all signatures
- Proof of ownership – (i.e. Lake County Property record card, tax receipt, deed, or tax receipt)
- Complete legal description in Word (not all caps) emailed to planning@clermontfl.org
- Current survey and location map (acreage included)
- Signed owner affidavit (unless power of attorney or notarized letter authorizing the applicant to act as the duly authorized agent for the owner is submitted with the application)
- Signed Applicant affidavit
- Application fee

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



CITY OF CLERMONT
COMPREHENSIVE PLAN AMENDMENT
Application

DATE: 12/XX/2021

FEE: \$755.00

Project Name (if applicable): USA Roller Chain and Sprockets - Office/Warehouse

Applicant: Forefront Investment Group, LLC - Christina Beckett

Contact Person: Scott Beckett

Address: 13610 Granville Av

City: Clermont State: FL Zip: 34711

Phone: 1-407-347-3519 Fax: _____

E-Mail: Scott Beckett <scottb@usarollerchain.com>

OWNER: Forefront Investment Group, LLC - Christina Beckett

Address: 13610 Granville Av

City: Clermont State: FL Zip: 34711

Phone: 1-407-347-3519 Fax: _____

E-Mail: Scott Beckett <scottb@usarollerchain.com>

General Location: take SR 50 east from US Hwy 27 to Granville Av turn right to 13610 Granville Av.

Legal Description (include copy of survey): See attached legal description

Property size (in acres or square feet): _____

Flood hazard area (yes) _____ and approx. acreage _____ (no) X

Existing (Actual) Land Use: Lake Co. Regional Office FLU / Office/Warehouse

Existing Zoning: Lake Co. "Heavy Industrial (HM)"

Existing Future Land Use: Lake Co. Regional Office FLU

Proposed Future Land Use: City of Clermont "Industrial"

Type of development proposed: Office/warehouse for a Roller Chain and Sprocket business



Proposed density (dwelling units/acre) or intensity: 15% Intensity

Proposed Zoning District: City of Clermont "Industrial (M-1)"

Summary of the proposed amendment content and effect that describes any changed conditions that would justify the proposed amendment, and why there is a need for the proposed amendment (use additional sheets if necessary).

The Owner is requesting to annex into the City of Clermont and will need to change the FLU from Lake Co. "Regional Office FLU" to City of Clermont "Industrial FLU" so the proposed use (Office/Warehouse) will have the correct City land use for the proposed project.

The City of Clermont may require additional information to justify, clarify or explain the necessity of the requested Comprehensive Plan Amendment which may include the following:

- Information regarding the compatibility of the proposed land use amendment(s) with the Goals, Objectives and Policies of the Future Land Use Element and any other affected comprehensive plan elements.
- A description of how the proposed amendment(s) will result in an orderly and logical development pattern with existing and proposed land use(s) of the area.
- A description of the present availability of, and estimated demand on the following public facilities: potable water, sanitary sewer, transportation system and recreation, as appropriate.

*** * * * * 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



APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Christina Beckett

_____, who being

by me first duly sworn on oath, deposes and says:

1. That he (she) affirms and certifies that he (she) understands and will comply with all ordinances, regulations and policies of Lake County, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his (her) knowledge and belief, and further, that this application and attachments shall become part of the official records of the City of Clermont, Florida, and are not returnable.
2. That he (she) desires a Future Land Use Amendment from
Lake Co. "Regional Office FLU" to Clermont "Industrial FLU" for the
property legally described on the attachment of this application.
3. That the submittal requirements for the application have been completed and attached hereto as part of the application.

Christina Beckett

Affiant - Applicant Name (print)

X

Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 12 day of JANUARY, 20 22.



Angelica Hamilton
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG909051
Expires 8/29/2023

X
Notary Public, State of Florida at Large

My Commission Expires: 8/29/2023



OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Christina Beckett

_____, who being

by me first duly sworn on oath, deposes and says:

1. That he (she) is the fee-simple owner of the property legally described on the attachment of this application.
2. That he (she) desires a Future Land Use Amendment from
Lake Co. "Regional Office FLU" to Clermont "Industrial FLU" for the
property legally described on the attachment of this application.
3. That the owner of said property has appointed **Rick Hartenstein** to act as agent
on his (her) behalf to accomplish the above. The owner is required to complete the
APPLICANT'S AFFIDAVIT of this application if no agent is appointed to act in his
(her) stead.

Christina Beckett

Affiant - Applicant Name (print)

X **Christina Beckett**

Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 12 day of JANUARY, 20 22.



Angelica Hamilton
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG909051
Expires 8/29/2023

X **Angelica Hamilton**

Notary Public, State of Florida at Large

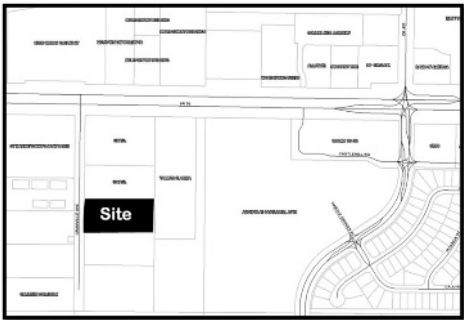
My Commission Expires: 8/29/2023

CITY OF CLERMONT
NOTICE OF PROPOSED LAND USE CHANGE
Small-Scale Comprehensive Plan Amendment
ORDINANCE NO. 2022-016

The City of Clermont Planning and Zoning Commission will hold a public meeting on Tuesday, April 5, 2022 at 6:30 PM and a public meeting before the Clermont City Council will be held on Tuesday, April 26, 2022 at 6:30 PM 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 parcel identified below and with this Ordinance from Lake County Regional Commercial to City of Clermont Industrial. Alternate Key 2729236.

ORDINANCE NO. 2022-016

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



LOCATION:

13610 Granville Avenue, Clermont FL
(Alternate Key #2729236)

LEGAL DESCRIPTION:

That part of Tract 24 and 25; and that part of the West ½ of Tracts 23 and 26, Lake Highlands Subdivision, in Section 26, Township 22 South, Range 26 East, as recorded in Plat Book 3, Page 24, Public Records of Lake County, Florida, being more particularly described as follows:

Commence at the Southwest corner of Tract 25 of said Lake Highlands Subdivision; thence North 00° 56' 04" West, along the West line of Tract 25 and 24 a distance of 1,294.85 feet to the South line of State Road 50; thence North 89° 36' 35" East, along said right of way line 999.14 feet to the East line of the West ½ of aforesaid Tract 23; thence South 00° 51' 34" East, along said East line 546.00 feet to the Point of Beginning; thence continue South 00° 51' 34" East, along said East line 220.00 feet; thence South 89° 36' 37" West, 466.07 feet; thence North 00° 53' 49" West, 220.00 feet; thence North 89° 36' 36" East, 466.21 feet to the Point of Beginning.

LAND USE CHANGE:

FROM: LAKE COUNTY REGIONAL COMMERCIAL
TO: CITY OF CLERMONT INDUSTRIAL

The public hearings are held at the Clermont City Hall, First Floor-Council Chambers located at 685 W. Montrose Street, and are open to public comments. The proposed future land use map amendment may be inspected at the City's Development Services Department (1st floor, City Hall) between 8 AM and 5 PM Monday through Friday.

lease 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 at (352) 241-7330, at least 48 hours prior to the public meetings.

Tracy Ackroyd Howe, MMC
City Clerk



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date		
Tuesday, April 26, 2022		
Agenda Item Name		
Ordinance No. 2022-017 <i>Final</i> <i>USA Roller Chain Rezoning</i>		
Requested Action		
Recommend approval of Ordinance No. 2022-017		
Staff Report		
The applicant is requesting an annexation, small-scale comprehensive plan amendment, and rezoning of the 2.35 acre+/- parcel located at 13610 Granville Avenue. The current site conditions include an existing warehouse building and light manufacturing with associated parking for the business. The subject property is contiguous to Clermont boundaries and meets the requirements of Florida Statutes, Chapter 171 for Annexation. The City of Clermont has sufficient capacity to provide water and sewer services for the development. The annexation request also included a petition for a small-scale comprehensive plan amendment to change the existing land use map from Lake County Regional Office to Clermont Industrial designation. The proposed rezoning request would change the current zoning from Lake County "HM" Heavy Industrial to the Clermont "M-1" Industrial category. The Clermont Land Development Codes, Section 122-263, "M-1", Industrial zoning allows warehouse and light manufacturing as permitted uses. The applicant indicates that upon annexation of the property into the City's boundaries, it would allow any future development or expansion of the site which will require compliance with Clermont Land Development Regulations and Standards. Staff has reviewed the application and proposed project in regards to compliance with the Clermont Codes of Ordinances and Comprehensive Plan. The proposed use of the site is consistent with the goals, objectives and policies of the comprehensive plan and intent of the land development regulations for industrial zoning. Staff recommends <u>approval</u> of Ordinance No. 2022-015 annexation and Ordinance No. 2022-016, changing the future land use designation to Clermont Industrial and approval of Ordinance No. 2021-017, rezoning the subject parcel to M-1 Industrial zoning. <i>The Planning and Zoning Commission at their meeting, voted 6-0 to recommend approval of Ordinance 2021-017.</i>		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Staff Analysis Report	Staff Analysis Report.pdf	
2. Ord 2022-017, USA Rollerchains Rezoning (03.29.2022)	Ord 2022-017, USA Rollerchains Rezoning (03.29.2022).pdf	
3. LOCATION MAP	LOCATION MAP.pdf	
4. Zoning Maps	Zoning Maps.pdf	

5.	USA ROLLERCHAIN & SPROCKET CONCEPT PLAN	USA ROLLERCHAIN & SPROCKET CONCEPT PLAN.pdf
6.	Forefront Investment Group Rezoning App	Forefront Investment Group Rezoning App.pdf
7.	USA Rollerchain REZ legal ad proof	USA Rollerchain REZ legal ad proof.pdf



CITY OF CLERMONT Staff Analysis Report

OWNER: Forefront Investment Group, LLC-Christina Beckett

APPLICANT: Hartenstein Development and Land Use, LLC

PROJECT NAME: USA Roller Chains and Sprockets Office/Warehouse

REQUESTED ACTION: A request for annexation, small-scale comprehensive plan amendment, and rezoning of subject property.

SIZE OF PARCEL: 2.35 acres +/- (Alternate Key 2729236)

LOCATION: 13610 Granville Avenue

EXISTING ZONING: **FROM:** Lake County "HM" Heavy Industrial
TO: Clermont "M-1" Industrial

EXISTING LAND USE: Existing warehouse office building

FUTURE LAND USE CATEGORY: **FROM:** Lake County Regional Office
TO: Clermont Industrial

SITE UTILITIES: City of Clermont Water and Sewer

ANALYSIS:

The applicant is requesting an annexation, small-scale comprehensive plan amendment, and rezoning of 2.35 acre+/- parcel located at 13610 Granville Avenue. The current site conditions contains an existing warehouse building and light manufacturing with associated parking for the business. The subject property is contiguous to Clermont Boundaries and meet the requirements of Florida Statutes, Chapter 171 for Annexation. The City of Clermont has sufficient capacity to provide water and sewer services for the development.

The annexation request; also included a petition for a small-scale comprehensive plan amendment to change the existing land use map from Lake County Regional Office to Clermont Industrial designation. The proposed rezoning request would change the current zoning from Lake County "HM" Heavy Industrial to Clermont "M-1" Industrial

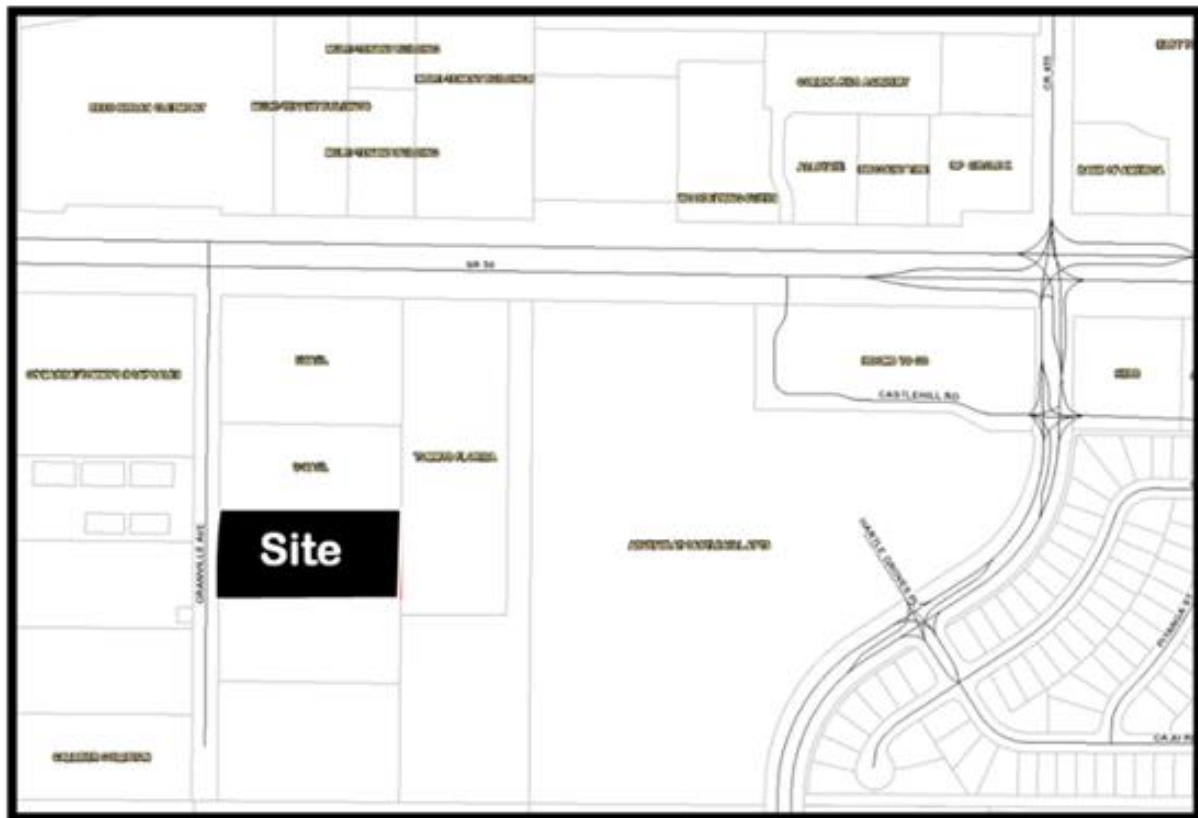
category. The Clermont Land Development Codes, Section 122-263, “M-1” Industrial zoning allows warehouse and light manufacturing as permitted uses.

The applicant indicates that upon annexation of the property into the City’s boundaries, would allow any future development or expansions to the site will be required to comply with Clermont Land Development Regulations and Standards.

STAFF RECOMMENDATION:

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

Staff recommends approval of Ordinance No. 2022-015 annexation and Ordinance No. 2022-016, changing the future land use designation to Clermont Industrial and approval of Ordinance No. 2021-017, rezoning the subject parcel to M-1 Industrial zoning.





CITY OF CLERMONT
ORDINANCE NO. 2022-017

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

The City Council of the City of Clermont, Lake County, Florida hereby ordains that:

SECTION 1:

The Official Zoning Map of the City of Clermont, Lake County, Florida referred to in Chapter 122 of Ordinance No. 289-C, Code of Ordinances, is hereby amended by rezoning the following described property:

LEGAL DESCRIPTION

That part of Tract 24 and 25; and that part of the West ½ of Tracts 23 and 26, Lake Highlands Subdivision, in Section 26, Township 22 South, Range 26 East, as recorded in Plat Book 3, Page 24, Public Records of Lake County, Florida, being more particularly described as follows:

Commence at the Southwest corner of Tract 25 of said Lake Highlands Subdivision; thence North 00° 56' 04" West, along the West line of Tract 25 and 24 a distance of 1,294.85 feet to the South line of State Road 50; thence North 89° 36' 35" East, along said right of way line 999.14 feet to the East line of the West ½ of aforesaid Tract 23; thence South 00° 51' 34" East, along said East line 546.00 feet to the Point of Beginning; thence continue South 00° 51' 34" East, along said East line 220.00 feet; thence South 89° 36' 37" West, 466.07 feet; thence North 00° 53' 49" West, 220.00 feet; thence North 89° 36' 36" East, 466.21 feet to the Point of Beginning.

LOCATION:

13610 Granville Avenue, Clermont, FL
Alternate Key 2729236

LOCATION MAP



REZONING OF PROPERTY:

**FROM: LAKE COUNTY “HM” Heavy Industrial District
TO: CLERMONT “M-1” Industrial District**

SECTION 2:

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

SECTION 3: SEVERABILITY

Should any Section or part of this Section be declared invalid by any court of competent jurisdiction, such adjudications shall not apply to or affect any other provision of this Ordinance, except to the extent that the entire Section or part of the Section may be inseparable in meaning and effect from the Section to which such holding shall apply.

SECTION 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 take effect upon its Second Reading and Final Passage.



CITY OF CLERMONT
ORDINANCE NO. 2022-017

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 26th day of April, 2022.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

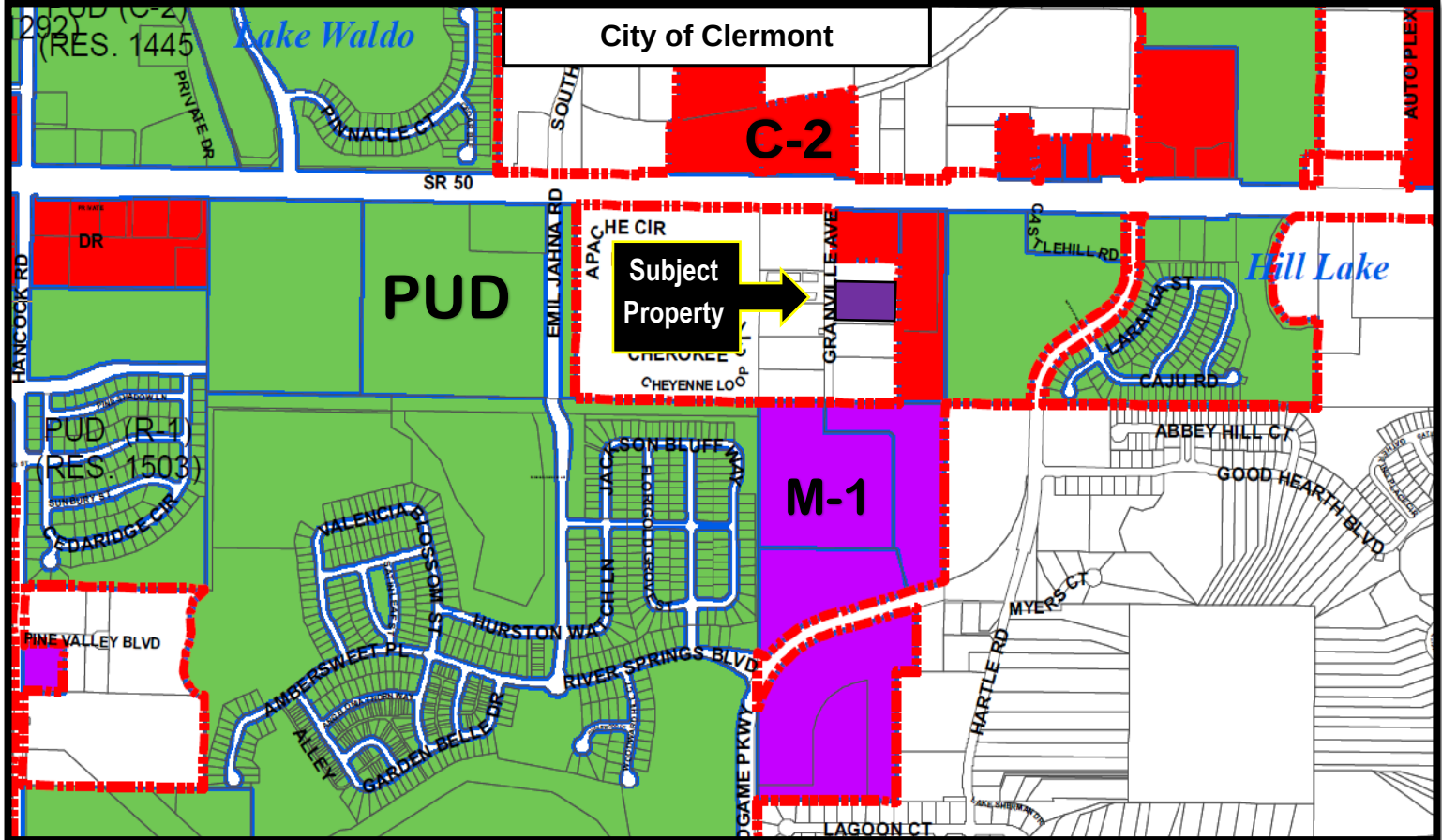
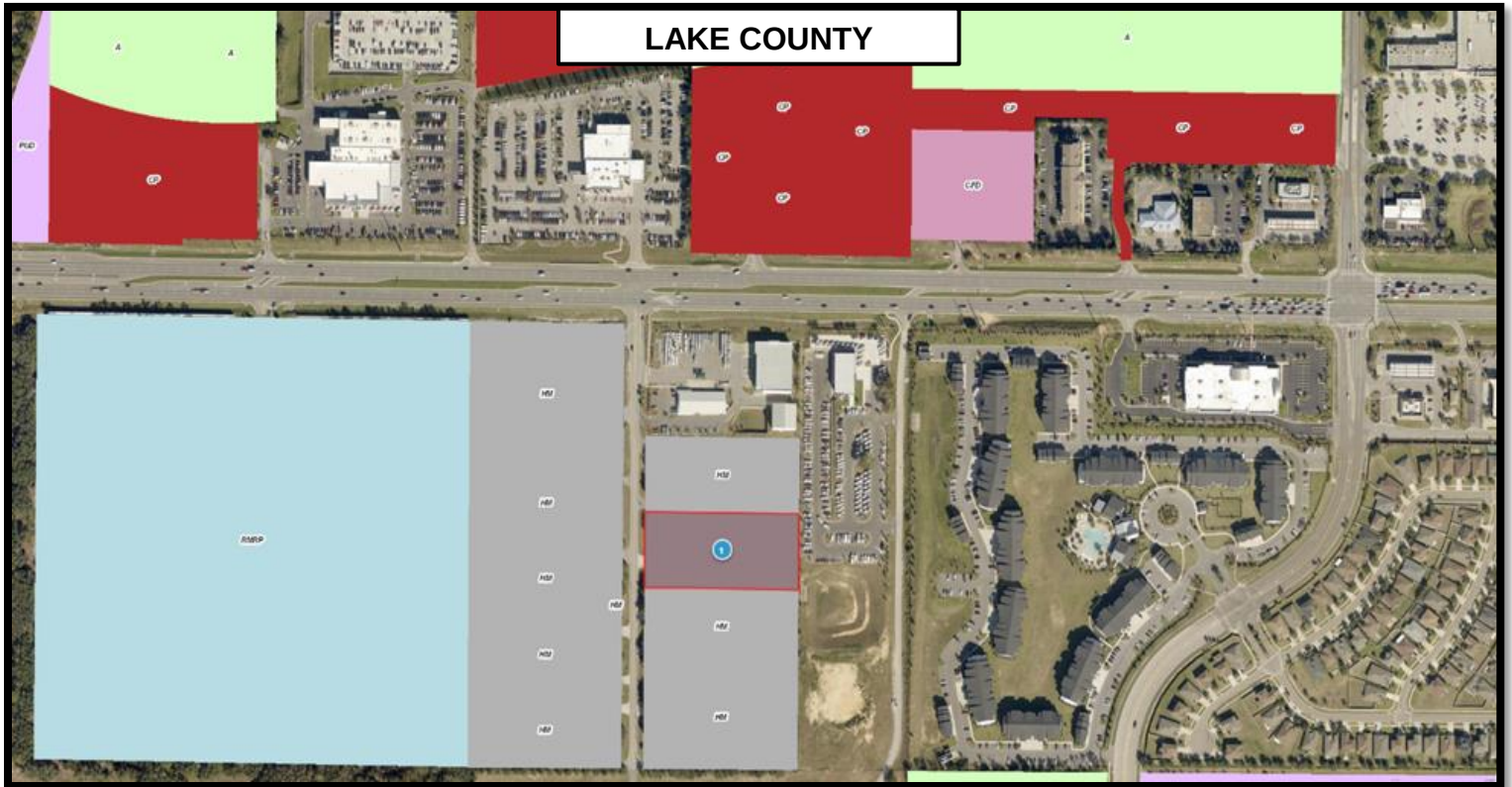
APPROVED AS TO FORM AND LEGALITY:

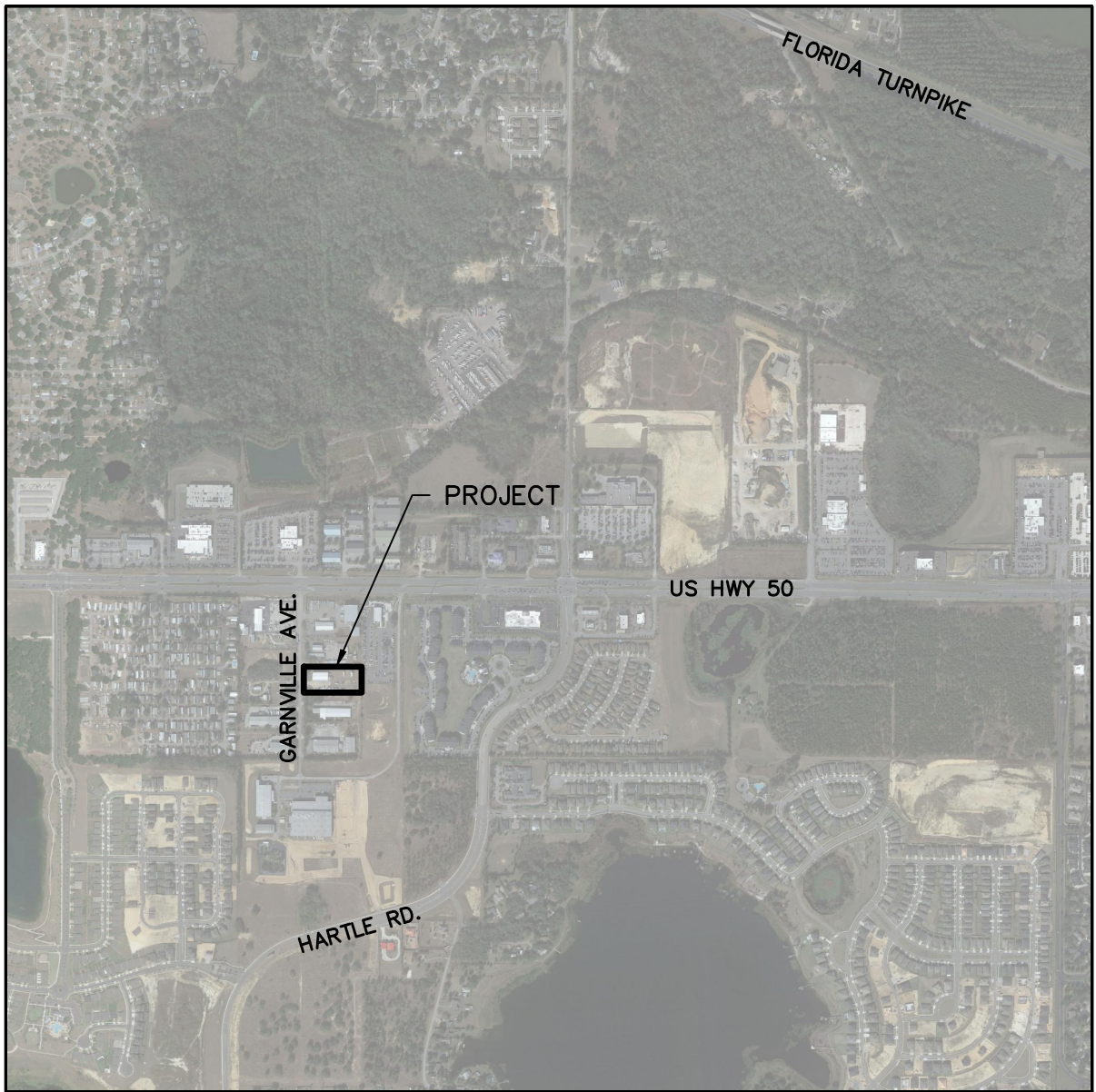
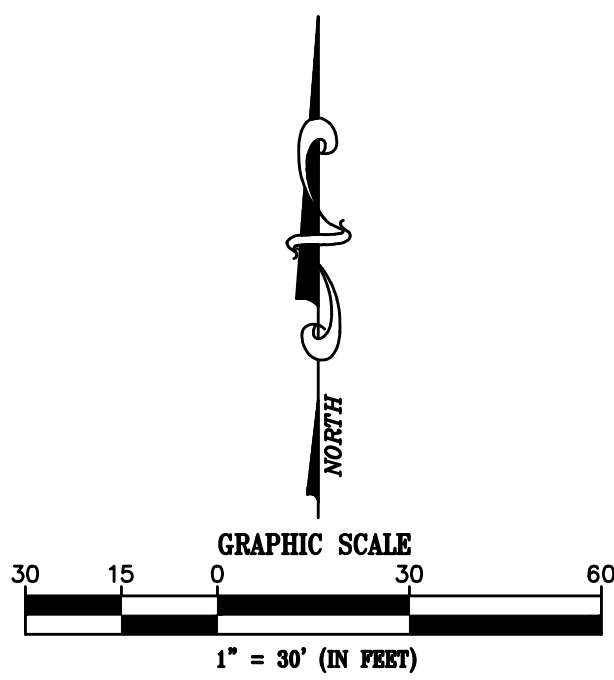
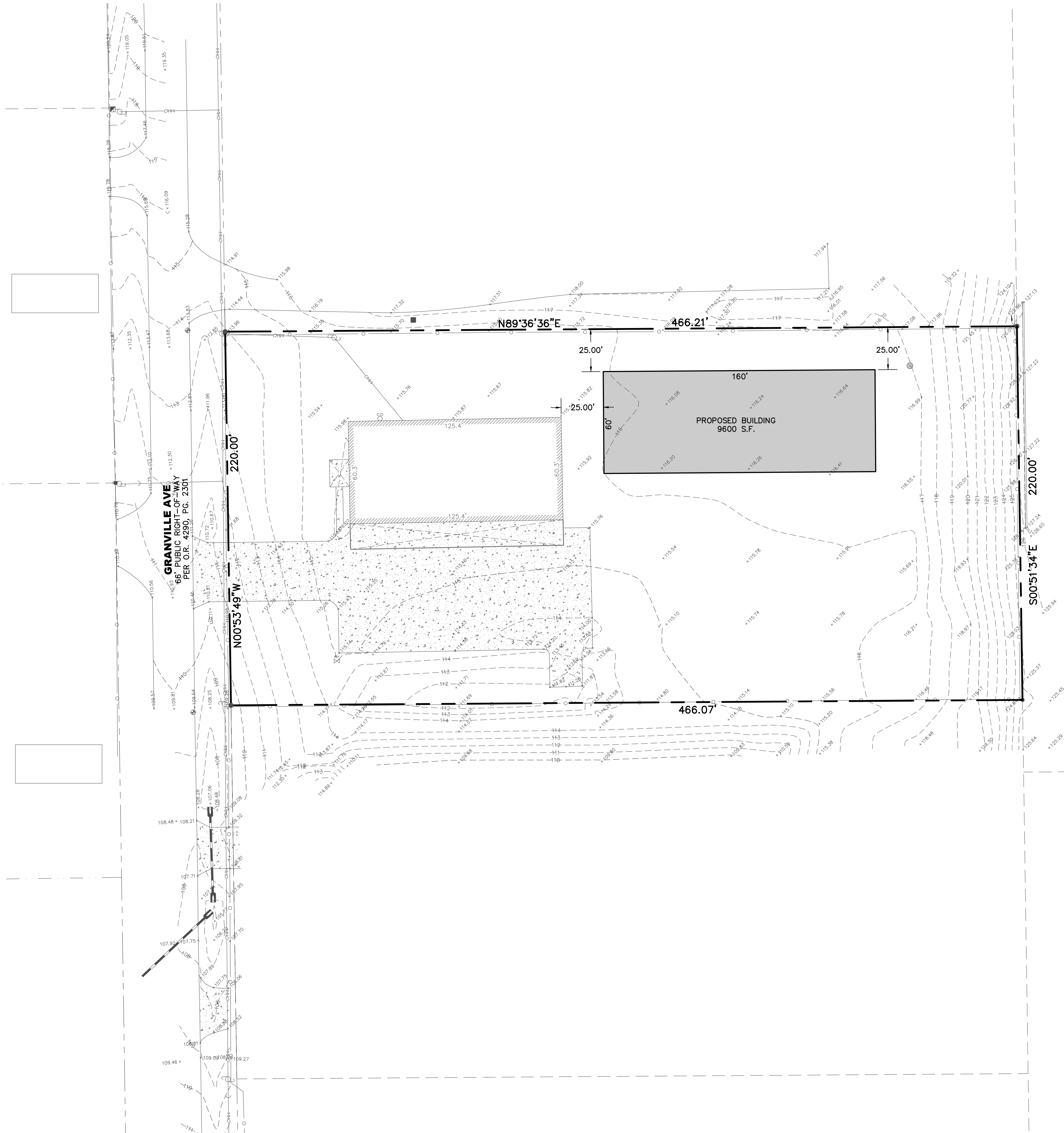
Daniel F. Mantzaris, City Attorney

LOCATION MAP



ZONING MAPS





LOCATION MAP
NTS

LEGAL DESCRIPTION:

THAT PART OF TRACTS 24 AND 25; AND THAT PART OF THE WEST 1/2 OF TRACTS 23 AND 26, LAKE HIGHLANDS SUBDIVISION, IN SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, AS RECORDED IN PLAT BOOK 3, PAGE 24, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF TRACT 25 OF SAID LAKE HIGHLANDS SUBDIVISION; THENCE NORTH 00°56'04" WEST, ALONG THE WEST LINE OF TRACTS 25 AND 24 A DISTANCE OF 1294.85 FEET TO THE SOUTH LINE OF STATE ROAD 50; THENCE NORTH 89°36'35" EAST, ALONG SAID RIGHT OF WAY LINE 999.14 FEET TO THE EAST LINE OF THE WEST 1/2 OF AFORESAID TRACT 23; THENCE SOUTH 00°51'3411 EAST, ALONG SAID EAST LINE 546.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°51'3411 EAST, ALONG SAID EAST LINE 220.00 FEET; THENCE SOUTH 89°36'37" WEST, 466.07 FEET; THENCE NORTH 00°53'49" WEST, 220.00 FEET; THENCE NORTH 89°36'3611 EAST, 466.21 FEET TO THE POINT OF BEGINNING.

SITE DATA:

EXISTING FLU:	LAKE COUNTY "REGIONAL OFFICE"	
PROPOSED FLU:	CITY OF CLERMONT "INDUSTRIAL"	
EXISTING ZONING:	LAKE COUNTY "HEAVY INDUSTRIAL (HM)"	
PROPOSED ZONING:	CITY OF CLERMONT "INDUSTRIAL (M-1)"	
WETLANDS:	NONE	
FLOOD ZONE:	X	
EXISTING BUILDING HEIGHT:	21'	
PROPOSED BUILDING HEIGHT:	29'	
1.0 MAX. FAR		.17 PROPOSED
80% MAX. ISR		31% PROPOSED
TOTAL PROJECT AREA:	102,520 ft² OR 2.35 AC.	
SETBACKS & BUFFERS		
FRONT		25'
SIDE (MIN.)		12'
REAR (MIN.)		25'
PARKING REQUIRED:	18 SPACES	
EXISTING PARKING:	10 SPACES	
ADDITIONAL PARKING:	8 SPACES	
TOTAL PARKING:	18 SPACES	
BIKE SPACES REQUIRED:	1	
BIKE SPACES PROVIDED:	3 SPACE BIKE RACK	

Hartenstein Development and Land Use, LLC
RICK HARTENSTEIN, AICP, CPM
PO BOX 625
LAKE PANASOFFREE, FLORIDA 33538
PHONE: 352-303-5291

USA ROLLERCHAIN & SPROCKET
COOPER ROLLERCHAIN, INC.
13675800 W. WILSON AVE
CLERMONT, FLORIDA 34712

USA ROLLERCHAIN & SPROCKET
CONCEPT PLAN
LAKE COUNTY, FLORIDA

Drawn: RAP	REVISION:	DATE:
Checked: RH	Δ	
Date: 2/19/22		
Scale: AS SHOWN		
File No.: 21109		
Sheet: 1		Of: 1



CITY OF CLERMONT REZONING FILING INSTRUCTIONS

Any person requesting a Rezoning shall file a complete application and pay a fee as established by resolution of the City Council in the Development Services Department on or before the 1st day of the month; Complete applications may then be scheduled for Public Hearings the following month – on the 1st Tuesday (Planning & Zoning Commission), 2nd Tuesday (City Council first reading only) and 4th Tuesday (City Council adoption). All applications must be complete, and include applicable site plans and/or pertinent descriptive materials in order to be processed. Dependent upon the scope and/or magnitude of a particular project, scheduling of one or more City Council workshop(s) may also be necessary and additional time may be required prior to being schedule for public hearings.

A Pre-Application meeting with the Development Services Director (or designated staff) may be required prior to submittal of the application. Please check with the Development Services Department staff.

The Applicant shall provide the following information with this application in a PDF format on a CD or electronically via email to planning@clermontfl.org:

- Completed application. Include all signatures:
 - Applicant's signature (if different from owner of record)
 - Owner's signature (owner of record) unless power of attorney or notarized letter authorizing the applicant to act as the duly authorized agent for the owner is submitter with the application.
- Proof of ownership – (i.e. Lake County Property record card, tax receipt, or deed)
- Legal Description in a word document to be used for legal advertising and in the ordinance for rezoning.
- Plot plan (drawn to scale) of the property involved showing the location of existing building or structures and the location of proposed building or structures which specifically delineates and illustrates the extent of the rezoning request. Maximum size for plans 11" x 17" (two full size copies for detail as needed, depending on rezoning)
 - a. Name, address and phone number of the applicant.
 - b. North arrow, date and scale.
 - c. Property lines, existing structures, proposed structures and contiguous streets.
 - d. A short description of the proposed structural usage.
 - e. A topographical map with five (5) foot contour lines (if deemed necessary for clarification purposes by City staff).
- Fee: \$542.00 plus the cost of the advertisement, plus the cost of traffic review, if necessary



CITY OF CLERMONT
REZONING
 APPLICATION

DATE January 11, 2022		FEE: \$542.00 + cost of advertisement + cost of traffic review, if necessary	
Project Name (if applicable) USA Roller Chain & Sprockets (Office & Warehouse Building)			
Applicant Forefront Investment Group, LLC			
Contact Person Christina Beckett			
Address 13610 Granville Ave		City Clermont	State FL Zip 34711
Telephone 407-592-3141		Fax	
Email christinab@usarollerchain.com			
OWNER INFORMATION			
Owner's Name Forefront Investment Group, LLC / Christina Beckett			
Owner Address 13610 Granville Ave		City Clermont	State FL Zip 34711
Telephone 407-592-3141		Email christinab@usarollerchain.com	
PROPERTY INFORMATION			
Address of Subject Property 13610 Granville Ave		City Clermont	State FL Zip 34711
Legal Description (include copy of survey) See Attached Legal Description			
Acreage 2.35 +/- Acres		Land Use (City verification required) Proposed from Small Scale (City Industrial)	
Present Zoning (City verification required) Lake County (Heavy Industrial)		Proposed Zoning City Industrial (M-1)	



CITY OF CLERMONT
REZONING
APPLICATION

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

What are you proposing to do that would require a rezoning?

We have submitted and application to annex into the City of Clermont, change the Land Use from Lake Co. "Regional Office" to City "Industrial" FLU, and now need to rezone from Lake Co. "Heavy Industrial" to the City of Clermont Industrial (M-1) so the project can be developed for a warehouse/office building for the Owner's chain and sprocket business.

Check box to indicate additional materials are provided via attachment. ☒

Christina Beckett

Applicant Name (print)

x Christina Beckett

Applicant Name (signature)

Christina Beckett

Owner Name (print)

x Christina Beckett

Owner Name (signature)



Angelica Hamilton
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG909051
Expires 8/29/2023

Angelica Hamilton

City of Clermont

Development Services Department

685 W. Montrose St.

P.O. Box 120219

Clermont, FL 34712-0219

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

5/22/2020

LEGAL NOTICE

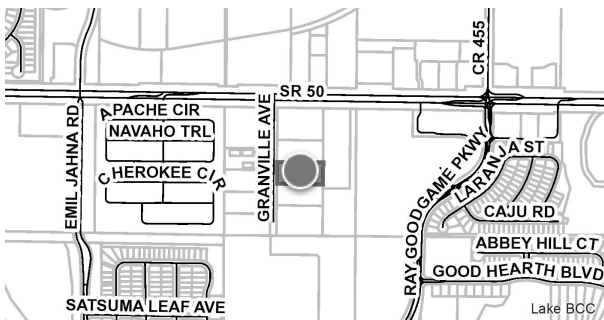
Notice is hereby given that the City Council of the City of Clermont will consider the enactment of following proposed ordinance. All interested parties will be given an opportunity to express their views on this matter.

ORDINANCE NO. 2022-017

An ordinance under the Code of Ordinances of the City of Clermont, Lake County, Florida amending the official zoning map of the City of Clermont, referred to in Chapter 122 of Ordinance No. 289-C, Code of Ordinances; Rezoning the real properties described herein as shown below, providing for severability, an effective date and publication.

LOCATION

13610 Granville Avenue, Clermont, FL
Alternate Key 2729236



LEGAL DESCRIPTION:

That part of Tract 24 and 25; and that part of the West ½ of Tracts 23 and 26, Lake Highlands Subdivision, in Section 26, Township 22 South, Range 26 East, as recorded in Plat Book 3, Page 24, Public Records of Lake County, Florida, being more particularly described as follows:

Commence at the Southwest corner of Tract 25 of said Lake Highlands Subdivision; thence North 00° 56' 04" West, along the West line of Tract 25 and 24 a distance of 1,294.85 feet to the South line of State Road 50; thence North 89° 36' 35" East, along said right of way line 999.14 feet to the East line of the West ½ of aforesaid Tract 23; thence South 00° 51' 34" East, along said East line 546.00 feet to the Point of Beginning; thence continue South 00° 51' 34" East, along said East line 220.00 feet; thence South 89° 36' 37" West, 466.07 feet; thence North 00° 53' 49" West, 220.00 feet; thence North 89° 36' 36" East, 466.21 feet to the Point of Beginning.

**FROM: Lake County "HM" Heavy Industrial District
TO: City M-1 Industrial District**

The Planning & Zoning Commission will consider the request at a public meeting on Tuesday, April 5, 2022 at 6:30 PM and;

The Clermont City Council will consider the (Final Adoption) request at a public meeting that will be held on Tuesday, April 26, 2022 at 6:30 PM.

All meetings will be held at City Hall, 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 AM and 5:00 PM.

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 at (352) 241-7330, at least 48 hours prior to the public meetings.

Tracy Ackroyd Howe, MMC.



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date	
Tuesday, April 26, 2022	
Agenda Item Name	
Resolution No. 2022-005R <i>Mason Ridge CUP</i>	
Requested Action	
Recommend <u>approval</u> of Resolution No. 2022-005R.	
Staff Report	
The applicant is requesting a Conditional Use Permit (CUP) to allow a multi-family development consisting of 112 residential apartments located at the southwest corner of Pitt Street and Grand Highway. The 10.14 +/-acre parcel zoning is C-2 General Commercial with a Residential-Office Future Land Use designation. The Land Development Code, Section 122-224, allows multi-family development with an approved Conditional Use Permit (CUP), provided the development complies with the provisions of the R-3 (Residential/Professional) zoning district regulations. The Comprehensive Plan allows up to the maximum of 12 dwelling units per acre for the property. The City Council approved on August 23, 2016 a Conditional Use Permit (Resolution No. 2016-30), to allow a multifamily development with 102 fee-simple townhome units for the property. Later, the Council revoked the CUP and removed all development entitlements on March 24, 2020, (Resolution No. 2020-02R) due to the lack of continuous development efforts and failure to comply with the conditions of the CUP. The current site conditions have most of the major infrastructure and site utilities installed and complete. The applicant has submitted a Traffic Impact Study (TIS), for review by the City's Traffic Consultant and any traffic improvement recommendations based on the results of the (TIS) is the responsibility of the developer and or property owner. The applicant will be required to coordinate and comply with the requirements of Lake County Public Schools for School Concurrency. The applicant will also be requesting a variance to allow for a 17-foot front yard setback instead of the 25 foot setback required by the Land Development Codes. A traffic study was conducted and reviewed by the City's Traffic Engineer Consultant for the proposed 112 multifamily units, and the report findings concluded the roadway segment of Pitt Street at Grand Highway at the proposed access driveway for the development is operating at an acceptable level of service (LOS) to have adequate capacity at the project completion. The proposed development is not anticipated to adversely impact the traffic operations on Pitt Street. The Traffic Study concluded the proposed project's traffic impact would be considered as <u>deminimus</u> to the existing roadway system. <u>STAFF RECOMMENDATION:</u> Staff has reviewed the application and proposed project in regards to compliance with the Clermont Codes of Ordinances and Comprehensive Plan. The final completion of this development will provide enhancement to the site and allow for improvements to the neighborhood character, valued by the community. The proposed development is not in conflict with the Comprehensive Plan goals, objectives and policies. The project will not be out of character to the surrounding neighborhoods and current development patterns in the area. Staff recommends <u>approval</u> of Resolution 2022-05R to allow up to 112 multifamily dwelling units, and not to exceed the maximum density allowed of 12 units per acre. <i>The Planning and Zoning Commission at their meeting, voted 5-1 to recommend approval of Resolution No. 2022-005R.</i>	
Additional Analysis	

Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Mason Ridge -Staff Analysis Report	Mason Ridge -Staff Analysis Report.pdf	
2. CUP RES 2022-005R-Final	CUP RES 2022-005R-Final.pdf	
3. LOCATION MAP	LOCATION MAP.pdf	
4. Conceptual Site Plan	February 10 22 Site plan (002).pdf	
5. Mason's Ridge - 6 Unit Parking_Perspective	Mason's Ridge - 6 Unit Parking_Perspective.jpg	
6. Traffic Study Executive Summary and Findings Report	Traffic Study Executive Summary and Findings Report.pdf	
7. Mason's Ridge - 4 Unit BLDG_Elevation - Front	Mason's Ridge - 4 Unit BLDG_Elevation - Front.jpg	
8. Mason's Ridge - 4 Unit BLDG_Perspective - Rear	Mason's Ridge - 4 Unit BLDG_Perspective - Rear.jpg	
9. Signed CUP App 11_19_21	Signed CUP App 11_19_21.pdf	
10. Mason Ridge-Legal AD	Mason Ridge-Legal AD.pdf	



CITY OF CLERMONT Staff Analysis Report

OWNER: ALP Investments, LLC.

APPLICANT: Jimmy Crawford, Esq.

PROJECT NAME: Mason Ridge Multi-family Development - CUP

REQUESTED ACTION: A Conditional Use Permit (CUP) to allow a multi-family development with 112 dwelling units; and not to exceed the maximum allowed of 12 units per acre in the C-2 General Commercial zoning district.

SIZE OF PARCEL: Alternate Key 1070422 & 2702184

LOCATION: Vacant property south of Pitt Street and west of Grand Highway

EXISTING ZONING: "C-2" General Commercial

EXISTING LAND USE: Vacant Property

FUTURE LAND USE CATEGORY: Residential-Office

SITE UTILITIES: City of Clermont Water and Sewer

ANALYSIS:

The applicant is requesting a Conditional Use Permit (CUP) to allow a multi-family development consisting of 112 residential apartments units, located at the southwest corner of Pitt Street and Grand Highway. The 10.14 +/-acre parcel is zoned C-2 General Commercial and the Future Land Use designation is Residential/Office. The Land Development Code, Section 122-224, allows a multi-family development in the C-2 zoning category with an approved Conditional Use Permit (CUP) and provided the development complies with the provisions of the R-3 (Residential/Professional) zoning district regulations. The Comprehensive Plan allows up to the maximum of 12 dwelling units per acre for the subject property.

The City Council approved on August 23, 2016 a Conditional Use Permit (Resolution No. 2016-30), to allow a multifamily development with 102 fee-simple townhomes units for the site. Then, at a public meeting held on March 24, 2020, the City Council revoked this Conditional Use Permit (Resolution No. 2020-02R) and removed all previous development entitlements granted for the property. The existing project conditions failed to comply with the provisions of the Conditional Permit. The current site conditions have most of the major infrastructure and site utilities installed and complete. The applicant has submitted a Traffic Impact Study (TIS), for review by the City's Traffic Consultant and any traffic improvement recommendations based on the results of the (TIS) is the responsibility of the developer and or property owner. The applicant will be required to coordinate and comply with the requirements of Lake County Public Schools for School Concurrency. The applicant will also be requesting a variance to allow for a 15-foot landscape buffer instead of the 20-foot buffer as required by the code.

STAFF RECOMMENDATION:

Staff has reviewed the application and proposed project in regards to compliance with the Clermont Codes of Ordinances and Comprehensive Plan. Staff recommends approval of Resolution 2022-05R to allow up to 112- multifamily dwelling units, not to exceed the maximum density allowed of 12 units per acre. Staff finds the completion of this development would allow enhancement to the site and improvements to the neighborhood character, valued by the community.

**CITY OF CLERMONT
RESOLUTION NO. 2022-005R**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW A MULTI-FAMILY DEVELOPMENT WITH MORE THAN 12 DWELLING UNITS; NOT TO EXCEED THE MAXIMUM ALLOWED OF 12 UNITS PER ACRE; AND PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENER'S ERROR, PUBLICATION AND EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida at a meeting held on April 5, 2022 recommended approval for this Conditional Use Permit to allow a multifamily development with more than 12 units, and not to exceed the maximum allowed of 12 dwelling units per acre, at the following location:

LOCATION:

Vacant property south of Pitt Street, east of Highway 27, and west of Grand Highway
Alternate keys 1070422 & 2702184

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

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

This Conditional Use Permit (CUP) to allow a multifamily residential development with more than 12 units, and not to exceed the maximum allowed of up to 12 units per acre; be granted subject to the following conditions:

SECTION 1: GENERAL CONDITIONS

1. The conditions as set forth in this Conditional Use Permit shall be legally binding upon any heirs, assigns and successors in title or interest.
2. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.

CITY OF CLERMONT
RESOLUTION NO. 2022-005R

3. The Conditional Use Permit must be executed and processed through the office of the City Clerk within 90 days of the date of approval by the City Council or the permit shall become null and voided.
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. This Permit shall become null and void if substantial construction work has not begun within two (2) years of the date that this Conditional Use Permit is executed and signed by the permittee. "Substantial construction work" means the commencement and continuous prosecution of construction of required improvements ultimately finalized at completion.
6. The Fire Marshal shall inspect all buildings and structures to ensure life safety requirements and fire safety codes are in compliance to the code prior to the issuance of any Certificate of Occupancy.
7. The City Building Inspector shall inspect all structures and buildings for compliance with the Florida Building Codes and all violations must be corrected prior to the issuance of any buildings Certificate of Occupancy.
8. Prior to the issuance of any permits, the applicant shall be required to submit Formal Site Plans for review and approval by the 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 must be in compliance provide compliance with the adopted City Comprehensive Plan, as amended.
9. No business can occupy any portion of a building unless the proposed business has applied for and obtained a Local Business Tax Receipt from the Development Services Department.
10. The applicant understands and agrees that if any of the stated conditions are in violation, the City Council may revoke this Conditional Use Permit by resolution after a public hearing.

CITY OF CLERMONT
RESOLUTION NO. 2022-005R

SECTION 2: LAND USE

1. This Conditional Use Permit (CUP) is for a multi-family development with 112 dwelling units on the 10.14 acres; which may not exceed the maximum allowed of up to 12 units per acre.
2. The City's Site Review Committee must approve the Site Plan prior to the Construction Plan approval.
3. The applicant/owner must coordinate with the Lake County School District for school capacity and concurrency requirements pertaining to schools, and in conformance with City Code, prior to the issuance of any building permits.
4. The property owner/developer has agreed to completely remove and take down the existing billboard sign located on the property at the verified expiration date for the existing lease agreement and/or contract date.
5. The property shall be developed in substantial accordance with the Conceptual Site Plan (Exhibit A) prepared by HALFF Engineering Group, and submitted with the CUP application. All new development and/or changes to the subject property must submit for site plan approval by the Site Review Committee prior to the issuance of a zoning clearance or other development permits. The conceptual site plans submitted with the Conditional Use Permit application are not the approved and final construction plans. The conceptual site plan does not grant any development entitlements or uses and is only used for conceptual purposes.

SECTION 3: SITE DEVELOPMENT

1. Detailed grading, erosion control, and dust abatement plans for the entire site shall be submitted to and approved by the Site Review Committee prior to construction plan approval and the initiation of development activity. The dust abatement plan shall detail measures to be taken to eliminate the migration of dust particles from the site.
2. All excavated material shall be stored in a location approved by the City Engineer.
3. Geo-technical information regarding the soil characteristics of the site shall be submitted to the City as part of the final site review process.
4. The project shall provide a dedicated and recorded open space area on the site plan that shall remain as open space for the property.

CITY OF CLERMONT
RESOLUTION NO. 2022-005R

SECTION 4: TRANSPORTATION IMPROVEMENTS

1. Sidewalks shall be required along Grand Highway and Pitt Street and within the development, constructed in accordance with Florida Department of Transportation regulations and City Codes.
2. The City may require that transportation improvements, necessitated by the portion of the project for which a building permit is sought, be made at the time of construction. Project specific on- and off-site transportation designs are the sole responsibility of the developer.
3. The developer or property owner shall be responsible for implementation and construction of any recommended traffic improvements requirements based on the results of the (TIS) Traffic Impact Study. The developer shall be responsible for any proportionate fair share improvement obligations, which must meet the design standards of the City of Clermont, Lake County and Florida Department of Transportation (FDOT) maintained roads.

SECTION 5: UTILITIES AND STORMWATER

1. The permittee shall be responsible for purchasing, installing, and maintaining fire hydrants within the project. They shall be installed according to City Code.
2. The project shall be plumbed for reuse water with purple piping, until reuse water is available for the site; irrigation water shall be provided for by a private well.

SECTION 6: LANDSCAPING

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

CITY OF CLERMONT
RESOLUTION NO. 2022-005R

SECTION 7: ARCHITECTURAL DESIGN STANDARDS

1. The buildings and structures must be designed and constructed in compliance to the Clermont Architectural Design Standards. The rear exterior building walls facing Pitt Street and Grand Avenue shall be designed to provide an enhanced rear exterior building facade, which includes architectural design features and elements to break up blank walls facing any streets.
2. The project must provide a 6-foot decorative privacy fence incorporated into the landscape buffers adjacent to all rights-of-way for the entire length of the property boundaries.

SECTION 8: CONFLICT

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

SECTION 9: 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 10: 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 11: 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. 2022-005R

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 26th day of April 2022.

CITY OF CLERMONT:

Tim Murry, Mayor

ATTEST:

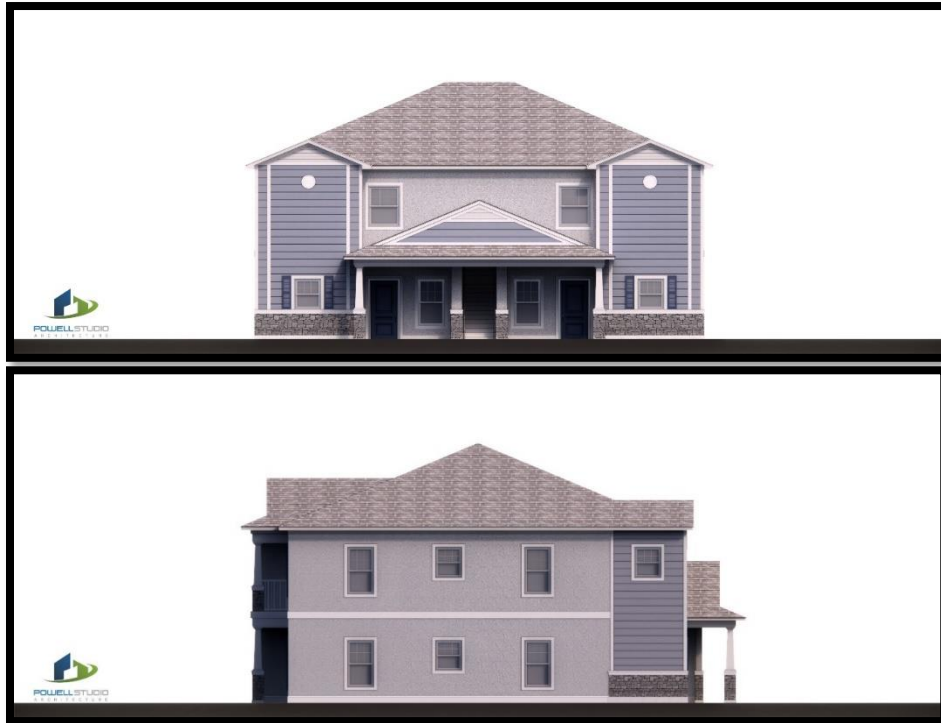
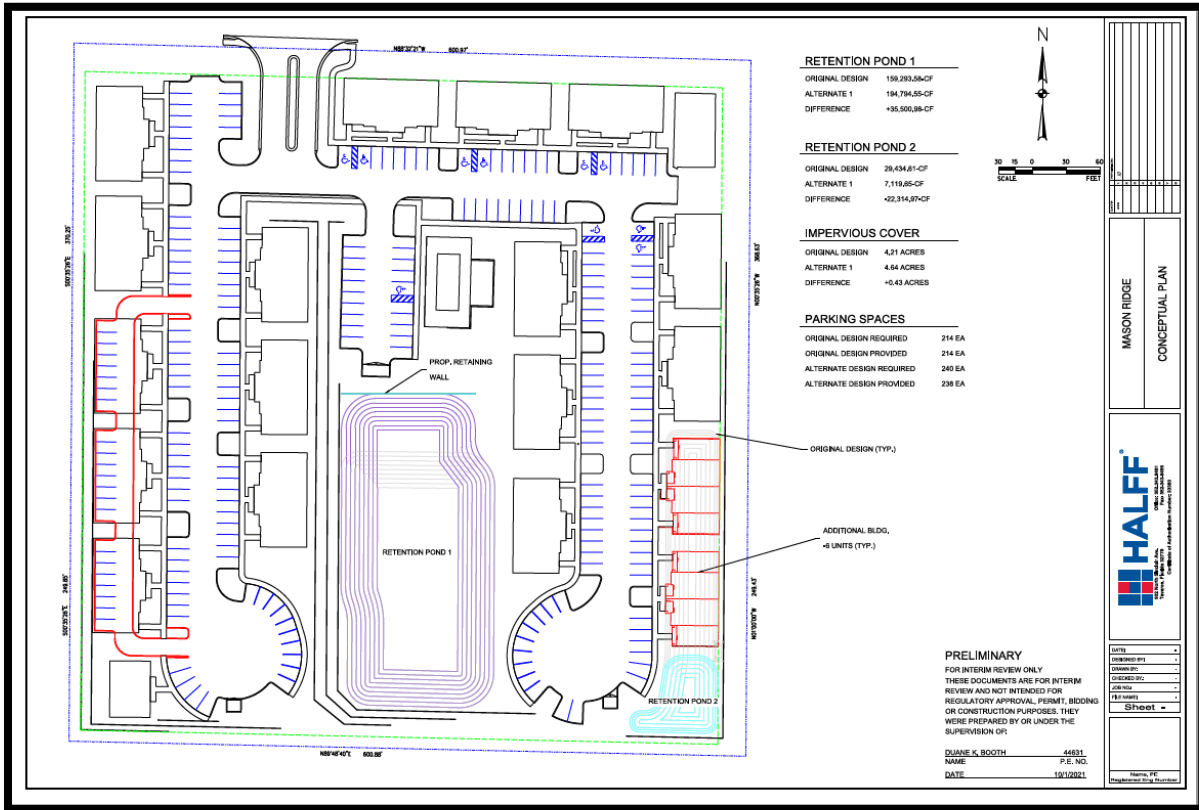
Tracy Ackroyd Howe, MMC
City Clerk

Approved as to form and legality:

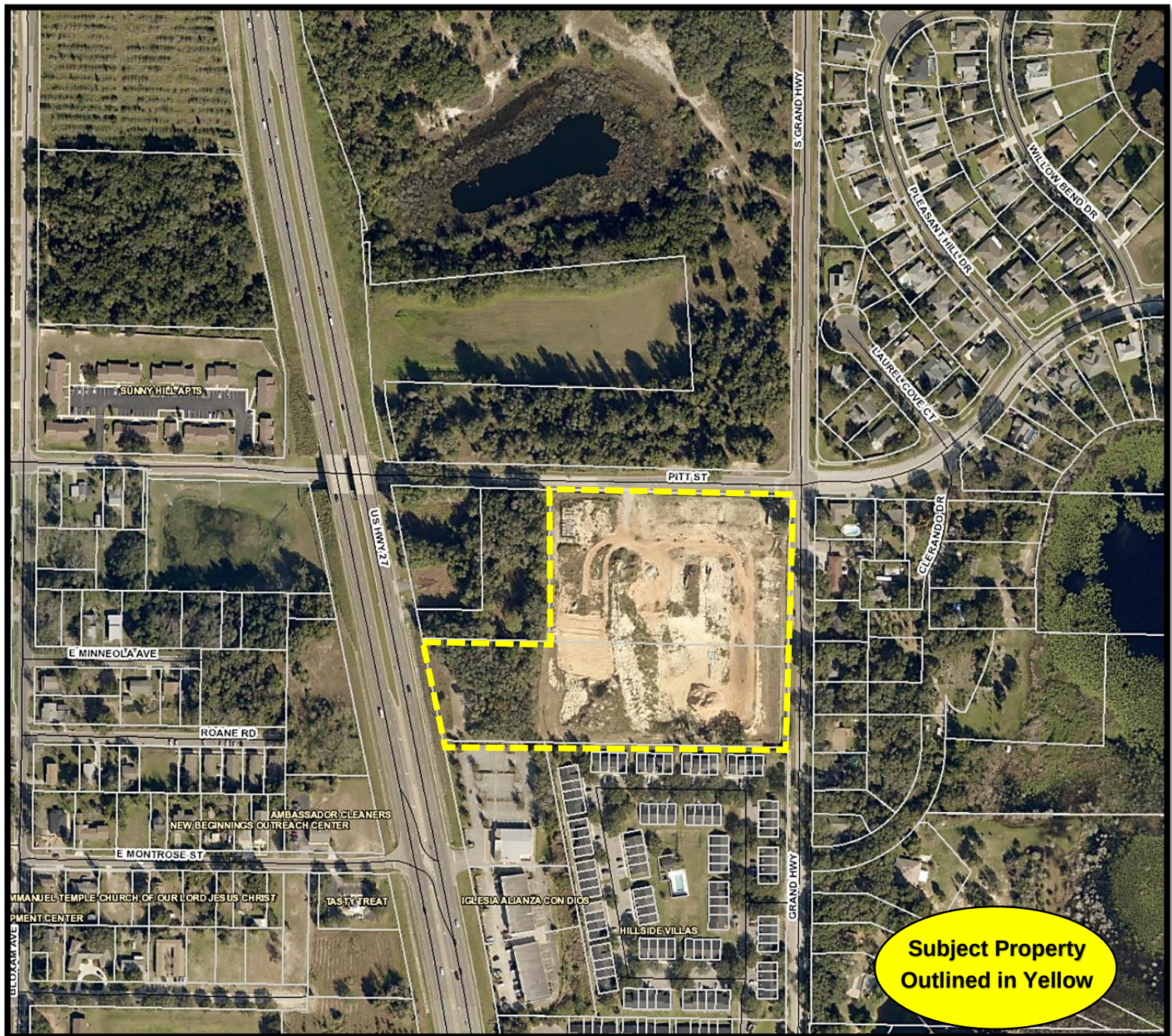
Daniel F. Mantzaris, City Attorney

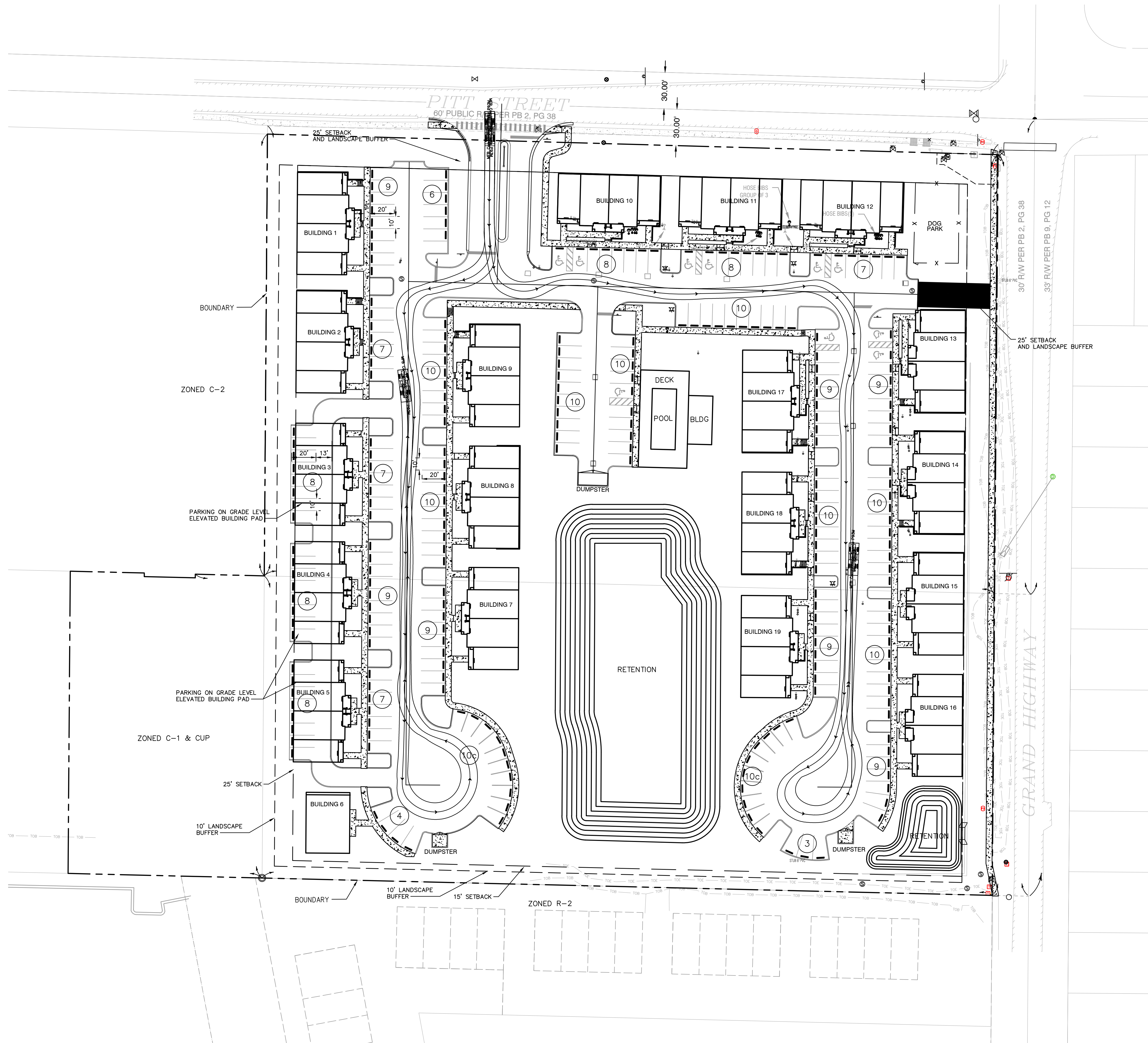
**CITY OF CLERMONT
RESOLUTION NO. 2022-005R**

Exhibit A

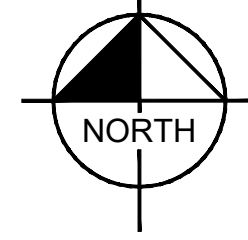


LOCATION MAP





GRAPHIC SCALE IN FEET



SITE DATA	
ZONING	C-1 & CUP
CURRENT LAND USE	VACANT
PROPOSED LAND USE	MULTI-FAMILY RESIDENTIAL
DENSITY	112 UNITS/9.35 ACRES = 11.98 UNITS/ACRE

PARKING REQUIRED		
2 BEDROOM UNITS= 76 X 2	152	SPACES
3 BEDROOM UNITS = 36 X 2.5	90	SPACES
TOTAL	242	SPACES

PARKING PROVIDED		
STANDARD (10' X 20')	222	SPACES
COMPACT (9' X 17')	10	SPACES
ACCESSIBLE (12' X 20')	10	SPACES
TOTAL	242	SPACES

[illegible]

Kimley»»Horn
© 2022 KIMLEY—HORN AND ASSOCIATES, INC.
189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL

KHA PROJECT 249124000
DATE 1/25/2022
SCALE AS SHOWN
DESIGNED BY CEF
DRAWN BY
CHECKED BY

SITE PLAN

SHEET NUMBER



MASON RIDGE
Project № 22047, v1.1
April 2022

**DE MINIMIS TRAFFIC IMPACT STUDY
CITY OF CLERMONT
FLORIDA**

Prepared by:



Traffic & Mobility Consultants

3101 Maguire Boulevard, Suite 265
Orlando, Florida 32803
www.trafficmobility.com
(407) 531-5332

Prepared for:

MBA Development Group Inc
1100 South Federal Highway
Deerfield Beach, Florida 33441

EXECUTIVE SUMMARY

Project Information

Name: Mason Ridge
Location: Southwest corner of Pitt Street and Grand Highway
Jurisdiction: City of Clermont, Florida
Description: 112 multifamily units

Findings

Trip Generation: 793 Daily Trips / 58 AM Peak Hour Trips / 69 PM Peak Hour Trips
Access Plan: One (1) full access driveway on Pitt Street
Roadway Capacity: The roadway segment of Pitt Street from US 27 to Grand Highway is operating at acceptable LOS for the existing and projected conditions.
Intersection Capacity: The intersections of Pitt Street at Grand Highway and at the project access driveway are projected to have adequate capacity at project buildout.
Access: Exclusive turn lanes are not warranted on Pitt Street at the project access.
The proposed access is not anticipated to impact traffic operations at the adjacent intersection of Pitt Street and Grand Highway.
Crash Experience: The intersection of Pitt Street and Grand Highway was reported to experience an average of 1.8 crashes per year in the recent five (5) years (2017-2021).

The proposed development is not anticipated to adversely impact the traffic operations on Pitt Street.

PROFESSIONAL ENGINEERING CERTIFICATION

I hereby certify that I am a Professional Engineer properly registered in the State of Florida practicing with Traffic & Mobility Consultants LLC, a corporation authorized to operate as an engineering business, CA-30024, by the State of Florida Department of Professional Regulation, Board of Professional Engineers, and that I have prepared or approved the evaluations, findings, opinions, conclusions, or technical advice attached hereto for:

PROJECT: Mason Ridge

LOCATION: City of Clermont, Florida

CLIENT: MBA Development Group Inc

I hereby acknowledge that the procedures and references used to develop the results contained in these computations are standard to the professional practice of Transportation Engineering as applied through professional judgment and experience.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY

Charlotte N Davidson
Digitally signed by Charlotte N Davidson
DN: c=US, o=Florida, dnQualifier=A01410C0000017D9A65FB94000059AE, cn=Charlotte N Davidson
Date: 2022.04.14 14:10:34 -04'00'

ON THE DATE ADJACENT TO THE SEAL

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

TRAFFIC & MOBILITY CONSULTANTS LLC
3101 MAGUIRE BOULEVARD, SUITE 265
ORLANDO, FLORIDA 32803
CERTIFICATE OF AUTHORIZATION CA-30024
CHARLOTTE N. DAVIDSON, P.E. NO 50725



POWELLSTUDIO
ARCHITECTURE





CITY OF CLERMONT

CONDITIONAL USE PERMIT

APPLICATION

Date 11/17/2021		FEE: \$845 + cost of advertisement + cost of traffic review (if necessary)	
Project Name (if applicable) Mason Ridge			
Applicant Jimmy D. Crawford, Esq.			
Contact Person Jimmy Crawford			
Address 702 W. Montrose Street	City Clermont	State FL	Zip 34711
Telephone 352-432-8644	Fax 352-432-8699		
Email jcrawford@cmhlawyers.com			
OWNER INFORMATION ☐ (Check box if owner information is same as applicant)			
Owner's Name ALP Investments, LLC			
Owner Address PO Box 1825	City Windermere	State FL	Zip 34786
Telephone 352-267-9189	Fax		
PROPERTY INFORMATION			
Address of Subject Property Grand Hwy/Pitt St.	City Clermont	State FL	Zip 34711
General Location Southwest intersection of Grand Hwy and Pitt St.			
Legal Description & Alternate Key (include copy of survey) AK 2702184 and 1070422			
Land Use (City verification required) Residential/Office			
Zoning (City verification required) C-2 General Commercial			

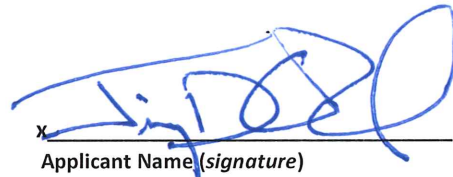


CITY OF CLERMONT
**CONDITIONAL USE PERMIT
APPLICATION**

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

Reinstate CUP 2016-30 to allow up to 12 dwelling units per acre for multifamily housing.
Please find a new concept plan attached.

Jimmy D. Crawford, Esq.
Applicant Name (print)

x 
Applicant Name (signature)

Julie L Johnson, as Manager of ALP Investments,LLC
Owner Name (print)

x 
Owner Name (signature)

*****NOTICE*****

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

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

5/26/2020



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.



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:	03/17/2022
Order Number:	7061794
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	47.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	2	03/29/2022 - 04/19/2022	Public Notices
LEE dailycommercial.com	2	03/29/2022 - 04/19/2022	Public Notices

Total Order Confirmation	\$147.24
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Ad Preview

LEGAL NOTICE

Notice is hereby given that the City of Clermont will consider a request for a Conditional Use Permit to allow a multifamily development with more than 12 units, and up to 12 units per acre, at the following location:

LOCATION

Vacant property south of Pitt Street, east of Highway 27, and west of Grand Highway
AK 1070422 & 2702184

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

The Planning & Zoning Commission will consider this request at a public meeting on Tuesday, April 5, 2022 at 6:30 PM.

The Clermont City Council will consider this request at a public meeting to be held on Tuesday, April 26, 2022 at 6:30 PM.

All public meetings are held in the Clermont City Hall, 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 at (352) 241-7330, at least 48 hours prior to the public meetings.

Tracy Ackroyd Howe, MMC
City Clerk

3/29, 4/19/2022 2X #7061794



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date	
Tuesday, April 26, 2022	
Agenda Item Name	
Variance Request <i>Mason Ridge</i>	
Requested Action	
Recommend approval of requested variance.	
Staff Report	
The applicant is requesting a variance to allow a Front Yard setback of 17 Feet instead of the 25 Feet setback required for C-2 General Commercial zoning district and adjacent to any street frontage. The applicant is also requesting a Conditional Use Permit (CUP) to allow a multi-family development consisting of 112 residential apartment units, located at the southwest corner of Pitt Street and Grand Highway. The 10.14 +/-acre parcel is zoned C-2 General Commercial and the Future Land Use designation is Residential/Office. The Land Development Code, Section 122-224, allows a multi-family development in the C-2 zoning category with an approved Conditional Use Permit (CUP) and provides that the development complies with the provisions of the R-3 (Residential/Professional) zoning district regulations. The Comprehensive Plan allows up to the maximum of 12 dwelling units per acre for the subject property. The applicant indicates the requested variance is required because of an error in the prior land survey conducted in 2016 and approved by the City Council on August 23, 2016 for a Conditional Use Permit (Resolution No. 2016-30), to allow a multifamily development with 102 fee-simple townhomes units for the site. The City Council later revoked the Conditional Use Permit (Resolution No. 2020-02R), prior to the revocation of the CUP, the project site work began and most of the major infrastructure and utilities were completed. The Revocation of the CUP removed all development entitlements and all construction work at the site was immediately stopped. It was later determined that the previous survey for the property was incorrect and because of this survey error, the previous site infrastructure and utilities constructed had been installed 17- feet from the rights of way instead of the required 25- feet of the code. The applicant will also be required to provide an enhanced Landscape Buffer planted with an additional 30 percent plant materials to create an opaque screening for all streets abutting the property. The development will also be required to provide additional and enhanced architectural treatments and design features for any rear building façade walls facing or abutting any streets. The applicant has also indicated that not granting this variance will provide an undue hardship to complete the project, because all previously installed and existing project infrastructure will require removal and replacement, and this would provide an extreme hardship to complete this project. <u>STAFF RECOMMENDATION:</u> The final completion of this development would allow for enhancement to the site and the opportunity to improve the neighborhood character, valued by the community. Staff has reviewed the application and proposed project in regards to compliance with the Clermont Codes of Ordinances and Comprehensive Plan. Staff recommends <u>approval</u> of the variance request to allow a 17-foot front-yard setback instead of the required 25-foot front yard setback for the codes.	

Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	Mason Ridge -Staff Analysis Report-Variance	Mason Ridge -Staff Analysis Report-Variance.pdf
2.	New 86-174 Review Criteria-Mason Ridge Variance	New 86-174 Review Criteria-Mason Ridge Variance.pdf
3.	Site plan	Site plan.pdf
4.	Elevations	Elevations.pdf
5.	Application	Application.pdf
6.	Variance-Legal AD	Variance-Legal AD.pdf



CITY OF CLERMONT Staff Analysis Report

OWNER: ALP Investments, LLC.

APPLICANT: Jimmy Crawford, Esq.

PROJECT NAME: Mason Ridge Multi-family Development - CUP

REQUESTED ACTION: Variance request to allow a 17 feet front yard setback instead of the minimum 25 feet required by the Land Development Codes, Section 122.226 for the C-2 General Commercial zoning district.

SIZE OF PARCEL: Alternate Key 1070422 & 2702184

LOCATION: Vacant property south of Pitt Street and west of Grand Highway

EXISTING ZONING: "C-2" General Commercial

EXISTING LAND USE: Vacant Property

FUTURE LAND USE CATEGORY: Residential-Office

SITE UTILITIES: City of Clermont Water and Sewer

ANALYSIS:

The applicant is requesting a Variance to allow a Front Yard Setback of 17 Feet instead of the 25 Feet setback requirements for C-2 General Commercial zoning district and adjacent to any street frontage. The applicant is also requesting a Conditional Use Permit (CUP) to allow a multi-family development consisting of 112 residential apartments units, located at the southwest corner of Pitt Street and Grand Highway. The 10.14 +/-acre parcel is zoned C-2 General Commercial and the Future Land Use designation is Residential/Office. The Land Development Code, Section 122-224, allows a multi-family development in the C-2 zoning category with an approved Conditional Use Permit (CUP) and provided the development complies with the provisions of the R-3 (Residential/Professional) zoning district regulations. The Comprehensive Plan allows up to the maximum of 12 dwelling units per acre for the subject property.

The applicant indicates the variance request is required because of an error on the prior land survey conducted in 2016 and approved by the City Council on August 23, 2016 a Conditional Use Permit (Resolution No. 2016-30), to allow a multifamily development with 102 fee-simple townhomes units for the site.

Prior to the revocation of the Conditional Use Permit (Resolution No. 2020-02R), the site work started and most of the major infrastructure and utilities are completed. The Revocation of the CUP removed all development entitlements and all construction work at the site immediately ceased. Later, it was determined that the previous survey for the property was incorrect and because of this survey error, the previous site infrastructure and utilities constructed had been installed 17- foot from the rights of way instead of the 25-feet requirements of the code. The applicant will also be required to provide an enhanced Landscape Buffer planted with 30 percent additional plant materials to create an opaque screening at planting from any streets. The development will also be required to provide additional and enhanced architectural treatments and design features for any rear building façade walls facing or abutting any streets.

The applicant has also indicated that not granting this variance will provide an undue hardship to complete the project, because all previously installed and existing project infrastructure will require removal and replacement, and this would provide an extreme hardship to complete this project.

STAFF RECOMMENDATION:

Staff has reviewed the application and proposed project in regards to compliance with the Clermont Codes of Ordinances and Comprehensive Plan.

Staff recommends **approval** of the variance request to allow a 17-foot front-yard setback instead of the required 25-foot front yard setback for the codes.

Staff finds the completion of this development would allow enhancement to the site and improvements to the neighborhood character, valued by the community.

Mason Ridge Development -- 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: *There will be no effect on nearby owners. A four-way stop is adjacent to the variance, ensuring that traffic will be moving slowly, and the 17-foot setback is sufficient to ensure safety.*

Staff comments: *The requested variance to allow a 17-foot setback instead of the code requirements of 25 feet for the property will allow reasonable use of the property and provide the opportunity to complete the development. The project will require an enhanced landscape buffer to minimize any development impacts from the reduced setbacks.*

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: *There are similar townhomes already existing on Grand Highway.*

Staff comments: *The requested variance is consistent with other similar uses and will not be out of character to other development with the same zoning designation.*

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: *The benefits of the variance (avoiding significant delay and cost, and effort from both the applicant and the City) outweigh the potential detriment (buildings closer to the ROW) the landscape buffers will be significant between the development and Pitt Street.*

Staff comments: *The variance request will allow the final development and construction of the multi-family project, the existing site has completed the installation of most of the infrastructure and utilities for the development and the completion of this project will enhance the site and surrounding areas.*

Positive finding

- (4) The granting of the variance is consistent with the city’s comprehensive plan;
Applicant response: *The variance is consistent with the City’s Comprehensive Plan, and specifically furthers objective 1.11 and 1.15*

Staff comments: *The requested variance will not be in conflict with the Comprehensive Plans goals, objectives and policies for the designated Land Use.*

Positive finding

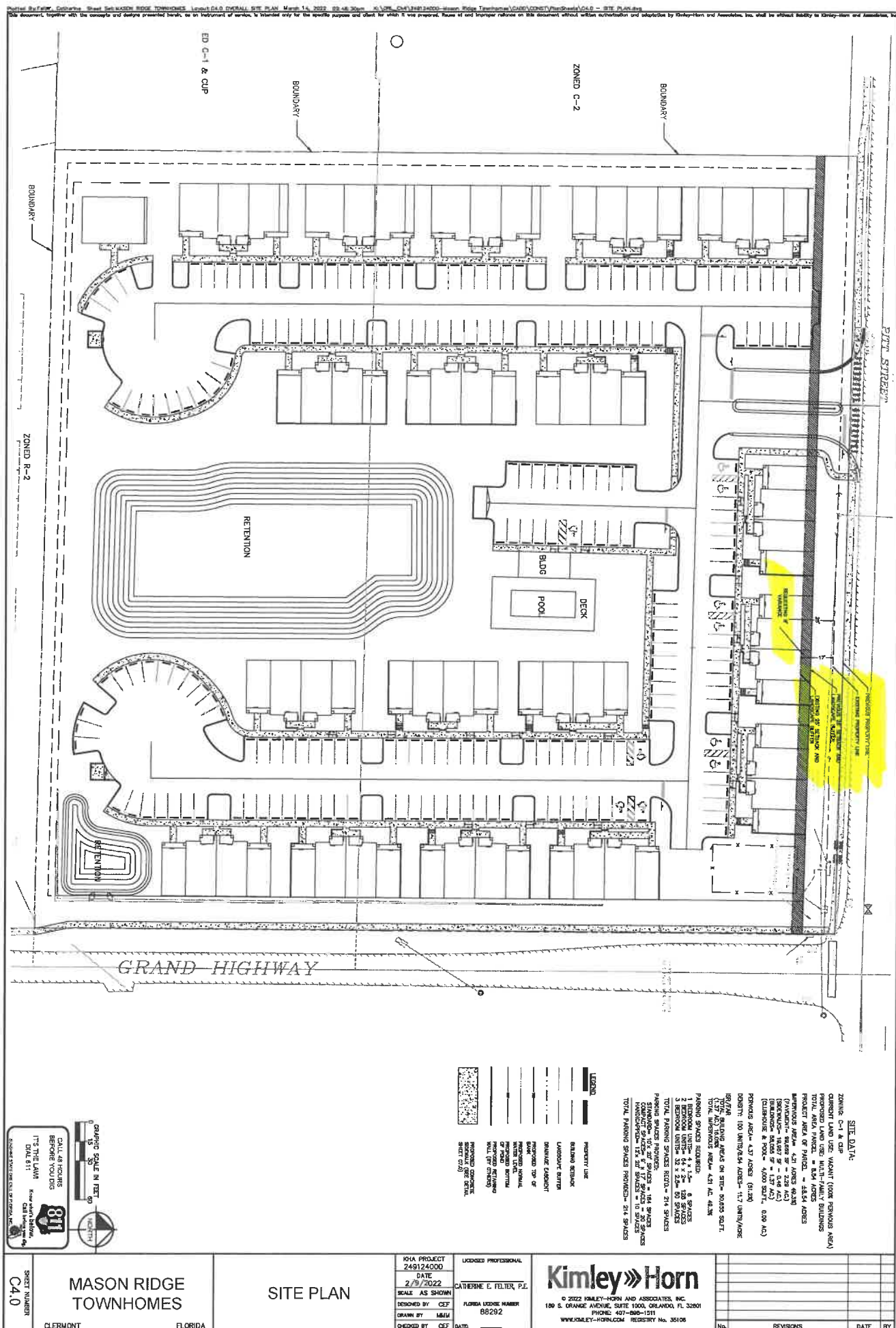
- (5) The variance requested is the minimum variance that will make reasonable use of the land, building, or structure of the benefits that would be achieved under the other variance criteria by granting of the variance outweigh the benefits under this criteria if the variance was denied;

Applicant response: *The variance is the minimum required due to due to the previous infrastructure obstruction based on the survey error.*

Staff comments: *The requested variance is the minimum allowed to make reasonable use of the land. The infrastructure for the development is complete; therefore, the completion of the site will provide improvements to the existing property and provided enhancement to the surrounding areas and neighborhoods.*

Positive finding

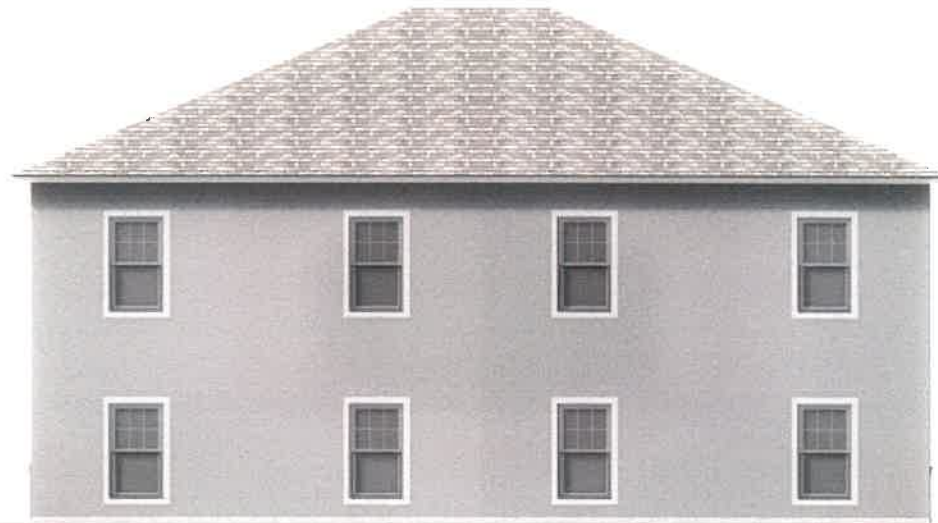
STAFF RECOMMENDATION: Section 86-174 of the Land Development Code requires a positive finding on the Review Criteria and Findings in order to grant a variance, staff has reviewed the application as presented and finds the application can meet a positive finding. Therefore, staff recommends **approval**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











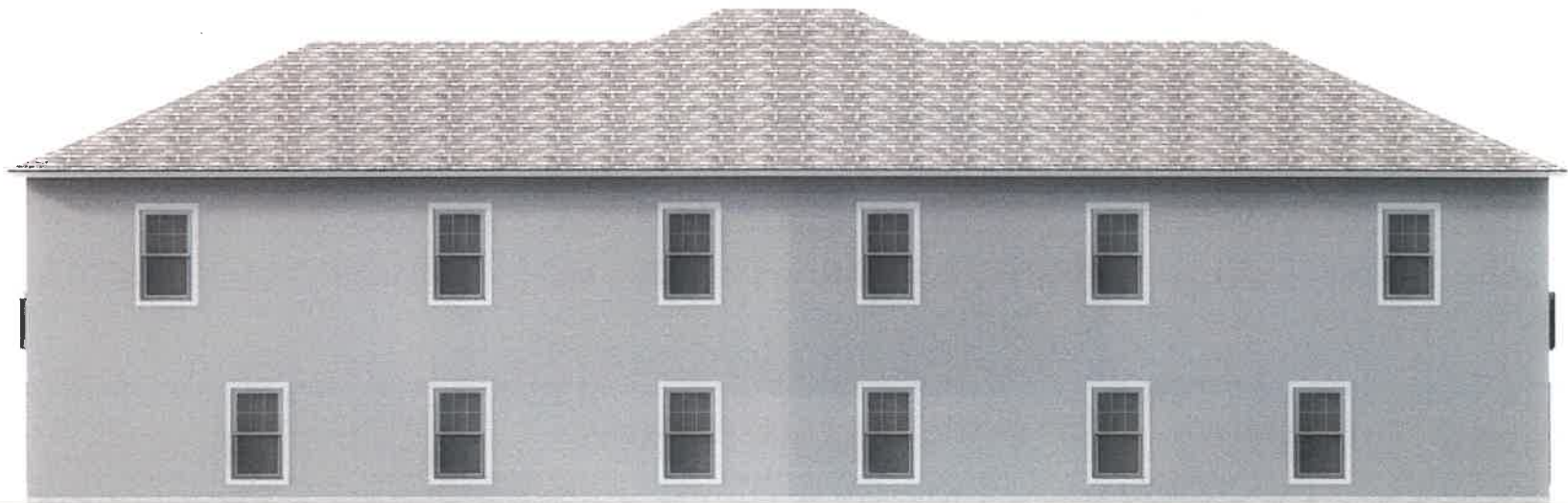


















CITY OF CLERMONT
VARIANCE
APPLICATION

DATE March 15, 2022		FEE: \$600	
Project Name (if applicable) Mason Ridge			
Applicant Jimmy D. Crawford			
Contact Person Jimmy D. Crawford or Amanda Titus			
Address 702 W. Montrose St.		City Clermont	State FL Zip 34711
Telephone 352-432-8644		Fax 352-432-8644	
Email jcrawford@cmhlawyers.com; atitus@cmhlawyers.com			
OWNER INFORMATION ☐ (Check box if information is same as Applicant)			
Owner's Name ALP Investments, LLC			
Owner Address P. O. Box 1825		City Windermere	State FL Zip 32828
Telephone 352-432-8644		Email julia@netcommworks.com	
PROPERTY INFORMATION			
Address of Subject Property Grand Hwy./Pitt Street		City Clermont	State FL Zip 34711
General Location Southwest corner of Grand Hwy. and Pitt Street			
Legal Description & Alternate Key (include copy of survey) AKN 2702184 and 1070422			
Land Use (City verification required) Residential/Office			
Zoning (City verification required) C-2 General Commercial			



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:
Section 122-226(1) - 25' front setback from ROW

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

There was an error in the original survey, site plan and approval when the previous CUP was approved, and carried over to the City-approved construction plans, which resulted in infrastructure for building being installed 17' from the Pitt Street ROW instead of the required 25'. This was not caused by the applicant.

How does the Code create a hardship?

To tear out and rebuild the infrastructure for the building would be a waste of resources; and the City previously approved construction plans with the same configuration and issues.

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;

There will be no affect on nearby owners. A four-way stop is adjacent to the variance, ensuring that traffic will be moving slowly, and the 17' setback is sufficient to ensure safety.

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

There are similar townhomes already existing on Grand Highway.

- (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;

The benefits of the variance (avoiding significant delay and cost, and effort from both the applicant and the City) outweigh the potential detriment (buildings closer to ROW). The landscape buffer will be significant between the development and Pitt Street.



CITY OF CLERMONT
VARIANCE
APPLICATION

(4) The granting of the variance is consistent with the city's comprehensive plan; and
The variance is consistent with the comprehensive plan, and specifically furthers objectives 1.1, 1.11, and 1.15

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

See response to Nos. 1-3 above. The variance is the minimum required due to the previous infrastructure construction based on the survey error (see concept plan).

Jimmy D. Crawford, Esq.

Applicant Name (print)

x 
Applicant Name (signature)

Julia Johnson, Managing Member ALP Investments, LLC

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:	

Date:	04/04/2022
Order Number:	7133381
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	43.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	1	04/19/2022 - 04/19/2022	Govt Public Notices
LEE dailycommercial.com	1	04/19/2022 - 04/19/2022	Govt Public Notices

Total Order Confirmation

\$77.94

LEGAL NOTICE

Notice is hereby given that the City Council of the City of Clermont will consider a request for the following variance: (1) to allow for a front yard setback to be less than the minimum requirements for the Land Development Code, Section 122-226 at the following location:

LOCATION:

Mason Ridge Multi-Family

Development

Southwest Corner of Grand Highway

and Pitt Street

Alt. Key 1070422 and 2702184

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 hear the request at a public meeting to be held on Tuesday, April 26, 2022 at 6:30 PM in the Clermont City Hall, Council Chambers located at 685 West Montrose Street.

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

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

Tracy Ackroyd Howe, MMC

City Clerk

7133381 4/19/2022



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date		
Tuesday, April 26, 2022		
Agenda Item Name		
Variance Request 2481 Linkwood Avenue		
Requested Action		
Recommend denial of requested variance.		
Staff Report		
The applicant is requesting a variance for (1) rear yard setback variance to be less than the minimum 25 feet requirement for property located at 2481 Linkwood Avenue. The requested variance would allow for the construction of a 17' x 22' screen porch with a solid roof to the existing rear yard of the single family home. The proposed porch addition would allow a 22 foot encroach into the required 25 foot rear yard setback, which will provide the residential lot setback of approximately 7.5 feet from the rear property line. The current Land Development Codes, Section 122-342, require any solid roof structures or buildings that must be able to meet the setbacks for the primary residence. The required rear yard setback in this subdivision is 25 feet from the rear property line of the primary residence. The existing single-family residence provides a rear yard setback of approximately 30 feet from the rear property line, and there is an existing pool and deck in the rear yard. The proposed screen porch addition would increase the existing impervious surface ratio for lot coverage and may interfere with sufficient water runoff and drainage for the lot. The proposed screen porch as proposed would be located approximately 7.5 feet from the rear property line. Staff finds, although the applicant is seeking reasonable use of the property. However, the impervious surface area is increasing. The construction of the insulated solid roof screen porch encroachment of 22 feet into the required 25 feet rear yard property setback, may be considered as intrusive to the surrounding property owners. <u>STAFF RECOMMENDATION:</u> Section 86-174 of the Land Development Code requires a positive finding on the review criteria in order to grant a variance. Staff has reviewed the application as submitted and finds the application does not meet a positive finding on all of the five review criteria. Therefore, staff recommends denial of the requested variance.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Staff Analysis 2481 Linkwood Avenue	Staff Analysis 2481 Linkwood Avenue.pdf	
2. New 86-174 Review Criteria- 2481 Linkwood Avenue-VAR	New 86-174 Review Criteria- 2481 Linkwood Avenue-VAR.pdf	
3. LOCATION MAP	LOCATION MAP.pdf	

4.	Site plan	Site plan.pdf
5.	Application	Application.pdf
6.	2481 Linkwood Ave-Legal AD	2481 Linkwood Ave-Legal AD.pdf



CITY OF CLERMONT Staff Analysis Report

OWNER: Thomas & Kylan Moore

APPLICANT: Thomas & Kylan Moore

PROJECT NAME: 2481 Linkwood Avenue Setback Variance

REQUESTED ACTION: Consider a request for the following variance: (1) to allow for a rear yard setback of approximately 7.5 feet instead of 25 feet as required in the Lost Lake Reserve PUD Master Plan

SIZE OF PARCEL: 90' x 125' SF lot

LOCATION: 2481 Linkwood Avenue – Lost Lake Reserve
Tract A - Subdivision

EXISTING ZONING: Planned Unit Development

EXISTING LAND USE: Single Family Residence

FUTURE LAND USE CATEGORY: Master Planned Development

ANALYSIS:

The applicant is requesting a variance for (1) rear yard setback variance to be less than the minimum 25 feet requirement for property located at 2481 Linkwood Avenue. The requested variance would allow for the construction of a 17' x 22' screen porch addition to the existing rear yard of the single family home. The proposed porch addition would allow a 22 foot encroach into the required 25 foot rear yard setback, which will provide the residential lot setback of approximately 7.5 feet from the rear property line. The current Land Development Codes, Section 122-342, requires any solid roof structures or buildings must be able to meet the setbacks for the primary residence. The required rear yard setback in this subdivision is 25 feet from the rear property line for the primary residence.

The existing single-family residence provides a rear yard setback of approximately 30 foot from the rear property line, and there is an existing pool and deck in the rear yard. The proposed screen porch addition would increase the existing impervious surface ratio for lot coverage and may interfere with sufficient water runoff and drainage requirements for the lot.

Staff finds, although the applicant is seeking reasonable use of the property. However, the proposed screen porch would provide a significant increase to the maximum impervious surface lot coverage for residential development. The construction of the insulated solid roof screen porch encroachment into the rear property setback maybe considered as intrusive to the surrounding property owners because the structure will be located approximately 7.5 feet from the rear property line.

STAFF RECOMMENDATION:

Section 86-174 of the Land Development Code requires a positive finding on the review criteria in order to grant a variance. Staff has reviewed the application as submitted and finds the application does not meet a positive finding on all of the five review criteria. Therefore, staff recommends **denial** of the variance request.

2481 Linkwood Avenue 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: No it will not affect the adjacent or nearby owners and there is an underground water drainage system in place for the roof water runoff.

Staff comments: The variance request to allow the rear-yard setback less than the minimum 25-foot required setback for the construction of a solid-roof porch addition to the existing single family home. The Planned Unit Development (PUD) development standards requires a minimum 25-foot rear yard setback for any accessory structures or buildings. The screen porch would have the most impact on adjacent property owners due to it encroaching into the rear yard setback. In addition, the impervious surface is being increased, which may impact the adjacent owners with additional stormwater runoff if not conveyed properly.

Negative Finding

- (2) The variance will allow reasonable use of the property; which use is not out of character with other properties in the same zoning category;
Applicant response: Yes, it will create covered seating area to enjoy the pool deck away from the weather elements.

Staff comments: The variance request is not out of character with other properties in the same zoning category.

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: N/A

Staff comments: The screen porch addition with an insulated solid roof would be located very close to the adjacent neighbors and may negatively affect the reasonable use of the adjacent properties.

Negative Finding

- (4) The granting of the variance is consistent with the city’s comprehensive plan;
Applicant response: N/A.

Staff comments: The requested variance is not in conflict with the Clermont Comprehensive Plan.

Positive Finding

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

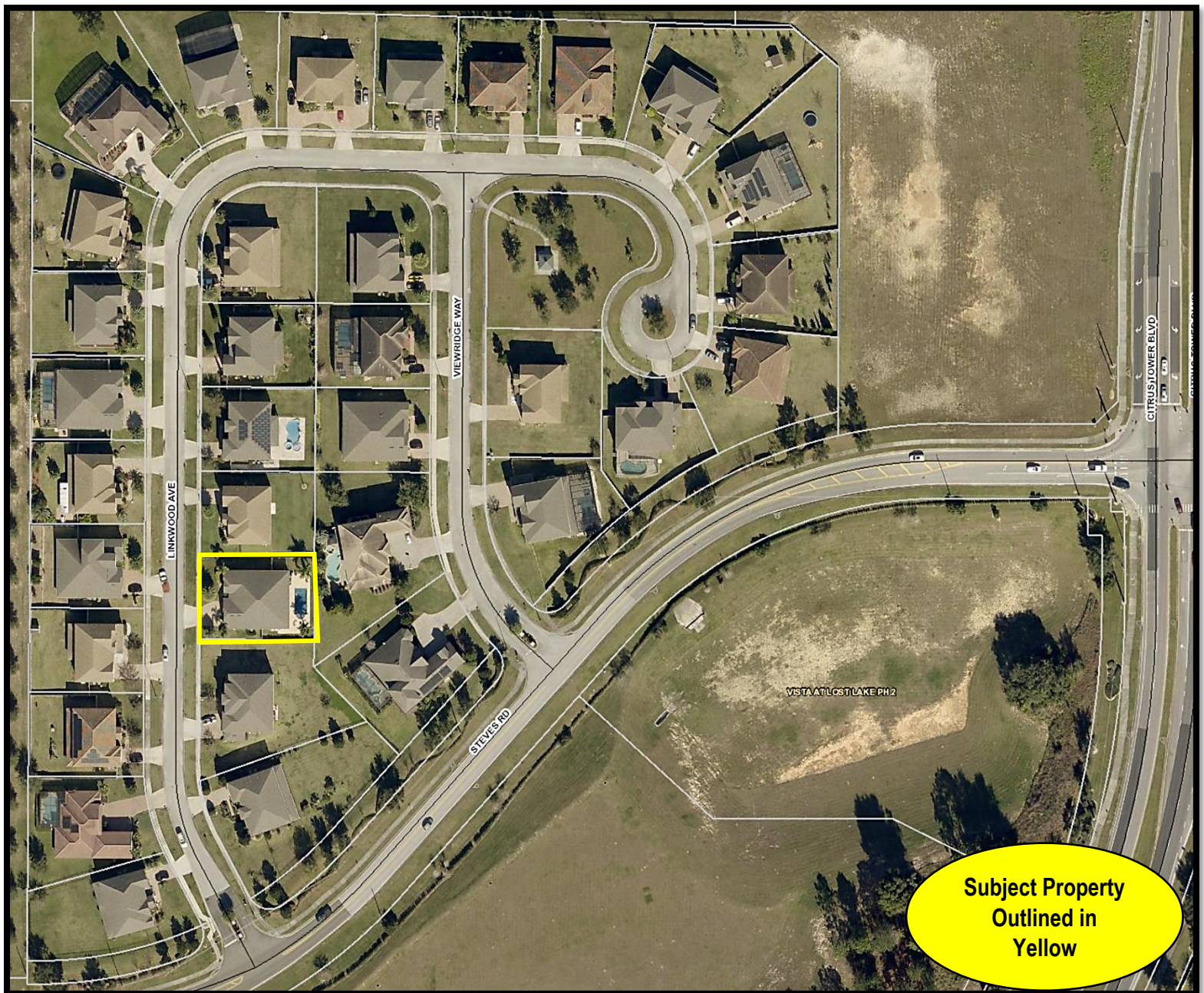
Applicant response: The variance requested will give sufficient roof coverage and propionate to the existing pool deck size.

Staff comments: The applicant is requesting a variance to allow the construction of a screen porch addition to the home that already has an existing in-ground pool; the proposed screen porch addition will be approximately 7.5 feet from the rear property line. The maximum impervious surface lot coverage is close to the maximum 55 percent allowed for residential development.

Negative Finding

STAFF RECOMMENDATION: Section 86-174 of the Land Development Code requires a positive finding on the Review Criteria and Findings in order to grant a variance. Staff has reviewed this application as submitted, and based on the provisions of the Review Criteria and Findings, the application does not meet a positive finding. Therefore, staff recommends **denial** of the variance request to the Land Development Code.

LOCATION MAP



Proposed
 Aluminum Raft
 17' x 22'
 on existing Deck
 with new concrete footer
 CITY OF CLERMONT
 Pool + Deck
 04-24-17
 50%
 Impervious

5666 ÷ 11250
 Impervious
 Lot Area
 Total Impervious = 506

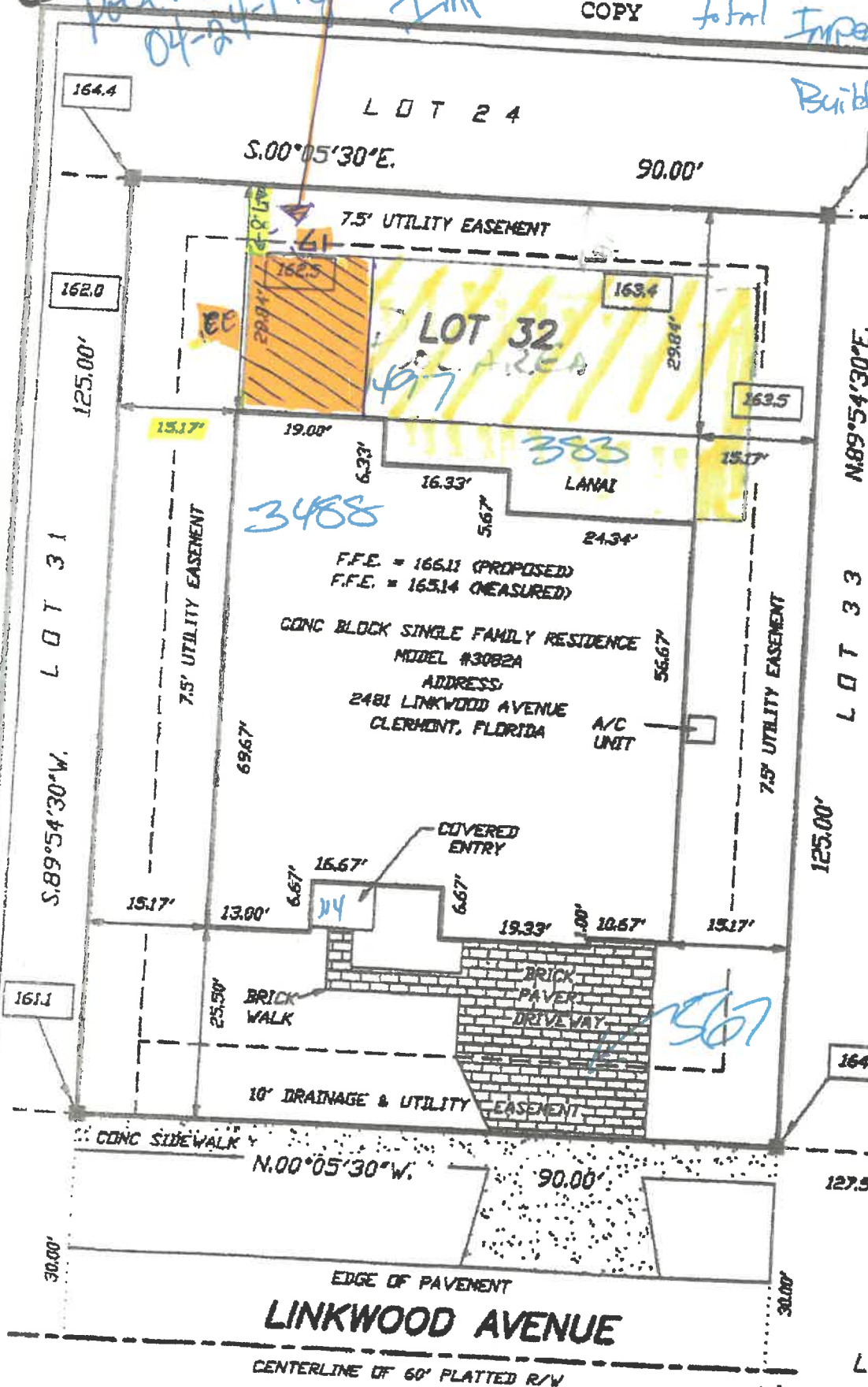
COPY

Building Footprint 3488

164.2 DRIVE 567
 WALK 114
 Pool Area 1497
 total 5666
 7383
 5949

NOTES

1. BEARINGS BASED ON THE W. LINE OF LOT 32 BEING S.00°05'30"E.
2. UNDERGROUND IMPROVEMENTS NOT LOCATED.
3. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
4. SUBJECT PROPERTY LIES IN ZONE "X", PER FLOOD INSURANCE RATE MAP PANEL #12069CD585D, DATED 7/3/2002, AND LIES OUTSIDE THE 500-YEAR FLOOD PLAIN.
5. DATE OF FIELD SURVEY: 11/14/13.
6. ELEVATIONS BASED ON SITE BENCHMARK PER CONSTRUCTION PLANS.



LINKWOOD AVENUE

LEGEND

- A/C FFE = AIR CONDITIONER FINISHED FLOOR ELEVATION
- CONC = CONCRETE

FINAL SURVEY /



CITY OF CLERMONT
VARIANCE
APPLICATION



DATE		FEE:	
Project Name (if applicable)			
Applicant <u>Thomas Moore</u>			
Contact Person <u>Thomas Moore</u>			
Address <u>2481 Linkwood Ave</u>		City <u>Clermont</u>	State <u>FL</u> Zip <u>34711</u>
Telephone <u>321-230-7576</u>		Fax	
Email <u>silverstarconst-mia@yahoo.com</u>			
OWNER INFORMATION ☐ (Check box if information is same as Applicant)			
Owner's Name <u>Thomas + Kyla Moore</u>			
Owner Address <u>2481 Linkwood Ave</u>		City <u>Clermont</u>	State <u>FL</u> Zip <u>34711</u>
Telephone <u>321-230-7576</u>		Email	
PROPERTY INFORMATION			
Address of Subject Property <u>2481 Linkwood Ave</u>		City <u>Clermont</u>	State <u>FL</u> Zip <u>34711</u>
General Location <u>Lost Lake Reserve</u>			
Legal Description & Alternate Key (include copy of survey) <u>Lost Lake Reserve Tract A PB57 PG 23-24 Lot 32</u> <u>ORP 4908 PG 2180</u>			
Land Use (City verification required)			
Zoning (City verification required)			



CITY OF CLERMONT VARIANCE APPLICATION

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

City Zoning Ordinance (Land Development Code Section) from which you are requesting relief:

The Rear Setback of 25ft for solid Aluminum Roof Structure

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

23ft by 17ft Aluminum Roof over existing pool deck leaving a 7.8' distance between roof and rear property line

How does the Code create a hardship?

The code only allows a 4.8' solid aluminum roof on the existing pool deck due to the rear setback but a screen roof is allowed

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;
no it will not affect the adjacent or nearby owners and there is an underground water drainage system in place for the roof water run off
- (2) The variance will allow a reasonable use of the property, which use is not out of character with other properties in the same zoning category;
Yes it will create covered seating area to enjoy the pool deck away from weather elements
- (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;

N/A



CITY OF CLERMONT
VARIANCE
APPLICATION

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

N/A

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

The variance requested will give sufficient roof coverage and proportionate to the existing pool deck size

Thomas MOORE

Applicant Name (print)

x 

Applicant Name (signature)

THOMAS MOORE

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



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:	04/05/2022
Order Number:	7141352
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	47.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	1	04/19/2022 - 04/19/2022	Govt Public Notices
LEE dailycommercial.com	1	04/19/2022 - 04/19/2022	Govt Public Notices

Total Order Confirmation

\$84.26

Ad Preview

LEGAL NOTICE

Notice is hereby given that the City Council of the City of Clermont will consider a request for the following variance: (1) to allow a rear yard setback to be less than the minimum requirements for the Planned Unit Development (PUD) Master Development Plan, at the following location:

LOCATION:

Lost Lake Reserve, Tract A
2481 Linkwood Avenue
Clermont, FL
(Alternate Key #3846866)

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

The Clermont City Council will consider this request at a public hearing on Tuesday, April 26, 2022 at 6:30 PM in the Clermont City Hall, 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

Daily Commercial
April 19, 2022
7141352



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date	
Tuesday, April 26, 2022	
Agenda Item Name	
Resolution No. 2022-009R <i>Table Johnson CUP</i>	
Requested Action	
Recommend <u>denial</u> of Resolution No. 2022-009R.	
Staff Report	
The applicant is requesting a Conditional Use Permit (CUP) to allow a 4,000 square foot detached garage accessory structure for property located at 1730 Nita Place. The property zoning is R-1A Single Family Low Density Residential and the Future Land Use is Low Density Residential. The Land Development Code Section 122-342 requires any detached garage or accessory building must be located behind the front yard building setback, and must be able to meet the setbacks of the primary structure. The accessory building should be secondary in area or size, extent and purpose of the principal structure. The existing primary residence is approximately 1,884 square feet of living space and the proposed garage structure would be 4,000 square feet and larger than the existing home, which would be in direct conflict with the Land Development Codes. In addition, the applicant has a secondary unit on the parcel as well, consisting of a 520 square feet living space with an additional 660 square foot garage. The property consists of two lots that were combined recently into one large lot through unity of title. The 4,000 square foot garage does not meet the intent and purpose of the code for accessory structures permitted on residential lots. The proposed garage would be larger than the primary residence, but held to less restrictive accessory structure standards. The proposed garage structure is the size equivalent to a very large house and will provide the same visual impact, but without the code regulations for construction of a single-family residential home. The large garage structure may have an adverse impact on adjacent property owners and would be inconsistent and out of character with the existing character of the neighborhood. The structure will also increase the impervious surface ratio lot coverage permitted for residential lots in the R-1A zoning district. Because of the size, the visual effect would be comparable to allowing two residential homes on a single-family lot, which is not permitted in the Land Development Regulations. <u>STAFF RECOMMENDATION:</u> Staff has reviewed the application and proposed project in regards to compliance with the Clermont Codes of Ordinances and Comprehensive Plan. The proposed 4,000 square feet garage structure would be in conflict with the intent and purpose of the code provisions that regulate accessory structures and buildings located on single-family residential lots. <i>The Planning and Zoning Commission at their meeting, voted 6-0 to recommend denial of Resolution No. 2022-009R.</i> Staff recommends <u>denial</u> of Resolution No. 2022-009R.	
Additional Analysis	
Fiscal Impact Summary	

Fiscal Impact		Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)			
1.	2022-009R - 1730 Nita Place Garage - CUP (03.29.2022)	2022-009R - 1730 Nita Place Garage - CUP (03.29.2022).pdf	
2.	1730 Nita Place CUP-Legal AD	1730 Nita Place CUP-Legal AD.pdf	

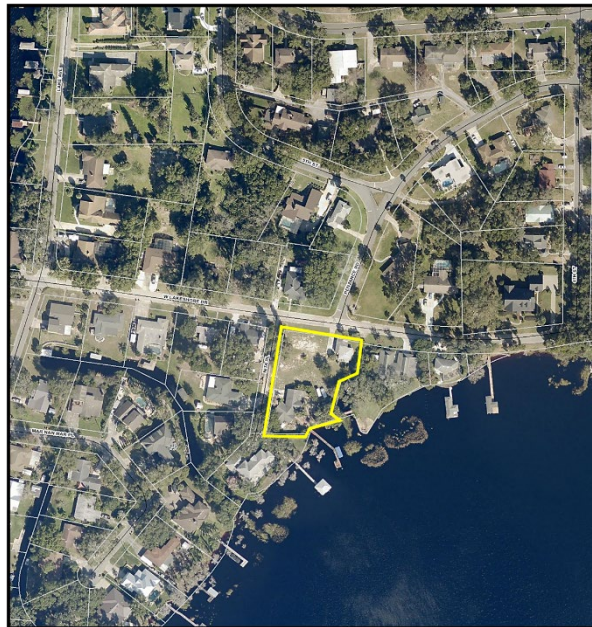
CITY OF CLERMONT
RESOLUTION NO. 2022-009R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR A 4,000 SQUARE FOOT ACCESSORY GARAGE STRUCTURE IN THE R-1A SINGLE FAMILY LOW DENSITY RESIDENTIAL ZONING DISTRICT, 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 on April 5, 2022 recommended denial of this Conditional Use Permit to allow a 4,000 square foot garage accessory building be located in the R-1A Single Family Low Residential zoning district, at the following location:

LOCATION:

1730 Nita Place
(Alternate Key #1619611)



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



CITY OF CLERMONT
RESOLUTION NO. 2022-009R

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

WHEREAS, the property owner has requested this Conditional Use Permit (CUP) to allow for a 4,000 square foot accessory garage structure in the R-1A Single Family Low Density Residential zoning district; and

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

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

1. This application for a Conditional Use Permit to allow a 4,000 square foot accessory garage structure in the R-1A Single-Family Low Density Residential zoning district be granted subject to the following conditions:

SECTION 1: GENERAL CONDITIONS

1. The conditions as set forth in this Conditional Use Permit shall be legally binding upon any heirs, assigns and successors in title or interest.
2. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.
3. The Conditional Use Permit must be executed and processed through the Office of the City Clerk within 90 days of its date of approval by the City Council or the permit shall become null and void.
4. The applicant shall record in the Public Records of Lake County within 90 days of its date of approval by the City Council, a short-form version of this Conditional Use Permit as provided by the City or a form acceptable to the City, to provide notice to all interested parties, the assigns, successors and heirs of the developer/applicant and all future owners of the above-referenced property that the real property described above is subject to the terms and conditions of the Conditional Use Permit.
5. The Fire Marshal shall inspect all building and structures to ensure all life safety requirements and fire safety codes are in compliance to the code prior to the issuance of any Certificate of Occupancy.



CITY OF CLERMONT
RESOLUTION NO. 2022-009R

6. The City Building Inspector shall inspect all structures and buildings for compliance with the Florida Building Codes and all code violations must be corrected prior to the issuance of the Certificate of Occupancy.
7. Prior to the issuance of any permits, the applicant shall be required to submit Formal Site Plans for review and approval by the City of Clermont Site Review Committee. The site plans shall show location of all proposed buildings, structures, picnic areas, and outdoor recreation areas as indicated in the Conditional Use Permit application. The site plans shall meet all submittal requirements and comply with the conditions of this Resolution, applicable City Codes, Regulations, Ordinances, and provide compliance with the adopted City Comprehensive Plan, as amended.
8. No expansion of the use or additions to the facility shall be permitted except as approved by another Conditional Use Permit.
9. If any of the stated conditions are violated, the applicant understands and agrees that the City Council may revoke this Conditional Use Permit by resolution after a public hearing.
10. This permit shall become null and void if substantial construction work has not begun within two (2) years of the date of issuance of this Conditional Use Permit. "Substantial construction work" means the commencement and continuous prosecution of construction of required improvements ultimately finalized at completion.

SECTION 2: LAND USES AND SPECIFIC CONDITIONS

1. This Conditional Use Permit will allow a 4,000 square foot accessory garage structure in the R-1A Single Family Low Density Residential zoning district.
2. The site shall be developed in accordance to the Clermont Land Development Regulations and the provision of the R-1A Single Family Low Density Residential zoning district in the Land Development Codes.
3. The applicant shall be required to provide an enhanced opaque landscape buffers around the property to ensure sufficient screening from adjacent residential properties and streets.

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. 2022-009R

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. 2022-009R

DONE AND RESOLVED by the Mayor of the City Council of the City of Clermont, Lake County, Florida, this 26th day of April 2022.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

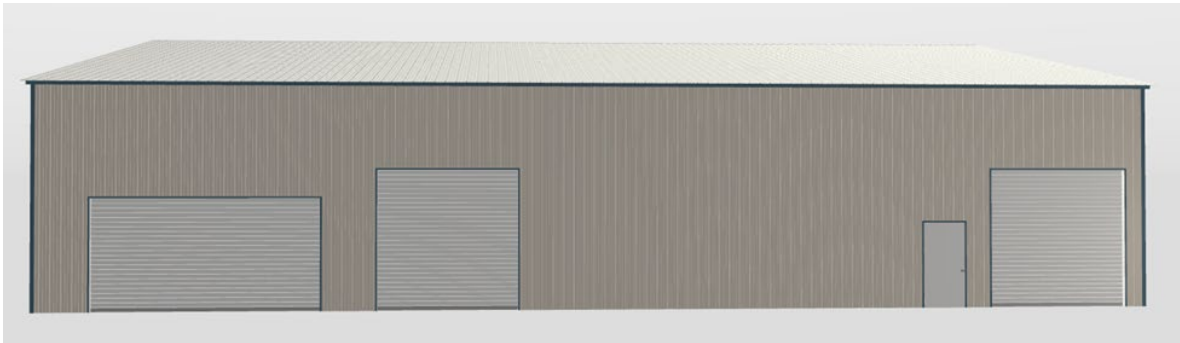
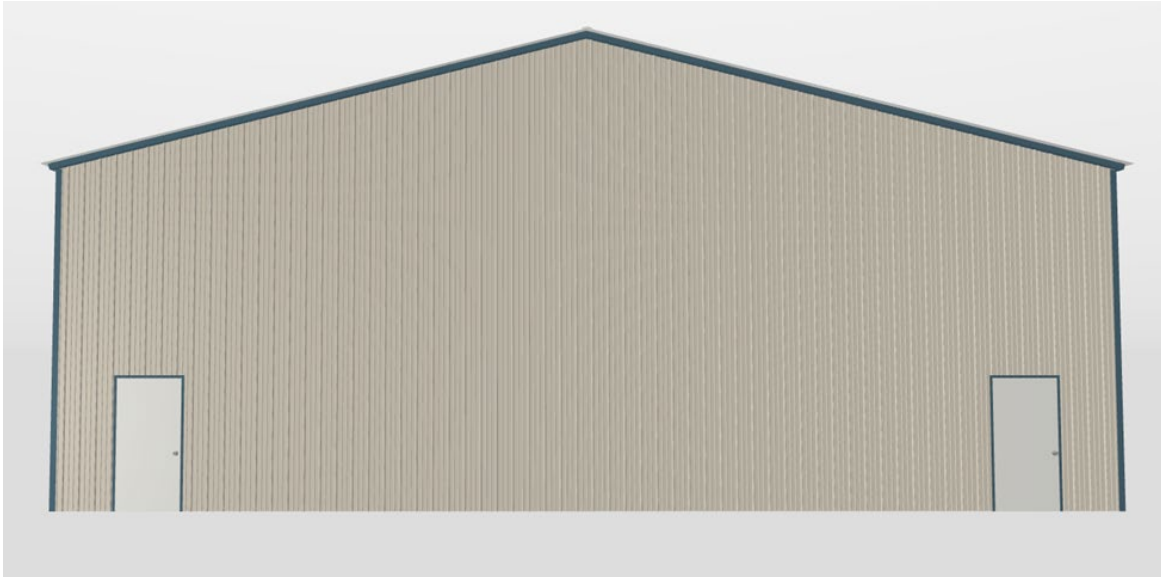
Tracy Ackroyd Howe, MMC
City Clerk

Approved as to Form and Legality:

Daniel F. Mantzaris, City Attorney

CITY OF CLERMONT
RESOLUTION NO. 2022-009R

Exhibit A:





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:	03/15/2022
Order Number:	7053483
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	54.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	2	03/29/2022 - 04/19/2022	Govt Public Notices
LEE dailycommercial.com	2	03/29/2022 - 04/19/2022	Govt Public Notices

Total Order Confirmation	\$167.68
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Ad Preview

LEGAL NOTICE

Notice is hereby given that the City of Clermont will consider a request for a Conditional Use Permit (CUP) to allow for a 4,000 square foot garage accessory building that is greater than the permitted square foot allowed for any accessory structures be located in the R-1A Single Family Low Density Residential zoning district, as required for Section 122-341 Accessory Uses and Structures.

LOCATION

1730 Nita Place, Clermont, FL
Alternate Key 1619611

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

The Clermont Planning and Zoning Commission will consider the request at a public meeting to be held on Tuesday, April 5, 2022 at 6:30 P.M.

A public meeting will be held before the Clermont City Council to consider this request on Tuesday, April 26, 2022 at 6:30 P.M.

All public meetings are held in the Clermont City Hall, 1st Floor Council Chambers, located at 685 West Montrose Street. All interested parties will be given an opportunity to express their views on this matter.

Please be advised that, under State law, if you should decide to appeal a decision made with respect to this matter, you will need a record of the proceedings, and may need to ensure that a verbatim record is made.

Persons with disabilities who need assistance should contact the City Clerk's office, (352) 241-7330, at least 48 hours prior to the public hearings.

Tracy Ackroyd Howe, MMC
City Clerk
Daily Commercial
March 29, 2022 & April 19, 2022
7053483



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, April 26, 2022		
Agenda Item Name		
Ordinance No. 2022-018 <i>Wellness Ridge Introduction</i>		
Requested Action		
Recommend introduction of Ordinance 2022-018.		
Staff Report		
The City received a petition to establish a Community Development District (CDD) from Lennar Homes, LLC, on April 9, 2022. The property is located within the City of Clermont and consists of approximately 574 acres of land for the residential portion. The project, South Lake Crossings, received Council approval for annexation, comprehensive plan amendment and a PUD rezoning on November 19, 2019. The project will consist of up to 1,850 residential dwelling units. Lennar is moving forward with getting the infrastructure in place to support the development, such as water, sewer, roads, stormwater, and roadway lighting.  In order to assist with these costs, the developer is seeking a Community Development District designation over the project area. The developer has proposed to establish the Wellness Ridge Community Development District to plan, finance, acquire, construct, operate and maintain infrastructure, community facilities, and road operation and maintenance, which may be authorized by such districts under Florida law including but not limited to Chapter 190, Florida Statutes. Staff recommends approval of Ordinance No. 2022-018.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Ord 2022-018 - Establish CDD (03.25.22)	Ord 2022-018 - Establish CDD (03.25.22).pdf	
2. Petition to Establish (v10) (03.30.22) .pdf - REVISED and submitted on 03.30.22 _	Petition to Establish (v10) (03.30.22) .pdf - REVISED and submitted on 03.30.22 _pdf	
3. Revised Legal Ad Proof Wellness Ridge 4-4-2022	Revised Legal Ad Proof Wellness Ridge 4-4-2022.PDF	



CITY OF CLERMONT
ORDINANCE NO. 2022-018

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, FLORIDA, ESTABLISHING, ON THE PROPOSED PROPERTY KNOWN AS WELLNESS RIDGE AND FURTHER DESCRIBED HEREIN, AND RECOGNIZING, THE COMMUNITY DEVELOPMENT DISTRICT, CREATED AND CHARTERED BY UNIFORM GENERAL LAW, THE UNIFORM COMMUNITY DEVELOPMENT DISTRICT ACT OF FLORIDA, CHAPTER 190, FLORIDA STATUTES (2001 AND HEREAFTER); ACKNOWLEDGING THE UNIFORM DISTRICT CHARTER EXPRESSED IN SECTIONS 190.006-190.041, FLORIDA STATUTES, AND AS REFERENCED AND PROVIDED BY SECTION 190.004(4), FLORIDA STATUTES, AND CONFIRMED BY SECTION 189.4031(2), FLORIDA STATUTES; ESTABLISHING THE WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT (ON THE PROPERTY PROPOSED IN THIS PETITION) AND DESIGNATING THE INITIAL MEMBERS OF THE DISTRICT BOARD OF SUPERVISORS; AND, DESIGNATING THE PROPOSED LAND AREA WITHIN WHICH THE DISTRICT MAY MANAGE AND FINANCE ITS BASIC INFRASTRUCTURE, SYSTEMS, FACILITIES, SERVICES, IMPROVEMENTS AND PROJECTS; PROVIDING FOR SEVERABILITY AND EFFECTIVE DATE.

WHEREAS, the City of Clermont, Florida received on March 9, 2022 a petition (the “Petition”) for Establishment of a Community Development District of less than 2,500 acres located entirely within the municipal boundaries of the City of Clermont, hereinafter the “District”, as provided pursuant to Chapter 190, Florida Statutes, from Lennar Homes, LLC (the “Petitioner”); and

WHEREAS, it has been determined that the Petition contains the requisite information as mandated by Section 190.005(2), Florida Statutes, and Section 190.005(1)(a), Florida Statutes; and

WHEREAS, the Petitioner has obtained the written consent to the establishment of the District by the owners of 100% of the real property described in Exhibit A, attached hereto and collectively referred to as Wellness Ridge Community Development District; and

WHEREAS, the decision of the City Council to establish the District is a quasi-legislative decision authorized by Chapter 190, Florida Statutes, and the City of Clermont’s home rule authority and Article VIII of the Florida Constitution; and

WHEREAS, the City of Clermont has reviewed factors as required by Chapter 190, Florida Statutes, and will consider such factors prior to the final adoption of the subject ordinance, and upon such review has determined that the establishment of the District is in the best interest of the City of Clermont, for the orderly growth of the City of Clermont in an efficient manner for their existing and future health, safety and welfare.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Clermont in lawful session assembled, as follows:



CITY OF CLERMONT
ORDINANCE NO. 2022-018

SECTION 1. Findings of Fact and Considerations

The City of Clermont has reviewed the petition, and the representations, information, statements and evidence presented at the public hearing by Petitioner or on Petitioner's behalf and makes the following Findings of Fact:

- a. The statements contained within the Petition are true and correct.
- b. The Petition for and establishment of the District is not inconsistent with the State Comprehensive Plan or City's comprehensive plan.
- c. The area of land within the District is of sufficient size, sufficiently compact and sufficiently contiguous to be developable as one functional interrelated community.
- d. The District is the best alternative available for delivering community development services and facilities to the area that will be served by the District.
- e. The community development services and facilities of the District will be compatible with the capacity and uses of existing local and regional community development services and facilities.
- f. The area to be served by the District is amenable to separate independent special-district government.

SECTION 2. Establishment of District

Based on the above findings and consideration, the City Council of the City of Clermont does hereby grant the Petition and there is hereby established the District for all purposes consistent with, and as authorized by Chapter 190, Florida Statutes, and all other applicable laws. The City does further hereby acknowledge the uniform district charter set forth in Chapter 190, Florida Statutes.

SECTION 3. Establishment of District Boundary

The external boundary for the District shall include and incorporate all property as more particularly described in Exhibit A, attached hereto and incorporated herein, all such property (574.01 acres more or less) being located entirely within the municipal boundaries of the City of Clermont. No real property within the external boundaries of the District is to be excluded.

SECTION 4. Appointment of Initial Board of Supervisors

The City Council of the City of Clermont does hereby appoint the following individuals as the initial Board of Supervisors to serve for a period not to exceed ninety (90) days after the creation of the District upon which a new Board of Supervisors will be elected as provided by law. The initial Board of Supervisors shall be:



CITY OF CLERMONT
ORDINANCE NO. 2022-018

- a. Lane Register
- b. Rob Bonin
- c. Amara Walker
- d. Adam Morgan
- e. Brent Kewley

SECTION 5. Charter; Powers

The District shall be governed by the provisions of Chapter 190, Florida Statutes, as amended. The District shall have, and the District Board of Supervisors may exercise, all powers and functions granted pursuant to Sections 190.011 and 190.012(1), Florida Statutes, as amended from time to time, subject to the regulatory jurisdiction and permitting authority of all applicable governmental bodies, agencies and special districts having authority with respect to any area included in the District. In addition, the City Council of the City of Clermont hereby consents to the District's Board of Supervisors exercise of all other special powers to finance, fund, plan, establish, acquire, construct, reconstruct, enlarge or extend, equip, operate, and maintain systems, facilities and basic infrastructure within, and outside of, the boundaries of the District as described under and authorized by Section 190.012(2), Florida Statutes.

SECTION 6. City Comprehensive Plan and Land Development Code

The District shall be governed by the development and construction standards of the City of Clermont Comprehensive Plan and the City of Clermont Land Development Code on its construction as if it were a developer.

SECTION 7. Severability and Repeal

All ordinances, agreements, or resolutions and parts thereof in conflict herewith to the extent of such conflicts are hereby repealed. If any phrase, clause, sentence, paragraph, section or subsection of this ordinance shall be declared unconstitutional or invalid by a court of competent jurisdiction, such unconstitutionality or invalidity shall not affect the remaining phrases, clauses, sentences, paragraphs, sections or subsections of this Ordinance.

SECTION 8. Effective Date

This Ordinance shall be published as provided by law and shall become law and shall take effect on the date of its Second Reading and Final Passage.

SECTION 9. Recording

A certified copy of the ordinance may be filed with the Clerk of the Circuit Court of Lake County, Florida, and duly recorded among the Public Records of Lake County, Florida at the Petitioner's expense.

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 10th day of May, 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

Exhibit A

LEGAL DESCRIPTION: OVERALL PROPERTY

A Parcel of land lying in Section 22, Township 23 South, Range 26 East in Lake County, Florida, being more particularly described as:

Commencing at the Northwest corner of the Northwest Quarter of said Section 22; thence run South 88°49'23" East along the North line of the Northwest Quarter of said Section 22 for a distance of 60.02 feet to the POINT OF BEGINNING; thence continue South 88°49'23" East along the North line of the Northwest Quarter and the North line of the Northwest Quarter of the Northeast Quarter of said Section 22 for a distance of 3909.85 feet to the Northwest Corner of the Northeast Quarter of the Northeast Quarter of said Section 22; thence run South 00°20'55" West along the West line of the Northeast Quarter of the Northeast Quarter of said Section 22 for a distance of 1314.56 feet to the Southwest corner of the Northeast Quarter of the Northeast Quarter of said Section 22; thence run South 89°00'54" East along the South line of the Northeast Quarter of the Northeast Quarter of said Section 22 for a distance of 1290.91 feet to a point on the West right of way line of Five Mile Road as recorded in Official Records Book 357, Page 21 of the Public Records of Lake County, Florida; thence run South 00°19'09" West along said West right of way line for a distance of 1310.25 feet to a point on the North line of the Southeast Quarter of aforesaid Section 22; thence run South 00°27'16" West continuing along the aforesaid West right of way line of Five Mile Road for a distance of 2681.30 feet to a point on the South line of the Southeast Quarter aforesaid Section 22; thence departing said West right of way line run North 89°12'03" West along said South line for a distance of 2612.50 feet to the Southwest corner of the Southeast Quarter of said Section 22; thence run North 89°32'30" West along the South line of the Southwest Quarter of said Section 22 for a distance of 2587.54 feet to a point 60.00 feet East of the Southwest corner of the Southwest Quarter of said Section 22; thence run North 00°23'38" East along a line 60.00 feet East of and parallel to the West line of the Southwest Quarter of said Section 22 for a distance of 2175.74 feet; thence departing said parallel line run South 89°36'22" East for a distance of 250.11 feet; thence run South 84°10'21" East for a distance of 208.90 feet; thence run South 78°44'19" East for a distance of 322.40 feet to a point on a non-tangent curve, concave Southeasterly having a radius of 830.00 feet, with a chord bearing of North 21°05'42" East, and a chord distance of 169.47 feet; thence run Northeasterly through a central angle of 11°43'08" along the arc of said curve for a distance of 169.76 feet to a point of tangency; thence run North 26°57'16" East for a distance of 93.25 feet to the point of curvature of a curve, concave Southwesterly having a radius of 25.00 feet, with a chord bearing of North 18°02'44" West, and a chord distance of 35.36 feet; thence run Northwesterly through a central angle of 90°00'00" along the arc of said curve for a distance of 39.27 feet to a point of tangency; thence run North 63°02'44" West for a distance of 69.42 feet to the point of curvature of a curve, concave Southwesterly having a radius of 1671.84 feet, with a chord bearing of North 76°51'21" West, and a chord distance of 798.16 feet; thence run Northwesterly through a central angle of 27°37'14" along the arc of said curve for a distance of 805.94 feet to a point of compound curvature of a curve; concave Southeasterly having a radius of 25.00 feet, with a chord bearing of South 44°51'50" West, and a chord distance of 35.03 feet; thence run Southwesterly through a central angle of 88°56'24" along the arc of said curve for a distance of 38.81 feet to a cusp of a curve, being a point on the aforesaid parallel line; thence run North 00°23'38" East along said parallel line for a distance of 143.33 feet to a point on the South

line of the Northwest Quarter of said Section 22; thence run North 00°23'17" East along a line 60.00 feet East of and parallel to the West line of the Northwest Quarter of said Section 22 for a distance of 26.69 feet to the cusp of a curve, concave Northeasterly having a radius of 25.00 feet, with a chord bearing of South 45°05'22" East, and a chord distance of 35.65 feet; thence run Southeasterly through a central angle of 90°57'18" along the arc of said curve for a distance of 39.69 feet to a point of reverse curvature of a curve; concave Southwesterly having a radius of 1791.84 feet, with a chord bearing of South 76°48'22" East, and a chord distance of 852.44 feet; thence run Southeasterly through a central angle of 27°31'17" along the arc of said curve for a distance of 860.69 feet to a point of tangency; thence run South 63°02'44" East for a distance of 68.37 feet to the point of curvature of a curve, concave Northwesterly having a radius of 25.00 feet, with a chord bearing of North 69°42'59" East, and a chord distance of 36.71 feet; thence run Northeasterly through a central angle of 94°28'35" along the arc of said curve for a distance of 41.22 feet to a point of compound curvature of a curve; concave Westerly having a radius of 370.00 feet, with a chord bearing of North 05°49'07" East, and a chord distance of 212.15 feet; thence run Northerly through a central angle of 33°19'08" along the arc of said curve for a distance of 215.16 feet to a point of reverse curvature of a curve; concave Easterly having a radius of 855.00 feet, with a chord bearing of North 00°45'58" East, and a chord distance of 344.05 feet; thence run Northerly through a central angle of 23°12'51" along the arc of said curve for a distance of 346.41 feet to a point on a nan tangent line; thence run North 69°32'44" West for a distance of 625.69 feet; thence run South 42°14'16" West for a distance of 39.72 feet; thence run South 82°07'45" West for a distance of 127.35 feet; thence run South 82°09'06" West for a distance of 164.00 feet; thence run North 76°26'03" West for a distance of 32.81 feet; thence run North 89°36'43" West for a distance of 40.00 feet to a point on the aforesaid parallel line; thence run North 00°23'17" East along said parallel line for a distance of 976.77 feet to a cusp of a curve, concave Northeasterly having a radius of 35.00 feet, with a chord bearing of South 45°46'21" East, and a chord distance of 50.49 feet; thence run Southeasterly through a central angle of 92°19'17" along the arc of said curve for a distance of 56.40 feet to a point of tangency; thence run North 88°04'01" East for a distance of 75.27 feet to the point of curvature of a curve, concave Southerly having a radius of 1030.00 feet, with a chord bearing of South 84°34'28" East, and a chord distance of 263.84 feet; thence run Easterly through a central angle of 14°43'01" along the arc of said curve for a distance of 264.57 feet to a point on a non-tangent line; thence run North 12°47'02" East for a distance of 45.00 feet; thence run North 58°22'48" West for a distance of 115.94 feet; thence run North 42°42'47" West for a distance of 108.10 feet; thence run North 19°04'09" East for a distance of 66.46 feet; thence run North 07°13'19" West for a distance of 226.44 feet; thence run North 39°01'14" West for a distance of 217.22 feet; thence run North 21°00'27" West for a distance of 67.17 feet; thence run North 89°36'43" West for a distance of 40.00 feet to a point on the aforesaid parallel line; thence run North 00°23'17" East along said parallel line for a distance of 531.69 feet to the POINT OF BEGINNING.

Less and except therefrom:

Those parcels described in Official Records Book 849, Page 2162:

Parcel 122 (fee simple) :

The Northerly 50.00 feet of the Southerly 80.00 feet of the Easterly 35.00 feet of the Westerly 2832.00 feet of Section 22, Township 23 South, Range 26 East, in the County of Lake, State of Florida.

Parcel 123 (fee simple):

The Northerly 50.00 feet of the Southerly 80.00 feet of the Easterly 35.00 feet of the Westerly 118.00 feet of Section 22, Township 23 South, Range 26 East, in the County of Lake, State of Florida.

Parcel 124 (fee simple):

The Northerly 250.00 feet of the Southerly 50.00 feet of the Easterly 30.00 feet of the Westerly 83.00 feet of Section 22, Township 23 South, Range 26 East, in the County of Lake, State of Florida.

Also less from said Section 22, that parcel described in Official Records Book 845, Page 567:

Parcel 129 (fee simple):

The Westerly 35.00 feet of the Easterly 523.26 feet of the Northerly 50.00 feet of the Southerly 80.00 feet of the Southeast 1/4 of the Southeast 1/4 of Section 22, Township 23 South, Range 26 East, in the County of Lake, State of Florida.

Also less from said Section 22, that parcel described in Official Records Book 851, Page 1455:

Parcel 130 (fee simple):

The Northerly 50.00 feet of the Southerly 900.00 feet of the Westerly 35.00 feet of the Easterly 93.00 feet of the Southeast 1/4 of the Northeast 1/4 of Section 22, Township 23 South, Range 26 East, in the County of Lake, State of Florida.

Together with the beneficial easements contained in that certain declaration of easement and agreement regarding road and utility improvements dated May 25, 2006 and which is recorded on June 2, 2006 in Official Records Book 3175, Page 997, all in the Public Records of Lake County, Florida.

Containing 25,003,704 square feet or 574.01 acres, more or less.

IN RE: AN ORDINANCE PURSUANT TO)
SECTION 190.005(2), FLORIDA STATUTES,)
TO ESTABLISH THE WELLNESS RIDGE)
COMMUNITY DEVELOPMENT DISTRICT)

<u>Name</u>	<u>Address</u>
Lane Register	6675 Westwood Boulevard, Suite 500 Orlando, Florida 32751
Rob Bonin	6675 Westwood Boulevard, Suite 500 Orlando, Florida 32751
Amara Walker	6675 Westwood Boulevard, Suite 500 Orlando, Florida 32751
Adam Morgan	6675 Westwood Boulevard, Suite 500 Orlando, Florida 32751
Brent Kewley	6675 Westwood Boulevard, Suite 500 Orlando, Florida 32751

5. Name. The name of the proposed District will be "WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT."

6. Water and Sewer Interceptors. The locations of existing major trunk water mains, storm sewer interceptors, basins and/or outfalls, wastewater force mains, and reclaimed water main improvements within or outside the boundaries of the proposed District, that are anticipated to provide service to the property within the District are shown within **Exhibit 4** attached hereto.

7. District Facilities and Services. Based upon currently available data, the proposed timetable for the construction of the District services and the estimated cost of constructing the proposed services, based on available data, is shown on **Exhibit 5** attached hereto. This is a good faith estimate but is not binding on the Petitioner and the District and is subject to change.

8. Land Uses: Other than the parcels for which construction has begun pursuant to City approvals (as noted below), the land within the proposed District is presently vacant. The real property comprising the District has received approval of its Preliminary Plan, dated March 9, 2021. The approvals provide for single family dwelling units. The current development plan for the proposed lands within the District includes approximately 1850 residential units. The authorized uses for the land included within the District are consistent with the City's Comprehensive Land Use Plan (the "City Comprehensive Plan"). In accordance with Policy 2.2.4 of the City Comprehensive Plan, all single family dwelling units will be equipped with a solar system roof feature. The Preliminary Plan, as approved by the City designates the lands within the proposed District for (i) residential use; (ii) public and private recreational uses which may include, without limitation, a clubhouse, general amenity center(s), swimming pool(s) and appurtenant facilities, sports fields/courts, community centers, multi-purpose trails and park spaces; (iii) conservation areas; and (iv) typical accessory uses related to each of these listed primary uses. The proposed future general distribution, location and extent of public and private uses within the District, which are subject to change but shall at all times remain in compliance with all applicable statutes, ordinances, approval, agreements, orders and regulations, are shown on **Exhibit 6**, attached hereto.

9. Statement of Estimated Regulatory Costs. A Statement of Estimated Regulatory Costs prepared in accordance with the requirements of Section 120.541, *Florida Statutes*, is attached hereto as **Exhibit 7** and incorporated herein.

10. Powers Requested. The District is seeking and hereby requests the right to exercise all general powers provided for in Section 190.011, *Florida Statutes*, all special powers provided for in Section 190.012(1), *Florida Statutes*, and those certain special powers consented by the City which include Sections 190.012(2) (a) and (d), *Florida Statutes*, as well as Section 190.012(2) (f), *Florida Statutes*, to the extent required by the City.

11. Justification Statement. The property within the District is amenable to operating as an independent special district for the following reasons:

- a. All statements contained in this Petition are true and correct.
- b. The establishment of the District is not inconsistent with any applicable element or portions of the effective City Comprehensive Plan, as amended, or any applicable elements of the state comprehensive plan.
- c. The area of land within the District is part of a unified plan of development for which a development plan has been approved by the City as part of the Preliminary Plan. The land encompassing the District is of sufficient size and is sufficiently compact and contiguous to be developed as one functional interrelated community.
- d. The community development services and facilities of the District will be compatible with the capacity and use of existing local and regional community development services and facilities.
- e. The proposed District is the best alternative available for delivering community development services to the area to be served because the District provides governmental entity for delivering those services and facilities in a manner that does not financially impact persons residing outside the District and provides a responsible perpetual public entity capable of making reasonable provisions for the operation and maintenance of the District services and facilities in the future. The establishment of the District will prevent the general body of taxpayers in the City from bearing the burden for installation of the infrastructure within and without the lands of the proposed District.

WHEREFORE, Petitioner respectfully requests the Council for the City of Clermont, Florida to:

1. Direct that a local public hearing be held, as required by Section 190.005(2)(b), *Florida Statutes*, to consider the establishment of the Wellness Ridge Community Development District.
2. Adopt an ordinance pursuant to Chapter 190, *Florida Statutes*, granting this Petition and establishing the Wellness Ridge Community Development District.

3. Consent to the District's exercise of the statutory powers requested herein, as those powers are set forth in Chapter 190, *Florida Statutes*: all general powers provided for in Section 190.011, *Florida Statutes*, all special powers provided for in Section 190.012(1), *Florida Statutes* and those certain special powers consented by the City which include Sections 190.012(2)(a) and (d), *Florida Statutes*, as well as Section 190.012(2)(f), *Florida Statutes*, to the extent required by the City.

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**SIGNATURE PAGE TO
PETITION TO ESTABLISH THE
WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT**

Respectfully submitted this 9TH day of SEPTEMBER, 2021.

PETITIONER:

LENNAR HOMES, LLC

By: 
Name: MARK McDONALD
Title: AUTHORIZED AGENT

**COUNSEL FOR
PETITIONER:**

**LATHAM, LUNA, EDEN &
BEAUDINE, LLP**

By: 
Jan Albanese Carpenter, Esq.
Florida Bar No. 767158
Kristen E. Trucco, Esq.
Florida Bar No. 124545
201 South Orange Avenue, Suite 1400
Orlando, Florida 32801
Telephone: 407-581-5800
jcarpenter@latham luna.com
ktrucco@latham luna.com

EXHIBIT 1

**GENERAL LOCATION OF THE PROPOSED
WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT**

[*ATTACHED*]



0 3000 6000



Location Map
Wellness Way CDD
City of Clermont, Florida

Exhibit 1

February 23, 2021

EXHIBIT 2

**METES AND BOUNDS LEGAL DESCRIPTION OF THE
WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT**

[*ATTACHED*]

LEGAL DESCRIPTION: OVERALL PROPERTY

A Parcel of land lying in Section 22, Township 23 South, Range 26 East in Lake County, Florida, being more particularly described as:

Commencing at the Northwest corner of the Northwest Quarter of said Section 22; thence run South 88°49'23" East along the North line of the Northwest Quarter of said Section 22 for a distance of 60.02 feet to the POINT OF BEGINNING; thence continue South 88°49'23" East along the North line of the Northwest Quarter and the North line of the Northwest Quarter of the Northeast Quarter of said Section 22 for a distance of 3909.85 feet to the Northwest Corner of the Northeast Quarter of the Northeast Quarter of said Section 22; thence run South 00°20'55" West along the West line of the Northeast Quarter of the Northeast Quarter of said Section 22 for a distance of 1314.56 feet to the Southwest corner of the Northeast Quarter of the Northeast Quarter of said Section 22; thence run South 89°00'54" East along the South line of the Northeast Quarter of the Northeast Quarter of said Section 22 for a distance of 1290.91 feet to a point on the West right of way line of Five Mile Road as recorded in Official Records Book 357, Page 21 of the Public Records of Lake County, Florida; thence run South 00°19'09" West along said West right of way line for a distance of 1310.25 feet to a point on the North line of the Southeast Quarter of aforesaid Section 22; thence run South 00°27'16" West continuing along the aforesaid West right of way line of Five Mile Road for a distance of 2681.30 feet to a point on the South line of the Southeast Quarter aforesaid Section 22; thence departing said West right of way line run North 89°12'03" West along said South line for a distance of 2612.50 feet to the Southwest corner of the Southeast Quarter of said Section 22; thence run North 89°32'30" West along the South line of the Southwest Quarter of said Section 22 for a distance of 2587.54 feet to a point 60.00 feet East of the Southwest corner of the Southwest Quarter of said Section 22; thence run North 00°23'38" East along a line 60.00 feet East of and parallel to the West line of the Southwest Quarter of said Section 22 for a distance of 2175.74 feet; thence departing said parallel line run South 89°36'22" East for a distance of 250.11 feet; thence run South 84°10'21" East for a distance of 208.90 feet; thence run South 78°44'19" East for a distance of 322.40 feet to a point on a non tangent curve, concave Southeasterly having a radius of 830.00 feet, with a chord bearing of North 21°05'42" East, and a chord distance of 169.47 feet; thence run Northeasterly through a central angle of 11°43'08" along the arc of said curve for a distance of 169.76 feet to a point of tangency; thence run North 26°57'16" East for a distance of 93.25 feet to the point of curvature of a curve, concave Southwesterly having a radius of 25.00 feet, with a chord bearing of North 18°02'44" West, and a chord distance of 35.36 feet; thence run Northwesterly through a central angle of 90°00'00" along the arc of said curve for a distance of 39.27 feet to a point of tangency; thence run North 63°02'44" West for a distance of 69.42 feet to the point of curvature of a curve, concave Southwesterly having a radius of 1671.84 feet, with a chord bearing of North 76°51'21" West, and a chord distance of 798.16 feet; thence run Northwesterly through a central angle of 27°37'14" along the arc of said curve for a distance of 805.94 feet to a point of compound curvature of a curve; concave Southeasterly having a radius of 25.00 feet, with a chord bearing of South 44°51'50" West, and a chord distance of 35.03 feet; thence run Southwesterly through a central angle of 88°56'24" along the arc of said curve for a distance of 38.81 feet to a cusp of a curve, being a point on the aforesaid parallel line; thence run North 00°23'38" East along said parallel line for a distance of 143.33 feet to a point on the South line of the Northwest Quarter of said Section 22; thence run North 00°23'17" East along a line 60.00 feet East of and parallel to the West line of the Northwest Quarter of said Section 22 for a distance of 26.69 feet to the cusp of a curve, concave Northeasterly having a radius of 25.00 feet, with a chord bearing of South 45°05'22" East, and a chord distance of 35.65 feet; thence run Southeasterly through a central angle of 90°57'18" along the arc of said curve for a distance of 39.69 feet to a point of reverse curvature of a curve; concave Southwesterly having a radius of 1791.84 feet, with a chord bearing of South 76°48'22" East, and a chord distance of 852.44 feet; thence run Southeasterly through a central angle of 27°31'17" along the arc of said curve for a distance of 860.69 feet to a point of tangency; thence run South 63°02'44" East for a distance of 68.37 feet to the point of curvature of a curve, concave Northwesterly having a radius of 25.00 feet, with a chord bearing of North 69°42'59" East, and a chord distance of 36.71 feet; thence run Northeasterly through a central angle of 94°28'35" along the arc of said curve for a distance of 41.22 feet to a point of compound curvature of a curve; concave Westerly having a radius of 370.00 feet, with a chord bearing of North 05°49'07" East, and a chord distance of 212.15 feet; thence run Northerly through a central angle of 33°19'08" along the arc of said curve for a distance of 215.16 feet to a point of reverse curvature of a

(Cont.)

curve; concave Easterly having a radius of 855.00 feet, with a chord bearing of North 00°45'58" East, and a chord distance of 344.05 feet; thence run Northerly through a central angle of 23°12'51" along the arc of said curve for a distance of 346.41 feet to a point on a non tangent line; thence run North 69°32'44" West for a distance of 625.69 feet; thence run South 42°14'16" West for a distance of 39.72 feet; thence run South 82°07'45" West for a distance of 127.35 feet; thence run South 82°09'06" West for a distance of 164.00 feet; thence run North 76°26'03" West for a distance of 32.81 feet; thence run North 89°36'43" West for a distance of 40.00 feet to a point on the aforesaid parallel line; thence run North 00°23'17" East along said parallel line for a distance of 976.77 feet to a cusp of a curve, concave Northeasterly having a radius of 35.00 feet, with a chord bearing of South 45°46'21" East, and a chord distance of 50.49 feet; thence run Southeasterly through a central angle of 92°19'17" along the arc of said curve for a distance of 56.40 feet to a point of tangency; thence run North 88°04'01" East for a distance of 75.27 feet to the point of curvature of a curve, concave Southerly having a radius of 1030.00 feet, with a chord bearing of South 84°34'28" East, and a chord distance of 263.84 feet; thence run Easterly through a central angle of 14°43'01" along the arc of said curve for a distance of 264.57 feet to a point on a non tangent line; thence run North 12°47'02" East for a distance of 45.00 feet; thence run North 58°22'48" West for a distance of 115.94 feet; thence run North 42°42'47" West for a distance of 108.10 feet; thence run North 19°04'09" East for a distance of 66.46 feet; thence run North 07°13'19" West for a distance of 226.44 feet; thence run North 39°01'14" West for a distance of 217.22 feet; thence run North 21°00'27" West for a distance of 67.17 feet; thence run North 89°36'43" West for a distance of 40.00 feet to a point on the aforesaid parallel line; thence run North 00°23'17" East along said parallel line for a distance of 531.69 feet to the POINT OF BEGINNING.
Less and except therefrom:

Those parcels described in Official Records Book 849, Page 2162:

Parcel 122 (fee simple) :

The Northerly 50.00 feet of the Southerly 80.00 feet of the Easterly 35.00 feet of the Westerly 2832.00 feet of Section 22, Township 23 South, Range 26 East, in the County of Lake, State of Florida.

Parcel 123 (fee simple):

The Northerly 50.00 feet of the Southerly 80.00 feet of the Easterly 35.00 feet of the Westerly 118.00 feet of Section 22, Township 23 South, Range 26 East, in the County of Lake, State of Florida.

Parcel 124 (fee simple):

The Northerly 250.00 feet of the Southerly 50.00 feet of the Easterly 30.00 feet of the Westerly 83.00 feet of Section 22, Township 23 South, Range 26 East, in the County of Lake, State of Florida.

Also less from said Section 22, that parcel described in Official Records Book 845, Page 567:

Parcel 129 (fee simple) :

The Westerly 35.00 feet of the Easterly 523.26 feet of the Northerly 50.00 feet of the Southerly 80.00 feet of the Southeast 1/4 of the Southeast 1/4 of Section 22, Township 23 South, Range 26 East, in the County of Lake, State of Florida.

Also less from said Section 22, that parcel described in Official Records Book 851, Page 1455:

Parcel 130 (fee simple):

The Northerly 50.00 feet of the Southerly 900.00 feet of the Westerly 35.00 feet of the Easterly 93.00 feet of the Southeast 1/4 of the Northeast 1/4 of Section 22, Township 23 South, Range 26 East, in the County of Lake, State of Florida.

Together with the beneficial easements contained in that certain declaration of easement and agreement regarding road and utility improvements dated May 25, 2006 and which is recorded on June 2, 2006 in Official Records Book 3175, Page 997, all in the Public Records of Lake County, Florida.

Containing 25,003,704 square feet or 574.01 acres, more or less.

COMPOSITE EXHIBIT 3

**WRITTEN CONSENT OF THE OWNERS OF ALL OF THE
REAL PROPERTY WITHIN THE
WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT**

[ATTACHED]

CONSENT TO THE PETITION TO ESTABLISH THE WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT

THE UNDERSIGNED, LSMA WELLNESS, LLC, a Delaware limited liability company (“LSMA”), is the fee simple owner of certain real property located in the City of Clermont, Florida, as more fully described in EXHIBIT “A,” attached hereto and made a part hereof (the “Property”).

Lennar Homes, LLC, a Florida limited liability company (the “Petitioner”), as Petitioner under that certain Petition to Establish the Wellness Ridge Community Development District (the “Petition”), intends to submit the Petition to create the Wellness Ridge Community Development District (the “District”) in accordance with the provisions of Chapter 190, *Florida Statutes*.

LSMA is the fee simple owner of lands which are intended to constitute the District, as described above, and LSMA understands and acknowledges that, pursuant to the provisions of Section 190.005(2)(a), *Florida Statutes*, the Petitioner is required to include with the Petition the written consent to the establishment of the District of one hundred percent (100%) of the owner(s) of the lands to be included within the District.

As evidenced by its execution of this document, LSMA hereby consents to the inclusion of the Property in the District, and further agrees to execute any other documentation necessary or convenient to evidence this consent.

LSMA hereby acknowledges and agrees that the foregoing consent and obligation to execute additional documentation is and shall be a covenant running with the land which shall bind the undersigned’s successors-in-title and assigns and shall remain in full force and effect for two (2) years from the date hereof.

[Signature on Following Page]

**SIGNATURE PAGE FOR THE CONSENT TO THE PETITION TO ESTABLISH
THE WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT**

Executed this 9 day of September, 2021.

LSMA WELLNESS, LLC, a Delaware limited liability company

By: [Signature]
Name: Michael Moser
Title: Authorized Signatory

STATE OF Florida
COUNTY OF Manatee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 9 day of September, 2021 by Michael Moser, as Authorized Signatory of **LSMA WELLNESS, LLC**, a Delaware limited liability company, on behalf of said entity. Said person is ☒ personally known to me or ☐ has produced a valid driver's license as identification.

[Signature]
Notary Public; State of Florida
Print Name: Lori E. Joyce
My Commission Expires: 7/19/23
My Commission No.: 6635251

(AFFIX SEAL)



EXHIBIT “A”

[See attached.]

**This document prepared by and
After recording return to:**

Daniel T. O'Keefe, Esquire
SHUTTS & BOWEN LLP
300 S. Orange Avenue, Suite 1600
Orlando, Florida 32801

Tax Parcel I.D. Nos.:
22-23-26-000100000900
22-23-26-000300000300
22-23-26-000300000400
22-23-26-000400000600
22-23-26-000200001000

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made the 16th day of August, 2021, by **SOUTH LAKE CROSSINGS I, LLC**, a Florida limited liability company, and **SOUTH LAKE CROSSINGS III, LLC**, a Florida limited liability company, whose address is 527 Main Street, Windermere, Florida 34786 (hereinafter referred to collectively as the "Grantor"), to **LSMA WELLNESS, LLC**, a Delaware limited liability company, whose address is 6310 Capital Drive, Suite 130 Lakewood Ranch, FL 34202 (hereinafter referred to as the "Grantee").

(Whenever used herein, the terms "Grantor" and "Grantee" shall be deemed to include the parties to this Special Warranty Deed and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations. The singular shall be deemed to include the plural, and vice versa, where the context so permits.)

W I T N E S S E T H:

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, has granted, bargained, sold, conveyed and confirmed, and by these presents does grant, bargain, sell, convey and confirm, unto Grantee, all that certain land situate in Lake County, Florida, more particularly described in **Exhibit "A"** attached hereto (the "Property"), together with all benefits, rights, privileges, easements, tenements, hereditaments, and appurtenances belonging or in anywise appertaining to the Property.

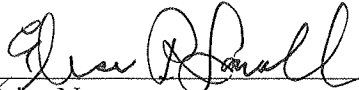
TO HAVE AND TO HOLD the same in fee simple forever.

AND THE GRANTOR hereby covenants with Grantee that the Grantor is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Property; that the Grantor fully warrants title to the Property and will defend the Property against the lawful claims of all persons claiming by, through or under Grantor, but against none other; and that the Property is free of all encumbrances, subject to taxes for the year of this instrument and thereafter, zoning and other use restrictions, conditions, or requirements now or hereafter imposed by governmental authorities, and without re-imposing same, those matters appearing on **Exhibit "B"** attached hereto and by this reference made a part hereof.

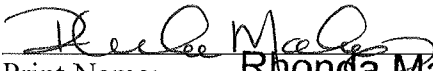
IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the day and year first above written.

Signed, sealed and delivered in the presence of two (2) witnesses:

SOUTH LAKE CROSSINGS I, LLC, a Florida limited liability company


Print Name: ELESA R. SOWELL

By: 
Thomas J. Karr, Jr., Manager


Print Name: Rhonda Malarly

Signed, sealed and delivered in the presence of two (2) witnesses:

SOUTH LAKE CROSSINGS III, LLC, a Florida limited liability company

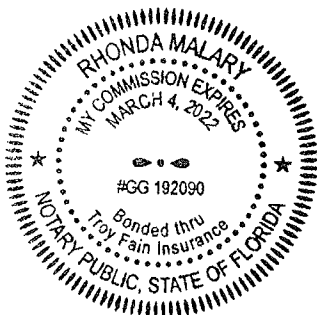

Print Name: ELESA R. SOWELL

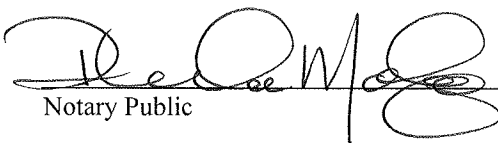
By: 
Thomas J. Karr, Jr., Manager


Print Name: Rhonda Malarly

**STATE OF FLORIDA
COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, on August 13, 2021, by Thomas J. Karr, Jr., as Manager of South Lake Crossings I, LLC, a Florida limited liability company, and as Manager of South Lake Crossings III, LLC, a Florida limited liability company, on behalf of the companies. He ☒ is personally known to me or ☐ has produced a valid Florida Driver's License as identification.




Notary Public

Rhonda Malarly
Type or print name of Notary

GG 192090 3/4/22
Serial Number and Commission Expiration Date

EXHIBIT "A"
LEGAL DESCRIPTION

A Parcel of land lying in Section 22, Township 23 South, Range 26 East in Lake County, Florida, being more particularly described as:

Commencing at the Northwest corner of the Northwest Quarter of said Section 22; thence run South 88°49'23" East along the North line of the Northwest Quarter of said Section 22 for a distance of 60.02 feet to the POINT OF BEGINNING; thence continue South 88°49'23" East along the North line of the Northwest Quarter and the North line of the Northwest Quarter of the Northeast Quarter of said Section 22 for a distance of 2935.42 feet; thence departing said North line run South 01°10'37" West for a distance of 72.34 feet to the point on curvature of a curve, concave Easterly having a radius of 430.00 feet, with a chord bearing of South 08°31'05" East and a chord distance of 144.83 feet; thence run Southerly through a central angle of 19°23'25" along the arc of said curve for a distance of 145.52 feet to a point on a non tangent line; thence run South 51°58'40" West for a distance of 88.74 feet; thence run South 48°03'28" West for a distance of 55.59 feet; thence run South 45°02'17" West for a distance of 55.59 feet; thence run South 42°01'07" West for a distance of 55.59 feet; thence run South 39°00'05" West for a distance of 55.51 feet; thence run South 35°59'09" West for a distance of 55.53 feet; thence run South 32°49'09" West for a distance of 61.08 feet; thence run South 30°29'27" West for a distance of 24.66 feet; thence run South 28°15'59" West for a distance of 57.25 feet; thence run South 25°12'07" West for a distance of 55.59 feet; thence run South 22°10'57" West for a distance of 55.59 feet; thence run South 19°09'55" West for a distance of 55.51 feet; thence run South 16°08'59" West for a distance of 55.53 feet; thence run South 12°28'30" West for a distance of 79.77 feet to a point on a non tangent curve, concave Southerly having a radius of 1105.00 feet, with a chord bearing of South 89°53'19" West and a chord distance of 44.76 feet; thence run Easterly through a central angle of 02°19'15" along the arc of said curve for a distance of 44.76 feet to a point on a non tangent line; thence run South 01°55'12" East for a distance of 195.02 feet to a point on a non tangent curve, concave Southwesterly having a radius of 910.00 feet, with a chord bearing of South 57°00'13" East and a chord distance of 1021.13 feet; thence run Southeasterly through a central angle of 68°15'31" along the arc of said curve for a distance of 1084.12 feet to a point of reverse curvature of a curve, concave Northeasterly having a radius of 1830.00 feet, with a chord bearing of South 32°11'36" East and a chord distance of 592.66 feet; thence run Southeasterly through a central angle of 18°38'16" along the arc of said curve for a distance of 595.28 feet to a point of reverse curvature of a curve, concave Southwesterly having a radius of 570.00 feet, with a chord bearing of South 20°31'44" East and a chord distance of 408.23 feet; thence run Southeasterly through a central angle of 41°58'00" along the arc of said curve for a distance of 417.50 feet to a point on a non tangent line; thence run South 00°27'16" West for a distance of 160.92 feet; thence run South 89°32'44" East for a distance of 60.00 feet to a point on a non tangent curve, concave Northeasterly having a radius of 21.03 feet, with a chord bearing of South 45°30'45" East and a chord distance of 35.95 feet; thence run Southeasterly through a central angle of 117°29'05" along the arc of said curve for a distance of 43.11 feet to a point on a non tangent line; thence run South 02°04'51" West for a distance of 60.12 feet to a point on a non tangent curve, concave Southeasterly having a radius of 25.00 feet, with a chord bearing of South 44°27'57" West and a chord distance of 34.74 feet; thence run Southwesterly through a central angle of 88°01'23" along the arc of said curve for a distance of

38.41 feet to a point of tangency; thence run South 00°27'16" West for a distance of 5.02 feet; thence run North 89°32'44" West for a distance of 60.00 feet to a point on a non tangent curve, concave Southwesterly having a radius of 25.00 feet, with a chord bearing of North 46°10'19" West and a chord distance of 36.34 feet; thence run Northwesterly through a central angle of 93°15'11" along the arc of said curve for a distance of 40.69 feet to a point of compound curvature of a curve, concave Southerly having a radius of 4970.00 feet, with a chord bearing of South 86°42'31" West and a chord distance of 85.52 feet; thence run Westerly through a central angle of 00°59'09" along the arc of said curve for a distance of 85.52 feet to a point on a non tangent curve, concave Easterly having a radius of 23.00 feet, with a chord bearing of South 09°54'50" West and a chord distance of 7.56 feet; thence run Southerly through a central angle of 18°55'08" along the arc of said curve for a distance of 7.59 feet to a point of tangency; thence run South 00°27'16" West for a distance of 33.41 feet to a point of curvature of a curve, concave Westerly having a radius of 1057.00 feet, with a chord bearing of South 06°24'24" West and a chord distance of 219.22 feet; thence run Southerly through a central angle of 11°54'17" along the arc of said curve for a distance of 219.62 feet to a point of tangency; thence run South 12°21'33" West for a distance of 496.83 feet; concave Easterly having a radius of 1343.00 feet, with a chord bearing of South 08°15'16" West and a chord distance of 192.26 feet; thence run Southerly through a central angle of 08°12'33" along the arc of said curve for a distance of 192.42 feet to a point of compound curvature of a curve, concave Easterly having a radius of 23.00 feet, with a chord bearing of South 08°31'58" East and a chord distance of 10.10 feet; thence run Southerly through a central angle of 25°21'56" along the arc of said curve for a distance of 10.18 feet to a point on a non tangent curve, concave Northerly having a radius of 2170.00 feet, with a chord bearing of South 88°43'22" East and a chord distance of 62.32 feet; thence run Easterly through a central angle of 01°38'44" along the arc of said curve for a distance of 62.32 feet to a point of tangency; thence run South 89°32'44" East for a distance of 25.37 feet to a point of compound curvature of a curve, concave Northwesterly having a radius of 25.00 feet, with a chord bearing of North 47°45'19" East and a chord distance of 33.91 feet; thence run Northeasterly through a central angle of 85°23'53" along the arc of said curve for a distance of 37.26 feet to a point of compound curvature of a curve, concave Westerly having a radius of 1230.00 feet, with a chord bearing of North 05°16'41" East and a chord distance of 9.51 feet; thence run Northerly through a central angle of 00°26'36" along the arc of said curve for a distance of 9.51 feet to a point on a non tangent line; thence run South 84°30'02" East for a distance of 60.00 feet to a point on a non tangent curve, concave Northeasterly having a radius of 25.00 feet, with a chord bearing of South 42°01'23" East and a chord distance of 36.88 feet; thence run Southeasterly through a central angle of 95°02'42" along the arc of said curve for a distance of 41.47 feet to a point on a non tangent line; thence run South 00°27'16" West for a distance of 60.00 feet; thence run North 89°32'44" West for a distance of 4.44 feet to the point of curvature of a curve, concave Southeasterly having a radius of 25.00 feet, with a chord bearing of South 45°27'16" West and a chord distance of 35.36 feet; thence run Southwesterly through a central angle of 90°00'00" along the arc of said curve for a distance of 39.27 feet to a point of tangency; thence run South 00°27'16" West for a distance of 85.00 feet to the point of curvature of a curve, concave Northeasterly having a radius of 25.00 feet, with a chord bearing of South 44°32'44" East and a chord distance of 35.36 feet; thence run Southeasterly through a central angle of 90°00'00" along the arc of said curve for a distance of 39.27 feet; to a point of tangency; thence run South 89°32'44" East for a distance of 1446.45 feet to a point on the West right of way line of Five Mile Road as recorded in Official Records Book 357, Page 21 of the Public

Records of Lake County, Florida; thence run South 00°27'16" West along said West right of way line for a distance of 120.00 feet; thence departing said West right of way line run North 89°32'44" West for a distance of 1638.10 feet to the point of curvature of a curve, concave Northerly having a radius of 2200.00 feet, with a chord bearing of North 84°48'10" West and a chord distance of 363.81 feet; thence run Westerly through a central angle of 09°29'09" along the arc of said curve for a distance of 364.23 feet to a point on a non tangent line; thence run South 09°56'25" West for a distance of 87.26 feet; thence run South 25°12'49" West for a distance of 73.34 feet; thence run South 25°12'49" West for a distance of 275.14 feet; thence run South 25°35'31" West for a distance of 56.27 feet; thence run South 18°58'47" West for a distance of 56.27 feet; thence run South 18°07'12" West for a distance of 56.19 feet; thence run South 14°17'47" West for a distance of 56.19 feet; thence run South 10°35'59" West for a distance of 56.18 feet; thence run South 07°32'24" West for a distance of 56.17 feet; thence run South 04°16'15" West for a distance of 74.88 feet to a point on a non tangent curve, concave Southeasterly having a radius of 85.00 feet, with a chord bearing of South 50°31'08" West and a chord distance of 63.94 feet; thence run Southwesterly through a central angle of 44°11'21" along the arc of said curve for a distance of 65.56 feet to a point on a non tangent line; thence run North 89°32'44" West for a distance of 139.12 feet; thence run South 00°47'57" West for a distance of 393.58 feet to a point on the North line of Parcel 122 as recorded in Official Records Book 849, Page 2162 of the Public Records of Lake County, Florida; thence run the following three courses along the perimeter line of said Parcel 122: North 89°12'03" West for a distance of 17.48 feet; thence run South 00°23'38" West for a distance of 50.00 feet; thence run South 89°12'03" East for a distance of 17.13 feet; thence departing said perimeter line, run South 00°47'57" West for a distance of 30.00 feet to a point on the South line of the Southeast Quarter aforesaid Section 22; thence run North 89°12'03" West along said South line for a distance of 166.38 feet to the Southwest corner of the Southeast Quarter of said Section 22; thence run North 89°32'30" West along the South line of the Southwest Quarter of said Section 22 for a distance of 2584.54 feet to a point 63.00 feet East of the Southwest corner of the Southwest Quarter of said Section 22; thence run North 00°23'38" East along a line 63.00 feet East of and parallel to the West line of the Southwest Quarter of said Section 22 for a distance of 2175.74 feet; thence departing said parallel line run South 89°36'22" East for a distance of 247.11 feet; thence run South 84°10'21" East for a distance of 208.90 feet; thence run South 78°44'19" East for a distance of 322.40 feet to a point on a non tangent curve, concave Southeasterly having a radius of 830.00 feet, with a chord bearing of North 21°05'42" East, and a chord distance of 169.47 feet; thence run Northeasterly through a central angle of 11°43'08" along the arc of said curve for a distance of 169.76 feet to a point of tangency; thence run North 26°57'16" East for a distance of 93.25 feet to the point of curvature of a curve, concave Southwesterly having a radius of 25.00 feet, with a chord bearing of North 18°02'44" West, and a chord distance of 35.36 feet; thence run Northwesterly through a central angle of 90°00'00" along the arc of said curve for a distance of 39.27 feet to a point of tangency; thence run North 63°02'44" West for a distance of 69.42 feet to the point of curvature of a curve, concave Southwesterly having a radius of 1671.84 feet, with a chord bearing of North 76°48'13" West, and a chord distance of 795.20 feet; thence run Northwesterly through a central angle of 27°30'58" along the arc of said curve for a distance of 802.89 feet to a point of compound curvature of a curve; concave Southeasterly having a radius of 25.00 feet, with a chord bearing of South 44°54'58" West, and a chord distance of 35.06 feet; thence run Southwesterly through a central angle of 89°02'40" along the arc of said curve for a distance of 38.85 feet to a cusp of a curve, being a point on the aforesaid parallel line; thence run

North 00°23'38" East along said parallel line for a distance of 143.26 feet to a point on the South line of the Northwest Quarter of said Section 22; thence run North 89°12'24" West along said South line for a distance of 3.00 feet to a point on a line 60.00 feet East of and parallel to the West line of the Northwest Quarter of said Section 22; thence run North 00°23'17" East along said parallel line for a distance of 26.69 feet to the cusp of a curve, concave Northeasterly having a radius of 25.00 feet, with a chord bearing of South 45°05'22" East, and a chord distance of 35.65 feet; thence run Southeasterly through a central angle of 90°57'18" along the arc of said curve for a distance of 39.69 feet to a point of reverse curvature of a curve; concave Southwesterly having a radius of 1791.84 feet, with a chord bearing of South 76°48'22" East, and a chord distance of 852.44 feet; thence run Southeasterly through a central angle of 27°31'17" along the arc of said curve for a distance of 860.69 feet to a point of tangency; thence run South 63°02'44" East for a distance of 68.37 feet to the point of curvature of a curve, concave Northwesterly having a radius of 25.00 feet, with a chord bearing of North 69°42'59" East, and a chord distance of 36.71 feet; thence run Northeasterly through a central angle of 94°28'35" along the arc of said curve for a distance of 41.22 feet to a point of compound curvature of a curve; concave Westerly having a radius of 370.00 feet, with a chord bearing of North 05°49'07" East, and a chord distance of 212.15 feet; thence run Northerly through a central angle of 33°19'08" along the arc of said curve for a distance of 215.16 feet to a point of reverse curvature of a curve; concave Easterly having a radius of 855.00 feet, with a chord bearing of North 00°45'58" East, and a chord distance of 344.05 feet; thence run Northerly through a central angle of 23°12'51" along the arc of said curve for a distance of 346.41 feet to a point on a non tangent line; thence run North 69°32'44" West for a distance of 625.69 feet; thence run South 42°14'16" West for a distance of 39.72 feet; thence run South 82°07'45" West for a distance of 127.35 feet; thence run South 82°09'06" West for a distance of 164.00 feet; thence run North 76°26'03" West for a distance of 32.81 feet; thence run North 89°36'43" West for a distance of 40.00 feet to a point on the aforesaid parallel line; thence run North 00°23'17" East along said parallel line for a distance of 976.77 feet to a cusp of a curve, concave Northeasterly having a radius of 35.00 feet, with a chord bearing of South 45°46'21" East, and a chord distance of 50.49 feet; thence run Southeasterly through a central angle of 92°19'17" along the arc of said curve for a distance of 56.40 feet to a point of tangency; thence run North 88°04'01" East for a distance of 75.27 feet to the point of curvature of a curve, concave Southerly having a radius of 1030.00 feet, with a chord bearing of South 84°34'28" East, and a chord distance of 263.84 feet; thence run Easterly through a central angle of 14°43'01" along the arc of said curve for a distance of 264.57 feet to a point on a non tangent line; thence run North 12°47'02" East for a distance of 45.00 feet; thence run North 58°22'48" West for a distance of 115.94 feet; thence run North 42°42'47" West for a distance of 108.10 feet; thence run North 19°04'09" East for a distance of 66.46 feet; thence run North 07°13'19" West for a distance of 226.44 feet; thence run North 39°01'14" West for a distance of 217.22 feet; thence run North 21°00'27" West for a distance of 67.17 feet; thence run North 89°36'43" West for a distance of 40.00 feet to a point on the aforesaid parallel line; thence run North 00°23'17" East along said parallel line for a distance of 531.69 feet to the POINT OF BEGINNING.

Less and except therefrom:

Parcel 123 (fee simple):

The Northerly 50.00 feet of the Southerly 80.00 feet of the Easterly 35.00 feet of the Westerly 118.00 feet of Section 22, Township 23 South, Range 26 East, in the County of Lake, State of Florida.

Parcel 124 (fee simple):

The Northerly 250.00 feet of the Southerly 50.00 feet of the Easterly 30.00 feet of the Westerly 83.00 feet of Section 22, Township 23 South, Range 26 East, in the County of Lake, State of Florida.

Together with the beneficial easements contained in that certain Declaration of Easement and agreement regarding road and utility improvements dated May 25, 2006 and which is recorded on June 2, 2006 in Official Records Book 3175, Page 997, and that certain declaration of easement and agreement regarding road and utility improvements dated May 25, 2006 and which is recorded on June 2, 2006 in Official Records Book 3175, Page 1023, all in the Public Records of Lake County, Florida.

EXHIBIT "B"
PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable.
2. Pipeline Easement in favor of Orange County, Florida, recorded August 8, 1984 in Book 815, Page 220.
3. Pipeline Easement in favor of Orange County, Florida, recorded August 8, 1984 in Book 815, Page 222.
4. Utility Easement in favor of Orange County, Florida recorded August 27, 1985 in Book 849, Page 2156; as subordinated by Subordination of Encumbrance to Property Rights to Orange County, Florida recorded August 27, 1985 in Book 849, Page 2162.
5. Utility Easement in favor of Orange County recorded September 13, 1985 in Book 851, Page 1456.
6. Terms and conditions of that certain Settlement Agreement by and between Cemex Construction Materials Florida, LLC, Lake Louisa, LLC, Lake County, Florida a political subdivision of the State of Florida; South Lake Crossings I, LLC, a Florida limited liability company; South Lake Crossings II, LLC, a Florida limited liability company; South Lake Crossings III, LLC, a Florida limited liability company; South Lake Crossings IV, LLC, a Florida limited liability company; Catherine E. Ross Groves, Inc., a Florida corporation; Clonts Groves, Inc., a Florida corporation and Cra-Mar Groves, Inc., a Florida corporation recorded November 22, 2017 in Book 5030, Page 1620.
7. Terms and conditions of MCUP Application; Lake County "Planning Horizon 2030" Comprehensive Plan; Development Agreement and Impact Fee Credits Agreement as evidenced by that certain Settlement Agreement by and between Cemex Construction Materials Florida, LLC, Lake Louisa, LLC, Lake County, Florida a political subdivision of the State of Florida; South Lake Crossings I, LLC, a Florida limited liability company; South Lake Crossings II, LLC, a Florida limited liability company; South Lake Crossings III, LLC, a Florida limited liability company; South Lake Crossings IV, LLC, a Florida limited liability company; Catherine E. Ross Groves, Inc., a Florida corporation; Clonts Groves, Inc., a Florida corporation and Cra-Mar Groves, Inc., a Florida corporation recorded November 22, 2017 in Book 5030, Page 1620.
8. Unrecorded Cattle Grazing Lease dated effective March 1, 2013, by and between Kenneth Walker Land Management, Inc., a Florida corporation, and South Lake Crossings I, LLC, a Florida limited liability company, South Lake Crossings II, LLC, a Florida limited liability company, and South Lake Crossings III, LLC, a Florida limited liability company, as amended, as partially assigned to LSMA Wellness, LLC, a Delaware limited liability company, pursuant to Partial Assignment of Lease Agreement dated August 16, 2021.

9. Ordinance No. 2019-04 by the City Council of the City of Clermont recorded February 3, 2020 in Book 5415, Page 1845.
10. Ordinance No. 2019-04 by the City Council of the City of Clermont recorded February 3, 2020 in Book 5416, Page 2325.
11. Unrecorded Roadway Improvement Agreement for Wellness Way and Hancock Road Extension dated March 23, 2021 between and among Lake County, Florida, a political subdivision of the State of Florida, and South Lake Crossings I, LLC, a Florida limited liability company, South Lake Crossings II, LLC, a Florida limited liability company, South Lake Crossings III, LLC, a Florida limited liability company, and South Lake Crossings IV, LLC, a Florida limited liability company.
12. Unrecorded Utility Impact Fee Credit Agreement dated July 21, 2021 between and among City of Clermont, Florida, a political subdivision of the State of Florida, and South Lake Crossings I, LLC, a Florida limited liability company, and South Lake Crossings III, LLC, a Florida limited liability company.
13. Unrecorded Perpetual Grading and Drainage Easement in favor of Lake County, Florida, a political subdivision of the State of Florida.

**CONSENT TO THE PETITION TO ESTABLISH THE
WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT**

THE UNDERSIGNED, SOUTH LAKE CROSSINGS I, LLC, a Florida limited liability company (“South Lake”), is the fee simple owner of certain real property located in the City of Clermont, Florida, as more fully described in EXHIBIT “A.” attached hereto and made a part hereof (the “Property”).

Lennar Homes, LLC, a Florida limited liability company (the “Petitioner”), as Petitioner under that certain Petition to Establish the Wellness Ridge Community Development District (the “Petition”), intends to submit the Petition to create the Wellness Ridge Community Development District (the “District”) in accordance with the provisions of Chapter 190, *Florida Statutes*.

South Lake is the fee simple owner of the lands which are intended to constitute the District, as described above, and South Lake understands and acknowledges that, pursuant to the provisions of Section 190.005(2)(a), *Florida Statutes*, the Petitioner is required to include with the Petition the written consent to the establishment of the District of one hundred percent (100%) of the owner(s) of the lands to be included within the District.

As evidenced by its execution of this document, South Lake hereby consents to the inclusion of the Property in the District, and further agrees to execute any other documentation necessary or convenient to evidence this consent.

South Lake hereby acknowledges and agrees that the foregoing consent and obligation to execute additional documentation is and shall be a covenant running with the land which shall bind the undersigned’s successors-in-title and assigns and shall remain in full force and effect for two (2) years from the date hereof.

[Signature on Following Page]

**SIGNATURE PAGE FOR THE CONSENT TO THE PETITION TO ESTABLISH
THE WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT**

Executed this 18 day of January, ~~2021~~ ^{kw}
2022

SOUTH LAKE CROSSINGS I, LLC,
a Florida limited liability company

By: 
Name: Thomas J. Karr, Jr.
Title: Managing Partner

STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization this 18 day of January, ~~2021~~ ^{kw}
2022 by Thomas J. Karr Jr., as Managing Partner of **SOUTH LAKE**
CROSSING I, LLC, a Florida limited liability company, on behalf of said entity. Said person is
☒ personally known to me or ☐ has produced a valid driver's license as identification.



(AFFIX SEAL)

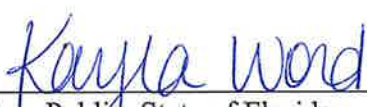

Notary Public, State of Florida
Print Name: Kayla Word
My Commission Expires: _____
My Commission No.: _____

EXHIBIT “A”

Legal Description

[See attached.]

PHASE 2, NORTH PARCEL

A Parcel of land lying in Section 22, Township 23 South, Range 26 East in Lake County, Florida, being more particularly described as:

Commencing at the Northwest corner of the Northwest Quarter of said Section 22; thence run South 88°49'23" East along the North line of the Northwest Quarter and the North line of the Northwest Quarter of the Northeast Quarter of said Section 22 for a distance of 2995.44 feet to the POINT OF BEGINNING; thence continue South 88°49'23" East along the North line of the Northwest Quarter of the Northeast Quarter of said Section 22 for a distance of 974.43 feet to the Northwest Corner of the Northeast Quarter of the Northeast Quarter of said Section 22; thence run South 00°20'55" West along the West line of the Northeast Quarter of the Northeast Quarter of said Section 22 for a distance of 1314.56 feet to the Southwest corner of the Northeast Quarter of the Northeast Quarter of said Section 22; thence run South 89°00'54" East along the South line of the Northeast Quarter of the Northeast Quarter of said Section 22 for a distance of 1290.91 feet to a point on the West right of way line of Five Mile Road as recorded in Official Records Book 357, Page 21 of the Public Records of Lake County, Florida; thence run South 00°19'09" West along said West right of way line for a distance of 1310.25 feet to a point on the North line of the Southeast Quarter of aforesaid Section 22; thence run South 00°27'16" West continuing along the aforesaid West right of way line of Five Mile Road for a distance of 1261.38 feet to a point herein after known as POINT A for the purposes of this description; thence departing said West right of way line run North 89°32'44" West for a distance of 1446.45 feet to the point of curvature of a curve, concave Northeasterly having a radius of 25.00 feet, with a chord bearing of North 44°32'44" West and a chord distance of 35.36 feet; thence run Northwesterly through a central angle of 90°00'00" along the arc of said curve for a distance of 39.27 feet to a point of tangency; thence run North 00°27'16" East for a distance of 85.00 feet to the point of curvature of a curve, concave Southeasterly having a radius of 25.00 feet, with a chord bearing of North 45°27'16" East and a chord distance of 35.36 feet; thence run Northeasterly through a central angle of 90°00'00" along the arc of said curve for a distance of 39.27 feet to a point of tangency; thence run South 89°32'44" East for a distance of 4.44 feet; thence run North 00°27'16" East for a distance of 60.00 feet to a point on a non tangent curve, concave Northeasterly having a radius of 25.00 feet, with a chord bearing of North 42°01'23" West and a chord distance of 36.88 feet; thence run Northwesterly through a central angle of 95°02'42" along the arc of said curve for a distance of 41.47 feet to a point on a non tangent line; thence run North 84°30'02" West for a distance of 60.00 feet to a point on a non tangent curve, concave Westerly having a radius of 1230.00 feet, with a chord bearing of South 05°16'41" West and a chord distance of 9.51 feet; thence run Southerly through a central angle of 00°26'36" along the arc of said curve for a distance of 9.51 feet to a point of compound curvature of a curve, concave Northwesterly having a radius of 25.00 feet, with a chord bearing of South 47°45'19" West and a chord distance of 33.91 feet; thence run Southwesterly through a central angle of 85°23'53" along the arc of said curve for a distance of 37.26 feet to a point of tangency; thence run North 89°32'44" West for a distance of 25.37 feet to the point of curvature of a curve, concave Southerly having a radius of 2170.00 feet, with a chord bearing of North 88°43'22" West and a chord distance of 62.32 feet; thence run Westerly through a central angle of 01°38'44" along the arc of said curve for a distance of 62.32 feet to a point on a non

PHASE 2, NORTH PARCEL

tangent curve, concave Easterly having a radius of 23.00 feet, with a chord bearing of North 08°31'58" West and a chord distance of 10.10 feet; thence run Northerly through a central angle of 25°21'56" along the arc of said curve for a distance of 10.18 feet to a point of compound curvature of a curve, concave Easterly having a radius of 1343.00 feet, with a chord bearing of North 08°15'16" East and a chord distance of 192.26 feet; thence run Northerly through a central angle of 08°12'33" along the arc of said curve for a distance of 192.42 feet to a point of tangency; thence run North 12°21'33" East for a distance of 496.83 feet to a point of curvature of a curve, concave Westerly having a radius of 1057.00 feet, with a chord bearing of North 06°24'24" East and a chord distance of 219.22 feet; thence run Northerly through a central angle of 11°54'17" along the arc of said curve for a distance of 219.62 feet to a point of tangency; thence run North 00°27'16" East for a distance of 33.41 feet to a point of curvature of a curve, concave Easterly having a radius of 23.00 feet, with a chord bearing of North 09°54'50" East and a chord distance of 7.56 feet; thence run Northerly through a central angle of 18°55'08" along the arc of said curve for a distance of 7.59 feet to a point on a non tangent curve, concave Southerly having a radius of 4970.00 feet, with a chord bearing of North 86°42'31" East and a chord distance of 85.52 feet; thence run Easterly through a central angle of 00°59'09" along the arc of said curve for a distance of 85.52 feet to a point of compound curvature of a curve, concave Southwesterly having a radius of 25.00 feet, with a chord bearing of South 46°10'19" East and a chord distance of 36.34 feet; thence run Southeasterly through a central angle of 93°15'11" along the arc of said curve for a distance of 40.69 feet to a point on a non tangent line; thence run South 89°32'44" East for a distance of 60.00 feet; thence run North 00°27'16" East for a distance of 5.02 feet to a point of curvature of a curve; concave Southeasterly having a radius of 25.00 feet, with a chord bearing of North 44°27'57" East and a chord distance of 34.74 feet; thence run Northeasterly through a central angle of 88°01'23" along the arc of said curve for a distance of 38.41 feet to a point on a non tangent line; thence run North 02°04'51" East for a distance of 60.12 feet to a point on a non tangent curve, concave Northeasterly having a radius of 21.03 feet, with a chord bearing of North 45°30'45" West and a chord distance of 35.95 feet; thence run Northwesterly through a central angle of 117°29'05" along the arc of said curve for a distance of 43.11 feet to a point on a non tangent line; thence run North 89°32'44" West for a distance of 60.00 feet; thence run North 00°27'16" East for a distance of 160.92 feet to a point of curvature of a curve, concave Southwesterly having a radius of 570.00 feet, with a chord bearing of North 20°31'44" West and a chord distance of 408.23 feet; thence run Northwesterly through a central angle of 41°58'00" along the arc of said curve for a distance of 417.50 feet to a point of reverse curvature of a curve, concave Northeasterly having a radius of 1830.00 feet, with a chord bearing of North 32°11'36" West and a chord distance of 592.66 feet; thence run Northwesterly through a central angle of 18°38'16" along the arc of said curve for a distance of 595.28 feet to a point of reverse curvature of a curve, concave Southwesterly having a radius of 910.00 feet, with a chord bearing of North 57°00'13" West and a chord distance of 1021.13 feet; thence run Northwesterly through a central angle of 68°15'31" along the arc of said curve for a distance of 1084.12 feet to a point on a non tangent line; thence run North 01°55'12" West for a distance of 195.02 feet to a point on a non tangent curve, concave Southerly having a radius of 1105.00 feet, with a chord bearing of North 89°53'19" East and a chord distance of 44.76 feet; thence run Easterly through a central angle of 02°19'15" along the arc of said curve for a distance of 44.76 feet to a point on a non tangent line; thence run North 12°28'30" East for a distance of 79.77 feet; thence run North 16°08'59" East for a distance of 55.53 feet; thence run North 19°09'55" East for a distance of 55.51 feet; thence run North 22°10'57" East for a distance of 55.59 feet; thence run North 25°12'07"

PHASE 2, NORTH PARCEL

East for a distance of 55.59 feet; thence run North 28°15'59" East for a distance of 57.25 feet; thence run North 30°29'27" East for a distance of 24.66 feet; thence run North 32°49'09" East for a distance of 61.08 feet; thence run North 35°59'09" East for a distance of 55.53 feet; thence run North 39°00'05" East for a distance of 55.51 feet; thence run North 42°01'07" East for a distance of 55.59 feet; thence run North 45°02'17" East for a distance of 55.59 feet; thence run North 48°03'28" East for a distance of 55.59 feet; thence run North 51°58'40" East for a distance of 88.74 feet to a point on a non tangent curve, concave Easterly having a radius of 430.00 feet, with a chord bearing of North 08°31'05" West and a chord distance of 144.83 feet; thence run Northerly through a central angle of 19°23'25" along the arc of said curve for a distance of 145.52 feet to a point of tangency; thence run North 01°10'37" East for a distance of 72.34 feet to the POINT OF BEGINNING.

LESS AND EXCEPT THEREFROM: that parcel described in Official Records Book 851, Page 1455: Parcel 130 (fee simple): The Northerly 50.00 feet of the Southerly 900.00 feet of the Westerly 35.00 feet of the Easterly 93.00 feet of the Southeast 1/4 of the Northeast 1/4 of Section 22, Township 23 South, Range 26 East, in the County of Lake, State of Florida.

PHASE 2, SOUTH PARCEL

A Parcel of land lying in Section 22, Township 23 South, Range 26 East in Lake County, Florida, being more particularly described as:

Commencing at the aforementioned POINT A; thence run South 00°27'16" West along the aforesaid West right of way line of Five Mile Road for a distance of 120.00 feet to the POINT OF BEGINNING; thence continue South 00°27'16" West along said West right of way line for a distance of 1299.92 feet to a point on the South line of the Southeast Quarter of aforesaid Section 22; thence departing the aforesaid West right of way line run North 89°12'03" West along the South line of said Section 22 for a distance of 2446.12 feet; thence departing said South line run North 00°47'57" East for a distance of 30.00 feet to a point on the perimeter of Parcel 122 as recorded in Official Records Book 845, Page 567 of the Public Records of Lake County, Florida; thence run the following three courses along said perimeter: South 89°12'03" East for a distance of 17.85 feet; thence run North 00°25'00" East for a distance of 50.00 feet; thence run North 89°12'03" West for a distance of 17.52 feet; thence departing the perimeter of said Parcel 122 run North 00°47'57" East for a distance of 393.58 feet; thence run South 89°32'44" East for a distance of 139.12 feet to a point on a non tangent curve, concave Southeasterly having a radius of 85.00 feet, with a chord bearing of North 50°31'08" East and a chord distance of 63.94 feet; thence run Northeasterly through a central angle of 44°11'21" along the arc of said curve for a distance of 65.56 feet to a point on a non tangent line; thence run North 04°16'15" East for a distance of 74.88 feet; thence run North 07°32'24" East for a distance of 56.17 feet; thence run North 10°35'59" East for a distance of 56.18 feet; thence run North 14°17'47" East for a distance of 56.19 feet; thence run North 18°07'12" East for a distance of 56.19 feet; thence run North 18°58'47" East for a distance of 56.27 feet; thence run North 25°35'31" East for a distance of 56.27 feet; thence run North 25°12'49" East for a distance of 275.14 feet; thence run North 25°12'49" East for a distance of 73.34 feet; thence run North 09°56'25" East for a distance of 87.26 feet to a point on a non tangent curve, concave Northerly having a radius of 2200.00 feet, with a chord bearing of South 84°48'10" East and a chord distance of 363.81 feet; thence run Easterly through a central angle of 09°29'09" along the arc of said curve for a distance of 364.23 feet to a point of tangency; thence run South 89°32'44" East for a distance of 1638.10 feet to the POINT OF BEGINNING.

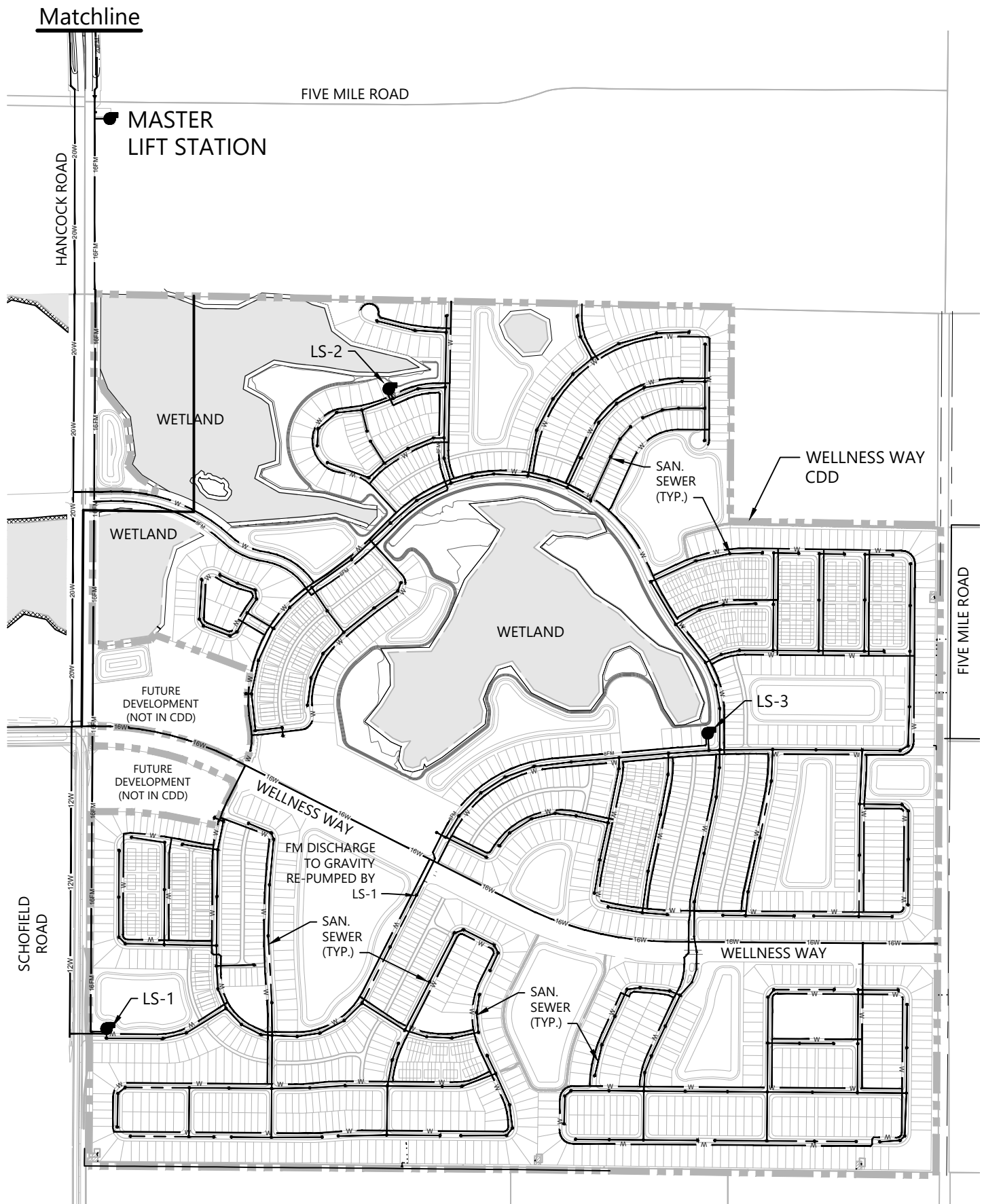
Less and except therefrom: Those parcels described in Official Records Book 845, Page 567: Parcel 129 (fee simple) : The Westerly 35.00 feet of the Easterly 523.26 feet of the Northerly 50.00 feet of the Southerly 80.00 feet of the Southeast 1/4 of the Southeast 1/4 of Section 22, Township 23 South, Range 26 East, in the County of Lake, State of Florida.

Containing 8,539,940 square feet or 196.05 acres, more or less

EXHIBIT 4

**MAP OF THE WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT
SHOWING ANY CURRENT MAJOR TRUNK WATER MAINS, SEWER
INTERCEPTORS AND/OR OUTFALLS**

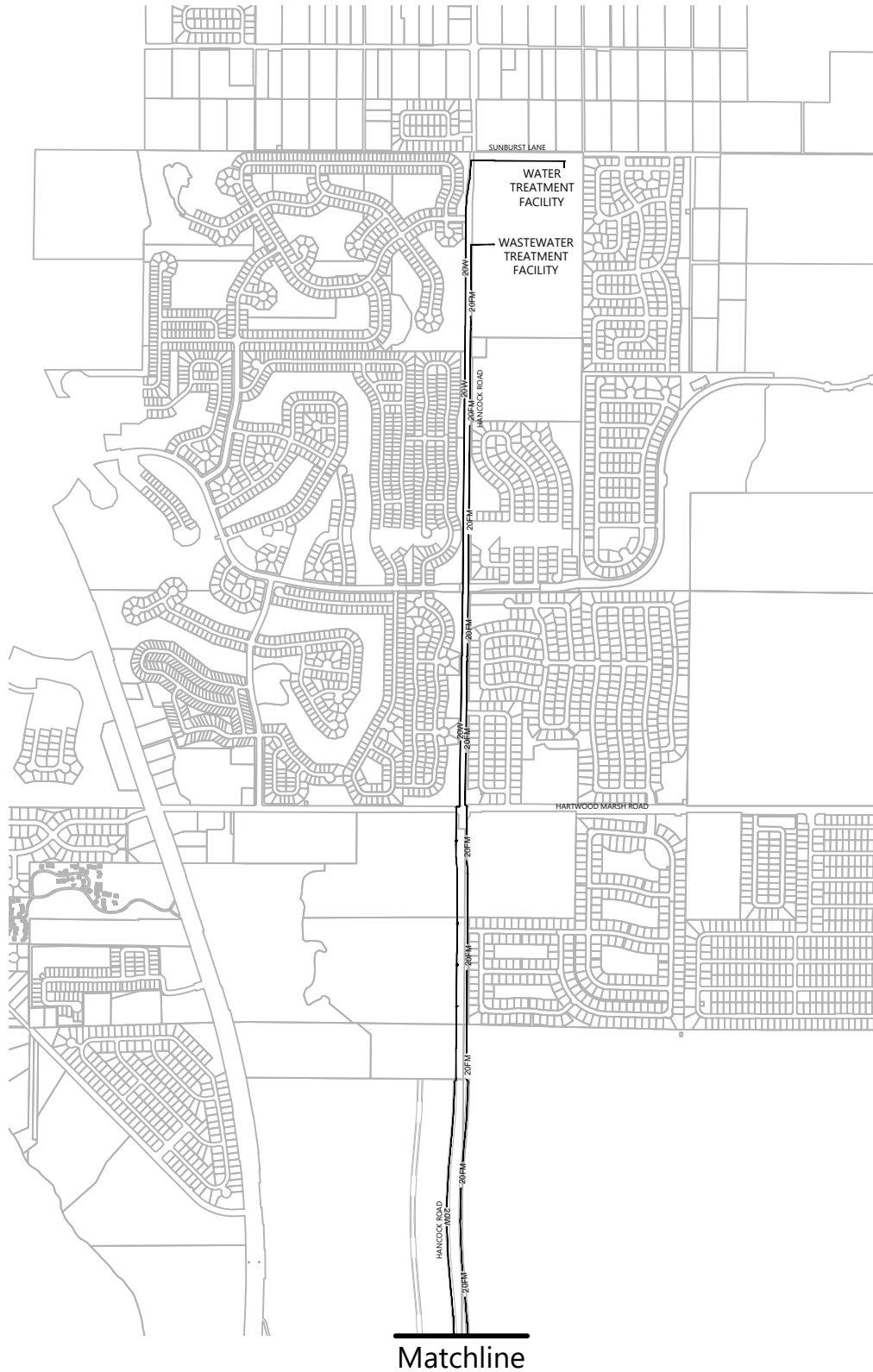
[ATTACHED]



Utility Location Map
Wellness Way CDD
City of Clermont, Florida

Exhibit 4

June 8, 2021



0 1000 2000



Utility Location Map
Wellness Way CDD
City of Clermont, Florida

Exhibit 4

February 23, 2021

EXHIBIT 5

**PROPOSED TIMETABLE AND COSTS FOR CONSTRUCTION
OF DISTRICT FACILITIES AND SERVICES**

Phase/Activity	Time Frame
Phase 1 Commence Construction	3 rd Quarter 2021
Phase 1 Complete Construction	4 th Quarter 2024
Phase 2 Construction	4 th Quarter 2023
Phase 2 Complete Construction	4 nd Quarter 2026

Improvement	Estimated Cost	Financing Entity	Operations Entity
Master Development			
Stormwater Improvements	\$ 9,800,000.00	CDD	CDD
Roadways	\$ 20,600,000.00	CDD	CDD
Water, Sewer & Wastewater Utilities	\$ 17,700,000.00	CDD	City
Lift Station (3 total)	\$ 2,000,000.00	CDD	City
Hardscape, Landscape & Irrigation	\$ 8,700,000.00	CDD	CDD
Traffic Signals (2 total)	\$ 1,200,000.00	CDD	County
Conservation Areas	\$ 1,000,000.00	CDD	CDD
Offsite Utility*	\$ 3,100,000.00	CDD	City
Undergrounding of Electric	\$ 3,300,000.00	CDD	CDD
subtotal	\$ 67,400,000.00		
Other			
Soft Costs (10%)	\$ 6,740,000.00	N/A	N/A
Contingency (15%)	\$ 10,110,000.00	N/A	N/A
TOTAL	\$ 84,250,000.00		

* Portion of Off-Site Utilities are Reimbursable through City of Clermont

Assumptions: 30% of earthworks budget assumed to be for ponds

EXHIBIT 6

**FUTURE GENERAL DISTRIBUTION, LOCATION AND EXTENT
OF PUBLIC AND PRIVATE USES WITHIN THE DISTRICT**

[*ATTACHED*]

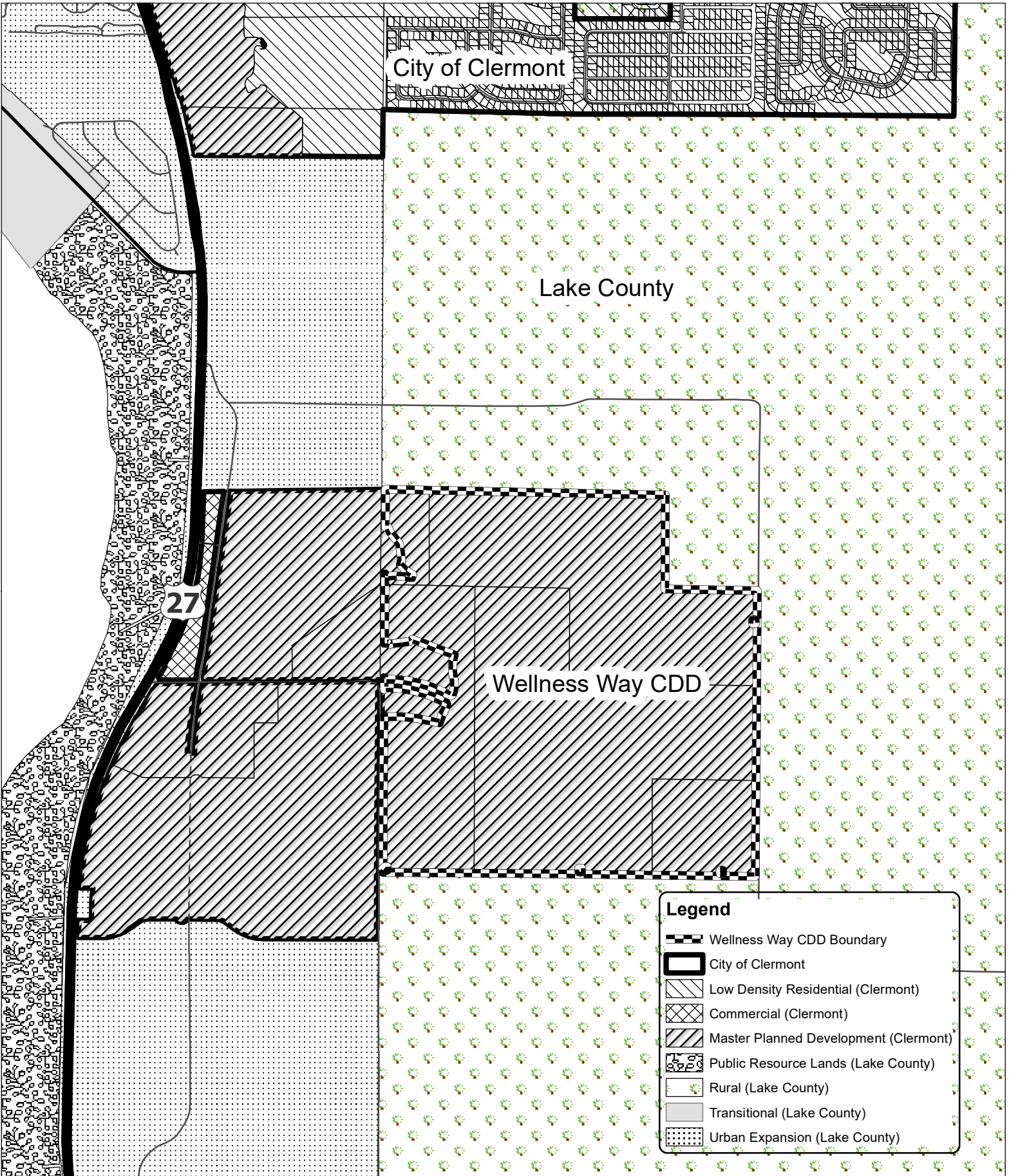


EXHIBIT 7

STATEMENT OF ESTIMATED REGULATORY COSTS

[ATTACHED]

STATEMENT OF ESTIMATED REGULATORY COSTS

1.0 Introduction

1.1 Purpose and Scope

This Statement of Estimated Regulatory Costs (“SERC”) supports the petition to form the **Wellness Ridge Community Development District** (the “District”). The proposed District comprises approximately 574 acres of land located within the City of Clermont, Florida (hereafter “City”). The project is planned for approximately 1,850 residential units. The limitations on the scope of this SERC are explicitly set out in Section 190.002(2)(d), Florida Statutes, as follows:

“That the process of establishing such a district pursuant to uniform general law shall be fair and based only on factors material to managing and financing the service delivery function of the district, so that any matter concerning permitting or planning of the development is not material or relevant.”

1.2 Overview of the Wellness Ridge Community Development District

The District is designed to provide community infrastructure, services, and facilities along with operation and maintenance of such facilities and services to the lands within the District. The District will encompass approximately 574 acres.

The Development plan for the proposed lands within the District includes approximately 1,850 residential units. Such uses are authorized for inclusion within the District. A Community Development District (“CDD”) is an independent unit of special purpose local government authorized by Chapter 190, Florida Statutes, to plan, finance, construct, operate and maintain community-wide infrastructure in planned community developments. CDD’s provide a “solution to the state’s planning, management and financing needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers.” Section 190.002(1)(a), Florida Statutes.

A CDD is not a substitute for the local, general purpose, government unit, e.g., the City/County in which the CDD lies. A CDD does not have the permitting, zoning or general police powers possessed by general purpose governments. A CDD is an alternative means of financing, constructing, operating, and maintaining community infrastructure for planned developments, such as Wellness Ridge. The scope of this SERC is limited to evaluating the consequences of approving the petition to establish the District.

1.3 Requirements for Statement of Estimated Regulatory Costs

According to Section 120.541(2), Florida Statutes, a statement of estimated regulatory costs must contain:

(a) An economic analysis showing whether the rule directly or indirectly: is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector

investment in excess of \$1 million in the aggregate within 5 years after the implementation of the rule; is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the rule; or is likely to increase regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the rule.

(b) A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.

(c) A good faith estimate of the cost to the agency¹, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state and local revenues.

(d) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local governmental entities, required to comply with the requirements of the rule. As used in this paragraph, “transactional costs” are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the rule, additional operating costs incurred, and the cost of monitoring and reporting, and any other costs necessary to comply with the rule.

(e) An analysis of the impact on small businesses as defined by Section 288.703, Florida Statutes, and an analysis of the impact on small cities defined by Section 120.52, Florida Statutes. The impact analysis for small businesses must include the basis for the agency’s decision not to implement alternatives that would reduce adverse impacts on small businesses.

(f) Any additional information that the agency determines may be useful.

(g) In the statement or revised statement, whichever applies, a description of any good faith written proposal submitted under Section 120.541(1)(a), Florida Statutes, and either a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

2.0 Adverse impact on economic growth, business competitiveness or increased regulatory costs, in excess of \$1 million.

The creation of the District will not meet any of the triggers in Section 120.541(2)(a), Florida Statutes. The basis for this determination is provided in the discussions in Section 3.0 through Section 6.0 of this SERC.

¹ For the purposes of this SERC, the term “agency” means the City of Clermont and the term “rule” means the ordinance(s) which Clermont will enact in connection with the creation of the District.

3.0 A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.

As noted above, the Wellness Ridge Community Development District is a community designed for approximately 1,850 residential units. Formation of the District would put all of these units under the jurisdiction of the District. Prior to sale of any units, all of the land owned by the Developer and any other landowner will also be under the jurisdiction of the District.

4.0 Good faith estimate of the cost to state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state and local revenues.

4.1 Costs of Governmental Agencies of Implementing and Enforcing Rule

State Government Entities

There will be only modest costs to various State governmental entities to implement and enforce the proposed formation of the District. The District as proposed will encompass under 2,500 acres, therefore the City is the establishing entity under sections 190.005(2), (2)(e), Florida Statutes. The modest costs to various State entities to implement and enforce the proposed rule relate strictly to the receipt and processing of various reports that the proposed District is required to file with the State and its various entities. The costs to those State agencies that will receive and process the District's reports are very small, because the District is only one of many governmental units that are required to submit the various reports. Therefore, the marginal cost of processing one additional set of reports is inconsequential. Additionally, pursuant to section 189.018, Florida Statutes, the proposed District must pay an annual fee to the State of Florida Department of Economic Opportunity, which offsets such costs.

City of Clermont

The City and its staff will process and analyze the petition, conduct a public hearing with respect to the petition, and vote upon the petition to establish the District. These activities will absorb some resources. However, the filing fee required by Chapter 190, Florida Statutes, is anticipated to cover the costs for review of the petition for establishment.

These costs to the City are modest for a number of reasons. First, review of the petition to establish the District does not include analysis of the project itself. Second, the petition itself provides much of the information needed for a staff review. Third, local governments already possess the staff needed to conduct the review without the need for new or additional staff. Fourth, there is no capital required to review the petition. Finally, local governments routinely process similar petitions for land uses and zoning charges that are far more complex than is the petition to establish a community development district.

The annual costs to the City because of the establishment of the District are minimal. The proposed District is an independent unit of local government. The only annual costs the City faces are the minimal costs of receiving and reviewing the various reports that the District is required to provide to the City. Furthermore, the City will not incur any quantifiable on-going costs resulting from the on-going administration of the District. As previously stated, the District

operates independently from the City, and all administrative and operating costs incurred by the District relating to the financing and construction of infrastructure are borne entirely by the District and its landowners.

4.2 Impact on State and Local Revenues

Adoption of the proposed rule will have no negative impact on State and local revenues. The District is an independent unit of local government. It is designed to provide community facilities and services to serve the development. It has its own sources of revenue. No state or local subsidies are required or expected.

In this regard it is important to note that any debt obligations incurred by the District to construct infrastructure or facilities, or for any other reason, are not debts of the State of Florida or the City. In accordance with Florida law, debts of the District are strictly the District's own responsibility.

5.0 A good faith estimate of the transactional costs that are likely to be incurred by individuals and entities required to comply with the requirements of the ordinance.

Table 1 provides an outline of the various facilities and services the proposed District may provide. It is anticipated that the roadways, master stormwater system, potable water system, wastewater system, reclaimed water system, electrical undergrounding, landscape, hardscape & irrigation, conservation areas, traffic signalization and offsite utility improvements may be financed by the District.

**Table 1.
Wellness Ridge CDD Proposed Facilities and Services**

District Infrastructure	Construction	Ownership	Capital Financing	Operations & Maintenance
Roadways	District	District	District Bonds	District
Master Stormwater System	District	District	District Bonds	District
Water, Wastewater & Reclaimed Water Systems	District	City	District Bonds	City
Electrical Undergrounding	District	District	District Bonds	District
Landscape, Hardscape, & Irrigation	District	District	District Bonds	District
Conservation Areas	District	District	District Bonds	District
Traffic Signalization	District	County	District Bonds	County
Offsite Utility Improvements	District	City	District Bonds	City

Key: City = Clermont; County = Lake and District = Wellness Ridge CDD

The petitioner has estimated the design and development costs for providing the capital facilities. The cost estimates are shown in Table 2 below. Total development costs for these facilities are estimated to be approximately \$84,250,000. The District may issue special assessments or other revenue bonds to fund the development of these facilities. These bonds would be repaid through non-ad valorem assessments levied on all developable properties in the District that may benefit from the District’s capital improvement program.

Table 2. Cost Estimate for District Facilities

Infrastructure	Total Budget Estimate
Roadways	\$20,600,000
Master Stormwater System	9,800,000
Water, Wastewater & Reclaimed Water Systems	19,700,000
Electrical Undergrounding	3,300,000
Landscape, Hardscape, & Irrigation	8,700,000
Conservation Areas	1,000,000
Traffic Signalization	1,200,000
Offsite Utility Improvements	3,100,000
Professional Fees and Permitting	6,740,000
Contingency	10,110,000
TOTAL	\$84,250,000

Landowners in the District may be required to pay non-ad valorem assessments levied by the District to secure the debt incurred through bond issuance. In addition to the levy of non-ad valorem assessments for debt service, the District may also impose non-ad valorem assessments to fund the operation and maintenance of the District and its facilities and services.

It is important to recognize that buying property in the District is completely voluntary. Ultimately, all owners and users of property within the District choose to accept the non-ad valorem assessments as a tradeoff for the numerous benefits and facilities that the District provides.

A CDD provides property owners with the option of having a higher level of facilities and services financed through self-imposed charges. The District is an alternative means to finance necessary community facilities and services. District financing is no more expensive, and often less expensive, than the alternatives of a municipal service taxing unit (MSTU), a neighborhood association, or through developer equity and/or bank loans.

In considering these costs it shall be noted that occupants of the lands to be included within the

District will receive four major classes of benefits.

First, those property owners and businesses in the District will receive a higher level of public services sooner than would otherwise be the case.

Second, a District is a mechanism for assuring that the community services and amenities will be completed concurrently with development of lands within the District. This satisfies the revised growth management legislation, and it assures that growth pays for itself without undue burden on other consumers. Establishment of the District will ensure that these landowners pay for the provision of facilities, services and improvements to these lands.

Third, a District is the sole form of governance which allows District landowners, through landowner voting and ultimately electoral voting for resident elected boards, to determine the type, quality and expense of the District services they receive, provided they meet the City's overall requirements.

Fourth, the CDD has the ability to maintain infrastructure better than a Homeowners' Association ("HOA") because it is able to offer a more secure funding source for maintenance and repair costs through assessments collected on the county tax bill pursuant to section 197.3632, Florida Statutes.

The cost impact on the ultimate landowners in the District is not the total cost for the District to provide infrastructure services and facilities. Instead, it is the incremental costs above what the landowners would have paid to install infrastructure via an alternative financing mechanism. Given the low cost of capital for a CDD, the cost impact to landowners is negligible. This incremental cost of the high-quality infrastructure provided by the District is likely to be fairly low.

6.0 An analysis of the impact on small businesses as defined by Section 288.703, Florida Statutes, and an analysis of the impact on small counties and small cities as defined by Section 120.52, Florida Statutes.

There will be no impact on small businesses because of the formation of the District. If anything, the impact may be positive. This is because the District must competitively bid many of its contracts, affording small businesses the opportunity to bid on District work, and may also result in a need for additional retail and commercial services that afford small businesses and opportunity for growth.

The City of Clermont has an estimated population greater than 10,000 according to the most recent federal U.S. Census (2010). Therefore, the City is not defined as a "small" City according to Section 120.52(18), Florida Statutes.

7.0 Any additional useful information.

The analysis provided above is based on a straightforward application of economic theory, especially as it relates to tracking the incidence of regulatory costs and benefits. Inputs were received from the Developer's Engineer and other professionals associated with the Developer.

8.0 In the statement or revised statement, whichever applies, a description of any good faith written proposal submitted under Section 120.541(1)(a), Florida Statutes, and either a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

There have been no good faith written proposals submitted to the agency as described in section 120.541(1)(a), Florida Statutes.

Prepared by:

Governmental Management Services - Central Florida, LLC

March 22, 2022

NOTICE OF PUBLIC HEARING

City of Clermont City Council

Petition to Establish the Wellness Ridge Community Development District

DATE: MAY 10, 2022 (FINAL HEARING)
TIME: 6:30 PM
LOCATION: City Hall – Council Chambers
685 W. Montrose Street
Clermont, Florida 34711

In compliance with the provisions of Chapter 190, *Florida Statutes*, a public hearing will be held by the City Council for the City of Clermont, Florida (the “Council”) on **May 10, 2022(FINAL HEARING)**, at **6:30 PM**, in the **City Hall, Council Chambers, 685 W. Montrose Street, Clermont, Florida, 34711**, to consider the following proposed:

ORDINANCE NO. 2022-018

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, FLORIDA, ESTABLISHING, ON THE PROPOSED PROPERTY KNOWN AS WELLNESS RIDGE AND FURTHER DESCRIBED HEREIN, AND RECOGNIZING, THE COMMUNITY DEVELOPMENT DISTRICT, CREATED AND CHARTERED BY UNIFORM GENERAL LAW, THE UNIFORM COMMUNITY DEVELOPMENT DISTRICT ACT OF FLORIDA, CHAPTER 190, FLORIDA STATUTES (2001 AND HEREAFTER); ACKNOWLEDGING THE UNIFORM DISTRICT CHARTER EXPRESSED IN SECTIONS 190.006-190.041, FLORIDA STATUTES, AND AS REFERENCED AND PROVIDED BY SECTION 190.004(4), FLORIDA STATUTES, AND CONFIRMED BY SECTION 189.4031(2), FLORIDA STATUTES; ESTABLISHING THE WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT (ON THE PROPERTY PROPOSED IN THIS PETITION) AND DESIGNATING THE INITIAL MEMBERS OF THE DISTRICT BOARD OF SUPERVISORS; AND, DESIGNATING THE PROPOSED LAND AREA WITHIN WHICH THE DISTRICT MAY MANAGE AND FINANCE ITS BASIC INFRASTRUCTURE, SYSTEMS, FACILITIES, SERVICES, IMPROVEMENTS AND PROJECTS; PROVIDING FOR SEVERABILITY AND EFFECTIVE DATE.

The proposed Wellness Ridge Community Development District (“Wellness Ridge”) is comprised of approximately 574.01 acres, generally located between Five Mile Road and Schofield Road, as further depicted in the attached map. The Petitioner has proposed to establish Wellness Ridge to plan, finance, acquire, construct, operate and maintain infrastructure and community facilities which may be authorized by the District under Florida law, including but not limited to: sanitary sewer facilities, water distribution systems, reuse water systems, stormwater systems, electrical service systems, conservation mitigation, on-site public roadway improvements, off-site public roadway improvements, and other infrastructure.

Any affected individual or governmental entity shall be given an opportunity at the public hearing to appear and present oral or written comments for or against the Petition. Written comments filed with the Council will be considered and will be made a matter of record at the public hearing. **Persons wishing to appeal any decision made by the Council at the above-referenced public hearing are hereby notified they may need to ensure that a verbatim record of these proceedings is made, including the testimony and any documentary evidence on which an appeal may be based.**

In accordance with the Americans with Disabilities Act of 1990 (ADA) and Section 286.26, *Florida Statutes*, if any person with a disability as defined by the ADA needs special accommodation to participate in this proceeding, such person shall, not later than two (2) business days prior to the proceedings, call (352) 394-4081 for assistance. Si usted requiere ayuda especial bajo la ley de Americanos con Incapacidades de 1990, por favor llame al (352) 394-4081.

A copy of the proposed Ordinance and Petition are open to public inspection during normal business hours between 8:00 a.m. and 5:00 p.m., Monday through Friday, at the Clerk’s Office, 685 W. Montrose Street, Clermont, Florida, 34711.





CITY OF CLERMONT

AGENDA ITEM

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Meeting Date		
Tuesday, April 26, 2022		
Agenda Item Name		
Ordinance No. 2022-023 <i>Special Events Introduction</i>		
Requested Action		
Recommend approval of Ordinance 2022-023		
Staff Report		
This proposed amendment to Chapter 54, Article IV Special Events addresses eliminating confusing language and processes as well as addressing new concerns since the creation of the Ordinance in 2015. City staff seek to streamline the process for special events held on both private and City property. Currently, events held on private property with less than 250 people only require notification, while all events, regardless of attendance, held on public property, require a special event permit. City staff is requesting to require all events other than the normal day to day or seasonal operations of the licensed establishment be required to secure a special event permit. This will enable City staff to review all events to verify they meet all safety requirements and code-related issues. Staff is also seeking to increase the time from 180 days to up to 365 days for applications to be submitted, which will allow applicants additional time to plan for their events.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Ord 2022-023 Special Events amendment (04.19.2022)	Ord 2022-023 Special Events amendment (04.19.2022).pdf	



CITY OF CLERMONT
ORDINANCE NO. 2022-023

AN ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING CHAPTER 54, STREETS, SIDEWALKS AND OTHER PUBLIC PLACES, SECTION 54-102, "PERMIT REQUIRED; EXEMPTIONS"; SECTION 54-103, "APPLICATION OF PERMIT DEFINITIONS"; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY, CODIFICATION, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND EFFECTIVE DATE.

WHEREAS, the Legislature of the State of Florida has, in Chapter 166, Florida Statutes, conferred upon local governments the authority to adopt regulations designed to promote the public health, safety and general welfare of its citizens; and

WHEREAS, the City Council determined that it is in the public interest to amend Chapter 54, Streets, Sidewalks and other Places to update the section on Special Events.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CLERMONT, FLORIDA, as follows:

SECTION 1:

Chapter 54, "Streets, Sidewalks and Other Public Places" is hereby amended to read as follows; (note strikethrough indicates removed words and underlined indicates added):

Section 54-102. Permit required; exemptions

(a) All special events held on regulated property within the City of Clermont require a special events permit in accordance with the provisions of this section, unless expressly exempted. No event organizer required by this section to obtain a special events permit shall advertise, engage in, participate in, aid, form, or start any special event prior to obtaining a special events permit from the City of Clermont.

(1) Special events requiring a permit shall be any event or activity; other than the normal day to day or seasonal operations of concerns licensed or established within the City of Clermont, ~~which is designed, advertised, or intended to attract the participation or attendance of more than 250 people.~~

~~(2) Special events requiring notification only shall be any events or activities, other than the normal day to day or seasonal operations of concerns licensed or established within the City of Clermont which is designed or intended to attract the participation of more than 100 but less than 250 people.~~

~~(3)~~ (2) Any organized activity, including but not limited to any ceremony, exhibition, show, concert, wedding, large gathering, pageant, rally, private entertainment events, seasonal holiday sales, professional performances, concerts, parades, street dances, sporting events, festivals, competitions, art shows, bonfires, runs/races/walks or assembly, and any event where fireworks shall be used, exploded or displayed that is held on city or private property shall be required to obtain a special events permit.



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ORDINANCE NO. 2022-023

- (b) The city, including any and all departments within, is exempt from the special permitting process.
- (c) ~~Any event held on the water which expects a daily attendance of 250 persons or greater, or serves alcohol, or by nature of the event creates traffic control, crowd control, public safety, sanitation and other public health, safety and welfare issues requires a special events permit.~~
Any event held on the water that utilizes City access such as public boat ramps, upland property, launches, or facilities may be required to obtain a special events permit.
- (d) Any existing business or establishment within the city that holds, sponsors, supports, or otherwise provides for an event at that establishment which is outside of or beyond the normal and customary use approved for the business or establishment ~~scope of practices the intended business~~ or is not a use permitted at the location under the city code, requires a special events permit if the nature, attendance, or activities occurring as part of the event creates traffic control, crowd control, public safety, or sanitation and other public health, safety and welfare issues as determined by City staff.
- (1) ~~The daily attendance of the event is greater than 250 persons;~~
- (2) ~~Alcohol is served at the event; or~~
- (3) ~~Because of the nature of the event creates traffic control, crowd control, public safety, or sanitation and other public health, safety and welfare issues.~~
- (e) The issue of a special events permit by the city shall not relieve any person from the duty to secure other permits or approvals as may be required by the City Code to include, but not be limited to, zoning and use approvals, a Business Tax Receipt, street closure authorization, or other permits/authorizations.
- (f) Applicant shall not advertise or promote any event prior to receiving an approved special events permit.

Section 54-103. Application of permit definitions

Any person or entity seeking the issuance of a special events permit shall file an application with the fire department fire prevention division as set forth herein if occurring on private property, and with the City Parks and Recreation Department if occurring on City property.

- (1) *Filing period.* All special events applications shall be for a single event, or reoccurring events, and shall not be valid for reoccurring future events. A special event application may be submitted for a maximum of 12 reoccurring special events in a calendar year if the event utilizes the same event space, event times, specific locations and logistical details. A complete application with all required documents for a special events permit shall be filed with the fire prevention division of the fire department for events held on private property or the parks and recreation department if held on city property not more than ~~180~~ 365 days before, and not less than 60 calendar days before the date and time at which it is proposed to commence the event.
- (2) *Contents.* The application shall; at a minimum, state the following:
- a. The name of the event organizer, sponsor or responsible person or entity.

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- b. The mailing address, email address, and telephone number of the event organizer, sponsor or responsible person or entity.
- c. If the event is to be conducted for, on behalf of, or by an organization; the name, address, and telephone number of the headquarters of the organization and of the authorized and responsible heads of such organization.
- d. The specific location of the proposed special event.
- e. The date of the special event and the hours of operation.
- f. The approximate number of spectators and/or participants present or participating in the event.
- g. A designation of any public facilities or equipment proposed to be utilized.
- h. State permit if state roadway is to be used.
- i. A notification letter to be delivered by the applicant to residents and business owners impacted by road closures disclosing specific times and street closures. Notification must be sent prior to City Council reviewing the closures.
- j. If the event is a parade, the following additional information shall be required:
1. The exact location or any marshalling or staging areas for the parade;
 2. The time at which units of the parade will begin to arrive at the staging areas and the times at which all such units will be disbursed from;
 3. The exact route to be traveled, including the starting point and termination point;
 4. The approximate number of persons who, and animals and vehicles which, will constitute the parade; the types of animals and description of the vehicles;
 5. A statement as to whether the parade will occupy all or only a portion of the width of the street, roadway, or sidewalks to be used;
 6. A ~~general~~ specific description of the activities to be conducted at the special event together with attendance estimates.
 7. A public notification letter by the applicant to be delivered to residents and business owners impacted by road closures disclosing specific times and street closures. Notification must be sent prior to City Council reviewing the closures.
- k. Proof of general liability insurance with the City of Clermont named as an additional insured, if the event is held on public or city owned property.
- l. A security plan with the name of the company providing staffing; including certified crowd managers if applicable, for the special event. A predetermined manpower allocation table shall be used as a guideline in order to determine how many officers with arrest powers will be assigned to the special event; if any. The chief of police or designee may adjust the requirement of officers with arrest powers as he or she determines necessary.
- m. A site plan, which shall show at a minimum the following:

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1. The dimensions and locations of all permanent and proposed temporary structures to be located on the property. Should any temporary structures be required for the event, the applicants will be responsible for obtaining all necessary building permits and meeting all requirements of applicable building and fire codes;
 2. Ingress and egress locations. Access to the site must not impede normal traffic flow on adjacent roadways;
 3. The capacity and location of restroom facilities; either permanent or temporary, sufficient to meet the anticipated demand at the event;
 4. Adequate provision for solid waste collection and disposal;
 5. A parking plan with all on-site and overflow parking, if necessary, and proposed traffic flow; in addition to any necessary traffic control devices at the special event location.
- ~~M.n.~~ A list of all concessionaires and vendors in addition to the event organizer, if any.
- ~~N.o.~~ A certificate of good Standing certifying that the event organizer is authorized to do business in Florida, if the event organizer is a Corporation or Limited Liability Company or some other business entity required to be registered with the Department of State.
- ~~O.p.~~ Copies of all fliers, handbills, newspaper advertisements and other advertising that the event organizer anticipates using to promote or advertise the special event.
- ~~P.q.~~ Written proof of permission from the owner of the regulated property for the use of said property by the event organizer for the special event. The owner shall be required to sign the application and agree to any conditions placed on the special event by the city. If the owner of the property is the city or the property is public property, this term shall not be required.
- ~~q.r.~~ Copies of all required federal, state and local business or regulatory licenses required to be held by the event organizer.
- ~~r.s.~~ Any other documentation or information that City staff or the City Council; upon appeal, determines to be reasonably necessary to properly evaluate the application.
- (3) *Fees.* A non-refundable application fee as approved by Resolution of the city council shall be paid to the City of Clermont at the time the application is filed.
- (4) *Decision and appeal.* The city manager or his designee shall review the completed application. If the application for a permit is denied, the applicant may appeal the denial to the city council by submitting a written request for appeal to the city manager within 30 days of the date of denial. The city council shall review the matter at its next available regular meeting and shall review the application together with all supporting documentation and city departmental comments considered by the city manager or his designee in making his decision. The city council may uphold, overturn or revise the decision of the city manager or his designee and the city council's decision shall be final.



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SECTION 2: CONFLICT

Any portion of the Code of Ordinances, City of Clermont, Florida or any ordinance or part thereof in conflict with this ordinance is hereby repealed to the extent of such conflict.

SECTION 3: SEVERABILITY

It is declared to be the intent of the City Council that, if any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions hereof.

SECTION 4: CODIFICATION

The text of Section 1 of this Ordinance shall be codified as a part of the Clermont City Code. The codifier is authorized to make editorial changes not effecting the substance of this Ordinance by the substitution of "Article" for "Ordinance", "Section" for "Paragraph", or otherwise to take such editorial license.

SECTION 5: ADMINISTRATIVE CORRECTION

Regardless of whether such inclusion in the Code as described in Section 6 is accomplished, sections of the 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 6: PUBLICATION & EFFECTIVE DATE

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



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ORDINANCE NO. 2022-023

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