



**CITY OF CLERMONT
COUNCIL MEETING AGENDA
6:30 PM, Tuesday, February 9, 2016**

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. For items listed on the agenda, each speaker will be permitted 5 minutes to address the Council. For non-agenda items, each speaker will be permitted 3 minutes to address the Council. These time limits may be changed by the Mayor. Thank you for participating in your City Government.

CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

PRESENTATIONS

Economic Development Update

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 request to approve minutes of the January 12, 2016 and January 26, 2016 Regular Council meeting.

Item No. 2 - Surplus Request

Consider approval to declare end of life inventory as surplus from Parks and Recreation Department and dispose of in accordance with the Purchasing Policy.

Item No. 3 - Plat Approval

Consider approval of Linwood Plat located off Hartwood Marsh Road.

Item No. 4 - Financing Proposals

Consider approval of loan terms to provide financing for the Police Station Headquarters construction project and to refinance the loan obtained to purchase the Clermont Community Center.

Item No. 5 - Change Order and Budget Amendment

Consider approval of change order for Fire Station No. 4 construction and a budget amendment in the amount of \$55,000.

**CITY OF CLERMONT
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UNFINISHED BUSINESS

Item No. 6 - Ordinance No. 2016-01 *Final*

Consider approval of Ordinance including the City of Clermont in the county-wide Municipal Service Taxing Unit to fund ambulance and emergency medical services for one year.

NEW BUSINESS

Item No. 7 - Variance Request
Cabana Del Lago

Consider variance request to allow a reduction in travel lane width, reduction of side yard setback, and a reduction of landscape buffer for property located at 875 West Osceola Street.

Item No. 8 - Gateway Signage

Consider sign renderings at the Downtown 8th Street Entrance, city limit gateways and Clermont Performing Arts Center.

ADJOURN

Any person wishing to appeal any decision made by the City Council at this meeting will need a record of the proceedings. For that purpose, such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based. In accordance with the Americans with Disabilities Act (ADA), if any person with a disability defined by the ADA needs special accommodation to participate in this proceeding, then not later than two business days prior to the proceeding he/she should contact Clermont, City Clerk's Office, 352-241-7330.

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

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
January 12, 2016

The Clermont City Council met in a regular meeting on Tuesday, January 12, 2016 in the Clermont Council Chambers. Mayor Ash called the meeting to order at 6:30pm with the following Council Members present: Council Members Mullins, Bates, Goodgame, and Travis. Other City officials present were: City Manager Gray, City Attorney Mantzaris, and City Clerk Ackroyd Howe.

INVOCATION

Pastor Brian Broadway gave the invocation followed by the Pledge of Allegiance.

PROCLAMATION

City Clerk Ackroyd Howe read the Arbor Day proclamation aloud.

PRESENTATIONS

Year End Quarterly Budget Presentation – Fiscal Year 2015

Finance Director Van Zile presented the quarterly budget highlighting the performance report for the period October 1, 2014 to September 30, 2015.

City Manager Gray stated the quarterly budget presentations are provided to inform the Council on the financial status of the City and are posted on the City's website.

PUBLIC COMMENTS

Michelle Michnoff and Lance Sewell; South Lake Chamber of Commerce, thanked Council for their support over the years. The Chairman's 2016 Gala will be held at the Clermont Arts and Recreation Center on February 12, 2016 at 6pm. The Gala will celebrate the South Lake Chamber's 20 year anniversary and host a farewell to South Lake Chamber of Commerce President Ray Sanfratello.

Kurt Schuh; Veterans of Foreign Wars Post Commander, thanked Council for the opportunity to address an upcoming event request. The Veterans of Foreign Wars; in conjunction with the Clermont Downtown Partnership, requested approval to allow an open container area from 10am until 3pm at their 70th Anniversary event. The event will be held at City Hall Park and there will be a Chili Cook-off, Patriot Art Show, and a Tug-of-War Challenge between the Clermont Police and Clermont Firefighters. The proceeds of the Chili Cook-off will benefit local veterans and their families.

City Manager Gray stated the event was occurring prior to the next City Council meeting. The open container request will be held in a secured area on Montrose Street and requires approval from the City Council.

Council Member Bates moved for approval of the open container area on January 24, 2016 from 10am to 3pm.

Council Member Mullins stated he supported the event; however would not vote due to a conflict with his business.

The motion was seconded by Council Member Goodgame. The motion passed with all members present voting aye.

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Ron Smart; Clermont Downtown Partnership, thanked Council and staff for their efforts and support provided to the Downtown Clermont Partnership events.

Tim Murry distributed documents to Council regarding upcoming events. He invited Council to the Dr. Martin Luther King Day event on January 18, 2016 at Waterfront Park beginning at 9am, and to the South Lake Black Achievers Awards Banquet and Gala at the Clermont Arts and Recreation Center on February 14, 2016 beginning at 5pm. Mr. Murry announced the Clermont Police Department won the basketball game against the Lake County Sheriff's Office in the 5th Annual Battle of the Badges. Captain McMasters accepted the Certificate of Appreciation Award from Christian Men In Action on behalf of Chief Broadway.

REPORTS

City Manager Gray announced a State of the City Address will be held at 8am on Tuesday, January 19, 2016 at the Clermont City Center. He commented the contract regarding the Red Light Camera program will end on January 3, 2017.

City Attorney Mantzaris – No report.

Council Member Bates – No report.

Council Member Goodgame wished everyone a Happy New Year.

Council Member Mullins reported the First Friday event in January was well attended.

Council Member Travis commented the City has a lot of newcomers who love the City's recreational offerings and the friendliness of the community. She announced the Kick-off meeting for Sports and Tourism will be held at the National Training Center on January 13, 2016 at 8am.

Mayor Ash provided an overview of the City's accomplishments in 2015: the opening of the Clermont Boat House, Splash Pad, Arts and Recreation Center, and Lake Hiawatha Preserve; the Master Plan for Growth; a 4th of July Celebration; and the ground-breaking for a new Police Station. She commended staff for all their efforts in providing events which are well attended and enjoyed.

CONSENT AGENDA

Mayor Ash 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 request to approve minutes of the December 8, 2015 Regular Council Meeting.

Item No. 2 – Proposal Award

Consider approval of Request for Proposals award to GAI Consultants, Inc., Wantman Group, Inc., and Cribb Philbeck Weaver Group for downtown-waterfront projects.

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| Item No. 3 – Proposal Award | Consider approval of Request for Proposals award to Presentation Products, Inc. d/b/a Spinitar to upgrade the Council Chambers audio/visual system and a budget amendment in the amount of \$60,169.65 and a budget amendment in the amount of \$25,169.65. |
| Item No. 4 – Contract Award | Consider request to piggyback the Florida Sheriffs Association contract to purchase fleet vehicles for the Fire Department in the total amount of \$42,509.50. |
| Item No. 5 – Replat Approval | Consider Heritage Hills Phase 2-B Replat Lot 6. |
| Item No. 6 – Replat Approval | Consider Heritage Hills Phase 2-C Replat Lot 23. |
| Item No. 7 – Plat Approval | Consider Hunters Run Phase 3 Plat. |
| Item No. 8 – Interlocal Agreement | Consider Interlocal Agreement with Lake County for Traffic Signal Maintenance in the amount of \$86,468.05. The City is reimbursed in the amount of \$40,584. |
| Item No. 9 – Utility Service Agreement | Consider request for a Utility Service Agreement for Wastewater for Pinecrest Lakes Academy Charter School located at the northwest corner of Hancock Road and Old Highway 50. |
| Item No. 10 – Resolution No. 2016-01 | Consider request to approve Fiscal Year 2016 quarterly budget amendments. |
| Item No. 11 – Grant Request | Consider Share the Road Challenge grant application and funding match in the amount of \$25,000. |

Council Member Goodgame moved to approve the Consent Agenda as submitted; seconded by Council Member Mullins. The motion passed with all members present voting aye.

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UNFINISHED BUSINESS

Item No. 12 – Variance Request; Rorabaugh

Senior Planner Kruse presented the two variance requests to allow construction of a garage 7 ½ feet from the street side property line and allow 7 ½ foot setbacks from the street-side and rear property line to relocate the existing shed. The property is located at 297 West Osceola Street and fronts West Osceola Street, with the side property line along Third Street. The impervious surface ratio would remain below 55 percent on the property. The request was tabled at the December 8, 2015 Council meeting so the request could be considered by a full Council. Staff recommended denial of the two variance requests.

Mary Rorabaugh; Applicant, stated the property is 50 foot wide and a 25 foot setback would be impossible to achieve. The garage will blend in with the cypress siding on the 101 year-old home and the surrounding neighborhood.

Mark Brackert; Brackert Construction, commented the garage would fit the character of the house with the wood siding and metal roof matching the original architecture of the home.

Mayor Ash opened the public hearing. There were no public comments. Mayor Ash closed the public hearing.

Council Member Mullins asked staff what the setback requirements were from neighboring properties. Senior Planner Kruse stated the required side setback was 7 ½ feet.

Council Member Mullins inquired if the garage could be shifted to the east in alignment with the house. Mr. Brackert stated the garage could be shifted and aligned with the house.

Council Member Goodgame stated the shed should also align with the house. Mr. Brackert commented the shed could be aligned with the house and the garage.

Council Member Mullins asked if there was vegetation between the proposed garage and shed relocation. Mr. Brackert stated there were trees and vegetation located between the proposed garage and shed relocation.

Mayor Ash commented a 12.8 feet setback in alignment with the house for the proposed garage and shed relocation was agreeable with the applicant.

Council Member Mullins moved to grant the variances as amended, to line up the garage and shed with the western edge of the house; seconded by Council Member Goodgame.

Council Member Bates asked if the shed would require a separate permit from the garage permit. City Attorney Mantzaris stated the Building Official would review the plans and determine the permit requirements.

The motion passed with all members present voting aye.

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Item No. 13 – Ordinance No. 2015-71 *Final; WaterBrooke Large-Scale Comprehensive Plan Amendment*

City Clerk Ackroyd Howe read Ordinance 2015-71 aloud by title only.

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.

Senior Planner Kruse presented the Ordinance for a Large Scale Comprehensive Plan Amendment to change the future land use from Lake County's Urban Low Density to the City's Low Density Residential land use designation. Mattamy Homes requested the change for the WaterBrooke residential subdivision, which will be located south of State Road 50 at Emil Jahna Road. The property was annexed into the City and the Council approved a Conditional Use Permit for a Planned Unit Development in October 2015. The request was originally scheduled to be heard at the December 8, 2015 Council meeting, but was postponed to allow receipt of review comments from the Department of Economic Opportunity. The proposed amendment was reviewed by the Department of Economic Opportunity and the reviewing agencies and no objections have been raised. Staff recommended approval of the Large Scale Comprehensive Plan Amendment to change the future land use from Lake County Urban Low Density to Low Density Residential in the City.

Jennifer Cotch; Akerman Senterfit Land Use Planner, was available to answer any questions.

Mayor Ash opened the public hearing.

Judy Proli read and distributed a letter from Frank Costanzo expressing concerns regarding future traffic on State Road 50. Judy Proli spoke in agreement with Mr. Costanzo's concerns.

Jim Purvis encouraged Council to establish a plan for Hooks Street which involves all abutting property owners, and establishing a Pioneer Agreement with the WaterBrooke development.

Mayor Ash stated the WaterBrooke development was previously approved by Council and the issue before Council was a request to change the future land use designation.

Council Member Goodgame stated Council had not required a traffic signal at the future Hooks Street entrance in the WaterBrooke Conditional Use Permit. He commented the road impact fees collected by Lake County are currently directed to the construction of the Wachiva Parkway. Council Member Goodgame recommended not approving the future land use change until the developer agrees to fund a traffic signal on Emil Jahna Road and Hooks Street. He requested Council consider requiring the WaterBrooke developers to enter into a Pioneering Agreement with the City, and construct Hooks Street from Hancock Road to Emil Jahna Road.

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Council Member Mullins commented the majority of the vehicles from the subdivision will have access onto Hartle Road. He suggested Council approve the future land use designation and request City Manager Gray meet with Lake County on the construction of Hooks Street.

Council Member Mullins moved to adopt Ordinance 2015-71; seconded by Council Member Travis. The motion passed 3 to 2 on a roll call vote with Council Members Goodgame and Bates opposing.

Item No. 14 – Ordinance No. 2015-74 *Final; Table to March 8, 2016*

Mayor Ash announced staff requested Council table Ordinance 2015-74 to March 8, 2016.

City Clerk Ackroyd Howe read Ordinance 2015-74 aloud by title only.

An Ordinance of the City Council of the City of Clermont, Lake County, Florida, amending City Code Chapter 54 “Streets, Sidewalks and other Public Places”, creating Article IV “Special Events”, providing for Purpose and Intent; Definitions; Permit Required/Exemption; Application for Permits; Police Protection; Fire Protection and Emergency Medical Services; Limitations; conflict; severability; codification; and an effective date.

Council Member Bates moved to table to March 8, 2016; seconded by Council Member Mullins. The motion passed with all members present voting aye.

Item No. 15 – Variance Request; *Advanced Watershapes*

Planning Manager Henschel presented the five variance requests to construct an office building on a vacant land parcel located on the south side of State Road 50 and west of Second Street. The first variance request was to reduce the required parking spaces from seven spaces to six spaces. The second variance request was to allow a side-yard setback of seven feet. The third variance request was to allow a rear-yard setback of twelve feet. The fourth variance request was to allow a right-of-way landscape buffer width of five feet. The fifth request was to allow a side landscape buffer of seven feet. The request was originally scheduled to be heard at the December 8, 2015 Council meeting, but was postponed at the applicant’s request so the request could be considered by a full Council. Staff recommended denial of the variance requests.

City Attorney Mantzaris noted the next agenda item; Freeman Lien Release, was associated with the current agenda item.

John Wetzel; Applicant, commented the parking space reduction was to accommodate fire vehicle access. The pool area would be a small area used for displaying fountains and water features, and the twelve foot setback requirement can be met. Mr. Wetzel reviewed a site plan showing similar setbacks for the current location at East Avenue and State Road 50.

Mayor Ash opened the public hearing.

Jim Purvis spoke in opposition of the variance request, citing prior Code Enforcement issues with the applicant’s current location at East Avenue and State Road 50.

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Pat McFarland spoke on behalf of her aunt; Evelyn McFarland, who owns property adjacent to the applicant's. Ms. McFarland stated her aunt has water run-off problems due to the lower elevation of her property and requested protection from future development in the area.

Leonardo Vidal commented Ms. McFarland's water run-off was from a parking area located on Chestnut Street.

Mayor Ash closed the public hearing.

Council Member Travis inquired who owned the property. Mr. Wetzel stated he had a purchase agreement with the property owner, pending approval from Council to develop.

City Attorney Mantzaris stated a representative for the property owner was present for the Freeman Lien Release agenda item.

Mr. Wetzel addressed the water run-off concern and stated the property would be designed with a water retention pond.

City Attorney Mantzaris asked Mr. Wetzel to clarify the variance requests which were no longer required. Mr. Wetzel stated the second variance request to allow a side setback of seven feet could be eliminated.

Council Member Mullins expressed concerns regarding the proposed setbacks, the retaining wall, the finished floor height, and the property slope. Mr. Wetzel indicated the retaining wall was no longer part of the proposed plan, the finished floor height would be even with the existing land, and the property would be graded flat.

Council Member Bates asked about future use plans for the project. Mr. Wetzel stated the building would only be for office use.

Council Member Travis inquired about the future status of the business at East Avenue and State Road 50. Mr. Wetzel stated the location at East Avenue and State Road 50 was sold.

Council Member Goodgame commented the property was not suitable for the proposed structure.

Council Member Mullins moved to deny the variances; seconded by Council Member Goodgame. The motion passed 3 to 2 with Council Members Bates and Travis opposing.

NEW BUSINESS

Item No. 16 – Lien Release; Freeman

Development Services Director Hollerand presented the request for a lien release on vacant property located south of State Road 50 and west of Second Street; Alternate Key 1611547. The property had two code enforcement cases for property maintenance violations. The Code Enforcement Board authorized foreclosure of the lien in November 2013. The Code Enforcement Division issued an Affidavit of Compliance on November 3, 2015. Fines of \$289,750 accrued while the property was out of compliance. The property owners, Donald Freeman and James Freeman, Jr., have a purchase contract on the property and were requesting elimination of the fine and a release of the lien. Staff recommended a full waiver was not appropriate given the length of time the property was not in compliance.

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James Freeman, Jr., from Georgia; was representing him and his brother, Donald Freeman, from Connecticut. James and Donald Freeman assumed the responsibility of paying taxes on the property five years prior to the passing of their parents. The property size was reduced on several occasions due to the widening of State Road 50, rendering the property unsalable until the recent purchase agreement with Mr. Wetzel. Mr. Freeman stated the property has been maintained over the past several years and requested Council consider waiving the lien.

Mayor Ash opened the public hearing.

Harry Mason spoke in favor of foreclosing on the property.

Mayor Ash closed the public hearing.

Council Member Mullins asked staff the monetary value which had been invested in cases. Development Services Director Hollerand stated the amount was not as extensive as other cases.

City Attorney Mantzaris commented limited staff time was involved and the lien recording fees were approximately \$20. The typical costs to pursue similar cases were less than \$500.

Council Member Mullins suggested accepting \$500, if paid within 180 days.

Council Member Travis, Council Member Goodgame, Council Member Bates, and Mayor Ash spoke in opposition of the request.

Mayor Ash inquired of other options the City may have as opposed to placing a lien.

City Attorney Mantzaris stated when reviewing liens, the City determines what the City would gain when pursuing a foreclosure and the expenses associated with a foreclosure. The issue with the Freeman property was the property is still in the name of the deceased parents. The City would need to open an estate because the named individuals are deceased. The property taxes have not been paid since 2011, and should the City foreclose the City would have to pay the property taxes. The owner of the tax certificate issued in 2012 could apply for a tax deed certificate and ultimately there would be a new owner through a tax deed sale. City Attorney Mantzaris commented local governments occasionally relinquish a property lien to obtain a responsive owner to the property. The ultimate goal is compliance, and the current property owners have kept the property in compliance since November 2015.

Mayor Ash asked if the City could tie the sale of the property with releasing or lowering the lien. City Attorney Mantzaris stated when the property closed, the City could state they would accept a certain amount of money to release the lien.

Council Member Travis inquired if the property was sold as a tax deed, would the lien stay on the property. City Attorney Mantzaris commented the lien would survive the property transfer.

Council Member Mullins suggested the City provide an affordable lien reduction in the \$500 to \$1,000 range, contingent upon a time frame for the property to remain in compliance.

Mayor Ash suggested applying a percentage of the existing lien.

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Council Member Mullins moved to reduce the lien to \$1,000, conditioned on payment within 180 days, and the property remains in compliance.

Council Member Travis stated a lien reduction would not be successful due to the denial of the associated variance request.

Council Member Mullins asked when Mr. Wetzel could come before Council with another development proposal. City Attorney Mantzaris commented Mr. Wetzel could come before Council at any time.

Council Member Bates inquired when the property could be sold. Mr. Freeman commented there was a contract on the property, contingent upon the variances which were denied. Mr. Freeman offered to pay the \$1,000 immediately.

Council Member Goodgame spoke in opposition of reducing the lien to \$1,000.

Council Member Mullins asked if the property had remained out of compliance for the duration of the liens. City Attorney Mantzaris commented the full compliance date was November, 2015. The original property owners mowed the property and removed a dangerous tree; however the tree stumps were not removed. The City remained in contact with the out-of-state property owners and the property owners have not ignored the City.

City Attorney Mantzaris commented the intent of Council Member Mullins motion states the existing lien would be reduced to \$1,000, provided the lien is paid within six months; if the amount is not paid within six months, the lien would revert back to the original amount.

Council Member Mullins was in agreement.

The motion died for lack of a second.

Mayor Ash suggested tabling the lien release and have staff work with the owners and Mr. Wetzel on developing the property.

Council Member Mullins was opposed to Council involvement in negotiations between property owners and developers.

Council Member Goodgame moved to table to March 8, 2016; seconded by Council Member Travis. The motion passed 3 to 2 with Council Members Bates and Mullins opposing.

Item No. 17 – Variance Request; Home Depot

Planning Manager Henschel presented the two variance requests to accommodate increasing sales for the Home Depot store. The proposal was to expand seasonal business sales by offering an easily accessible outdoor sales and pick-up area for customers. The first variance request was to allow seasonal outdoor sales from February 1, 2016 through July 7, 2016. The sales will primarily consist of large items such as mulch, soil, palm trees, and bagged rock. The second variance request is for a reduction of parking spaces on the west side of the building while operating the outdoor sales events. Staff recommended denial of the two variance requests.

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Shane Schettle was present on behalf of Home Depot and clarified the request was for a temporary outdoor storage area and a reduction of 28 parking spaces.

Mayor Ash opened the public hearing.

Jim Purvis spoke in opposition to the request.

Mayor Ash closed the public hearing.

Council Member Mullins asked if items would be stacked on pallets, how high the pallets would be stacked, and if the aisles would remain open for traffic. Mr. Schettle stated the items arrive on pallets and would not be stacked more than two pallets high. The aisles would not block traffic flow.

Council Member Mullins moved to grant the variance requests under the conditions an open driveway was maintained with a maximum of nine-foot high pallets in a stack; seconded by Council Member Travis. The motion passed with all members present voting aye.

Item No. 18 – Ordinance No. 2016-02; *Introduction, Hartle Grove Multifamily Annexation*

City Clerk Ackroyd Howe read Ordinance 2016-02 aloud by title only.

An Ordinance of the City Council of the City of Clermont, Lake County, Florida, providing for the annexation of a certain parcel of land in accordance with the Interlocal Service Boundary Agreement dated December 2, 2014; providing for an effective date, severability, recording, and publication.

Council Member Mullins moved to introduce Ordinance 2016-02; seconded by Council Member Goodgame. The motion passed with all members present voting aye.

Item No. 19 – Ordinance No. 2016-03; *Introduction, Hartle Grove Multifamily Rezoning*

City Clerk Ackroyd Howe read Ordinance 2016-03 aloud by title only.

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, effective date, and publication.

Council Member Mullins moved to introduce Ordinance 2016-03; seconded by Council Member Bates. The motion passed with all members present voting aye.

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Item No. 20 – Ordinance No. 2016-04; *Introduction, South Lake Connector Rezoning*

City Clerk Ackroyd Howe read Ordinance 2016-04 aloud by title only.

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, effective date, and publication.

Council Member Mullins moved to introduce Ordinance 2016-04; seconded by Council Member Bates. The motion passed with all members present voting aye.

Item No. 21 – Ordinance No. 2016-05; *Introduction, State Road 50 Right-of-Way Annexation*

City Clerk Ackroyd Howe read Ordinance 2016-05 aloud by title only.

An Ordinance of the City Council of the City of Clermont, Lake County, Florida, providing for the annexation of State rights-of-way being State Road 50 from east of South Greater Hills Boulevard to the Lake County line, to include State owned retention ponds adjacent to the right-of-way, said right-of-way being contiguous to the City of Clermont and being annexed in accordance with the voluntary annexation provisions of Section 171.044, Florida Statutes; redefining the boundaries of the City of Clermont to include said right-of-way; providing for findings, legal description and a map; directing the City Clerk to record this ordinance with the Clerk of the Circuit Court, with the Chief Administrative Officer of Lake County, and with the Department of State; providing for recording, conflicts, severability, and an effective date.

Council Member Mullins moved to introduce Ordinance 2016-05; seconded by Council Member Bates. The motion passed with all members present voting aye.

Item No. 22 – Ordinance No. 2016-06 ; *Land Development Code Amendment, Parking*

City Clerk Ackroyd Howe read Ordinance 2016-06 aloud by title only.

An Ordinance of the Code of Ordinances of the City Council of the City of Clermont, Lake County, Florida, amending the Code of Ordinances, Chapter 62 Traffic and Vehicles, creating a new Section 62-39 Parking for Certain Purposes Prohibited; Sale of Motor Vehicles; Prohibited Acts; providing for codification; severability; effective date; and publication.

Council Member Mullins moved to introduce Ordinance 2016-06; seconded by Council Member Bates. The motion passed with all members present voting aye.

Richard Turner spoke regarding traffic speeding on East Minnehaha Avenue and stated Economic Development Director Hitt had advised the item would be on the January 12, 2016 agenda.

City Manager Gray stated staff was reviewing traffic in the area and the item is scheduled for the February 9, 2016 agenda.

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Council Member Mullins asked if temporary stop signs could be installed. City Manager Gray will meet with Police Chief Broadway and Lake County on installing temporary stop signs.

ADJOURN: With no further comments, this meeting was adjourned at 9:10pm.

APPROVED:

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
January 26, 2016

The Clermont City Council met in a regular meeting on Tuesday, January 26, 2016 in the Clermont City Council Chambers. Mayor Ash called the meeting to order at 6:30pm with the following Council Members present: Council Members Mullins, Bates, Goodgame, and Travis. Other City officials present were: City Manager Gray, City Attorney Mantzaris, and Deputy City Clerk Noak.

INVOCATION

Pastor John Wilson gave the invocation followed by the Pledge of Allegiance.

PRESENTATIONS

Clermont Performing Arts Center

Parks and Recreation Director Davidoff presented an update on the Clermont Performing Arts Center. The City assumed the operation of the Performing Arts Center on November 11, 2015; including the website and ticketing process. The community, promoters, and producers have provided positive feedback with the operation of the Performing Arts Center.

Mayor Ash complimented Parks and Recreation Director Davidoff and staff for their hard work during the operations transition.

PUBLIC COMMENTS

Harry Mason thanked the City and Lake County for handling a noise issue at the Cemex sandmine.

Jim Lobb requested the City consider providing shade along the trail at Waterfront Park.

REPORTS

City Manager Gray announced the roadwork at Hooks Street and Lakeshore Drive was completed ahead of schedule. Mr. Gray reported receiving complaints about the lighting on Montrose Street and the City has identified areas in need of lighting. The lighting on Montrose Street will be on the February 23, 2016 agenda of the Community Redevelopment Agency meeting.

City Attorney Mantzaris – No report.

Council Member Bates attended the first meeting of the Water Safety Advisory Council and the month of May will be recognized as Water Safety Month. Water Safety Day events for Clermont have been tentatively scheduled for May 14, 2016.

Council Member Goodgame read a statement regarding three road projects in the Clermont area which are on the Lake-Sumter Metropolitan Planning Organization's priority list. The three projects are four-laning Hooks Street from Hancock Road to Hartle Road, four-laning Hartle Road from State Road 50 to Hartwood Marsh Road, extending Hartwood Marsh Road from U.S. Highway 27 to the Charter School and Hartle Road. Lake County is planning a public meeting to discuss road projects at 2pm on March 30, 2016 at the Clermont City Center.

Council Member Mullins reported Lake Emergency Medical Services met to discuss a Request For Proposal for consulting services to develop a long term future plan for emergency medical services.

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Council Member Travis announced the South Lake Chairman's Gala will be held at the Clermont Arts and Recreation Center on February 12 at 6pm. The Gala will celebrate the South Lake Chamber's 20 year anniversary and host a farewell to South Lake Chamber of Commerce President Ray Sanfratello. The Wesley Center will hold an Ambassador's Breakfast on February 19. A Wine Fest will be held at Lakeridge Winery on February 12, 13, and 14.

Mayor Ash reported she attended the Martin Luther King Day celebration, the 70th Anniversary of the Veterans of Foreign Wars, and the South Lake Water Development project meeting.

CONSENT AGENDA

Mayor Ash 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 – Bid Award

Consider approval of bid award to Young's Communication Co., Inc. to furnish all labor, equipment and materials for the installation of approximately 23,000 feet of 12-inch water main and appurtenances in the total amount of \$3,871,429.

Item No. 2 – Event Request

Consider approval of Clermont Downtown Partnership "Vintage Market & Garden Show" event request, road closure, fee waiver and open container to be held on February 27, 2016.

Item No. 3 – Event Request

Consider Clermont Downtown Partnership's event request "Sidewalk Chalk Art Contest and Youth Art & Culture Fest", fee variance and open container to be held on April 2, 2016.

Item No. 4 – Event Request

Consider request from CFT Sommer Sports to approve events for 2016, fee waiver and open container.

Item No. 5 – Event Request

Consider request from Pig On The Pond to approve event, open container in approved area, fee waiver and signage to be held on March 11 – 13, 2016.

Item No. 6 – Collective Bargaining Agreement

Consider agreement with the International Union of Police Associations, AFL-CIO Clermont Police Officers Local 6013.

Item No. 7 – Scope of Services

Consider approval of professional engineering services for phase one of the West Lake Wetlands Project by GAI Consultants, Inc., in the amount of \$121,500.00.

City of Clermont
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January 26, 2016

Council Member Travis pulled Consent Agenda Items 4 and 5.

Council Member Goodgame moved to approve Consent Agenda Items 1 through 3 and 6 through 7; seconded by Council Member Mullins. The motion passed with all members present voting aye.

Council Member Travis requested event applicants obtain approval for their event prior to advertising the event. Ms. Travis asked for the trail and beach area at Waterfront Park to remain open during events.

Council Member Goodgame moved to approve Consent Agenda Items 4 and 5; seconded by Council Member Mullins. The motion passed with all members present voting aye.

Item No. 13 – Variance Request; *Ayyoob*

Mayor Ash announced the applicant has requested tabling the variance to the February 23, 2016 Council meeting.

Council Member Goodgame moved to table the variance request to February 23, 2016; seconded by Council Member Mullins. The motion passed with all members present voting aye.

UNFINISHED BUSINESS

The next two items were heard together and voted on separately

Item No. 8 – Ordinance No. 2016-02 *Final; Hartle Grove Multifamily Annexation*

Deputy City Clerk Noak read Ordinance 2016-02 aloud by title only.

An Ordinance of the City Council of the City of Clermont, Lake County, Florida, providing for the annexation of a certain parcel of land in accordance with the Interlocal Service Boundary Agreement dated December 2, 2014; providing for an effective date, severability, recording, and publication.

Item No. 9 – Ordinance No. 2016-03 *Final; Hartle Grove Multifamily Rezoning*

Deputy City Clerk Noak read Ordinance 2016-03 aloud by title only.

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, effective date, and publication.

Senior Planner Kruse presented the administrative request to annex 25 acres of property located in the Hartle Groves Planned Unit Development. The remaining portion of the Planned Unit Development will be annexed and rezoned at a future date.

The rezoning request was to change the zoning from Urban Estate to the City's Planned Unit Development zoning classification. The project received entitlements through Lake County which

City of Clermont
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allowed up to 103 single family homes, 380 multifamily units, and commercial use. The single family portion and a majority of the commercial use have been developed. The multifamily project will be developed according to the conditions in the existing Planned Unit Development.

Staff recommended approval of the annexation and rezoning request.

Tom Lawler; owner and developer, requested clarification of the effective date for the annexation and rezoning. City Attorney Mantzaris stated the effective date was the date Council approved. Mr. Lawler asked how Council would feel if some units were for short term rentals. City Attorney Mantzaris cautioned Council on discussing issues which may appear on a future agenda.

Council Member Travis inquired if there were restrictions on short term rentals. City Attorney Mantzaris commented short term rentals would require a different zoning classification.

Council Member Mullins asked what demographics would be targeted as renters. Mr. Lawler stated the demographics would consist of a mix of singles, young couples, and young families.

Mayor Ash opened the public hearing.

Harry Mason inquired if Hartle Road was completed. Senior Planner Kruse stated the road extends to the entrance of the subdivision.

Mayor Ash closed the public hearing

Council Member Mullins asked about the per acre density. Senior Planner Kruse stated the density was seven units per acre for the Lake County approved areas and the remainder will be thirteen units per acre using clustering.

Council Member Bates inquired if the project met school capacity. Senior Planner Kruse stated the project received Lake County School Board approval for capacity.

Council Member Mullins moved to adopt Ordinance 2016-02; seconded by Council Member Bates. The motion passed 5 to 0 on a roll call vote.

Council Member Mullins moved to adopt Ordinance 2016-03; seconded by Council Member Bates. The motion passed 5 to 0 on a roll call vote.

Item No. 10 – Ordinance No. 2016-04 *Final; South Lake Connector Rezoning*

Deputy City Clerk Noak read Ordinance 2016-04 aloud by title only.

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, effective date, and publication.

Planning Manager Henschel presented the request to rezone property located at the southeast corner of U.S. Highway 27 and Citrus Tower Boulevard from R-1 Single Family Medium Density Residential Zoning District to C-1 Light Commercial Zoning District. The property has a future land use designation

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January 26, 2016

of Commercial, which is compatible with the proposed C-1 Light Commercial Zoning District. The applicant anticipates retail and restaurant uses for the property. Staff recommended approval of the rezoning request.

Attorney Jimmy Crawford was available to answer questions.

Mayor Ash opened the public hearing. There were no public comments. Mayor Ash closed the public hearing.

Council Member Mullins moved to approve Ordinance 2016-04; seconded by Council Member Bates. The motion passed 5 to 0 on a roll call vote.

Item No. 11 – Ordinance No. 2016-05 *Final; State Road 50 Right-of-Way Annexation*

Deputy City Clerk Noak read Ordinance 2016-05 aloud by title only.

An Ordinance of the City Council of the City of Clermont, Lake County, Florida, providing for the annexation of State rights-of-way being State Road 50 from east of South Greater Hills Boulevard to the Lake County line, to include State owned retention ponds adjacent to the right-of-way, said right-of-way being contiguous to the City of Clermont and being annexed in accordance with the voluntary annexation provisions of Section 171.044, Florida Statutes; redefining the boundaries of the City of Clermont to include said right-of-way; providing for findings, legal description and a map; directing the City Clerk to record this ordinance with the Clerk of the Circuit Court, with the Chief Administrative Officer of Lake County, and with the Department of State; providing for recording, conflicts, severability, and an effective date.

Economic Development Director Hitt presented the administrative request to annex the remaining portions of Florida Department of Transportation State Road 50 right-of-way from South Greater Hills Boulevard east to the Lake/Orange County line, including the adjacent retention ponds. The right-of-way annexation would allow the City to address City code violations, reported crimes, and traffic enforcement issues. The Florida Department of Transportation does not object to annexing the right-of-way. The City will not maintain the road. Staff recommended approval of the annexation request.

Mayor Ash opened the public hearing. There were no public comments. Mayor Ash closed the public hearing.

Council Member Goodgame moved to approve Ordinance 2016-05; seconded by Council Member Mullins. The motion passed 5 to 0 on a roll call vote.

Item No. 12 – Ordinance No. 2016-06 *Final; Land Development Code Amendment, Parking*

Deputy City Clerk Noak read Ordinance 2016-06 aloud by title only.

An Ordinance of the Code of Ordinances of the City Council of the City of Clermont, Lake County, Florida, amending the Code of Ordinances, Chapter 62 Traffic and Vehicles, creating a new Section 62-39 Parking for Certain Purposes Prohibited; Sale of Motor Vehicles; Prohibited Acts; providing for codification; severability; effective date; and publication.

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Economic Development Director Hitt stated the Land Development Code amendment clarifies the parking regulations and parking on the right-of-way of State Road 50 would not be allowed.

Mayor Ash opened the public hearing. There were no public comments. Mayor Ash closed the public hearing.

Council Member Mullins moved to approve Ordinance 2016-06; seconded by Council Member Bates. The motion passed 5 to 0 on a roll call vote.

NEW BUSINESS

Item No. 14 – Variance Request; *Hancock Square*

Planning Manager Henschel presented request for two variances to construct a new 16,000 square foot professional office building at the northeast corner of Hancock Road and Hooks Street. The property is part of an approved site plan which included an access road for the 7-Eleven convenience store on the north side of the parcel. The access road was constructed to align with the convenience store drive aisle. The applicant was requesting a 10-foot landscape buffer reduction adjacent to Hancock Road due to the parking stalls on the west side of the access road will not allow for a 20-foot buffer. The second request was to allow 11 parking stalls in a row without a landscape island. Staff recommended denial of the two variance requests.

Rick McCoy; engineer, was present to answer any questions.

Mayor Ash opened the public hearing. There were no public comments. Mayor Ash closed the public hearing.

Council Member Goodgame inquired about payment for right-of-way when the road was built. Mr. McCoy stated the road was a private road owned by the applicant.

Council Member Goodgame asked if the road could be abandoned and used for parking. Mr. McCoy stated much of the layout had already been established; including the layout of utilities.

Council Member Mullins expressed concern regarding the size of the building and parking spaces. Mr. McCoy stated meeting the Code requirements for landscape islands would reduce parking spaces.

Mr. McCoy confirmed the existing pavement would be a drive isle between the parking and the structure.

Mayor Ash expressed concern regarding the parking.

Council Member Goodgame inquired if the road separating the properties would remain open. Mr. McCoy stated the road would remain open.

Council Member Goodgame moved to approve the variance requests; seconded by Council Member Bates. The motion passed 4 to 1 with Mayor Ash opposed.

City of Clermont
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Item No. 15 – Parking Update; *Desoto Street and West Avenue*

Economic Development Director Hitt presented an update on the West Desoto Street grass parking lot and the West Desoto Street on-street parking. The grass parking lot was completed and includes two paved handicapped spaces and ten grass parking spaces. The crosswalk at West Desoto Street and West Avenue will be completed by the end of January. Public Works staff will re-stripe the on-street parking spaces to create 13 parallel spaces on the south side of West Desoto Street.

Item No. 16 – Ordinance No. 2016-01; *Introduction*

Deputy City Clerk Noak read Ordinance 2016-01 aloud by title only.

An Ordinance of the Code of Ordinances of the City of Clermont, Lake County, Florida, adopted pursuant to Section 125.01(l)(q), Florida Statutes (1999), consenting to the inclusion of the City of Clermont, Florida, within the county-wide Municipal Service Taxing Unit for the provision of ambulance and emergency medical services, as adopted by the Board of County Commissioners of Lake County, Florida; providing for the City to be included within said Municipal Service Taxing Unit for a specified term of years; providing for severability, effective date and publication.

Council Member Mullins moved to introduce Ordinance 2016-01; seconded by Council Member Goodgame. The motion passed with all members present voting aye.

ADJOURN: With no further comments, this meeting was adjourned at 8:00pm.

APPROVED:

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, February 9, 2016		
Agenda Item Name		
Surplus Request		
Requested Action		
Motion to approve and declare end of life inventory as surplus from Parks and Recreation Department and dispose of in accordance with the Purchasing Policy.		
Staff Report		
The Purchasing Department, on behalf of the Parks and Recreation Department recommends approval of the above action. The following inventory have reached their end of life service and approval to surplus these items is being requested. Water Closets (27) Salvageable surplus property will be sold through GovDeals.com, an electronic auction website for government property. Non-salvageable property will be disposed of appropriately.		
Additional Analysis		
Fiscal Impact Summary		
Surplus property has no monetary value.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Property Disposal - Parks and Recreation		Property Disposal - Parks and Recreation.pdf

PROPERTY DISPOSAL FORM

Department: PARKS & RECREATION Asset Tag#: _____
Contact Person: SUZANNE O'SHEA Phone: 352-708-5998
Year / Make / Model: _____ Vehicle No. _____
Miles / Hours: _____ Serial / VIN: _____
Description of Property TOILETS (27)

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

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

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

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

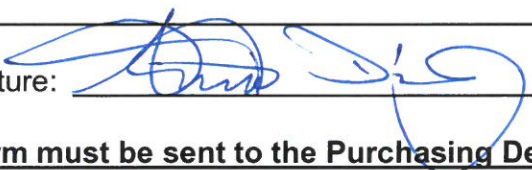
☐ **TRADE-IN:** Returned to vendor. Submit any other information as to the asset(s) description, trade-in value, etc.

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

☐ **OBSOLETE:** Refers to any item or material that is of no use to the City.

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

☐ **OTHER:** _____

Director Signature: 

Date: 1/21/16

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

Date Approved by City Council: _____

Agenda Item: _____

Method of Disposal: _____

Date Disposed: _____

Purchasing Director: _____

*****Finance Section Office Use Only*****

Asset Number: _____

Completed by: _____

Date: _____



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date			
Tuesday, February 9, 2016			
Agenda Item Name			
Plat Approval			
Requested Action			
Staff Report			
The Linwood plat has been reviewed and approved by the city and contracted engineers and the required bond has been submitted.			
Additional Analysis			
Fiscal Impact Summary			
Fiscal Impact	Fund Number and Description	Available Budget Amount	
Exhibits Attached (copies of original agreements)			
1.	Plat	Final plat-Linwood.pdf	

LINWOOD SUBDIVISION

LOCATED IN SECTION 10, TOWNSHIP 23 SOUTH, RANGE 26 EAST
CITY OF CLERMONT, LAKE COUNTY, FLORIDA

SHEET 1 OF 2

PLAT BOOK _____ PAGE _____

LINWOOD SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the undersigned corporation named below, being the owner in fee simple of all of the lands described in the foregoing caption to this plat, hereby dedicate said lands and plat for the uses and purposes therein expressed and dedicate Tract "A" (Additional Right-of-way), the drainage easements and utility easements to the perpetual use of the public.

IN WITNESS WHEREOF, the undersigned, D.R. HORTON, INC., a Delaware Corporation, has caused these presents to be executed and acknowledged by its _____ thereunto duly authorized on this _____ day of _____, 2015.

D.R. HORTON, INC.
a Delaware Corporation

Print Name: _____ By: _____
(Witness) Donna L. Page
Print Name: _____ Vice President
(Witness) _____

(CORPORATE SEAL)

STATE OF _____
COUNTY OF _____

I HEREBY CERTIFY, that on this day, before me personally appeared _____ as _____ of, D.R. HORTON, INC., a Delaware corporation, who is () personally known to me or () produced, as identification, and did/did not take an oath, the individual and officer described in and who executed the foregoing conveyance and acknowledged the execution thereof to be his free act and deed as such officer thereunto duly authorized, and the said conveyance is the act and deed of said company.

WITNESS my hand and official seal this _____ day of _____, 2015.

Signature of Notary Public

Printed Name of Notary Public

Notary Public in and for the county and state of _____

My Commission Expires: _____

Commission Number: _____

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, that I the undersigned, being a registered surveyor and mapper, fully licensed to practice in the State of Florida, do hereby certify that this plat was prepared under his supervision and that this plat complies with all the provisions of Chapter 177, Florida Statutes.

David A. White
Surveyor's Name (printed) LS 4044
Surveyor's Signature Surveyor's Registration Number LB 7808
PEC - Surveying and Mapping, LLC Certificate of Authorization Number
2100 Alafaya Trail, Suite 203, Oviedo, Florida, 32765

SURVEYOR REVIEW STATEMENT

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

Signature _____ Date _____ Registration Number _____

CERTIFICATES OF APPROVAL OF MUNICIPALITY

THIS IS TO CERTIFY, that the plat was presented to the City Council of Clermont, Lake County, Florida and approved by said City Council of Clermont for recording, and the dedication of Street Rights-of-Way is accepted for municipal purposes of said City on the _____ day of _____, 2015, provided that the plat is recorded in the Office of the Clerk of the Circuit Court of Lake County, Florida, within 90 days from the date of approval by said Council of the City of Clermont, Florida.

Mayor

Attest: City Clerk

CERTIFICATE OF CLERK

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

Clerk of the Circuit Court
Lake County, Florida.

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 23 SOUTH, RANGE 26 EAST BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 28, SOUTHERN FIELDS PHASE I, ACCORDING TO THE PLAT THEREOF AS RECORDED PLAT BOOK 63, PAGES 30 THROUGH 32, PUBLIC RECORDS OF LAKE COUNTY FLORIDA FOR A POINT OF REFERENCE; THENCE RUN SOUTH 89°58'20" EAST, ALONG THE NORTH LINE OF SAID PLAT OF SOUTHERN FIELDS PHASE I, A DISTANCE OF 663.08 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE, RUN NORTH 00°47'10" EAST, 1284.52 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF HARTWOOD MARSH ROAD; THENCE RUN NORTH 89°58'36" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 671.06 FEET TO THE WEST LINE OF AFORESAID PLAT OF SOUTHERN FIELDS PHASE I, THENCE RUN SOUTH 00°47'10" WEST, ALONG SAID WEST LINE, 1284.92 FEET TO THE NORTH LINE OF AFORESAID PLAT OF SOUTHERN FIELDS PHASE I; THENCE RUN NORTH 89°58'20" WEST, ALONG SAID NORTH LINE, 671.06 FEET TO THE POINT OF BEGINNING.

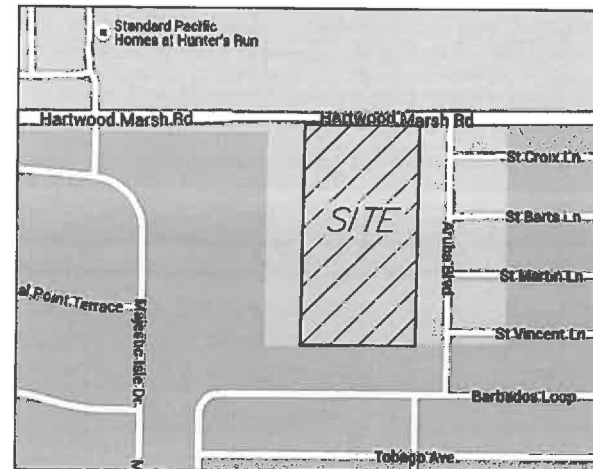
THE ABOVE DESCRIBED PARCEL OF LAND LIES IN LAKE COUNTY, FLORIDA AND CONTAINS 19.944 ACRES MORE OR LESS.

SURVEYOR'S NOTES:

- (1) BEARINGS SHOWN HEREON ARE ASSUMED RELATIVE TO THE SOUTH LINE OF HARTWOOD MARSH ROAD, BEING DERIVED FROM RTK (REAL TIME KINEMATICS) GPS VALUES BEING NORTH 89°58'36" EAST.
- (2) — denotes a PERMANENT REFERENCE MONUMENT (P.R.M.) A SET 4" X 4" CONCRETE MONUMENT (P.R.M.) STAMPED LS # 4044, UNLESS OTHERWISE NOTED.
- (3) — denotes a PERMANENT CONTROL POINT (P.C.P.) A SET NAIL AND DISK STAMPED LS # 4044.
- (4) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- (5) TRACTS "B" AND "C", (LANDSCAPE BUFFER), AND TRACT "G" (OPEN SPACE), SHALL BE OWNED AND MAINTAINED BY THE LINWOOD SUBDIVISION HOMEOWNERS ASSOCIATION, INC.
- (6) TRACT "D" (POND) SHALL BE OWNED AND MAINTAINED BY THE LINWOOD SUBDIVISION HOMEOWNERS ASSOCIATION, INC., WITH A DRAINAGE EASEMENT DEDICATED TO THE CITY OF CLERMONT OVER THE ENTIRE TRACT.
- (7) TRACT "E" (EMERGENCY ACCESS), SHALL BE OWNED AND MAINTAINED BY THE LINWOOD SUBDIVISION HOMEOWNERS ASSOCIATION, INC., WITH AN EMERGENCY ACCESS AND UTILITY EASEMENT OVER THE ENTIRE TRACT "E", DEDICATED TO THE CITY OF CLERMONT, AND OTHER APPLICABLE AGENCIES THAT PROVIDE LAW ENFORCEMENT, FIRE AND OTHER EMERGENCY SERVICES, FOR THE PURPOSE OF EMERGENCY ACCESS TO THE LAND SHOWN HEREON.
- (8) THE FLORIDA STATE PLANE COORDINATES (FLORIDA EAST ZONE) VALUES SHOWN HEREON, WERE ESTABLISHED BY DIRECT GLOBAL POSITIONING SYSTEM (GPS) OBSERVATION, IN ACCORDANCE WITH THIRD ORDER, CLASS II REQUIREMENTS AS SET FORTH IN STANDARDS AND SPECIFICATIONS FOR GEODETIC CONTROL NETWORKS, FEDERAL GEODETIC CONTROL COMMITTEE, SEPTEMBER 1984.
- (9) THE 7.50 FOOT WIDE DRAINAGE AND UTILITY EASEMENT LOCATED ON THE REAR OF THE LOTS IS ALSO A WALL AND FENCE EASEMENT.
- (10) TRACT "F" (PRIVATE ROADWAY), SHALL BE OWNED AND MAINTAINED BY THE LINWOOD SUBDIVISION HOMEOWNERS ASSOCIATION, INC.

LEGEND

P.O.C.	- POINT OF COMMENCEMENT
P.O.B.	- POINT OF BEGINNING
P.B.	- PLAT BOOK
PG(S)	- PAGE(S)
(N.R.)	- NON-RADIAL
P.C.	- POINT OF CURVATURE
PT.	- POINT OF TANGENT
R/W	- RIGHT-OF-WAY
PRM	- PERMANENT REFERENCE MONUMENT
FSM	- PROFESSIONAL SURVEYOR AND MAPPER
●	- SET NAIL AND DISK STAMPED P.C.P. LS # 4044
D.U.E.	- DRAINAGE AND UTILITY EASEMENT
(TYP.)	- TYPICAL
L.E.	- LANDSCAPE EASEMENT
(P)	- PLAT
CL	- CENTERLINE
U.E.	- UTILITY EASEMENT



LOCATION MAP
SCALE 1" = 500'

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

PEC

SURVEYING AND MAPPING, LLC

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808

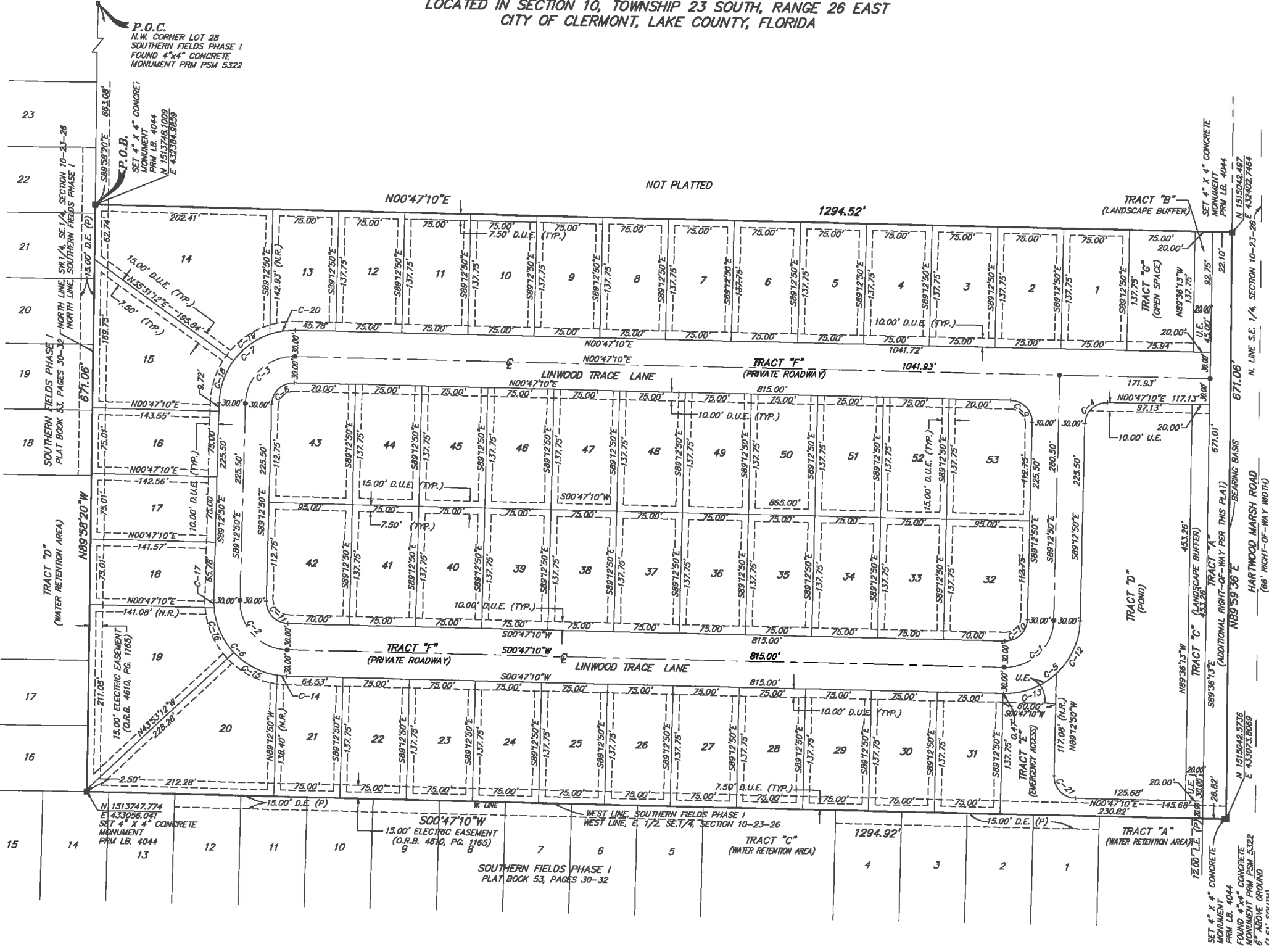
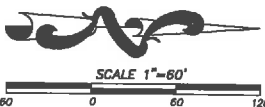
2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 407-542-4967

LINWOOD SUBDIVISION

LOCATED IN SECTION 10, TOWNSHIP 23 SOUTH, RANGE 26 EAST
CITY OF CLERMONT, LAKE COUNTY, FLORIDA

SHEET 2 OF 2

PLAT BOOK _____ PAGE _____



CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	CH. BEARING
C-1	55.00'	90°00'00"	86.39'	77.78'	N44°12'50"W
C-2	55.00'	90°00'00"	86.39'	77.78'	N45°42'10"E
C-3	55.00'	90°00'00"	86.39'	77.78'	S44°12'50"E
C-4	25.00'	90°00'00"	39.27'	35.36'	S44°12'50"E
C-5	85.00'	90°00'00"	133.52'	120.21'	S44°12'50"E
C-6	85.00'	90°00'00"	133.52'	120.21'	S45°42'10"W
C-7	85.00'	90°00'00"	133.52'	120.21'	S44°12'50"W
C-8	25.00'	90°00'00"	39.27'	35.36'	N44°12'50"W
C-9	25.00'	90°00'00"	39.27'	35.36'	N45°42'10"E
C-10	25.00'	90°00'00"	39.27'	35.36'	S44°12'50"E
C-11	25.00'	90°00'00"	39.27'	35.36'	S45°42'10"W
C-12	85.00'	45°32'47"	67.57'	65.80'	N86°26'27"W
C-13	85.00'	44°27'13"	65.95'	64.31'	N21°26'27"W
C-14	85.00'	7°04'36"	10.50'	10.49'	N04°12'28"E
C-15	85.00'	38°15'02"	56.75'	55.70'	N26°59'12"E
C-16	85.00'	38°26'43"	57.03'	55.97'	N65°20'10"E
C-17	85.00'	6°13'38"	9.24'	9.23'	N67°40'21"E
C-18	85.00'	34°44'02"	51.53'	50.74'	S71°50'49"E
C-19	85.00'	35°09'47"	52.17'	51.35'	S36°53'54"E
C-20	85.00'	2°06'11"	29.82'	29.67'	S09°15'55"E
C-21	25.00'	90°00'00"	39.27'	35.36'	S45°42'10"W

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



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, February 9, 2016		
Agenda Item Name		
Financing Proposals		
Requested Action		
Request to approve loan terms to provide financing for the Police Station Headquarters construction project and to refinance the loan obtained to purchase the Clermont Community Center.		
Staff Report		
The City recently requested proposals from local banks to provide terms for the financing of the Police Station Headquarters construction (Series A - \$5,200,000) and refinancing of the loan received in December 2013 to purchase the Clermont Community Center property (Series B - \$5,600,000). On January 19th, the City received proposals from five (5) financial institutions. The proposal from JP Morgan Chase included the lowest interest rates of 2.29% for the Series A portion and 2.19% for the Series B portion of the loan. The average annual debt service for the Series A (15 years) portion of the loan is approximately \$407,000 funded from the Infrastructure Sales Tax. The average annual debt service for the Series B (13 years) portion of the loan is approximately \$495,000, which is approximately \$15,000 less than what the City is currently paying annually or about a 4.62% net present value savings. (See attached proposals analysis) Assuming approval of the loan proposal by the City Council, the actual loan documents and resolutions will be on the February 23rd meeting for approval and the loan closing will be scheduled for early March.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Attachment A Series 2016A Analysis - 1-27-16.pdf		
2. Attachment B Series 2016B Analysis - 1-27-16.pdf		

SOURCES AND USES OF FUNDS

City of Clermont, Florida
Series 2016A New Money

Preliminary Numbers
JPMC Indicative Rate - 2.29%

Dated Date 03/03/2016
Delivery Date 03/03/2016

Sources:

Bond Proceeds:	
Par Amount	5,050,000.00

	5,050,000.00
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Uses:

Project Fund Deposits:	
Project Fund	5,000,000.00

Delivery Date Expenses:	
Cost of Issuance	50,000.00

	5,050,000.00
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BOND SUMMARY STATISTICS

City of Clermont, Florida
Series 2016A New Money

Preliminary Numbers
JPMC Indicative Rate - 2.29%

Dated Date	03/03/2016
Delivery Date	03/03/2016
Last Maturity	12/01/2030
Arbitrage Yield	2.290221%
True Interest Cost (TIC)	2.290221%
Net Interest Cost (NIC)	2.290000%
All-In TIC	2.426215%
Average Coupon	2.290000%
Average Life (years)	8.278
Weighted Average Maturity (years)	8.278
Duration of Issue (years)	7.415
Par Amount	5,050,000.00
Bond Proceeds	5,050,000.00
Total Interest	957,321.78
Net Interest	957,321.78
Total Debt Service	6,007,321.78
Maximum Annual Debt Service	409,882.50
Average Annual Debt Service	407,429.51
Underwriter's Fees (per \$1000)	
Average Takedown	
Other Fee	
Total Underwriter's Discount	
Bid Price	100.000000

Bond Component	Par Value	Price	Average Coupon	Average Life	PV of 1 bp change
Bond Component	5,050,000.00	100.000	2.290%	8.278	3,712.15
	5,050,000.00			8.278	3,712.15

	TIC	All-In TIC	Arbitrage Yield
Par Value	5,050,000.00	5,050,000.00	5,050,000.00
+ Accrued Interest			
+ Premium (Discount)			
- Underwriter's Discount			
- Cost of Issuance Expense		(50,000.00)	
- Other Amounts			
Target Value	5,050,000.00	5,000,000.00	5,050,000.00
Target Date	03/03/2016	03/03/2016	03/03/2016
Yield	2.290221%	2.426215%	2.290221%

BOND PRICING

City of Clermont, Florida
Series 2016A New Money

Preliminary Numbers
JPMC Indicative Rate - 2.29%

Bond Component	Maturity Date	Amount	Rate	Yield	Price
Bond Component:					
	12/01/2016	215,000	2.290%	2.290%	100.000
	12/01/2017	295,000	2.290%	2.290%	100.000
	12/01/2018	305,000	2.290%	2.290%	100.000
	12/01/2019	310,000	2.290%	2.290%	100.000
	12/01/2020	320,000	2.290%	2.290%	100.000
	12/01/2021	325,000	2.290%	2.290%	100.000
	12/01/2022	330,000	2.290%	2.290%	100.000
	12/01/2023	340,000	2.290%	2.290%	100.000
	12/01/2024	350,000	2.290%	2.290%	100.000
	12/01/2025	355,000	2.290%	2.290%	100.000
	12/01/2026	365,000	2.290%	2.290%	100.000
	12/01/2027	370,000	2.290%	2.290%	100.000
	12/01/2028	380,000	2.290%	2.290%	100.000
	12/01/2029	390,000	2.290%	2.290%	100.000
	12/01/2030	400,000	2.290%	2.290%	100.000
		5,050,000			

Dated Date	03/03/2016	
Delivery Date	03/03/2016	
First Coupon	06/01/2016	
Par Amount	5,050,000.00	
Original Issue Discount		
Production	5,050,000.00	100.000000%
Underwriter's Discount		
Purchase Price	5,050,000.00	100.000000%
Accrued Interest		
Net Proceeds	5,050,000.00	

BOND DEBT SERVICE

City of Clermont, Florida
Series 2016A New Money

Preliminary Numbers
JPMC Indicative Rate - 2.29%

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
06/01/2016			28,268.78	28,268.78	
12/01/2016	215,000	2.290%	57,822.50	272,822.50	301,091.28
06/01/2017			55,360.75	55,360.75	
12/01/2017	295,000	2.290%	55,360.75	350,360.75	405,721.50
06/01/2018			51,983.00	51,983.00	
12/01/2018	305,000	2.290%	51,983.00	356,983.00	408,966.00
06/01/2019			48,490.75	48,490.75	
12/01/2019	310,000	2.290%	48,490.75	358,490.75	406,981.50
06/01/2020			44,941.25	44,941.25	
12/01/2020	320,000	2.290%	44,941.25	364,941.25	409,882.50
06/01/2021			41,277.25	41,277.25	
12/01/2021	325,000	2.290%	41,277.25	366,277.25	407,554.50
06/01/2022			37,556.00	37,556.00	
12/01/2022	330,000	2.290%	37,556.00	367,556.00	405,112.00
06/01/2023			33,777.50	33,777.50	
12/01/2023	340,000	2.290%	33,777.50	373,777.50	407,555.00
06/01/2024			29,884.50	29,884.50	
12/01/2024	350,000	2.290%	29,884.50	379,884.50	409,769.00
06/01/2025			25,877.00	25,877.00	
12/01/2025	355,000	2.290%	25,877.00	380,877.00	406,754.00
06/01/2026			21,812.25	21,812.25	
12/01/2026	365,000	2.290%	21,812.25	386,812.25	408,624.50
06/01/2027			17,633.00	17,633.00	
12/01/2027	370,000	2.290%	17,633.00	387,633.00	405,266.00
06/01/2028			13,396.50	13,396.50	
12/01/2028	380,000	2.290%	13,396.50	393,396.50	406,793.00
06/01/2029			9,045.50	9,045.50	
12/01/2029	390,000	2.290%	9,045.50	399,045.50	408,091.00
06/01/2030			4,580.00	4,580.00	
12/01/2030	400,000	2.290%	4,580.00	404,580.00	409,160.00
	5,050,000		957,321.78	6,007,321.78	6,007,321.78

BOND DEBT SERVICE

City of Clermont, Florida
Series 2016A New Money

Preliminary Numbers
JPMC Indicative Rate - 2.29%

Period Ending	Principal	Coupon	Interest	Debt Service
12/01/2016	215,000	2.290%	86,091.28	301,091.28
12/01/2017	295,000	2.290%	110,721.50	405,721.50
12/01/2018	305,000	2.290%	103,966.00	408,966.00
12/01/2019	310,000	2.290%	96,981.50	406,981.50
12/01/2020	320,000	2.290%	89,882.50	409,882.50
12/01/2021	325,000	2.290%	82,554.50	407,554.50
12/01/2022	330,000	2.290%	75,112.00	405,112.00
12/01/2023	340,000	2.290%	67,555.00	407,555.00
12/01/2024	350,000	2.290%	59,769.00	409,769.00
12/01/2025	355,000	2.290%	51,754.00	406,754.00
12/01/2026	365,000	2.290%	43,624.50	408,624.50
12/01/2027	370,000	2.290%	35,266.00	405,266.00
12/01/2028	380,000	2.290%	26,793.00	406,793.00
12/01/2029	390,000	2.290%	18,091.00	408,091.00
12/01/2030	400,000	2.290%	9,160.00	409,160.00
	5,050,000		957,321.78	6,007,321.78

SOURCES AND USES OF FUNDS

City of Clermont, Florida
Series 2016B Bond Refunding 2013 Bank Loan

Preliminary Numbers
JPMC Indicative Rate - 2.19%

Dated Date 03/03/2016
Delivery Date 03/03/2016

Sources:

Bond Proceeds:	
Par Amount	5,455,000.00

	5,455,000.00
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Uses:

Refunding Escrow Deposits:	
Cash Deposit	5,403,897.54

Delivery Date Expenses:	
Cost of Issuance	50,000.00

Other Uses of Funds:	
Additional Proceeds	1,102.46

	5,455,000.00
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BOND SUMMARY STATISTICS

City of Clermont, Florida
Series 2016B Bond Refunding 2013 Bank Loan

Preliminary Numbers
JPMC Indicative Rate - 2.19%

Dated Date	03/03/2016
Delivery Date	03/03/2016
Last Maturity	12/01/2028
Arbitrage Yield	2.190229%
True Interest Cost (TIC)	2.190229%
Net Interest Cost (NIC)	2.190000%
All-In TIC	2.332859%
Average Coupon	2.190000%
Average Life (years)	7.161
Weighted Average Maturity (years)	7.161
Duration of Issue (years)	6.539
Par Amount	5,455,000.00
Bond Proceeds	5,455,000.00
Total Interest	855,434.68
Net Interest	855,434.68
Total Debt Service	6,310,434.68
Maximum Annual Debt Service	496,469.50
Average Annual Debt Service	495,151.81
Underwriter's Fees (per \$1000)	
Average Takedown	
Other Fee	
Total Underwriter's Discount	
Bid Price	100.000000

Bond Component	Par Value	Price	Average Coupon	Average Life	PV of 1 bp change
Bond Component	5,455,000.00	100.000	2.190%	7.161	3,525.05
	5,455,000.00			7.161	3,525.05

	TIC	All-In TIC	Arbitrage Yield
Par Value	5,455,000.00	5,455,000.00	5,455,000.00
+ Accrued Interest			
+ Premium (Discount)			
- Underwriter's Discount			
- Cost of Issuance Expense		(50,000.00)	
- Other Amounts			
Target Value	5,455,000.00	5,405,000.00	5,455,000.00
Target Date	03/03/2016	03/03/2016	03/03/2016
Yield	2.190229%	2.332859%	2.190229%

SUMMARY OF REFUNDING RESULTS

City of Clermont, Florida
Series 2016B Bond Refunding 2013 Bank Loan

Preliminary Numbers
JPMC Indicative Rate - 2.19%

Dated Date	03/03/2016
Delivery Date	03/03/2016
Arbitrage yield	2.190229%
Escrow yield	0.000000%
Value of Negative Arbitrage	
Bond Par Amount	5,455,000.00
True Interest Cost	2.190229%
Net Interest Cost	2.190000%
Average Coupon	2.190000%
Average Life	7.161
Par amount of refunded bonds	5,362,093.00
Average coupon of refunded bonds	3.050000%
Average life of refunded bonds	7.164
PV of prior debt to 03/03/2016 @ 2.190229%	5,701,942.21
Net PV Savings	248,044.67
Percentage savings of refunded bonds	4.625893%
Percentage savings of refunding bonds	4.547107%

SUMMARY OF BONDS REFUNDED

City of Clermont, Florida
Series 2016B Bond Refunding 2013 Bank Loan

Preliminary Numbers
JPMC Indicative Rate - 2.19%

Bond	Maturity Date	Interest Rate	Par Amount	Call Date	Call Price
Public Improvment Revenue Note, Series 2013, 2013:					
BOND	12/01/2016	3.050%	342,265.00	03/03/2016	100.000
	12/01/2017	3.050%	352,704.00	03/03/2016	100.000
	12/01/2018	3.050%	363,461.00	03/03/2016	100.000
	12/01/2019	3.050%	374,547.00	03/03/2016	100.000
	12/01/2020	3.050%	385,971.00	03/03/2016	100.000
	12/01/2021	3.050%	397,743.00	03/03/2016	100.000
	12/01/2022	3.050%	409,874.00	03/03/2016	100.000
	12/01/2023	3.050%	422,375.00	03/03/2016	100.000
	12/01/2024	3.050%	435,258.00	03/03/2016	100.000
	12/01/2025	3.050%	448,533.00	03/03/2016	100.000
	12/01/2026	3.050%	462,213.00	03/03/2016	100.000
	12/01/2027	3.050%	476,311.00	03/03/2016	100.000
	12/01/2028	3.050%	490,838.00	03/03/2016	100.000
			5,362,093.00		

SAVINGS

City of Clermont, Florida
Series 2016B Bond Refunding 2013 Bank Loan

Preliminary Numbers
JPMC Indicative Rate - 2.19%

Date	Prior Debt Service	Refunding Debt Service	Savings	Present Value to 03/03/2016 @ 2.1902291%
12/01/2016	505,808.84	368,934.68	136,874.16	135,238.89
12/01/2017	505,808.76	493,332.50	12,476.26	12,220.72
12/01/2018	505,808.28	495,010.50	10,797.78	10,363.75
12/01/2019	505,808.72	496,469.50	9,339.22	8,783.28
12/01/2020	505,809.04	492,709.50	13,099.54	11,971.97
12/01/2021	505,808.92	493,840.00	11,968.92	10,702.34
12/01/2022	505,808.76	494,751.50	11,057.26	9,670.25
12/01/2023	505,808.60	495,444.00	10,364.60	8,861.97
12/01/2024	505,809.16	495,917.50	9,891.66	8,264.91
12/01/2025	505,808.80	496,172.00	9,636.80	7,865.08
12/01/2026	505,808.54	496,207.50	9,601.04	7,651.20
12/01/2027	505,809.04	496,024.00	9,785.04	7,612.21
12/01/2028	505,808.56	495,621.50	10,187.06	7,735.64
	6,575,514.02	6,310,434.68	265,079.34	246,942.21

Savings Summary

Dated Date	03/03/2016
Delivery Date	03/03/2016
PV of savings from cash flow	246,942.21
Plus: Refunding funds on hand	1,102.46
Net PV Savings	248,044.67

BOND PRICING

City of Clermont, Florida
Series 2016B Bond Refunding 2013 Bank Loan

Preliminary Numbers
JPMC Indicative Rate - 2.19%

Bond Component	Maturity Date	Amount	Rate	Yield	Price
Bond Component:					
	12/01/2016	280,000	2.190%	2.190%	100.000
	12/01/2017	380,000	2.190%	2.190%	100.000
	12/01/2018	390,000	2.190%	2.190%	100.000
	12/01/2019	400,000	2.190%	2.190%	100.000
	12/01/2020	405,000	2.190%	2.190%	100.000
	12/01/2021	415,000	2.190%	2.190%	100.000
	12/01/2022	425,000	2.190%	2.190%	100.000
	12/01/2023	435,000	2.190%	2.190%	100.000
	12/01/2024	445,000	2.190%	2.190%	100.000
	12/01/2025	455,000	2.190%	2.190%	100.000
	12/01/2026	465,000	2.190%	2.190%	100.000
	12/01/2027	475,000	2.190%	2.190%	100.000
	12/01/2028	485,000	2.190%	2.190%	100.000
		5,455,000			

Dated Date	03/03/2016	
Delivery Date	03/03/2016	
First Coupon	06/01/2016	
Par Amount	5,455,000.00	
Original Issue Discount		
Production	5,455,000.00	100.000000%
Underwriter's Discount		
Purchase Price	5,455,000.00	100.000000%
Accrued Interest		
Net Proceeds	5,455,000.00	

BOND DEBT SERVICE

City of Clermont, Florida
Series 2016B Bond Refunding 2013 Bank Loan

Preliminary Numbers
JPMC Indicative Rate - 2.19%

Period Ending	Principal	Coupon	Interest	Debt Service
12/01/2016	280,000	2.190%	88,934.68	368,934.68
12/01/2017	380,000	2.190%	113,332.50	493,332.50
12/01/2018	390,000	2.190%	105,010.50	495,010.50
12/01/2019	400,000	2.190%	96,469.50	496,469.50
12/01/2020	405,000	2.190%	87,709.50	492,709.50
12/01/2021	415,000	2.190%	78,840.00	493,840.00
12/01/2022	425,000	2.190%	69,751.50	494,751.50
12/01/2023	435,000	2.190%	60,444.00	495,444.00
12/01/2024	445,000	2.190%	50,917.50	495,917.50
12/01/2025	455,000	2.190%	41,172.00	496,172.00
12/01/2026	465,000	2.190%	31,207.50	496,207.50
12/01/2027	475,000	2.190%	21,024.00	496,024.00
12/01/2028	485,000	2.190%	10,621.50	495,621.50
	5,455,000		855,434.68	6,310,434.68

PRIOR BOND DEBT SERVICE

City of Clermont, Florida
Series 2016B Bond Refunding 2013 Bank Loan

Preliminary Numbers
JPMC Indicative Rate - 2.19%

Period Ending	Principal	Coupon	Interest	Debt Service
12/01/2016	342,265	3.050%	163,543.84	505,808.84
12/01/2017	352,704	3.050%	153,104.76	505,808.76
12/01/2018	363,461	3.050%	142,347.28	505,808.28
12/01/2019	374,547	3.050%	131,261.72	505,808.72
12/01/2020	385,971	3.050%	119,838.04	505,809.04
12/01/2021	397,743	3.050%	108,065.92	505,808.92
12/01/2022	409,874	3.050%	95,934.76	505,808.76
12/01/2023	422,375	3.050%	83,433.60	505,808.60
12/01/2024	435,258	3.050%	70,551.16	505,809.16
12/01/2025	448,533	3.050%	57,275.80	505,808.80
12/01/2026	462,213	3.050%	43,595.54	505,808.54
12/01/2027	476,311	3.050%	29,498.04	505,809.04
12/01/2028	490,838	3.050%	14,970.56	505,808.56
	5,362,093		1,213,421.02	6,575,514.02

ESCROW REQUIREMENTS

City of Clermont, Florida
Series 2016B Bond Refunding 2013 Bank Loan

Preliminary Numbers
JPMC Indicative Rate - 2.19%

Period Ending	Interest	Principal Redeemed	Total
03/03/2016	41,794.54	5,362,093.00	5,403,887.54
	41,794.54	5,362,093.00	5,403,887.54

ESCROW STATISTICS

City of Clermont, Florida
Series 2016B Bond Refunding 2013 Bank Loan

Preliminary Numbers
JPMC Indicative Rate - 2.19%

Total Escrow Cost	Modified Duration (years)	Yield to Receipt Date	Yield to Disbursement Date	Perfect Escrow Cost	Value of Negative Arbitrage	Cost of Dead Time
Global Proceeds Escrow:						
5,403,897.54				5,403,897.54		
5,403,897.54				5,403,897.54	0.00	0.00

Delivery date 03/03/2016
Arbitrage yield 2.190229%

FORM 8038 STATISTICS

City of Clermont, Florida
Series 2016B Bond Refunding 2013 Bank Loan

Preliminary Numbers
JPMC Indicative Rate - 2.19%

Dated Date 03/03/2016
Delivery Date 03/03/2016

Bond Component	Date	Principal	Coupon	Price	Issue Price	Redemption at Maturity
Bond Component:						
	12/01/2016	280,000.00	2.190%	100.000	280,000.00	280,000.00
	12/01/2017	380,000.00	2.190%	100.000	380,000.00	380,000.00
	12/01/2018	390,000.00	2.190%	100.000	390,000.00	390,000.00
	12/01/2019	400,000.00	2.190%	100.000	400,000.00	400,000.00
	12/01/2020	405,000.00	2.190%	100.000	405,000.00	405,000.00
	12/01/2021	415,000.00	2.190%	100.000	415,000.00	415,000.00
	12/01/2022	425,000.00	2.190%	100.000	425,000.00	425,000.00
	12/01/2023	435,000.00	2.190%	100.000	435,000.00	435,000.00
	12/01/2024	445,000.00	2.190%	100.000	445,000.00	445,000.00
	12/01/2025	455,000.00	2.190%	100.000	455,000.00	455,000.00
	12/01/2026	465,000.00	2.190%	100.000	465,000.00	465,000.00
	12/01/2027	475,000.00	2.190%	100.000	475,000.00	475,000.00
	12/01/2028	485,000.00	2.190%	100.000	485,000.00	485,000.00
		5,455,000.00			5,455,000.00	5,455,000.00

	Maturity Date	Interest Rate	Issue Price	Stated Redemption at Maturity	Weighted Average Maturity	Yield
Final Maturity	12/01/2028	2.190%	485,000.00	485,000.00		
Entire Issue			5,455,000.00	5,455,000.00	7.1606	2.1902%

Proceeds used for accrued interest	0.00
Proceeds used for bond issuance costs (including underwriters' discount)	50,000.00
Proceeds used for credit enhancement	0.00
Proceeds allocated to reasonably required reserve or replacement fund	0.00
Proceeds used to currently refund prior issues	5,403,897.54
Proceeds used to advance refund prior issues	0.00
Remaining weighted average maturity of the bonds to be currently refunded	7.1640
Remaining weighted average maturity of the bonds to be advance refunded	0.0000

FORM 8038 STATISTICS

City of Clermont, Florida
Series 2016B Bond Refunding 2013 Bank Loan

Preliminary Numbers
JPMC Indicative Rate - 2.19%

Refunded Bonds

Bond Component	Date	Principal	Coupon	Price	Issue Price
Public Improvment Revenue Note, Series 2013:					
BOND	12/01/2016	342,265.00	3.050%	100.000	342,265.00
BOND	12/01/2017	352,704.00	3.050%	100.000	352,704.00
BOND	12/01/2018	363,461.00	3.050%	100.000	363,461.00
BOND	12/01/2019	374,547.00	3.050%	100.000	374,547.00
BOND	12/01/2020	385,971.00	3.050%	100.000	385,971.00
BOND	12/01/2021	397,743.00	3.050%	100.000	397,743.00
BOND	12/01/2022	409,874.00	3.050%	100.000	409,874.00
BOND	12/01/2023	422,375.00	3.050%	100.000	422,375.00
BOND	12/01/2024	435,258.00	3.050%	100.000	435,258.00
BOND	12/01/2025	448,533.00	3.050%	100.000	448,533.00
BOND	12/01/2026	462,213.00	3.050%	100.000	462,213.00
BOND	12/01/2027	476,311.00	3.050%	100.000	476,311.00
BOND	12/01/2028	490,838.00	3.050%	100.000	490,838.00
5,362,093.00					5,362,093.00

	Last Call Date	Issue Date	Remaining Weighted Average Maturity
Public Improvment Revenue Note, Series 2013	03/03/2016	12/19/2013	7.1640
All Refunded Issues	03/03/2016		7.1640



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, February 9, 2016		
Agenda Item Name		
Change Order and Budget Amendment		
Requested Action		
Request to approve change order for Fire Station No. 4 construction and a budget amendment in the amount of \$55,000.		
Staff Report		
In November 2014, City Council approved a Joint Fire Station with Lake County Fire Department on Hartle Road. In early 2015, Fire Station No. 4 was designed and bid with the cost to be shared equally by the City and the County. During construction, the need to enclose the fire truck canopy was identified based on ISO guidelines and the potential negative impact on ISO ratings. Several options were reviewed and discussed between the City and County to resolve this concern and negative impact. It was determined that Option #2 was the most cost effective solution based on time and funding. Staff recommends approval of Change Order Option #2 and the associated budget amendment in the amount of \$55,000.		
Additional Analysis		
Fiscal Impact Summary		
A budget amendment in the amount of \$55,000 from the Fire Impact Fee Fund is proposed.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Station 104 canopy change order cost canopy Options Letter for station 104 1-28-16.doc		

The Facilities & Fleet Management Department was asked to provide the design for a 40'W x 47'L x 12'H (interior minimum height) open air canopy to accompany a new modular Fire Station located in Clermont, FL. The canopy was to be used for housing the fire trucks. During the design phase we were instructed to provide siding to close in one wall of the canopy. The design was completed and approved by Public Safety and on February 10, 2015 an invitation to bid was issued by Procurement Services. The canopy project was awarded to Corinthian Builders Inc. on May 5, 2015. The total project cost was \$69,000.00.

On December 23, 2015 we received a request from Public Safety to have the contractor provide a quote to have the canopy fully enclosed with motorized roll up doors. Then on January 26, 2016 we received another request to have the building height changed to accommodate 14' high roll up doors. The contractor has provided several options as follows:

Option 1 – Existing Building – Bifold Doors - 12' high doors

- Utilize the existing pre-engineered canopy building on site.
- Enclose the 3 remaining sides of the building with sheathing to match the balance of the building. Add additional framing to accommodate sheathing and the addition of 4- 14'x12' high doors in the two ends.
- R13 insulation
- All new structural work will be drilled and bolted due to the galvanizing.
- Light panels will be added to the existing paneled side so as to utilize the existing steel panels.
- Install a monolithic concrete slab engineered to accommodate the new design.
- Install four 4 - 14' x 12' motorized bi-fold doors. These will be set to the outside because the existing framing cannot accommodate roll up doors.
- Install a sprinkler monitoring system including: 1 sprinkler monitor, monitor modules for flow, tamper PIV, 1 pull station, 1 horn and strobe.
- Electrical: Run supply from main building to new 60 amp sub panel. Install 6 high bay lights; install 2 double duplex receptacles in each truck bay; wire up 4 motors for overhead doors; circuit for sprinkler monitor; exit lights and emergency lighting.
- Permits and revised plans
- Install 4 – 14' x 12' bi-fold doors

Option 1 cost \$278,800.00

Original cost \$69,000.00

Total cost \$347,800.00

Option 2 – Existing Building - Raised Foundation – 14' high doors - 3 weeks to erect

- The option of raising the foundation piers and installing a CMU stem wall (no paint).
- Utilize the existing pre-engineered canopy building on site.
- Raise piers and install stem wall around the perimeter.
- Enclose the 3 remaining sides of the building with sheathing to match the balance of the building.
- Add additional framing to accommodate sheathing and the addition of 4- 14'x14' high roll up doors.
- R13 insulation
- All new structural work will be drilled and bolted due to the galvanizing.
- Light panels will be added to the existing paneled side so as to utilize the existing steel panels.

- Monolithic slab as in option 1
- Electrical per option 1
- Sprinkler monitoring system per option 1
- Permits and revised plans
- Note: eve height has been raised to 17' to accommodate the 14' high doors

Option 2 cost \$110,140.00

Original cost \$69,000.00

Total cost \$179,140.00

Option 3 – New Building – 14' high doors - Return existing building and receive a credit of \$21,000.00 (approx. 50% of original cost) - 4 weeks to order building & 1 week to erect – a total of 5 weeks

- Manufacturer has provided a credit of \$21,000.00 (approx. 50% of original cost) for the existing canopy building and will supply a completely new pre-engineered building. Structural components of the new building will not be galvanized since the building is fully enclosed.
- Includes four (4) roll up doors (14' x 14') including jackshaft motor & 1 transmitter per door.
- R13 insulation
- Monolithic slab as in option 1
- Electrical per option 1
- Sprinkler monitoring system per option 1
- Permits and revised plans
- Note: eve height has been raised to 17' to accommodate the 14' high doors

Option 3 cost including credit \$78,895.00

Original cost \$69,000.00

Total cost \$147,895.00

Option 4 – New Building – Keep existing building - 14' high doors - 4 weeks to order building & 1 week to erect – a total of 5 weeks

- Completely new pre-engineered building. Structural components of the new building will not be galvanized since the building is fully enclosed.
- Includes four (4) roll up doors (14' x 14') including jackshaft motor & 1 transmitter per door.
- Lake County will keep the existing building and reuse at a later date on another site.
- R-13 insulation
- Monolithic slab as in option 1
- Electrical per option 1.
- Sprinkler monitoring system per option 1
- Permits and revised plans.
- Note: eve height has been raised to 17' to accommodate the 14' high doors

Option 4 cost \$99,895.00

Original cost \$69,000.00

Total cost \$168,895.00



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date								
Tuesday, February 9, 2016								
Agenda Item Name								
Ordinance No. 2016-01 <i>Final</i>								
Requested Action								
Move to approval Ordinance 2016-01.								
Staff Report								
In 2000, Lake County began providing emergency and ambulance services in Lake County and created a Municipal Service Taxing Unit to fund the services. The City of Clermont may be included within the service boundary by adopting an ordinance. The term of the ordinance is for one year. Staff recommends approval.								
Additional Analysis								
Fiscal Impact Summary								
Fiscal Impact	Fund Number and Description	Available Budget Amount						
Exhibits Attached (copies of original agreements)								
<table><tr><td>1.</td><td>Ordinance 2016-01</td><td>2016-01 MSTU.docx</td></tr><tr><td>2.</td><td>Ad</td><td>2016-01 Ordinance MSTU.doc</td></tr></table>			1.	Ordinance 2016-01	2016-01 MSTU.docx	2.	Ad	2016-01 Ordinance MSTU.doc
1.	Ordinance 2016-01	2016-01 MSTU.docx						
2.	Ad	2016-01 Ordinance MSTU.doc						

CITY OF CLERMONT
ORDINANCE NO. 2016-01

AN ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, ADOPTED PURSUANT TO SECTION 125.01(l)(q), FLORIDA STATUTES (1999), CONSENTING TO THE INCLUSION OF THE CITY OF CLERMONT, FLORIDA, WITHIN THE COUNTY-WIDE MUNICIPAL SERVICE TAXING UNIT FOR THE PROVISION OF AMBULANCE AND EMERGENCY MEDICAL SERVICES, AS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA; PROVIDING FOR THE CITY TO BE INCLUDED WITHIN SAID MUNICIPAL SERVICE TAXING UNIT FOR A SPECIFIED TERM OF YEARS; PROVIDING FOR SEVERABILITY, EFFECTIVE DATE AND PUBLICATION.

WHEREAS, Lake County has taken action to create a non-profit corporation to provide ambulance services in Lake County effective September 30, 2000; and

WHEREAS, Lake County has determined that the best mechanism to secure the necessary funding to provide said ambulance services is to create a countywide municipal service taxing unit authorizing the County to levy ad valorem taxes therein for the provision of ambulance and emergency medical services, and has enacted an emergency ordinance creating that municipal service taxing unit; and

WHEREAS, Section 125.01(l)(q), Florida Statutes, provides that the boundaries of a municipal service taxing unit may include all or part of the boundaries of a municipality if the affected municipal consents, by ordinance, to be included therein; and

WHEREAS, the City Council of the City of Clermont has determined that it is in the best interest of and serves the health, safety and general welfare of the residents of Clermont to include the City of Clermont within the Lake County municipal service taxing unit for ambulance and emergency services; and

WHEREAS, Lake County's emergency ordinance expressed its intent to include the City of Clermont within the boundaries of the "Lake County Municipal Service Taxing Unit for Ambulance and Emergency Medical Services," subject to the adoption of an approving ordinance by the City Council of the City of Clermont;

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

SECTION 1.

The City Council of the City of Clermont consents to the inclusion of the City of Clermont within the boundaries of the "Lake County Municipal Service Taxing Unit for Ambulance and Emergency Medical Services."

CITY OF CLERMONT
ORDINANCE NO. 2016-01

SECTION 2.

This consent shall be for a term of one (1) year.

SECTION 3.

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

SECTION 4.

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 5.

This Ordinance shall take effect immediately upon final adoption by the City Council of the City of Clermont, Florida.

CITY OF CLERMONT
ORDINANCE NO. 2016-01

PASSED AND ADOPTED BY the City Council of the City of Clermont,
Lake County, Florida on this 9th day of February, 2016.

CITY OF CLERMONT

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

LEGAL NOTICE

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

ORDINANCE NO. 2016-01

AN ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, ADOPTED PURSUANT TO SECTION 125.01(l)(q), FLORIDA STATUTES (1999), CONSENTING TO THE INCLUSION OF THE CITY OF CLERMONT, FLORIDA, WITHIN THE COUNTY-WIDE MUNICIPAL SERVICE TAXING UNIT FOR THE PROVISION OF AMBULANCE AND EMERGENCY MEDICAL SERVICES, AS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA; PROVIDING FOR THE CITY TO BE INCLUDED WITHIN SAID MUNICIPAL SERVICE TAXING UNIT FOR A SPECIFIED TERM OF YEARS; PROVIDING FOR SEVERABILITY, EFFECTIVE DATE AND PUBLICATION.

A public meeting to introduce will be held before the City Council on Tuesday, January 26, 2016 at 6:30pm.

A meeting to consider the Ordinance will be held before the City Council on Tuesday, February 9, 2016 at 6:30pm for final enactment.

All meetings will be held in Clermont City Hall located at 685 West Montrose Street, Clermont, FL 34711.

This ordinance is available for public inspection in the office of the City Clerk, 685 West Montrose Street, Monday through Friday between the hours of 8:00am and 5:00pm.

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.

Tracy Ackroyd, MMC
City Clerk

Daily Commercial
January 26, 2016



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, February 9, 2016		
Agenda Item Name		
Variance Request <i>Cabana Del Lago</i>		
Requested Action		
Move to approve variance request.		
Staff Report		
The applicant is proposing to develop a three-cottage development for short-term stays located at 875 West Osceola Street. In order to fit the small cottage development on the vacant parcel, the applicant is requesting three variances. These variances are partially due to the fact that there is a 15-foot utility easement on the west side of the property. This easement contains a gravity sewer line that runs north and south. Other than driveways, other types of construction may not be permitted within this easement. The first variance request is to allow a driveway width of less than 12 feet per travel lane. The proposed driveway is 17 feet in width, but Section 98-9 of the land development code (LDC) requires a total of 24 feet for two-way traffic (12 feet per lane). With the overall parking count of four parking spaces, the applicant feels the reduction of 3.5 feet per lane will not impede the small parking lot located just behind the first building. The second request is to allow a driveway to have a side-yard setback of three feet. Per City code, driveways are required to maintain a five-foot side yard setback. In order to have adequate backing distance for the parking stalls, the driveway will need to extend two feet into the required driveway setback. The final request is to allow for a landscape buffer of less than 10 feet in width. In areas where parking is required, a perimeter 10-foot landscape buffer is required around the parking lot. The applicant is proposing to reduce the western landscape buffer to three feet. Section 86-174 of the LDC requires a positive finding on eight items in order to grant a variance, and staff believes that all eight meet these findings. Therefore, staff recommends approval of the variance request.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Location Map Exhibit 1.doc		

2.	Site Plan	Site.pdf
3.	Survey	Site Plan.pdf
4.	Findings	Exhibit 2.doc
5.	Application	Application.pdf
6.	Legal ad	VAR Legal AD.docx

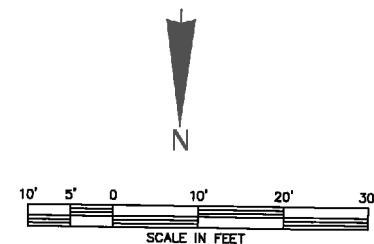
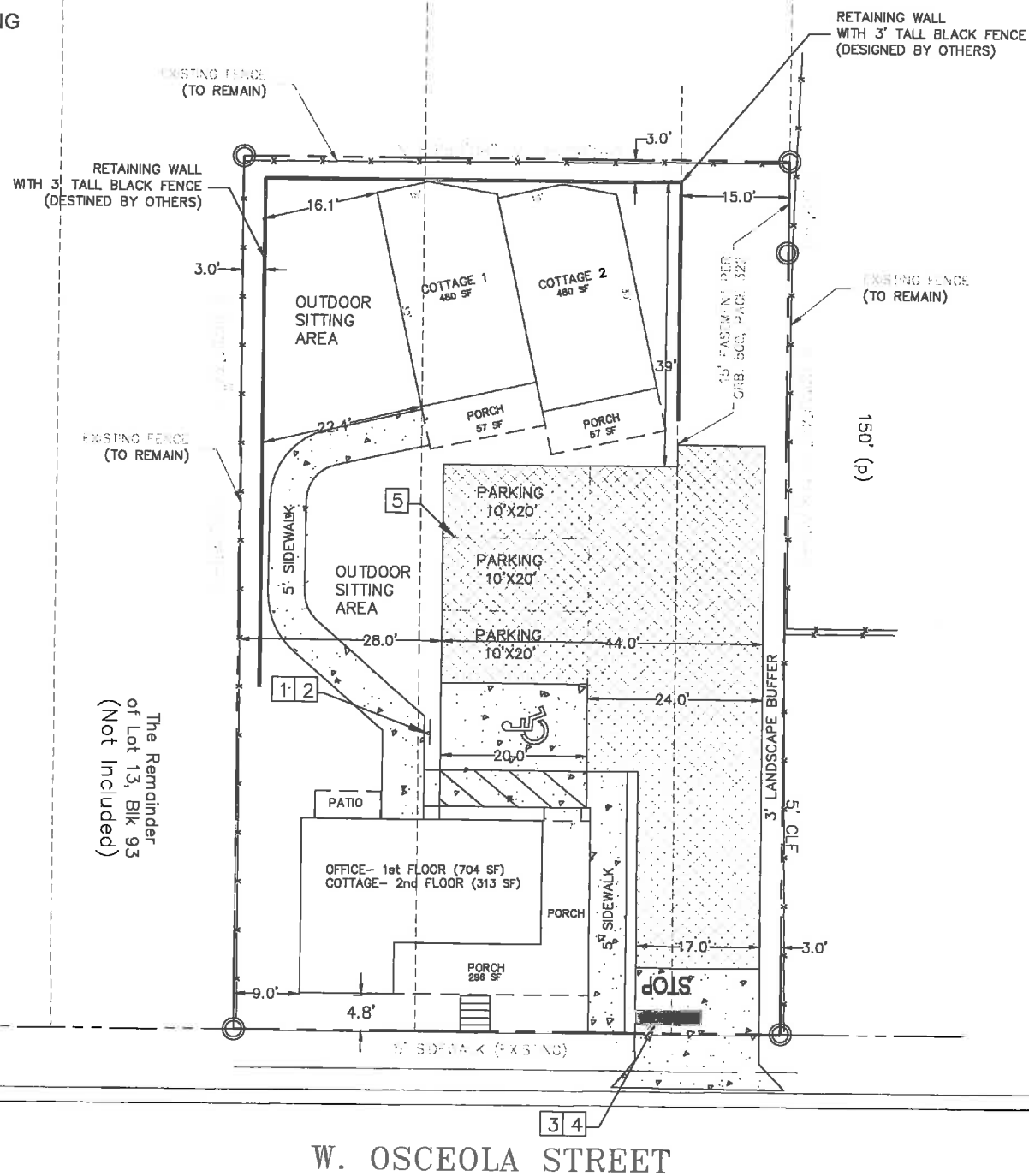
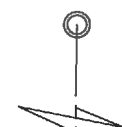
Exhibit 1

DEVELOPMENT NAME: Cabana Del Lago

Location Map:



PRELIMINARY/CONCEPT PLAN
NOT FOR CONSTRUCTION OR PERMITTING
01-28-16



SITE DATA TABLE

- SITE AREA: = 9,147 SF (0.21 ACRES)
- SITE LOCATION:
SECTION 21, TOWNSHIP 22 E, RANGE 26 S
- PROPERTY DESCRIPTION
CURRENT CONDITION: DEVELOPED
- BUILDING SETBACK

	REQUIRED	PROVIDED
NORTH (FRONT)	0'	4.8'
SOUTH (BACK)	0'	3.5'
WEST (RIGHT SIDE)	0'	17.8'
EAST (LEFT SIDE)	0'	16.1'
- IMPERVIOUS CALCULATIONS
EXISTING (TO BE REMOVED)
BUILDING = 1,059 SF
PORCH = 96 SF
CONCRETE/SIDEWALK = 138 SF
EXISTING IMPERVIOUS = 1,293 SF (TO BE REMOVED)
PROPOSED IMPERVIOUS
BUILDINGS/PORCH = 535 SF + 535 SF + 1,000 SF = 2,070 SF (22.6%)
PROPOSED PERVIOUS AREAS
HC PARKING SPACE (PERVIOUS CONCRETE) = 306 SF
CONCRETE/SIDEWALK (PERVIOUS CONCRETE) = 400 SF
PERMEABLE GRASS PAVERS = 2,182 SF
OPEN SPACE/LANDSCAPE AREAS = 4,189 SF
TOTAL PERVIOUS AREA = 7,077 (77.4%)
- PARKING SPACE CALCULATIONS
REQUIRED CODE = 1 SPACE PER EVERY RESIDENTIAL UNIT
= 1 SPACE PER 400 SF OFFICE
REQUIRED SPACES
RESIDENTIAL = 3 RESIDENTIAL UNITS X 1 SPACE/UNIT = 3 SPACES
OFFICE = 704 SF X 1 SPACE/400 SF = 1.76 SPACES, USE 2 SPACES
TOTAL SPACES REQUIRED = 5 SPACES
= 2 SPACE (EXISTING SPACE CREDIT/REDUCTION)
3 PARKING SPACES REQUIRED
PROVIDED = 4 SPACES

LEGEND

- PROPOSED PERVIOUS CONCRETE
- PERMEABLE GRASS PAVERS (HEAVY DUTY CAPACITY)
- PROPOSED CENTERLINE
- PROPOSED CURB
- PROPOSED STOP BAR AND SIGN

SIGNAGE AND STRIPING LEGEND

- 1 HANDICAP SIGN
- 2 HANDICAP SPACE STRIPING
- 3 24" WHITE PAINTED STOP BAR
- 4 WHITE PAINTED TEXT
- 5 6" WHITE STRIPING

ADA NOTE:
SITE SHALL COMPLY WITH THE FLORIDA
ACCESSIBILITY CODE FOR BUILDING
CONSTRUCTION, 2012 EDITION.

SITE STAKEOUT NOTE:
THE SITE CONSTRUCTION STAKEOUT SHALL BE
PERFORMED UNDER THE DIRECTION OF A
FLORIDA REGISTERED SURVEYOR. AUTOCAD
FILE WILL BE PROVIDED TO AID IN THE SITE
CONSTRUCTION STAKEOUT. ANY
DISCREPANCIES FOUND BETWEEN THE AUTOCAD
FILES SHALL BE BROUGHT TO THE ENGINEERS
ATTENTION FOR CLARIFICATION PRIOR TO THAT
STAKEOUT.

PRELIMINARY/CONCEPT PLAN
NOT FOR CONSTRUCTION OR PERMITTING

01-28-16

CONCEPT PLAN

CABANA DEL LAGO

PROJECT # GC0092015

CLEMONT, FLORIDA

Germana Engineering
and Associates, LLC
CERTIFICATE OF AUTHORIZATION # 20279
11200 W. US HWY 90, SUITE 100
PHOENIX, AZ 85028
WWW.GERMANAENGINEERING.COM
© COPYRIGHT 2015

SCALE 1"=10'

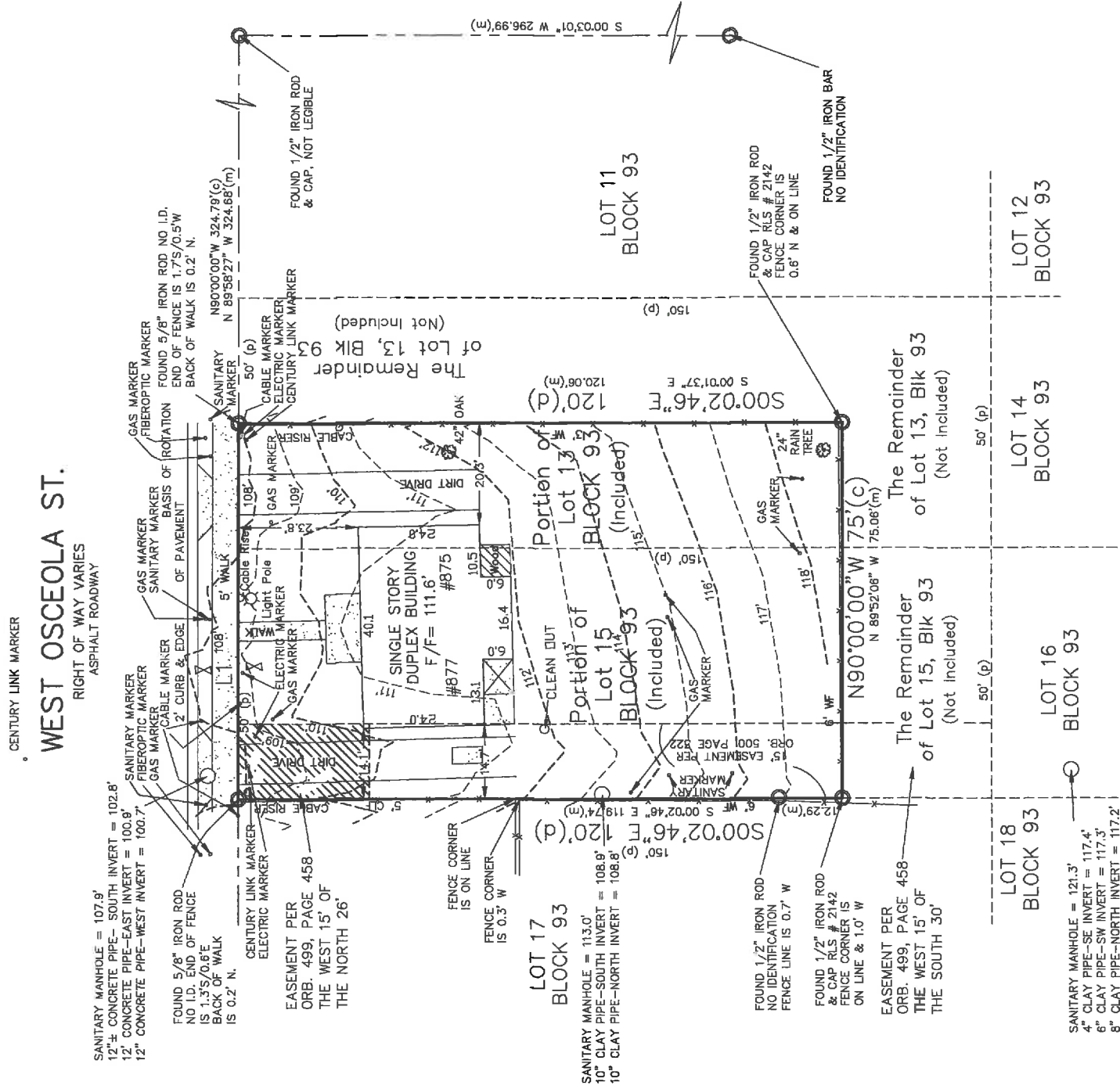
DATE
11/11/15

SHEET

CP-1

DESCRIPTION (As Furnished)

L1
N90°00'00"W 75.00'(p)
S89°53'19"W 75.10'(m)



SCALE: 1" = 30'

NOTES:

ELEVATIONS SHOWN
HEREON ARE BASED ON
LAKE COUNTY BENCH MARK
#LK 15 ELEVATION 123.72 NAVD 88

AREA OF INTEREST:

#1 HOUSE EXTENDS INTO SIDE EASEMENT.
0.9893 SQUARE FEET LIE IN EASEMENT.

CERTIFIED TO:

NICOLA J. MARTZ
WILLIAMS, SMITH, & SUMMERS, P.A.
OLD REPUBLIC NATIONAL
TITLE INSURANCE COMPANY

REVISIONS AND ADDITIONS <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%;">05-11-15</td> <td>APPLY TOPOGRAPHICAL</td> </tr> <tr> <td>10-12-15</td> <td>LOCATE TREE, MANHOLE & APPLY EASEMENT</td> </tr> <tr> <td>11-18-15</td> <td>LOCATE UTILITY MARKS AND OFFSITE MANHOLE</td> </tr> </table>	05-11-15	APPLY TOPOGRAPHICAL	10-12-15	LOCATE TREE, MANHOLE & APPLY EASEMENT	11-18-15	LOCATE UTILITY MARKS AND OFFSITE MANHOLE	Based on the FEDERAL EMERGENCY MANAGEMENT AGENCY; NATIONAL FLOOD INSURANCE PROGRAM; FLOOD INSURANCE RATE MAP, Lake County, Florida, Community Panel Number 120133 0570 E, last dated 12/18/2012, it appears from a scaling of said map that the land described hereon is shown to be in Zone "X", (AREA OF MINIMAL FLOODING) Said FEMA map is not a Survey and no responsibility is taken for the information contained in or the accuracy of the above referenced map. - This Plat represents a Boundary Survey of the description as furnished DSW Surveying and Mapping, PLC, per client's instruction and makes no claims regarding ownership or rights of possession. - Bearings shown hereon are based on the NORTH line of Block 93, Being N 90°00'00" W, an ASSUMED DATUM. - This surveyor has not searched the public records or abstracted the land shown hereon for easements, right of ways, covenants and restrictions or other pertinent documents which may be found in the public records of this county. This research was not included in the scope of services of this firm. - The relative distance accuracy for boundary dimensions shown hereon is in excess of 1 Foot in 10,000 Feet. - Underground improvements and utilities have not been located. - This survey performed by DSW Surveying and Mapping, PLC, is for the singular use by the clients named hereon for the express stated purpose listed hereon. This drawing is not legally binding without my signature and original raised embossed seal. No third party is authorized to use this drawing in any way, and this surveyor shall not be held liable for damages resulting from the unauthorized or illegal executions or attempts at circumventing prescribed laws or professional fee payments. All plats, reports, notes, plans, specifications, computer files, field notes or data, other documents and instruments prepared by this firm as instruments of survey shall remain the property of this firm. This firm shall retain all common law, statutory and other reserved rights, including the copyright thereof. The original of this drawing remains the property of DSW Surveying and Mapping, PLC. - Building ties, Fence ties, Etc. are not to be used as a way to reconstruct boundary line location. **** PLEASE VISIT OUR WEBSITE: WWW.DSWSURVEYS.COM ****
05-11-15	APPLY TOPOGRAPHICAL						
10-12-15	LOCATE TREE, MANHOLE & APPLY EASEMENT						
11-18-15	LOCATE UTILITY MARKS AND OFFSITE MANHOLE						
PROFESSIONAL SURVEYORS AND MAPPERS CERTIFICATION OF AUTHORIZATION #LB7945 32529 Okaloosa Trail Sorrento, Florida 32776 Phone: (352) 735-3796	PROFESSIONAL SURVEYORS AND MAPPERS CERTIFICATION OF AUTHORIZATION #LB7945 32529 Okaloosa Trail Sorrento, Florida 32776 Phone: (352) 735-3796						



CITY OF CLERMONT
VARIANCE
Application

DATE: Jan 15, 2016

FEE: \$200.⁰⁰

PROJECT NAME (if applicable): Cabana Del Lago

APPLICANT: Germana Engineering and Associates

CONTACT PERSON: Christopher Germana

Address: 1120 W. Minneola Avenue

City: Clermont State: Florida Zip: 34711

Phone: 352-242-9329 Fax: _____

E-Mail: cgermana@germanaengineering.com

OWNER: Nicky Martz

Address: 241 N. Diston Avenue

City: Clermont State: Florida Zip: 34711

Phone: (407) 252-2596 Fax: _____

Address of Subject Property: 875 W. Osceola Street

General Location: Located in downtown Clermont, along the south side of Osceola Street, just west of 8th Street.

Legal Description (include copy of survey): See Attached

Land Use (City verification required): Downtown MU

Zoning (City verification required): Central Business District



CITY OF CLERMONT

VARIANCE

Application

Page 2

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 110-95 (Alleys) 17' width proposed. Section 122-342 (Special Setbacks) 3' from property line
Section 118 - 37 (Landscape Buffer) 3' width proposed

What are you proposing to do that would require a variance and why? Creating a low impact,
cottage style development in downtown. The request of the variances are a result of the property width,
topography constraints, and existing sanitary sewer main along the west side.

How does the Code create a hardship? The requested use is for a small cottage style property in a
downtown area. We believe the code does not have conditions that are consistent will the proposed use
combined with the property constraints.

*** * * * The following justifications must be completed * * * * ***
for any variance requested:

Variance requested – subject and code section: _____
Section 110-95 (Alleys), Section 122-342 (Special Setback/Driveway), Section 118-37(Landscape Buffer)

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) Special conditions and circumstances exist which are peculiar to the land, structure or building involved, and which are not applicable to other lands, structures or buildings in the same zoning district;

The request of small cottages combined with property constraints of width, topography, &
existing sanitary sewer main along the west side of the property create special conditions
and circumstances which are not applicable to other lands in the same zoning district.

- (2) The condition giving rise to the requested variance has not been created by any person presently having an interest in the property;

The condition giving rise to the requested variance has not been created by any person
presently having an interest in the property.



CITY OF CLERMONT

VARIANCE

Application

Page 3

3) Literal interpretation and enforcement of the land development code regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the land development code, and would work unnecessary and undue hardship on the applicant;

We believe the property has constraints unlike other properties in the downtown area. The topography of the site and existing sanitary sewer main along the west side of the property places constraints on developing the property with the proposed use of small cottages.

(4) The variance request is not based exclusively upon a desire to reduce the cost of developing the site or otherwise economically founded;

The requested variances are not based on a desire to reduce cost of developing the site or otherwise economically founded.

(5) The variance, if granted, is the minimum variance necessary to make possible the reasonable use of the land, building or structure;

We believe the variances requested will make it possible to reasonable use the land as presented.

(6) Granting of the variance request will not confer on the applicant any special privilege that is denied by the land development code to other lands, buildings or structures in the same zoning district;

The variance request will not confer on the applicant any special privilege that is denied by the land development code to other lands, buildings or structures in the same zoning district.

(7) The proposed variance will not substantially diminish property value in, or alter the essential character of, the area surrounding the site; and

The property is located in a downtown environment and we believe the requested variances is consistent with a downtown area and will not substantially diminish property value or alter the essential character of the area surrounding the site.

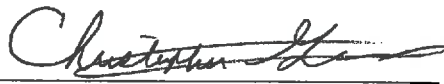


CITY OF CLERMONT
VARIANCE
Application
Page 4

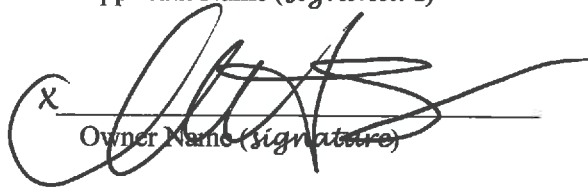
(8) The granting of the variance will be in harmony with the general intent and purpose of this land development code, and will not be injurious to the surrounding properties or detrimental to the public welfare.

The property is located in a downtown area and we believe the requested variance will be in harmony with the general intent and purpose of this land development code and will not be injurious to the surrounding properties or detrimental to the public welfare.

Christopher Germana
Applicant Name (print)

X 
Applicant Name (signature)

Nicky Martz
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. 34712-021 9
(352) 394-4083 Fax: (352) 394-3542

Prepared by and return to:

Robert Q. Williams
Attorney at Law
Williams, Smith & Summers, P.A.
380 West Alfred Street
Tavares, FL 32778
352-343-6655
File Number: 16717
Will Call No.:

INSTRUMENT #2015013683
OR BK 4583 PG 1327 - 1327 (1 PGS)
DATE: 2/6/2015 2:00:48 PM
NEIL KELLY, CLERK OF THE CIRCUIT COURT
LAKE COUNTY
RECORDING FEES \$10.00 DEED DOC \$770.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 6th day of February, 2015 between Cindy P. Evans, a single woman, whose post office address is 12946 Ridge Avenue, Clermont, FL 34711, grantor, and Nicola J. Martz, a single woman, whose post office address is 241 N. Disston Avenue, Clermont, FL 34711, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Lake County, Florida to-wit:

The North 120 feet of Lot 15; and the North 120 feet of the West 1/2 of Lot 13, in Block 93, City of Clermont, according to the map or plat thereof as recorded in Plat Book 8, Page 17, Public Records of Lake County, Florida.

Parcel Identification Number: 2422250100-093-01300.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2014.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Cassie A. Payne
Witness Name: Cassie A. Payne

Robert Q. Williams
Witness Name: Robert Q. Williams

Cindy P. Evans (Seal)
Cindy P. Evans
12946 Ridge Avenue
Clermont, FL 34711

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 6th day of February, 2015 by Cindy P. Evans, who [] is personally known or [] has produced drivers license as identification.

LEGAL NOTICE

Notice is hereby given that the City Council of the City of Clermont will consider a request for the following variances: (1) to allow a driveway access point of 8.5 feet per travel lane rather than a minimum of 12 feet per travel lane as required by the Land Development Code, Section 98-9, (2) to allow for a driveway to have a 3 foot side yard setback rather than a minimum 5 foot setback as required by the Land Development Code, Section 122-342, and (3) to allow for a side yard landscape buffer of less than 10 feet as required by the Land Development Code, Section 118-37, at the following location:

LOCATION:

875 West Osceola Street
(Alt. Key 1615127)

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

This request will be heard by the City Council at a public hearing to be held on Tuesday, February 9, 2016 at 6:30 P.M. in the Clermont City Hall located at 685 West Montrose Street.

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

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

Tracy Ackroyd Howe, MMC
City Clerk

Daily Commercial
February 2, 2016



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, February 9, 2016		
Agenda Item Name		
Gateway Signage		
Requested Action		
Motion to review the proposed sign renderings for the Downtown 8 th Street Entryway, as well as several city limit gateway signs and the Arts & Recreation Center /Clermont Performing Arts Center sign.		
Staff Report		
In 2015, the Clermont City Council approved a master plan that will serve as the blueprint for the city. One of the key components of this master plan was signage and way-finding in the downtown area, as well as throughout the city. Finding destinations in downtown Clermont, either from the South Lake Trail or State Road 50, will be key in building the Clermont brand and raising the area's economic appeal. The proposed renderings will also provide identifiable landmarks and visible signage to key events and locations. The proposed 8th Street Entryway signage is designed to highlight the entrance to downtown Clermont. It will replace the existing, outdated signage and landscaping and act as an identifiable monument on State Road 50. The proposed City Limit signage will help differentiate the Clermont City limits by providing landmarks and landscaping. These gateway signs will be located at: 1. The west City limits on SR 50. 2. The east City limits on SR 50 at Lake Boulevard. 3. On the South Lake Trail at Lake Boulevard The proposed Arts & Recreation/Clermont Performing Arts Center signage will aide in drawing attention to upcoming shows and events as well as providing a visibly identifiable landmark for visitors.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount

Exhibits Attached (copies of original agreements)		