



**CITY OF CLERMONT
CITY COUNCIL MEETING
LOCATION: CLERMONT CITY HALL
AGENDA
6:30 PM, Tuesday, June 14, 2022**

Welcome to our Council meeting. In the interest of time efficiency and ensuring that everyone who wishes to address the Council is given the opportunity to do so, the following will apply to all comments made by the public. Each speaker will be permitted 3 minutes to address the Council. We request everyone to be respectful of each other even when we disagree. All public comments should be directed to the Council, and the issue at hand. Everyone should avoid personal attacks and derogatory statements. These time limits may be extended by the Mayor or by majority vote of the Council. Thank you for participating in your City Government.

CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

PROCLAMATION

Juneteenth

PUBLIC COMMENT

REPORTS

CONSENT AGENDA

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

Item No. 1 - Meeting Minutes

Consider approval of the May 24, 2022 Council meeting minutes.

Item No. 2 - Surplus Request

Consider declaring surplus from the departments of Police, Information Technology, Procurement Services and Fire and dispose of in accordance with the Purchasing Policy.

Item No. 3 - Impact Fee Study Award and Budget Amendment

Consider RFP award and term contract to Raftelis Financial Consultants, Inc. for impact fee study services in the amount of \$60,000 and budget amendment for the same in the impact funds.

Item No. 4 - Resolution No. 2022-019R

Consider authorizing the submission of a grant application to the Florida Division of Cultural Affairs Facilities Program requesting \$200,000 for the Clermont Performing Arts Center.

Item No. 5 - Lake County School Board Agreement

Consider the School Resource Officer Agreement for school year 2022/2023.

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| Item No. 6 - Interlocal Agreement Amendment | Consider amendment to include the City of Minneola in the South Lake Regional Technical Advisory Committee for the development and evaluation of water supply options and strategies. |
| Item No. 7 - Interlocal Agreement | Consider interlocal agreement where all parties will contribute to a consultant for the oversight of the South Lake Regional Technical Advisory Committee. |
| Item No. 8 - Event and Open Container Request
<i>Taste of South Lake</i> | Consider allowing the South Lake Chamber of Commerce to have an open container area for event on November 3, 2022 at Waterfront Park. |

UNFINISHED BUSINESS

- | | |
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| Item No. 9 - Resolution No. 2022-010R
<i>Clermont Yacht Club CUP</i> | Consider Conditional Use Permit to allow for an increase to the number of condominium housing units permitted, located adjacent to E. Grand Highway. |
| Item No. 10 - Ordinance No. 2022-010
<i>Transmittal - Chicone</i> | Consider a large-scale comprehensive plan amendment to change the future land use to Clermont Master Planned Development for property located 3 miles east of Schofield Road and US 27, adjacent to McKinney Road and west of the Orange County line. |
| Item No. 11 - Ordinance No. 2022-014 <i>Final</i>
<i>Cityside Townhomes</i> | Consider rezoning to a Planned Unit Development to construct 68 single-family attached townhomes on 8.05 +/- acre property located north of the Crown Lounge. |

NEW BUSINESS

- | | |
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| Item No. 12 - Board Appointments | Consider appointments to the Community Redevelopment Agency. |
| Item No. 13 - Variance Request
<i>223 2nd Street</i> | Consider request to allow for a reduced rear yard setback, and reduced minimum lot size and lot width. |
| Item No. 14 - Variance Request
<i>326 W. Osceola Street</i> | Consider request to allow for a reduced lot width associated with a lot split. |

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Item No. 15 - Utility Service Agreement
Ivy Ridge

Consider a request to provide sewer service to a new 155 lot single-family subdivision off of Hammock Ridge Road, adjacent to Fox Chase subdivision.

Item No. 16 - City Manager Initial Evaluation

Consider adoption of an evaluation process, form, criteria and format.

Item No. 17 - Ordinance No. 2022-019 *Intro
Land Development Code*

Consider an amendment to the Code of Ordinances, Chapter 122 Zoning to add the section for Wellness Way Community Design Guidelines.

Item No. 18 - Ordinance No. 2022-027 *Intro
Rogers Place*

Consider the annexation of the property located north of State Road 50 and west of Auto Plex Lane.

Item No. 19 - Ordinance No. 2022-028 *Intro
Rogers Place*

Consider future land use change from Lake County Regional Commercial to Clermont Commercial designation for property located north of SR 50 and west of Auto Plex Lane.

Item No. 20 - Ordinance No. 2022-029 *Intro
Rogers Place*

Consider a zoning change from Lake County Planned Commercial to Clermont Planned Unit Development (PUD) for the property located north of SR 50 and west of Auto Plex Lane.

ADJOURN

Public Notice

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

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

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

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

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

PROCLAMATION

Whereas, President Abraham Lincoln's executive order to free all slaves became law on January 1, 1863, however slavery in Texas did not end until more than two years later on June 19, 1865, when United States troops landed in Galveston, Texas to free the last men and women held in slavery; and

Whereas, the anniversary of this day is observed annually on June 19th and has become known as Juneteenth, a day commemorating the end of slavery; and

Whereas, Juneteenth is a time to join together as free men and women; regardless of race, nationality or religion, in appreciation and with a spirit of reconciliation; and

Whereas, Juneteenth is also an occasion to reflect on the struggles of those who lived under slavery and to honor the sacrifices of those who fought to end it; and

Now, Therefore, I, Tim Murry, Mayor of the City of Clermont in the State of Florida, do hereby proclaim the 19th of June, Two Thousand and Twenty Two as:

Juneteenth

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

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
May 24, 2022

CALL TO ORDER

The City Council met in a regular meeting on Tuesday, May 24, 2022 in the Clermont City Council Chambers. Mayor Murry called the meeting to order at 6:30 pm with the following Council Members present: Council Members Pines, Entsuah, Bates, and Purvis.

Other City officials present were City Manager Bulthuis, City Attorney Mantzaris, and Deputy City Clerk Wisniewski.

INVOCATION AND PLEDGE OF ALLEGIANCE

The invocation was given by Police Chaplain Pete Rodriguez followed by the Pledge of Allegiance.

PRESENTATIONS

Fire Chief Ezell recognized Car Store Towing for their partnership with the Clermont Fire Department.

Fire Captain Casler spoke about the business and owner, Mr. Paquette, and how they have helped the Fire Department. They have provided the department with 20 vehicles over a 2 week time. By doing so, the Fire Department has reduced rescue times by being able to train. Captain Casler thanked Mr. Paquette for two decades of support and providing exceptional services to the city.

Mr. Paquette thanked the City and expressed his gratefulness to be able to work with the Fire Department.

PROCLAMATION

Mayor Murry proclaimed the month of May as Motorcycle Awareness Month.

Deputy City Clerk Wisniewski read the Election Proclamation aloud.

OPENING COMMENTS

Mayor Murry informed the Council of the following agenda changes:

Item No. 8 – Resolution No. 2022-009R

City Manager Bulthuis informed the Council this is a request to table this item.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR A 4,000 SQUARE FOOT ACCESSORY GARAGE STRUCTURE IN THE R-1A SINGLE FAMILY LOW DENSITY RESIDENTIAL ZONING DISTRICT, AND PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND EFFECTIVE DATE.

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

Council Member Bates moved to table Resolution No. 2022-009R to July 12, 2022; Seconded by Council Member Entsuah. Passed unanimously 5-0 with all members present voicing aye.

Item No. 9 – Ordinance No. 2022-010

City Manager Bulthuis informed the Council this is a request to table this item.

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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.

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

Council Member Bates moved to table Ordinance No. 2022-010 to June 14, 2022; Seconded by Council Member Pines. Passed unanimously 5-0 with all members present voicing aye.

Item No. 16 – Resolution No. 2022-016R

City Manager Bulthuis informed the Council this is a request to table this item.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR A COMMERCIAL BUILDING GREATER THAN 5,000 SQUARE FEET IN THE C-1 LIGHT COMMERCIAL ZONING DISTRICT; PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

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

Council Member Bates moved to table Resolution No. 2022-016R to June 28, 2022; Seconded by Council Member Purvis. Passed unanimously 5-0 with all members present voicing aye.

Item No. 17 – Resolution No. 2022-010R

City Manager Bulthuis informed the Council this is a request to table this item.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW AN INCREASE TO THE NUMBER OF MULTI-FAMILY UNITS PERMITTED FOR THE PLANNED UNIT DEVELOPMENT; PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

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

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Council Member Bates moved to table Resolution No. 2022-010R to June 14, 2022; Seconded by Council Member Pines. Passed unanimously 5-0 with all members present voicing aye.

Item No. 18 – Administrative Appeal, Clermont Oncology

City Manager Bulthuis informed the Council that he is asking to remove this item from the agenda.

City Attorney Mantzaris stated that this item was on the agenda for council to review the staff's interpretation regarding the completion date under the existing Conditional Use Permit (CUP) for this project. Per the original resolution, construction must start within two years of granting a Conditional Use Permit and they are coming up on two years seeking an extension. Staff reviewed the request and was not able to make a determination themselves so the applicant was going to come before Council. This afternoon the City received notification under a provision under Florida Statutes 252.363 which has been in place since about 2011 that allows for an automatic extension of development orders or any date contained in a development order when a State of Emergency has been declared during the pendency of a development order. A State of Emergency was declared in February of 2022 in Lake County. The applicant sent notice that they are availing themselves of the right to extend it. Statutorily, it is an automatic extension, there is no action needed by the City Council. This extends the compliance dates or the commencement of substantial construction date for the length of the State of Emergency, which in this case is 60 days, plus an additional 6 months. This is essentially an 8 month extension. The date in this particular case for the commencement of substantial construction will be March 28, 2023.

We received another notification for the same automatic extension under F.S. 252.363 from the Elyksian Hotel and their Planned Unit Development (PUD) has similar language in it so that date is now automatically extended until March 16, 2023.

Council discussed what the State of Emergency was issued for and if there was anything they could do. Mr. Mantzaris stated that the applicant does not need to request anything, only notify the City.

Council Member Purvis said that this would be an opportunity to review what substantial construction truly is. Planning Director Henschel said that the City is consistent on the definition. The applicant has to have the site plan approved, construction equipment on site and continuously working and be under construction through the development of the project.

Mr. Mantzaris expressed that the current language could use some work in the future. City Manager Bulthuis stated that as future applicants come forward we can work on the language.

PUBLIC COMMENTS

Ronaldo Camargo, 543 W Montrose Street – Gave a shout out to Clermont Police Department community patrol and crisis unit. The Clermont Police Department needs to be supported, they deescalate situations and he is very grateful.

Barbara Hollerand, Main Street – Seeking a letter of support from Council. Main Street is applying for their first grant. The grant is for \$50,000 to do a survey of historic structures in town. With this grant, they will be able to survey 300 buildings. The grant is due June 1 and they would like a letter from the City.

Mayor Murry asked what structures are eligible. Ms. Hollerand stated that anything from 1970 and older and they would start with the oldest first.

Council stated their support for the City to provide a letter in support.

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Council Member Pines motioned to approve support the grant for the historical buildings in Clermont, Seconded by Council Member Entsuah. Passed unanimously 5-0 with all members present voicing aye.

Jennifer Pierce, Clermont Fire Department – Tendered her resignation to the City of Clermont and wanted to thank Council for all their support. Ms. Pierce enjoyed her time with the City.

City Manager Bulthuis and all of Council expressed their gratitude for Ms. Pierce and what she has done for the City of Clermont. They appreciate her and wish her well.

REPORTS

LAKE COUNTY BOARD

Board of County Commissioner Chair Parks was not able to attend the meeting.

CITY MANAGER REPORT

City Manager Bulthuis –

- City Council Retreat will be at 9am on May 25, 2022.
- City offices will be closed for Memorial Day.
- The Golf tournament for Officer Buckley will be this Friday.
- Memorial Day ceremony will be on Monday at 11am at Waterfront Park.
- June 3 - first Friday food truck
- June 4 - Caribbean Jerk Festival
- Attended the groundbreaking for the new Public Works facility.
- Deputy Chief Graczyk graduated from Leadership Lake this week.
- This last Friday and Saturday he attended a Police Department event and invited Chief Broadway to come up and speak about it.

Chief Broadway explained that the biggest challenge for Police Departments is recruiting so they were looking at doing something different. The Police Department held an Open House this past Friday and Saturday. They sent information to all the academies, invited people to come and tour the station, meet staff, see the day to day operations. Each day they had over 20 potential candidates in attendance and there are currently 15 potential candidates that are processing for hire in our Police Department.

Mayor Murry thanked the Chief and staff for thinking outside the box.

City Manager Bulthuis spoke about the Police Department boat that has arrived and will be out on the water starting this weekend.

CITY ATTORNEY REPORT

City Attorney Mantzaris – No report

CITY COUNCIL REPORT

Council Member Bates – No report

Council Member Purvis –

- Attended the swearing in of the newest police officer.

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Council Member Entsuh –

- Thanks and apologies for missing the last couple Council meetings. He was out because he donated bone marrow, giving the gift of life.

Council Member Pines – No report

Mayor Murry –

- Welcomed back Council Member Entsuh.
- Apologized that he did not make the volunteer lunch at the Historic Village.
- Missed the Ray Goodgame Parkway dedication and the groundbreaking for the new Public Works facility and apologized he could not make it out.
- Attended the swearing in of a new police officer.
- Memorial celebration on Monday morning, looking forward to seeing everyone there.
- Next lunch with the Mayor will be June 6 at Oakwood.

CONSENT AGENDA

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

Item No. 1 – Meeting Minutes

Consider approval of May 10, 2022 Council Meeting Minutes

Item No. 2 – Plat Approval

The Vue

Commercial Plat consisting of 30 acres, platted into 6 lots and stormwater tract.

Item No. 3 – Surplus Request

Consider declaring surplus from the Parks and Recreation Department, Fire Department, Public Services and City Manager and dispose of in accordance with the Purchasing Policy.

Item No. 4 – Lake County Public Schools

Consider utility easement agreement with Lake County Public Schools.

Item No. 5 – Piggyback OMNIA Partners Contract

Consider piggybacking the OMNIA Partners contract no. R211101 with FleetCor Technologies Operating Company, LLC to provide fuel card services.

Council Member Bates moved to approve the Consent Agenda as presented for May 24, 2022; Seconded by Council Member Purvis. Passed unanimously 5-0 with all members present voicing aye.

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UNFINISHED BUSINESS

Item No. 6 – Variance Request

City Planner Kruse presented the variance request. The applicant is requesting a variance for a rear yard setback to be less than the minimum 25 feet requirement. This would allow for the construction of a 17'x 22' screen porch with a solid roof in the existing rear yard of the single family home. This would encroach into the 25 foot setback by 17.5 feet, which would leave approximately 7.5 foot rear setback from the property line.

The existing single family residence is approximately 30 feet from rear property line and consists of an existing pool and deck in the rear yard. The proposed screen porch is over an existing deck adjacent to the swimming pool. The impervious surface ratio is not being increased since the deck is existing. The construction of the insulated solid roof screen porch encroachment of 17.5 feet into the required 25 feet rear yard property setback may be considered intrusive to the surrounding property owners. This is an increase of 70 percent into the rear yard setback with the solid roof addition. The City received a copy of the denial letter from the Lost Lake Residential Property Owners Association for the proposed improvement. Staff has reviewed the application as submitted and finds the application does not meet a positive finding on all of the five review criteria. Therefore, staff recommends denial of the requested variance.

Council Member Bates moved for denial; Seconded by Council Member Purvis. Passed
unanimously 5-0 with all members present voicing aye.

Item No. 7 – Variance Request

Planning Director Henschel presented the variance request. The applicant, The Reyes family, is requesting two variances in order to construct a residential home on their property. The lot is on the southwest corner of W. Minnehaha Ave. and Rosewood Drive, and the dimensions of the lot are approximately 125 feet by 125 feet. With it being on the corner, the Land Development Code requires a 35 foot setback from the right-of-way line for each road in the R-1-A Single Family Low Density Residential zoning district. The rear yard setback is 25 feet and the interior side yard setback is nine feet. The applicant is requesting a variance to allow an interior side yard setback of 8.5 feet and a rear yard setback of 8.5 feet, actually a little more like 8.73 feet. The applicant desires to construct a new home that they intend to be their “forever” home. It is a single-story home and it appears the building plans have been drafted and ready for submittal. The proposed home is exceptionally large in comparison to homes in the area. With the proposed home and associated driveways, the impervious surface ratio is right at the maximum of 55 percent for the R-1-A Single Family Low Density Residential zoning. With the proposed configuration of the home and it being single-story, it is encroaching into the rear and interior side yard setback. If they had a two story home, it would be narrower and not go in to the setbacks. Staff has reviewed the application as submitted and finds the application does not meet a positive finding on four of the five criteria. Therefore, staff recommends denial of the variance request.

Mr. and Mrs. Reyes stated that they considered a two story house but both have issues with the stairs so they need a one story house. This will be our last home, this has been planned for a while and we moved from out of state because we love Clermont. The house will look nice.

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

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Council Member Purvis asked for clarification on the 8.73 measurement, from the lot line to the building wall or the overhang of the roof. Mr. Reyes explained that it is to the overhang of the roof.

Council discussed the lot size and the design of the house and all agreed that the design of the house is too large for that lot.

Council Member Bates moved for denial of Variance request number 7; Seconded by Council Member Purvis. Passed unanimously 5-0 with all members present voicing aye.

Item No. 8 – *This item was addressed earlier in the meeting and tabled to the July 12, 2022 meeting.*

Item No. 9 – *This item was addressed earlier in the meeting and tabled to the August 23, 2022 meeting.*

The next three (3) items were heard concurrently and voted on separately.

Deputy City Clerk Wisniewski read all three ordinances into the record by legal title only.

Item No. 10 – Ordinance No. 2022-020 Final Hearing

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

Item No. 11 – Ordinance No. 2022-021 Final Hearing

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

Item No. 12 – Ordinance No. 2022-022 Final Hearing

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

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City Planner Kruse presented the items. The annexation request of the subject property is authorized by the signed utility agreement with the property owner. The notice of encumbrance to allow for annexation was executed on October 14, 2020. The property is located south of State Road 50 and east of Magnolia Pointe Boulevard. The property is approximately 20 acres in size. The parcel is located within the Clermont (JPA) Joint Planning Area and the Utility Service Agreement boundaries. The project has received site plan approval within Lake County's jurisdiction and is currently completing construction for a new KIA automobile sales and service dealership. The project is receiving water and sewer services from the City, which has sufficient capacity to provide services for the development.

The City will annex the property with the existing site conditions and development entitlements approved by Lake County. Any future development changes or additions will require compliance with Clermont Codes and Land Development Regulations. The subject property will be annexed into Clermont's jurisdiction with a Future Land Use change from Lake County Regional Commercial to Clermont Commercial designation. The rezoning of the property will change the current zoning classification from Lake County "CP" Commercial Planned to Clermont "C-2" General Commercial. Staff recommends approval of the annexation, Ordinance No. 2022-020, the comprehensive plan amendment, Ordinance No. 2022-021, and the rezoning, Ordinance No. 2022-022. The Planning and Zoning Commission recommended unanimously for approval, for the comprehensive plan amendment and rezoning.

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

Council Member Bates moved to approve Ordinance No. 2022-020; Seconded by Council Member Pines. The motion passed by roll call vote 5-0.

Council Member Bates moved to approve Ordinance No. 2022-021; Seconded by Council Member Purvis. The motion passed by roll call vote 5-0.

Council Member Bates moved to approve Ordinance No. 2022-022; Seconded by Council Member Purvis. The motion passed by roll call vote 5-0.

Item No. 13 – Ordinance No. 2022-023 Final Hearing

AN ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING CHAPTER 54, STREETS, SIDEWALKS AND OTHER PUBLIC PLACES, SECTION 54-102, "PERMIT REQUIRED; EXEMPTIONS"; SECTION 54-103, "APPLICATION OF PERMIT DEFINITIONS"; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY, CODIFICATION, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND EFFECTIVE DATE.

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

Deputy City Manager Davidoff explained this ordinance addresses the special events section of our code. Staff is requesting to streamline the process for special events held on both private and city property. This amendment clarifies some of the issues and makes the process much easier for the applicant.

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

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Council Member Bates asked about changing the timeline from 180 days to 365 days. Mr. Davidoff stated that we have been allowing it for a while and it helps with the planning of the larger events.

Council Member Bates moved to approve Ordinance No. 2022-023; Seconded by Council Member Pines. The motion passed by roll call vote 5-0.

NEW BUSINESS

Item No. 14 – Resolution No. 2022-014R

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

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

Planning Director Henschel presented the item. The applicant is requesting a Conditional Use Permit to allow a church facility to be located in the existing Sunnyside Plaza, located at 305 State Road 50. The current zoning is C-2 General Commercial and the Future Land Use is Commercial. The Land Development Code, Section 122-204, requires a Conditional Use Permit for a church use in the C-2 General Commercial zoning district. The church proposes to utilize the existing building for services on Tuesday and Thursday, in the evening and Sunday mornings for worship services. The applicant indicates the maximum seating capacity will not exceed 70 seats and the church operation will not be in conflict with the other businesses located in the Plaza.

When evaluating for a Conditional Use Permit, Section 86-144 of the Land Development Code requires that specific development standards and provisions are met. Staff has reviewed the application as submitted and finds the proposed use does meet the general criteria for granting a Conditional Use Permit. Therefore, staff recommends approval of the Conditional Use Permit. There is one correction on the Resolution, generally if a Church facility goes in to a commercial development and they leave for a period of time, we put a six month time period on that. Section 1 number 9 of the Resolution does say one year, we have removed that as the six month language is included in the resolution.

Mayor Murry inquired about an issue with the business next to them serving alcohol. Mr. Henschel explained it was not an issue because the other business was there first.

The applicant, Angel Mendez, stated the church has ample parking so it will not be a disturbance to the city. They currently have 27 members and are looking to grow. They will use the facility daily but will only be open for service on certain days and time.

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

Council Member Purvis asked what they will be doing in the facility when it is open but they are not having service. Mr. Mendez answered they will be there to help the community, if they need assistance. They will be using the space as an office.

Council Member Entsuaah asked where the chairs will be stored when they are not having service. Mr. Mendoza stated there will be storage on the right side of the space and in the back.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
May 24, 2022

Council Member Bates moved to approve Resolution No. 2022-014R with the removal of number 9; Seconded by Council Member Pines. Passed unanimously 5-0 with all members present voicing aye.

Item No. 15 – Resolution No. 2022-015R

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

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

City Planner Kruse presented the item. The applicant, Dr. Eric Herman, is requesting a Conditional Use Permit for a specialty veterinary hospital to be established at 1600 S. Grand Highway, in the former Staples building. The property is zoned C-2 General Commercial and this proposed use is required to obtain a Conditional Use Permit, as required by section 122-224 of the Land Development Code. The building is approximately 19,000 square feet and the applicant is planning to renovate the building and the site to accompany the proposed veterinary hospital. The hospital's purpose is to provide a state-of-the-art specialty hospital that will be open from 7 am – 7pm, Monday through Friday that will exclusively serve dogs and cats. No boarding will be allowed at the facility and on extreme occasions, overnight stays with the patients may be necessary. If this occurs, onsite personnel will be present. There will be no outside runs at the facility and will only consist of one outdoor relief/exercise area for the animals to be taken out to for some limited exercise and relief. This area is located at the rear of the building adjacent to the loading dock and next to US highway 27. The location of this area would minimize any potential for noise and smell coming from the site. A management and operation plan will be required for care and removal of the waste.

Exterior alterations include updating with new paint at the tops of the parapets as well as adding some new doors and windows where it benefits the interior functioning of the space. The interior alterations include the creation of consultation rooms, surgical and treatment space, animal holding areas and interior runs, and specialized medical equipment rooms for diagnostic and imaging purposes. The materials used in this renovation process include using higher STC (Sound Transmission Class) walls and NRC (Noise Reduction Coefficient) acoustical ceiling tiles. This helps in minimizing sound transfer from one room to another as well as managing the amount of sound that can be heard from outside the building. A good portion of the animal holding locations within the building also occur in rooms that aren't directly on an exterior wall, which will help minimize sound.

Staff has reviewed the application and proposed project in regards to Section 86-144, Review Criteria for a Conditional Use Permit. The proposed use is consistent with the existing and previous development patterns and character of the surrounding areas. The surrounding areas are zoned C-2 General Commercial, with no adjacent residential uses. The property is in close proximity of two major arterial roadways, SR 50 and US 27, which offers accessibility to the site and secondary, minimizes sound due to the background roadway noise associated with these roadways. The proposed uses will not be detrimental to the health, safety and general welfare of the community.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
May 24, 2022

The applicant is performing renovations and alterations to the site and building that would ensure the operation would not have a negative impact on the community. The proposed use would provide a service to the community that appears to be lacking. The Conditional Use Permit will not be in conflict to the Clermont Comprehensive Plan for the Commercial Future Land Use. City staff and the Planning and Zoning Commission unanimously recommended approval.

The applicants, Dr. Herman & Dr. Lovett, found this area is in need of specialty veterinarian care. The primary focus will be on animals that have mobility disorders. This facility will include radiology, CT scan and an MRI. The relief area will be strictly for that purpose and not letting dogs loose outside. Most patients will be outpatient and any strays will be monitored.

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

Council Member Bates asked if they will ever make it a 24 hour location. Dr. Lovett stated they are not interested in that at this time, in most instances animals needing around the clock care will be transported to a 24 hour care center at night and then brought back the next day.

Council Member Purvis said the relief area looks to be close to the storm sewer. The applicants architect stated that the relief area is not in that area and they will put a curb to keep the items in the relief area.

They currently do mobile surgery, this will give the opportunity to do more minimally invasive surgery.

Discussion ensued about what the Doctors do now and the opening of the new hospital, number of employees and if they will be hiring locally, which they will for some positions.

City Manager Bulthuis brought up the language that talks about boarding and asked if it is clear enough that they can stay a night or so without issue. Mr. Kruse stated that there is language that addresses overnight stays within the Resolution.

Council Member Bates moved to approve Resolution No. 2022-015R; Seconded by
Council Member Pines. Passed unanimously 5-0 with all members present voicing aye.

Item No. 16 – *This item was addressed earlier in the meeting and tabled to the June 28, 2022 meeting.*

Item No. 17 – *This item was addressed earlier in the meeting and tabled to the June 14, 2022 meeting.*

Item No. 18 – *This item was removed from the agenda.*

CLOSED SESSION

Mayor Murry read a statement into the record announcing the entrance into closed session. At this time, the City Council meeting will be in recess for the Council to conduct a private pending litigation session as required by the City Attorney and as authorized by Section 286.011, Florida Statutes. The session is for the purpose of discussing the pending litigation matter Falzon and Piscopo v. City of Clermont. The City Council, the City Manager and the City Attorney will attend the session. A court reporter will be present at the session and a transcript will be available after the conclusion of the litigation.

The meeting recessed at 8:17pm.

At this time, the Council meeting was in recess so the Council could meet in a closed litigation session.

The meeting reconvened at 8:54pm

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
May 24, 2022

ADJOURN: With no further comments, this meeting adjourned at 8:54 pm.

APPROVED:

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date																																											
Tuesday, June 14, 2022																																											
Agenda Item Name																																											
Surplus Request																																											
Requested Action																																											
Recommend approval and declare end of life inventory as surplus from the Police Department, Information Technology Department, Procurement Services Department and Fire Department and dispose of in accordance with the Purchasing Policy.																																											
Staff Report																																											
The Procurement Services Department, on behalf of the Police Department, Information Technology Department, Procurement Services Department and Fire Department, recommends approval of the above action. The following inventory has reached its end of life service and approval to surplus these items is being requested. <u>Police Department</u> <table><thead><tr><th>Qty.</th><th>Property Description</th></tr></thead><tbody><tr><td>(1)</td><td>Total Loss - 2017 Ford Taurus Interceptor - 61,200 miles</td></tr><tr><td>(5)</td><td>Stop Signs</td></tr><tr><td>(3)</td><td>High-Viz Coats</td></tr><tr><td>(3)</td><td>High-Viz Vests</td></tr><tr><td>(15)</td><td>High-Viz Polos</td></tr><tr><td>(5)</td><td>High-Viz Windbreaks</td></tr></tbody></table> <u>Information Technology Department</u> <table><thead><tr><th>Qty.</th><th>Property Description</th></tr></thead><tbody><tr><td>(30)</td><td>Dell Desktop Optiplex 7040</td></tr><tr><td>(8)</td><td>Dell Desktop Optiplex 3020</td></tr><tr><td>(6)</td><td>Dell Desktop Optiplex 7020</td></tr><tr><td>(4)</td><td>Dell Desktop Optiplex 7010</td></tr><tr><td>(7)</td><td>Dell Desktop Optiplex 9020</td></tr><tr><td>(6)</td><td>Dell Laptop Latitude E5570</td></tr><tr><td>(2)</td><td>Dell Laptop Latitude E5450</td></tr><tr><td>(3)</td><td>Dell Tablet T07G</td></tr></tbody></table> <u>Procurement Services Department</u> <table><thead><tr><th>Qty.</th><th>Property Description</th></tr></thead><tbody><tr><td>(1)</td><td>Old trackball mouse</td></tr></tbody></table> <u>Fire Department</u> <table><thead><tr><th>Qty.</th><th>Property Description</th></tr></thead><tbody><tr><td>(20)</td><td>SCBA Air packs with associated bottles</td></tr><tr><td>(30)</td><td>Scott Air bottles and accessories</td></tr></tbody></table> Scott SCBA items will be donated to the City of Leesburg Fire Department and their Training Division. Salvageable surplus property will be sold through GovDeals.com, an electronic auction website for government property. Non-salvageable property will be disposed of appropriately.		Qty.	Property Description	(1)	Total Loss - 2017 Ford Taurus Interceptor - 61,200 miles	(5)	Stop Signs	(3)	High-Viz Coats	(3)	High-Viz Vests	(15)	High-Viz Polos	(5)	High-Viz Windbreaks	Qty.	Property Description	(30)	Dell Desktop Optiplex 7040	(8)	Dell Desktop Optiplex 3020	(6)	Dell Desktop Optiplex 7020	(4)	Dell Desktop Optiplex 7010	(7)	Dell Desktop Optiplex 9020	(6)	Dell Laptop Latitude E5570	(2)	Dell Laptop Latitude E5450	(3)	Dell Tablet T07G	Qty.	Property Description	(1)	Old trackball mouse	Qty.	Property Description	(20)	SCBA Air packs with associated bottles	(30)	Scott Air bottles and accessories
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Additional Analysis		
Fiscal Impact Summary		
Surplus property is anticipated to be sold for approximately \$2,500.00. Scott SCBA items will be donated to the City of Leesburg Fire Department and their Training Division.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	Police Vehicle Disposal Form	Police Vehicle Disposal Form.pdf
2.	Police Department Disposal Form	Police Department Disposal Form.pdf
3.	IT Disposal Forms	IT Disposal Forms.pdf
4.	Fire Disposal Form	Fire Disposal Form.pdf
5.	Procurement Services Disposal Form	Procurement Services Disposal Form.pdf



PROPERTY DISPOSAL FORM

Dept. / Division: POLICE Property Tag #: Unknown/Totaled
Contact Person: Lt. Nick Bloom Phone: 352-536-8442
Year / Make / Model: 2017 Ford Taurus Interceptor Vehicle No. 2246
Miles / Hours: Approximately 61,200 Serial / VIN: 1FAHP2MK7HG118903
Description of Property POLICE PATROL VEHICLE

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

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

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

Director Signature: [Signature]

Date: 5-12-22

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

Date Approved by City Council:

Agenda Item:

Method of Disposal:

Date Disposed:

Purchasing Director:

Date:

Munis Asset Number:



CHARLES L. BROADWAY
Police Chief



Inter Office Memorandum

TO: Chief Broadway DATE: 5/10/2022 FILE:
FROM: Lt. N. Bloom #217 SUBJECT: Surplus Patrol Vehicle #2246
ENCLOSURES:
CC:

Chief Broadway,

This memo is to request approval to begin the surplus process for one marked patrol vehicle, unit 2246. The vehicle is a 2017 model year Ford Taurus Interceptor. The vehicle was involved in a crash and was deemed a total loss.

Supervisor (Print)	Initial's	Action	Comments	Date
Captain McMaster	(W)	IC/F	RECOMMEND APPROVAL	5/10/2022
Deputy Chief Graczyk	IG	RECOMMEND		5/10/22
Chief Broadway	CB	APPROVED		5-10-22

Actions: Approved / Denied, Recommended / Not Recommended, Reviewed and Forwarded, Received-No Action



PROPERTY DISPOSAL FORM

Dept. / Division: POLICE Property Tag #:
Contact Person: DEBBIE ARROYO Phone: 352-536-8424
Year / Make / Model: Vehicle No.
Miles / Hours: Serial / VIN: NONE
Description of Property CROSSING GUARD POLO'S, TRAFFIC VESTS, WINDBREAKERS.

☒ 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.
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- ☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.
- ☐ **ABANDONED:** Property which has been left behind by owner or unclaimed and recovered by the Police Department (abandoned property does not require City Council approval).
- ☒ **OTHER:** ITEMS CAN BE SOLD

Director Signature: [Signature]

Date: 6-2-22

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

Date Approved by City Council:

Agenda Item:

Method of Disposal:

Date Disposed:

Purchasing Director:

Date:

Munis Asset Number:

CROSSING GUARD ITEMS - SURPLUS

DEBBIE ARROYO	352-536-8424	CPD
QUANTITY	ITEM	SIZE
5	STOP SIGNS	STREET SIZE
3	HIGH-VIZ COATS	2-MED AND 1-LARGE
3	HI-VIZ TRAFFIC VESTS	2- MED AND 1-LARGE
11	HI-VIZ YELLOW POLO'S	LARGE
5	HI-VIZ WINDBREAKERS	3- MED AND 2- LARGE
3	HI-VIZ YELLOW POLO'S	3- X-LARGE
1	HI-VIZ YELLOW POLO'S	1- MEDIUM



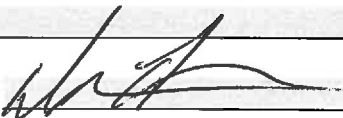
PROPERTY DISPOSAL FORM

Dept. / Division: INFO. TECH. Property Tag #:
Contact Person: Jose Bonilla Phone: 7379
Year / Make / Model: optiplex 7040 Vehicle No.
Miles / Hours: Serial / VIN:
Description of Property Dell Desktop

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

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

- ☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.
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- ☐ **ABANDONED:** Property which has been left behind by owner or unclaimed and recovered by the Police Department (abandoned property does not require City Council approval).
- ☐ **OTHER:** Hard drive (s) wiped

Director Signature: 

Date: 5/20/22

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

Date Approved by City Council:

Agenda Item:

Method of Disposal:

Date Disposed:

Purchasing Director:

Date:

Munis Asset Number:

Revised 4/12/2017

Optiplex-7040

BF86DD2 Wiped
9329ZG2 Wiped
BF66DD2 Wiped
DYWH8C2 wiped
GBDV052 wiped
2NF0DD2 wiped
BFQ5DD2 wiped
DYFF8C2 wiped
8M582G2 Wiped
93H9ZG2 Wiped
DYXK8C2 Wiped
BFP5DD2 Wiped
FJJJ8C2 Wiped
2TJDMF2 Wiped
8LL8ZG2 Wiped
BGJ0DD2 Wiped
BF94DD2 Wiped
2XCJMF2 Wiped
BF36DD2 Wiped
BGC4DD2 Wiped
BGB4DD2 Wiped
BFR0DD2 Wiped
93B3ZG2 Wiped
2TCJMF2 Wiped
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DXZF8C2 Wiped
BFM6DD2 Wiped
8K54ZG2 Wiped



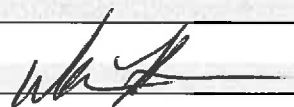
PROPERTY DISPOSAL FORM

Dept. / Division: INFO. TECH. Property Tag #:
Contact Person: Jose Bonilla Phone: 7379
Year / Make / Model: optiplex 3020 Vehicle No.
Miles / Hours: Serial / VIN:
Description of Property Dell Desktop

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

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

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- ☐ **OTHER:** Hard drive (s) wiped

Director Signature: 

Date: 5/20/22

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

Date Approved by City Council:

Agenda Item:

Method of Disposal:

Date Disposed:

Purchasing Director:

Date:

Munis Asset Number:

Optiplex 3020

2PF2282

656DV12

63MNH02

BJ2B942

657DV12

30ZNR22

88G1W12

656FV12



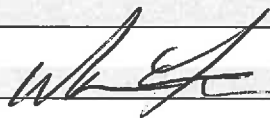
PROPERTY DISPOSAL FORM

Dept. / Division: INFO. TECH. Property Tag #:
Contact Person: Jose Bonilla Phone: 7379
Year / Make / Model: optiplex 7020 Vehicle No.
Miles / Hours: Serial / VIN:
Description of Property Dell Desktop

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

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

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- ☐ **OTHER:** Hard drive (s) wiped

Director Signature: 

Date: 5/20/22

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

Date Approved by City Council:

Agenda Item:

Method of Disposal:

Date Disposed:

Purchasing Director:

Date:

Munis Asset Number:

Optiplex 7020

9R18D92

9HNBD92

9QT6D92

9RB7D92

9QP6D92

C26JR52



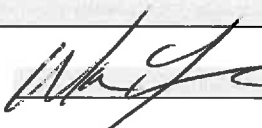
PROPERTY DISPOSAL FORM

Dept. / Division: INFO. TECH. Property Tag #:
Contact Person: Jose Bonilla Phone: 7379
Year / Make / Model: optiplex 7010 Vehicle No.
Miles / Hours: Serial / VIN:
Description of Property Dell Desktop

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

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

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

Director Signature: 

Date: 5/20/22

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

Date Approved by City Council:

Agenda Item:

Method of Disposal:

Date Disposed:

Purchasing Director:

Date:

Munis Asset Number:

Optiplex 7010

G599CX1

3Z4RCZ1

3Z5RCZ1

HK5C9Z1



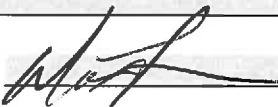
PROPERTY DISPOSAL FORM

Dept. / Division: INFO. TECH. Property Tag #:
Contact Person: Jose Bonilla Phone: 7379
Year / Make / Model: optiplex 9020 Vehicle No.
Miles / Hours: Serial / VIN:
Description of Property Dell Desktop

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

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

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Director Signature: 

Date: 5/20/22

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

Date Approved by City Council:

Agenda Item:

Method of Disposal:

Date Disposed:

Purchasing Director:

Date:

Munis Asset Number:

Optiplex 9020

2W05V62

9T24282

9T1L282

2W29V62

24X8L02

9T1H282

9T23282



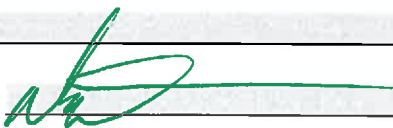
PROPERTY DISPOSAL FORM

Dept. / Division: INFO. TECH. Property Tag #:
Contact Person: Jose Bonilla Phone: 7379
Year / Make / Model: Latitude E5570 Vehicle No.
Miles / Hours: Serial / VIN:
Description of Property Dell laptop

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

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

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

Director Signature: 

Date: 4/28/22

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

Date Approved by City Council:

Agenda Item:

Method of Disposal:

Date Disposed:

Purchasing Director:

Date:

Munis Asset Number:

Dell latitude E5570

6PJLH72

54RJ0G2

DZ6VM72

377VM72

7WQJ0G2

CZF9WF2



PROPERTY DISPOSAL FORM

Dept. / Division: INFO. TECH. Property Tag #:
Contact Person: Jose Bonilla Phone: 7379
Year / Make / Model: Latitude E5450 Vehicle No.
Miles / Hours: Serial / VIN:
Description of Property Dell laptop

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

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

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

Director Signature: 

Date: 4/28/22

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

Date Approved by City Council:

Agenda Item:

Method of Disposal:

Date Disposed:

Purchasing Director:

Date:

Munis Asset Number:

Revised 4/12/2017

Latitude E5450

HDF8N32

5TB2J12



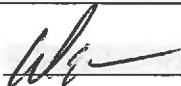
PROPERTY DISPOSAL FORM

Dept. / Division: INFO. TECH. Property Tag #:
Contact Person: Jose Bonilla Phone: 7379
Year / Make / Model: T07G Vehicle No.
Miles / Hours: Serial / VIN:
Description of Property 3 Dell tablets

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

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

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

Director Signature: 

Date: 5/20/22

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

Date Approved by City Council:

Agenda Item:

Method of Disposal:

Date Disposed:

Purchasing Director:

Date:

Munis Asset Number:



PROPERTY DISPOSAL FORM

Dept. / Division: FIRE/FIRE Property Tag #: See list
Contact Person: Chuck Chapman Phone: 352-394-7662
Year / Make / Model: _____ Vehicle No. _____
Miles / Hours: _____ Serial / VIN: _____
Description of Property Surplus Scott SCBA inventory

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

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

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

Director Signature: [Signature]

Date: 6/2/22

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

Date Approved by City Council: _____

Agenda Item: _____

Method of Disposal: _____

Date Disposed: _____

Purchasing Director: _____

Date: _____

Munis Asset Number: _____

Revised 4/12/2017

ASSET	DESCRIPTION	TAG #	SERIAL/PARCEL	DATE ACQ	ACQ COST	RESIDUAL VALUE	MANUFACTURER	MODEL	ADDITIONAL DESCRIPTION
7091	AIR-PACK X3	10634	ID 2000210 & ID 2000467	03/23/16	4,548.20	2,500.00	SCOTT SAFETY	SCOTT 4.5	
7093	AIR-PACK	10636	ID 1005830 & ID 1008130	03/23/16	4,548.20	2,500.00	SCOTT SAFETY	SCOTT 4.5	
7094	AIR-PACK	10637	ID 2000007 & ID 2000470	03/15/16	4,548.20	2,500.00	SCOTT SAFETY	SCOTT 4.5	
7671	SCOTT RIT-PAK FAS A 11569		115A1823007033	09/30/18	2,530.25	950.00	SCOTT SAFETY	FAST ATTACK 4.5	
7672	SCOTT RIT-PAK FAST 11570		115S1743017064	09/28/18	2,530.25	950.00	SCOTT SAFETY	Fast Attack 4.5	
7673	SCOTT RIT-PAK FAST 11571		115A1731020111	09/28/18	2,530.25	950.00	SCOTT SAFETY	Fast Attack 4.5	
7674	SCOTT RIT-PAK FAST 11572		115A1731020107	09/28/18	2,530.25	950.00	SCOTT SAFETY	FAST ATTACK 4.5	
7748	Carbon Wrap SCBA R 11635		IL895657	08/07/18	982.95	350.00	SCOTT SAFETY	45min 4500 PSI	CARBONFIBER WRAPPED
7750	Carbon Wrap SCBA R 11637		IL896788	08/07/18	982.95	350.00	SCOTT SAFETY	45 Min 4500 PSI	CARBONFIBER WRAPPED
7752	Carbon Wrap SCBA R 11639		IL896796	08/07/18	982.95	350.00	SCOTT SAFETY	45 Min 4500 PSI	CARBONFIBER WRAPPED
7755	Carbon Wrap SCBA R 11642		IL895423	08/07/18	982.95	350.00	SCOTT SAFETY	45 Min 4500 PSI	CARBONFIBER WRAPPED
7756	Carbon Wrap SCBA R 11643		IL896804	08/07/18	982.95	350.00	SCOTT SAFETY	45 Min 4500 PSI	CARBONFIBER WRAPPED
7757	Carbon Wrap SCBA R 11644		IL896855	08/07/18	982.95	350.00	SCOTT SAFETY	45 Min 4500 PSI	CARBONFIBER WRAPPED
7758	Carbon Wrap SCBA R 11645		IL897042	08/07/18	982.95	350.00	SCOTT SAFETY	45 Min 4500 PSI	CARBONFIBER WRAPPED
7771	CARBON WRAP SCBA 11660		IL881686	08/07/18	1,176.00	350.00	SCOTT SAFETY	45 Min 4500 PSI	CARBONFIBER WRAPPED
7773	CARBON WRAP SCBA 11662		IL882131	03/01/18	1,176.00	350.00	SCOTT SAFETY	45 Min 4500 PSI	CARBONFIBER WRAPPED
7774	CARBON WRAP SCBA 11663		IL882142	03/01/18	1,176.00	350.00	SCOTT SAFETY	45 Min 4500 PSI	CARBONFIBER WRAPPED
7775	CARBON WRAP SCBA 11664		IL882151	03/01/18	1,176.00	350.00	SCOTT SAFETY	45 Min 4500 PSI	CARBONFIBER WRAPPED
7776	CARBON WRAP SCBA 11665		IL881685	03/01/18	1,176.00	350.00	SCOTT SAFETY	45 Min 4500 PSI	CARBONFIBER WRAPPED
7780	CARBON WRAP SCBA 11669		IL882139	03/01/18	1,176.00	350.00	SCOTT SAFETY	45 Min 4500 PSI	CARBONFIBER WRAPPED
7781	CARBON WRAP SCBA 11670		IL882136	03/01/18	1,176.00	350.00	SCOTT SAFETY	45 Min 4500 PSI	CARBONFIBER WRAPPED
7782	CARBON WRAP SCBA 11671		IL882160	03/01/18	1,176.00	350.00	SCOTT SAFETY	45 Min 4500 PSI	CARBONFIBER WRAPPED
	Pack		2840087			150.00	SCOTT SAFETY	--	Reducer #: 19200731
	Pack		59210315			150.00	SCOTT SAFETY	--	Reducer #: 19200709
	Pack		69501745			150.00	SCOTT SAFETY	--	Reducer #: 2830266
	Pack		99010161			150.00	SCOTT SAFETY	--	Reducer #: 89110269
	Pack		69600015			150.00	SCOTT SAFETY	--	Reducer #: NF0214048455M1
	Pack		115S0619007539			150.00	SCOTT SAFETY	AP75	AIR PACK
	Pack		115S0619007543			150.00	SCOTT SAFETY	4.5	
	Pack		115S06200 025			150.00	SCOTT SAFETY	--	Reducer #: 115S0621003842
	Pack		115S0620006 40			150.00	SCOTT SAFETY	--	Reducer #: 115S0621003835
	Pack		115S0620006041			150.00	SCOTT SAFETY	--	Reducer #: 115S0619007547
	Pack		115S0620006053			150.00	SCOTT SAFETY	--	Reducer #: 115S0621003866
	Pack		115S0620006056			150.00	SCOTT SAFETY	--	Reducer #: 115S0621003867
	Cylinder		IL245550			50.00	SCOTT SAFETY	4500 PSI	CARBONFIBER WRAPPED
	Cylinder		IL245566			50.00	SCOTT SAFETY	4500	CARBONFIBER WRAPPED
	Cylinder		IL245760			50.00	SCOTT SAFETY	4500 PSI	CARBONFIBER WRAPPED
	Cylinder		IL245767			50.00	SCOTT SAFETY	4500 PSI	CARBONFIBER WRAPPED
	Cylinder		IL246054			50.00	SCOTT SAFETY	4500	CARBONFIBER WRAPPED
	Cylinder		IL246062			50.00	SCOTT SAFETY	4500	CARBONFIBER WRAPPED
	Cylinder		IL246257			50.00	SCOTT SAFETY	4500 PSI	CARBONFIBER WRAPPED
	Cylinder		IL246260			50.00	SCOTT SAFETY	4500 PSI	CARBONFIBER WRAPPED
	Cylinder		IL246264			50.00	SCOTT SAFETY	4500 PSI	CARBONFIBER WRAPPED
	Cylinder		IL246267			50.00	SCOTT SAFETY	4500 PSI	CARBONFIBER WRAPPED
	Cylinder		IL246270			50.00	SCOTT SAFETY	4500	CARBONFIBER WRAPPED
	Cylinder		IL246271			50.00	SCOTT SAFETY	4500 PSI	CARBONFIBER WRAPPED
	Cylinder		IL246272			50.00	SCOTT SAFETY	4500	CARBONFIBER WRAPPED
	Cylinder		IL246275			50.00	SCOTT SAFETY	4500 PSI	CARBONFIBER WRAPPED
	Cylinder		IL246276			50.00	SCOTT SAFETY	4500 PSI	CARBONFIBER WRAPPED
	Cylinder		IL246277			50.00	SCOTT SAFETY	4500 PSI	CARBONFIBER WRAPPED
	Cylinder		IL246278			50.00	SCOTT SAFETY	4500 PSI	CARBONFIBER WRAPPED
	Cylinder		IL246279			50.00	SCOTT SAFETY	4500 PSI	CARBONFIBER WRAPPED
	Cylinder		IL246280			50.00	SCOTT SAFETY	4500 PSI	CARBONFIBER WRAPPED
	Cylinder		IL246283			50.00	SCOTT SAFETY	4500 PSI	CARBONFIBER WRAPPED
	Cylinder		IL246285			50.00	SCOTT SAFETY	4500 PSI	CARBONFIBER WRAPPED
	Cylinder		IL246286			50.00	SCOTT SAFETY	4500 PSI	CARBONFIBER WRAPPED
	Cylinder		IL246287			50.00	SCOTT SAFETY	4500 PSI	CARBONFIBER WRAPPED
	Cylinder		IL246289			50.00	SCOTT SAFETY	4500 PSI	CARBONFIBER WRAPPED
	Cylinder		IL246290			50.00	SCOTT SAFETY	4500	CARBONFIBER WRAPPED
	Cylinder		IL246291			50.00	SCOTT SAFETY	4500	CARBONFIBER WRAPPED
	Cylinder		IL246293			50.00	SCOTT SAFETY	4500 PSI	CARBONFIBER WRAPPED
	Cylinder		IL246294			50.00	SCOTT SAFETY	4500 PSI	CARBONFIBER WRAPPED
	Cylinder		IL246298			50.00	SCOTT SAFETY	4500	CARBONFIBER WRAPPED

Cylinder	IL246308	50.00	SCOTT SAFETY	4500 PSI	CARBONFIBER WRAPPED
Cylinder	IL246313	50.00	SCOTT SAFETY	4500 PSI	CARBONFIBER WRAPPED
Cylinder	IL246460	50.00	SCOTT SAFETY	4500	CARBONFIBER WRAPPED
Cylinder	IL246544	50.00	SCOTT SAFETY	4500 PSI	CARBONFIBER WRAPPED
Cylinder	IL246549	50.00	SCOTT SAFETY	4500	CARBONFIBER WRAPPED
Cylinder	IL246550	50.00	SCOTT SAFETY	4500 PSI	CARBONFIBER WRAPPED
Cylinder	IL246908	50.00	SCOTT SAFETY	4500 PSI	CARBONFIBER WRAPPED
Cylinder	IL246930	50.00	SCOTT SAFETY	4500 PSI	CARBONFIBER WRAPPED
Cylinder	IL246932	50.00	SCOTT SAFETY	4500 PSI	CARBONFIBER WRAPPED
Cylinder	IL246935	50.00	SCOTT SAFETY	4500 PSI	CARBONFIBER WRAPPED
Cylinder	IL246937	50.00	SCOTT SAFETY	4500 PSI	CARBONFIBER WRAPPED
Cylinder	IL246939	50.00	SCOTT SAFETY	4500 PSI	CARBONFIBER WRAPPED
Cylinder	IL246940	50.00	SCOTT SAFETY	4500	CARBONFIBER WRAPPED
Cylinder	IL246943	50.00	SCOTT SAFETY	4500 PSI	CARBONFIBER WRAPPED
Cylinder	IL246944	50.00	SCOTT SAFETY	4500	CARBONFIBER WRAPPED
Cylinder	IL246946	50.00	SCOTT SAFETY	4500 PSI	CARBONFIBER WRAPPED
Cylinder	IL246949	50.00	SCOTT SAFETY	4500	CARBONFIBER WRAPPED
Cylinder	IL626340	50.00	SCOTT SAFETY	4500 PSI air bottle	CARBONFIBER WRAPPED
Cylinder	IL776612	50.00	SCOTT SAFETY	4500	CARBONFIBER WRAPPED
Cylinder	IL883969	50.00	SCOTT SAFETY	4500	CARBONFIBER WRAPPED
Cylinder	IL884900	50.00	SCOTT SAFETY	4500	CARBONFIBER WRAPPED
Cylinder	IL886638	50.00	SCOTT SAFETY	4500	CARBONFIBER WRAPPED
Cylinder	OK578329	50.00	SCOTT SAFETY	4500	CARBONFIBER WRAPPED
Cylinder	OK588938	50.00	SCOTT SAFETY	4500 PSI	CARBONFIBER WRAPPED
Cylinder	OK589441	50.00	SCOTT SAFETY	4500	CARBONFIBER WRAPPED

ASSET	QTY	DESCRIPTION	TAG #	SERIAL/PARCEL	DATE ACQ	ACQ COST	Residual Value	MANUFACTURER	MODEL	ADDITIONAL DESCRIPTION
7476	1	SCOTT SUPPLIED AIR RESPIRATOR.VEL	10893	115S1750006776	02/02/18	1,764.00	1,500.00	SCOTT SAFETY	SKA-PAK	
7474	1	SCOTT SUPPLIED AIR RESPIRATOR.VEL	10896	115S1750006778	06/08/18	1,764.00	1,500.00	SCOTT SAFETY	SKA-PAK	
7477	1	SCOTT SUPPLIED AIR RESPIRATOR.VEL	10892	115S1750016121	02/02/18	1,764.00	1,500.00	SCOTT SAFETY	SKA-PAK	
7475	1	SCOTT SUPPLIED AIR RESPIRATOR.VEL	10895	115S1750016123	02/02/18	1,764.00	1,500.00	SCOTT SAFETY	SKA-PAK	
7545	1	SCOTT 4500 PSI X3 PRO AIRPACK	11130	115S1830006269	07/31/18	5,638.25	2,500.00	SCOTT SAFETY	X3 PRO SCBA	
7547	1	SCOTT 4500 PSI X3 PRO AIRPACK	11132	115S18330013113	07/31/18	5,638.25	2,500.00	SCOTT SAFETY	X3 PRO SCBA	
7092	1	AIR-PACK X3	10635	ID 1005827 & ID 1008137	03/23/16	4,548.20	2,500.00	SCOTT SAFETY	SCOTT 4.5	
7140	1	SCOTT SKA PAK-SCBA	10655	SAR224060411001	03/09/16	1,120.25	500.00	SCOTT SAFETY		
	1	Cylinder	N/A	ADK22055	N/A	N/A	50.00	SCOTT SAFETY	15 Min 4500PSI	SKA-PAK / CARBONFIBER
	1	Cylinder	N/A	ADK22041	N/A	N/A	50.00	SCOTT SAFETY	15 Min 4500PSI	SKA-PAK / CARBONFIBER
	1	Cylinder	N/A	ADK18458	N/A	N/A	50.00	SCOTT SAFETY	15 Min 4500PSI	SKA-PAK / CARBONFIBER
	1	Cylinder	N/A	ADK22127	N/A	N/A	50.00	SCOTT SAFETY	15 Min 4500PSI	SKA-PAK / CARBONFIBER
	1	Cylinder	N/A	ADK22046	N/A	N/A	50.00	SCOTT SAFETY	15 Min 4500PSI	SKA-PAK / CARBONFIBER
	1	Cylinder	N/A	A084886	N/A	N/A	75.00	SCOTT SAFETY	2216PSI	SKA-PAK / Yellow Steel
	1	Cylinder	N/A	A084698	N/A	N/A	75.00	SCOTT SAFETY	2216PSI	SKA-PAK / Yellow Steel
	1	Cylinder	N/A	A084766	N/A	N/A	75.00	SCOTT SAFETY	2216PSI	SKA-PAK / Yellow Steel
	1	Pack	N/A	115S0619007553	N/A	N/A	50.00	SCOTT SAFETY	4.5	
	8	Cylinder	N/A	N/A	N/A	N/A	15.00	SCOTT SAFETY	2216PSI	Yellow Steel / OOS
13		Facemask Voice Amplifier	N/A	N/A	N/A	N/A	N/A	SCOTT SAFETY		
7		Facemask Particulate Filter Adapter	N/A	N/A	N/A	N/A	N/A	SCOTT SAFETY		

ASSET	DESCRIPTION	SERIAL/PARCEL	ACQ COST	RESIDUAL VALUE
7748	Carbon Wrap SCBA Respirator Cylinder #2	IL895657	982.95	982.95
7750	Carbon Wrap SCBA Respirator Cylinder #4	IL896788	982.95	982.95
7752	Carbon Wrap SCBA Respirator Cylinder #6	IL896796	982.95	982.95
7755	Carbon Wrap SCBA Respirator Cylinder #9	IL895423	982.95	982.95
7756	Carbon Wrap SCBA Respirator Cylinder #10	IL896804	982.95	982.95
7757	Carbon Wrap SCBA Respirator Cylinder #11	IL896855	982.95	982.95
7758	Carbon Wrap SCBA Respirator Cylinder #12	IL897042	982.95	982.95
7771	CARBON WRAP SCBA RESPIRATOR CYLINDER #1	IL881686	1,176.00	901.60
7773	CARBON WRAP SCBA RESPIRATOR CYLINDER #3	IL882131	1,176.00	803.60
7774	CARBON WRAP SCBA RESPIRATOR CYLINDER #4	IL882142	1,176.00	803.60
7775	CARBON WRAP SCBA RESPIRATOR CYLINDER #5	IL882151	1,176.00	803.60
7776	CARBON WRAP SCBA RESPIRATOR CYLINDER #6	IL881685	1,176.00	803.60
7780	CARBON WRAP SCBA RESPIRATOR CYLINDER #10	IL882139	1,176.00	803.60
7781	CARBON WRAP SCBA RESPIRATOR CYLINDER #11	IL882136	1,176.00	803.60
7782	CARBON WRAP SCBA RESPIRATOR CYLINDER #12	IL882160	1,176.00	803.60
7140	SCOTT SKA PAK-SCBA	SAR224060411001	1,120.25	546.79
7474	SCOTT SUPPLIED AIR RESPIRATOR.VEH. #3273	115S1750006778	1,764.00	1,293.60
7475	SCOTT SUPPLIED AIR RESPIRATOR.VEH#3273	115S1750016123	1,764.00	1,176.00
7476	SCOTT SUPPLIED AIR RESPIRATOR.VEH. #3273	115S1750006776	1,764.00	1,176.00
7477	SCOTT SUPPLIED AIR RESPIRATOR.VEH. #3273	115S1750016121	1,764.00	1,176.00
7545	SCOTT 4500 PSI X3 PRO AIRPACK	115S1830006269	5,638.25	4,228.69
7547	SCOTT 4500 PSI X3 PRO AIRPACK	115S18330013113	5,638.25	4,228.69
7671	SCOTT RIT-PAK FAS ATTACK 4.5	115A1823007033	2,530.25	1,982.03
7672	SCOTT RIT-PAK FAST ATTACK 4.5	115S1743017064	2,530.25	1,982.03
7673	SCOTT RIT-PAK FAST ATTACK 4.5	115A1731020111	2,530.25	1,982.03
7674	SCOTT RIT-PAK FAST ATTACK 4.5	115A1731020107	2,530.25	1,982.03
7091	AIR-PACK X3	ID 2000210 & ID 200	4,548.20	2,219.96
7092	AIR-PACK X3	ID 1005827 & ID 100	4,548.20	2,219.96
7093	AIR-PACK	ID 1005830 & ID 100	4,548.20	2,219.96
7094	AIR-PACK	ID 2000007 & ID 200	4,548.20	2,274.11
	TOTAL		64,055.20	44,095.33

ASSET	DESCRIPTION	SERIAL/PARCEL	ACQ COST	RESIDUAL VALUE
7748	Carbon Wrap SCBA Respirator Cylinder #2	IL895657	982.95	982.95
7750	Carbon Wrap SCBA Respirator Cylinder #4	IL896788	982.95	982.95
7752	Carbon Wrap SCBA Respirator Cylinder #6	IL896796	982.95	982.95
7755	Carbon Wrap SCBA Respirator Cylinder #9	IL895423	982.95	982.95
7756	Carbon Wrap SCBA Respirator Cylinder #10	IL896804	982.95	982.95
7757	Carbon Wrap SCBA Respirator Cylinder #11	IL896855	982.95	982.95
7758	Carbon Wrap SCBA Respirator Cylinder #12	IL897042	982.95	982.95
7771	CARBON WRAP SCBA RESPIRATOR CYLINDER #1	IL881686	1,176.00	901.60
7773	CARBON WRAP SCBA RESPIRATOR CYLINDER #3	IL882131	1,176.00	803.60
7774	CARBON WRAP SCBA RESPIRATOR CYLINDER #4	IL882142	1,176.00	803.60
7775	CARBON WRAP SCBA RESPIRATOR CYLINDER #5	IL882151	1,176.00	803.60
7776	CARBON WRAP SCBA RESPIRATOR CYLINDER #6	IL881685	1,176.00	803.60
7780	CARBON WRAP SCBA RESPIRATOR CYLINDER #10	IL882139	1,176.00	803.60
7781	CARBON WRAP SCBA RESPIRATOR CYLINDER #11	IL882136	1,176.00	803.60
7782	CARBON WRAP SCBA RESPIRATOR CYLINDER #12	IL882160	1,176.00	803.60
7140	SCOTT SKA PAK-SCBA	SAR224060411001	1,120.25	546.79
7474	SCOTT SUPPLIED AIR RESPIRATOR.VEH. #3273	115S1750006778	1,764.00	1,293.60
7475	SCOTT SUPPLIED AIR RESPIRATOR.VEH#3273	115S1750016123	1,764.00	1,176.00
7476	SCOTT SUPPLIED AIR RESPIRATOR.VEH. #3273	115S1750006776	1,764.00	1,176.00
7477	SCOTT SUPPLIED AIR RESPIRATOR.VEH. #3273	115S1750016121	1,764.00	1,176.00
7545	SCOTT 4500 PSI X3 PRO AIRPACK	115S1830006269	5,638.25	4,228.69
7547	SCOTT 4500 PSI X3 PRO AIRPACK	115S18330013113	5,638.25	4,228.69
7671	SCOTT RIT-PAK FAS ATTACK 4.5	115A1823007033	2,530.25	1,982.03
7672	SCOTT RIT-PAK FAST ATTACK 4.5	115S1743017064	2,530.25	1,982.03
7673	SCOTT RIT-PAK FAST ATTACK 4.5	115A1731020111	2,530.25	1,982.03
7674	SCOTT RIT-PAK FAST ATTACK 4.5	115A1731020107	2,530.25	1,982.03
7091	AIR-PACK X3	ID 2000210 & ID 200	4,548.20	2,219.96
7092	AIR-PACK X3	ID 1005827 & ID 100	4,548.20	2,219.96
7093	AIR-PACK	ID 1005830 & ID 100	4,548.20	2,219.96
7094	AIR-PACK	ID 2000007 & ID 200	4,548.20	2,274.11



City Manager Bulthuis

City of Clermont Fire Department



Please see the attached inventory of the remaining air pack inventory that we are requesting to donate to the City of Leesburg Fire Department and their Training Division. They are in the process of developing a regional Live-Fire Class-A fuels training facility and have encouraged support and input from community partners such as the City of Clermont. Currently, they have a need for surplus Scott Branded SCBA (Self-Contained Breathing Apparatus) and associated Rapid Intervention Team Equipment.

Our department, having transitioned to MSA branded equipment has left us with serviceable surplus inventory that can be used for training and has value to the Leesburg FD Training Division. This surplus inventory will meet their needs and allow them to operate the Live-Fire Class-A fuels training facility.

For the donation, the Leesburg Fire Department has offered to allow our department use of the training facility, classrooms, and training props for at least five years. Additionally, they will be providing several classes and training opportunities at no cost to the City of Clermont for the duration of the agreement. This donation will allow both of our agencies access to equipment and facilities that we would not have otherwise without cooperation between our cities. We are in a great position to help one of our neighboring cities with a significant benefit to our department and citizens by providing exception training leading to the delivery of exceptional services. I ask that you approve this donation and transfer of surplus to the City of Leesburg Fire Department.

Sincerely:



Rick Casler
Training Captain
Special Operations Training Coordinator
Clermont Fire Department

439 West Highway 50, Clermont, Florida 34711

Tel 352-394-7662 | Cell 352-801-1248

dezell@clermontfl.org

www.ClermontFL.gov



*Our mission: To preserve and enhance the quality of life for the
Clermont community by providing exceptional services.*

The 4 Question Test

1. How will the request benefit the citizens of Clermont?

The partnership between Clermont FD and Leesburg FD will give access to an additional training facility with props and equipment not available at Valencia or Lake Tech.

Facility Training hours are required to maintain our ISO Class 1 rating which is the highest rating an FD can receive.

Through training, our citizens can rely on having the highest trained Fire Service Professionals responding to their calls for aid

2. How will the request benefit the department?

Participating in training at the Leesburg site will keep units in Lake County in the event of a significant emergency.

The addition of this third training site will aid in achieving the minimum facility training hours.

The trade is a low-cost option to foster an industry partnership between CFD and LFD to offer high quality training at an ISO recognized training facility.

3. How will the request benefit the crews in the field?

Crews will be exposed to unique training environments, situations, and props to simulate real-world emergencies. The increased variety will decrease complacency in training and keep an element of surprise/realism since fixed facilities can become stagnant because of the cost of development.

Crews will also be exposed to other agencies' crews, commanders, and operations which will broaden our knowledge base and allow the sharing of experience.

4. How does the benefit outweigh the cost?

The residual full-excepted retail value of the equipment for trade is \$44,095.33

The cost for a consortium membership at a neighboring facility is upwards of \$10,000 per year

The cost of facilities training if paid for by day can be as much as \$1000 per day

Each operational department member is required to complete at least 18 hours of facility training annually.

This trade will give access to an additional facility, foster positive community relationships, is a low-cost alternative when compared to other training options. It is much needed to accommodate scheduling when competing for facility time with surrounding agencies.



PROPERTY DISPOSAL FORM

Dept. / Division: PURCHASING Property Tag #:
Contact Person: Freddy Suarez Phone: 352-241-7350
Year / Make / Model: Vehicle No.
Miles / Hours: Serial / VIN:
Description of Property Kensington Orbit trackball mouse

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

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

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

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

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

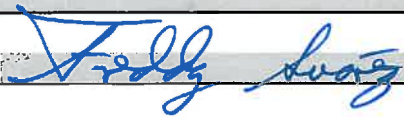
☐ **NON-REPAIRABLE:** A piece of equipment that is not repairable or not cost effective to repair.

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

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

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

☐ **OTHER:**

Director Signature: 

Date: 6-2-22

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

Date Approved by City Council:

Agenda Item:

Method of Disposal:

Date Disposed:

Purchasing Director:

Date:

Munis Asset Number:



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, June 14, 2022		
Agenda Item Name		
Impact Fee Study Award and Budget Amendment		
Requested Action		
Requesting approval of contract between the City of Clermont and Raftelis Financial Consultants, Inc. to provide impact fee study services along with a budget amendment to the impact funds.		
Staff Report		
The evaluation committee recommends approval of the above action. The Procurement Services Department issued a Request for Proposal (RFP) number 22-021 on April 22, 2022 to obtain the services of a qualified firm to conduct an impact fee study for the City of Clermont. The RFP was fully competed, advertised, and complies with the City of Clermont Procurement Services Policy. There were three (3) responses to the RFP. An evaluation committee composed of four (4) city staff members (three voting members and one non-voting member) reviewed, scored and ranked the proposals. Raftelis Financial Consultants, Inc. was the top ranked firm selected for their qualifications, knowledge and experience of providing impact fee study services to government agencies. The award recommendation is being made to the most qualified respondent, Raftelis Financial Consultants, Inc. The award includes an initial thirty-six-month agreement with no additional renewals. The budget amendment for the study will be allocated to all the impact funds that are part of the study.		
Additional Analysis		
Fiscal Impact Summary		
The funding for this study was not in the current approved budget. A budget amendment is needed and will be funded from all the impact fees that are part of the study. This will be adopted through a formal resolution for a budget amendment. Department Account Codes: Recreation-14572, Police-15521, Fire-16522, Water-43533, and Sewer-44535.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. RFP 22-021 Response Tabulation	RFP 22-021 Response Tabulation.pdf	
2. RFP 22-021 Evaluation Summary	RFP 22-021 Evaluation Summary.pdf	
3. RFP 22-021 Award Recommendation	RFP 22-021 Award Recommendation.pdf	



RESPONSE TABULATION

RFP 22-021 IMPACT FEE STUDY

DUE DATE/TIME: JUNE 2, 2022 AT 2:00 P.M. (EST)

COMPANY NAME
David Taussig & Associates, Inc. – Tampa, FL
Raftelis Financial Consultants, Inc. – Maitland, FL
Willdan Financial Services, Inc. – Orlando, FL

Raftelis Financial Consultants, Inc.		Total Average				Evaluator 1			Evaluator 2			Evaluator 3		
Criteria	Weight	Score	Percent	Points	Score	Percent	Points	Score	Percent	Points	Score	Percent	Points	
TAB A - Introduction Letter	5%	8.33 of 10	4.17%	4.17 of 5 pts	9 of 10	4.5%	4.5 of 5 pts	8 of 10	4%	4 of 5 pts	8 of 10	4%	4 of 5 pts	
TAB B - License and Insurance	5%	5 of 5	5%	5 of 5 pts	5 of 5	5%	5 of 5 pts	5 of 5	5%	5 of 5 pts	5 of 5	5%	5 of 5 pts	
TAB C - Company Background	5%	9 of 10	4.5%	4.5 of 5 pts	9 of 10	4.5%	4.5 of 5 pts	8 of 10	4%	4 of 5 pts	10 of 10	5%	5 of 5 pts	
TAB D - Company Project Experience	15%	9 of 10	13.5%	13.5 of 15 pts	9 of 10	13.5%	13.5 of 15 pts	8 of 10	12%	12 of 15 pts	10 of 10	15%	15 of 15 pts	
TAB E - Personnel Experience	15%	9.33 of 10	14%	14 of 15 pts	9 of 10	13.5%	13.5 of 15 pts	9 of 10	13.5%	13.5 of 15 pts	10 of 10	15%	15 of 15 pts	
TAB F - Methodology and Approach	10%	8.67 of 10	8.67%	8.67 of 10 pts	9 of 10	9%	9 of 10 pts	8 of 10	8%	8 of 10 pts	9 of 10	9%	9 of 10 pts	
TAB G - Preliminary Scope of Services	10%	8.67 of 10	8.67%	8.67 of 10 pts	9 of 10	9%	9 of 10 pts	8 of 10	8%	8 of 10 pts	9 of 10	9%	9 of 10 pts	
TAB H - Project Schedule	10%	9.67 of 10	9.67%	9.67 of 10 pts	10 of 10	10%	10 of 10 pts	9 of 10	9%	9 of 10 pts	10 of 10	10%	10 of 10 pts	
TAB I - Cost of Services	15%	7.67 of 10	11.5%	11.5 of 15 pts	9 of 10	13.5%	13.5 of 15 pts	6 of 10	9%	9 of 15 pts	8 of 10	12%	12 of 15 pts	
TAB J - Physical Business Location	5%	2 of 5	2%	2 of 5 pts	2 of 5	2%	2 of 5 pts	2 of 5	2%	2 of 5 pts	2 of 5	2%	2 of 5 pts	
TAB K - Quality of Submittal	5%	9.33 of 10	4.67%	4.67 of 5 pts	10 of 10	5%	5 of 5 pts	8 of 10	4%	4 of 5 pts	10 of 10	5%	5 of 5 pts	
		86.67 of 100	86%	86.33 of 100 pts	90 of 100	90%	89.5 of 100 pts	79 of 100	79%	78.5 of 100 pts	91 of 100	91%	91 of 100 pts	

David Taussig & Associates, Inc.		Total Average				Evaluator 1			Evaluator 2			Evaluator 3		
Criteria	Weight	Score	Percent	Points	Score	Percent	Points	Score	Percent	Points	Score	Percent	Points	
TAB A - Introduction Letter	5%	7.67 of 10	3.83%	3.83 of 5 pts	9 of 10	4.5%	4.5 of 5 pts	6 of 10	3%	3 of 5 pts	8 of 10	4%	4 of 5 pts	
TAB B - License and Insurance	5%	5 of 5	5%	5 of 5 pts	5 of 5	5%	5 of 5 pts	5 of 5	5%	5 of 5 pts	5 of 5	5%	5 of 5 pts	
TAB C - Company Background	5%	8 of 10	4%	4 of 5 pts	9 of 10	4.5%	4.5 of 5 pts	7 of 10	3.5%	3.5 of 5 pts	8 of 10	4%	4 of 5 pts	
TAB D - Company Project Experience	15%	7.67 of 10	11.5%	11.5 of 15 pts	9 of 10	13.5%	13.5 of 15 pts	5 of 10	7.5%	7.5 of 15 pts	9 of 10	13.5%	13.5 of 15 pts	
TAB E - Personnel Experience	15%	8 of 10	12%	12 of 15 pts	9 of 10	13.5%	13.5 of 15 pts	7 of 10	10.5%	10.5 of 15 pts	8 of 10	12%	12 of 15 pts	
TAB F - Methodology and Approach	10%	8 of 10	8%	8 of 10 pts	9 of 10	9%	9 of 10 pts	6 of 10	6%	6 of 10 pts	9 of 10	9%	9 of 10 pts	
TAB G - Preliminary Scope of Services	10%	8.67 of 10	8.67%	8.67 of 10 pts	9 of 10	9%	9 of 10 pts	8 of 10	8%	8 of 10 pts	9 of 10	9%	9 of 10 pts	
TAB H - Project Schedule	10%	7 of 10	7%	7 of 10 pts	8 of 10	8%	8 of 10 pts	6 of 10	6%	6 of 10 pts	7 of 10	7%	7 of 10 pts	
TAB I - Cost of Services	15%	10 of 10	15%	15 of 15 pts	10 of 10	15%	15 of 15 pts	10 of 10	15%	15 of 15 pts	10 of 10	15%	15 of 15 pts	
TAB J - Physical Business Location	5%	2 of 5	2%	2 of 5 pts	2 of 5	2%	2 of 5 pts	2 of 5	2%	2 of 5 pts	2 of 5	2%	2 of 5 pts	
TAB K - Quality of Submittal	5%	8.67 of 10	4.33%	4.33 of 5 pts	10 of 10	5%	5 of 5 pts	6 of 10	3%	3 of 5 pts	10 of 10	5%	5 of 5 pts	
		80.67 of 100	81%	81.33 of 100 pts	89 of 100	89%	89 of 100 pts	68 of 100	70%	69.5 of 100 pts	85 of 100	86%	85.5 of 100 pts	

Willdan Financial Services, Inc.	Total Average				Evaluator 1			Evaluator 2			Evaluator 3		
Criteria	Weight	Score	Percent	Points	Score	Percent	Points	Score	Percent	Points	Score	Percent	Points
TAB A - Introduction Letter	5%	7.67 of 10	3.83%	3.83 of 5 pts	9 of 10	4.5%	4.5 of 5 pts	6 of 10	3%	3 of 5 pts	8 of 10	4%	4 of 5 pts
TAB B - License and Insurance	5%	5 of 5	5%	5 of 5 pts	5 of 5	5%	5 of 5 pts	5 of 5	5%	5 of 5 pts	5 of 5	5%	5 of 5 pts
TAB C - Company Background	5%	7.67 of 10	3.83%	3.83 of 5 pts	9 of 10	4.5%	4.5 of 5 pts	4 of 10	2%	2 of 5 pts	10 of 10	5%	5 of 5 pts
TAB D - Company Project Experience	15%	8 of 10	12%	12 of 15 pts	9 of 10	13.5%	13.5 of 15 pts	5 of 10	7.5%	7.5 of 15 pts	10 of 10	15%	15 of 15 pts
TAB E - Personnel Experience	15%	8 of 10	12%	12 of 15 pts	9 of 10	13.5%	13.5 of 15 pts	6 of 10	9%	9 of 15 pts	9 of 10	13.5%	13.5 of 15 pts
TAB F - Methodology and Approach	10%	8.33 of 10	8.33%	8.33 of 10 pts	9 of 10	9%	9 of 10 pts	7 of 10	7%	7 of 10 pts	9 of 10	9%	9 of 10 pts
TAB G - Preliminary Scope of Services	10%	8.33 of 10	8.33%	8.33 of 10 pts	9 of 10	9%	9 of 10 pts	7 of 10	7%	7 of 10 pts	9 of 10	9%	9 of 10 pts
TAB H - Project Schedule	10%	6 of 10	6%	6 of 10 pts	8 of 10	8%	8 of 10 pts	4 of 10	4%	4 of 10 pts	6 of 10	6%	6 of 10 pts
TAB I - Cost of Services	15%	6 of 10	9%	9 of 15 pts	8 of 10	12%	12 of 15 pts	4 of 10	6%	6 of 15 pts	6 of 10	9%	9 of 15 pts
TAB J - Physical Business Location	5%	2 of 5	2%	2 of 5 pts	2 of 5	2%	2 of 5 pts	2 of 5	2%	2 of 5 pts	2 of 5	2%	2 of 5 pts

TAB K - Quality of Submittal	5%	9 of 10	4.5%	4.5 of 5 pts	10 of 10	5%	5 of 5 pts	7 of 10	3.5%	3.5 of 5 pts	10 of 10	5%	5 of 5 pts
		76 of 100	75%	74.83 of 100 pts	87 of 100	86%	86 of 100 pts	57 of 100	56%	56 of 100 pts	84 of 100	83%	82.5 of 100 pts

Evaluation Committee Members:

Scott Davidoff, Assistant City Manager

Curt Henschel, Development Services Director

Lisa Widican, Building Services Director

Freddy Suarez, Procurement Services Director (non-voting member)

Meeting Summary:

The Evaluation Committee met on June 6, 2022 at 2:00 p.m. to discuss the proposals. The scoring of the proposals was done individually by each evaluator and conducted electronically through Periscope RFP Eval software. At the time of the meeting, the Procurement Services Director provided the score summary to the committee and proceeded to review the scores. The Evaluation Committee agreed on the score summary and opted to rank the proposals in the same order. The Evaluation Committee chose Raftelis Financial Consultants, Inc. to negotiate a contract.



FREDDY L. SUAREZ
Procurement Services Director
352-241-7350
fsuarez@clermontfl.org

AWARD RECOMMENDATION
JUNE 6, 2022
RFP 22-021 – IMPACT FEE STUDY

Based on the evaluation of the Request for Proposals submittals, the Evaluation Committee is recommending award to number one ranked firm, Raftelis Financial Consultants, Inc.



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, June 14, 2022		
Agenda Item Name		
Resolution No. 2022-019R		
Requested Action		
Request approval of Resolution		
Staff Report		
This is a request for the submission of a grant application to the Florida Division of Cultural Affairs Facilities Program requesting \$200,000 for the Clermont Performing Arts Center (CPAC). This is a two to one (2 to 1) matching grant program requiring the City to provide up to \$400,000 should the grant be awarded. The City is not required to accept the grant even if awarded. The CPAC is a multipurpose room requiring a telescoping option, since fixed seating is not an option. The cost for this project is approximately \$1,000,000, which will be requested for the next fiscal year. The lack of raked, or angled seating is the most requested item and the biggest complaint since the opening of the Clermont Performing Arts Center.		
Additional Analysis		
Fiscal Impact Summary		
This is a two-to-one (2 to 1) matching grant program requiring the City to provide up to \$400,000 of the \$1,000,000 estimated total cost in order to receive the requested grant amount of \$200,000. Staff will be requesting this during the upcoming budget process. The City is not required to accept the grant even if awarded.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Reso No. 2022-019R Cultural Facilities Grant	Reso No. 2022-019R Cultural Facilities Grant.pdf	



CITY OF CLERMONT
RESOLUTION NO. 2022-019R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION TO THE FLORIDA DIVISION OF CULTURAL AFFAIRS CULTURAL FACILITIES PROGRAM REQUESTING \$200,000 FOR THE CLERMONT PERFORMING ARTS CENTER AND FURTHER AUTHORIZING AN AMOUNT OF \$400,000 AS THE CITY'S MATCHING FUNDS; AND EFFECTIVE DATE.

WHEREAS, the City of Clermont has the opportunity to apply for funding in the amount of \$200,000 for the Clermont Performing Arts Center, with the stipulation of 2 to 1 in matching funds; and

WHEREAS, funding in the amount of \$400,000 is necessary for the required match and will be available no later than July 1, 2023, if the grant is awarded.

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

SECTION 1:

That the above recitals are hereby adopted.

SECTION 2:

The City Council hereby authorizes the use of \$400,000 in eligible expenditures to be available by July 1, 2023 for required matching funds for a grant application to the Florida Division of Cultural Affairs in the quest for funding of the Clermont Performing Arts Center.

SECTION 3: EFFECTIVE DATE

This Resolution shall take effect immediately upon its adoption.



CITY OF CLERMONT
RESOLUTION NO. 2022-019R

DONE AND RESOLVED by the Mayor of the City Council of the City of Clermont, Lake County, Florida, this 14th day of June, 2022.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

Approved as to Form and Legality:

Daniel F. Mantzaris, City Attorney



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, June 14, 2022		
Agenda Item Name		
Lake County School Board Agreement		
Requested Action		
Request approval of the agreement.		
Staff Report		
Consider approval of the School Resource Officer Agreement for August, 10, 2022 through the last day of school for students in May 2023.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. City of Clermont SY22-23	City of Clermont SY22-23.pdf	

**AGREEMENT BETWEEN THE SCHOOL BOARD OF LAKE COUNTY, FLORIDA,
AND THE CITY OF CLERMONT, FOR
SCHOOL RESOURCE OFFICER PROGRAM [2022-2023]**

This **AGREEMENT** is entered into by and between the **City of Clermont**, a Florida municipal corporation, hereinafter referred to as “LAW ENFORCEMENT AGENCY” and the **School Board of Lake County, Florida**, a political subdivision of the State of Florida, hereinafter referred to as “SCHOOL BOARD”.

WITNESSETH:

WHEREAS, the SCHOOL BOARD is seeking three (3) School Resource Officers (SROs) to interact with students during the regular class schedule and at extra-curricular school activities so as to provide additional security to students, school personnel, the school community and school property; and

WHEREAS, the LAW ENFORCEMENT AGENCY is willing to place three (3) **City of Clermont** Police Officers at **Clermont Elementary (1), Cypress Ridge Elementary (1), and Lost Lake Elementary (1)** for the purpose of carrying out this school program.

NOW, THEREFORE, in and for consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereby agree that the LAW ENFORCEMENT AGENCY will provide three (3) sworn **City of Clermont** Police Officers who are certified pursuant to Section 943.10(1) *Florida Statutes* to the SCHOOL BOARD to act as SROs at the three (3) designated schools under the terms and conditions of this Agreement.

1. Term of Agreement. The term of this Agreement shall be for the next school year, beginning the 10th day of August 2022 through the last day of school for students in May 2023.

2. Compensation. The SCHOOL BOARD will pay the **City of Clermont** the sum of Two hundred fifty-seven thousand two hundred sixty-two (\$257,262.00) Dollars for services of the three (3) SROs provided pursuant to the terms of this Agreement. Such compensation shall be invoiced to the SCHOOL BOARD by the LAW ENFORCEMENT AGENCY in equal quarterly installments (September, November, February and May) commencing on the 1st day of September 2022. Invoices shall be paid by the SCHOOL BOARD within fifteen (15) days of receipt. In the

event that The Board of County Commissioners of Lake County, Florida, agrees to pay for any or all of the police officers assigned to the schools pursuant to this Agreement, then the LAW ENFORCEMENT AGENCY agrees that the SCHOOL BOARD may assign its obligation to pay under this section to The Board of County Commissioners of Lake County, Florida.

3. Scope. The LAW ENFORCEMENT AGENCY shall assign an SRO for three (3) designated schools. The SROs shall interact with students and provide security at the three (3) designated schools. In addition, the SROs shall have the duties and responsibilities listed in Exhibit “A” attached hereto.

4. Background Investigations. The LAW ENFORCEMENT AGENCY represents and warrants to the SCHOOL BOARD that the LAW ENFORCEMENT AGENCY has read and is familiar with Sections 1012.32, 1012.465, 1012.467 and 1012.468, *Florida Statutes* regarding background investigations. The LAW ENFORCEMENT AGENCY covenants to comply with all requirements of the above-cited statutes and shall provide SCHOOL BOARD with proof of compliance upon request. The LAW ENFORCEMENT AGENCY agrees, to the extent permitted by law and only to the extent permitted by 768.28, *Florida Statutes*, to indemnify and hold harmless the SCHOOL BOARD, its officers, agents and employees from any liability in the form of physical injury, death, or property damage resulting from the LAW ENFORCEMENT AGENCY’s failure to comply with the requirements of this paragraph or Florida Statute Sections, 1012.32, 1012.465, 1012.467 and 1012.468, *Florida Statutes*. Any claim against the LAW ENFORCEMENT AGENCY by the SCHOOL BOARD under the preceding sentence shall not include punitive damages or any interest for the period before judgment. Additionally, the LAW ENFORCEMENT AGENCY shall not be liable pursuant to this indemnity to pay a claim or judgment by any one person which exceeds the sum of \$200,000 or any claim or judgment, or portions thereof, which, when totaled with all other claims or judgments paid by the LAW ENFORCEMENT AGENCY arising out of the incident or occurrence, exceeds the sum of \$300,000. Further, nothing in this paragraph shall be construed as an admission of liability on behalf of the LAW ENFORCEMENT AGENCY.

5. Assignment of Officers. The LAW ENFORCEMENT AGENCY shall determine which SROs will be assigned under this Agreement and will also determine the particular school

to which the SRO will be assigned to. The LAW ENFORCEMENT AGENCY shall provide a notice of the assigned SROs to the school principals of the three (3) designated schools. In the event that the principal of the school where the SRO is assigned believes that the particular SRO is not effectively performing his/her duties and responsibilities, the principal shall notify the SRO in writing. If the situation is not corrected within three (3) working days, the principal shall contact the SRO's immediate supervisor and the Superintendent's designee in writing and provide a copy of said notice to each of them. If the situation is not resolved to the mutual satisfaction of both the SRO's immediate supervisor and the Superintendent's designee within ten (10) days, or if, during the same contract period, the principal determines for a second time that the SRO is not effectively performing his/her duties and responsibilities, then the Principal shall recommend to the Superintendent that the SRO be removed from the program at his/her school, and shall state the reasons as well as the efforts to resolve the problems in writing. The Superintendent, or his/her designee, shall review the request and, if approved, shall provide written notification to the LAW ENFORCEMENT AGENCY who shall transfer the SRO or take other appropriate action within ten (10) business days. In the event the principal considers the SRO's conduct to present a threat to the safety or well-being of the students or staff, the principal will immediately notify the Superintendent and the LAW ENFORCEMENT AGENCY. Upon receipt of such notification, the LAW ENFORCEMENT AGENCY shall take appropriate action.

6. Dismissal/Replacement/Absence.

The LAW ENFORCEMENT AGENCY may dismiss or reassign SROs with or without cause. In the event of the resignation, dismissal, or reassignment of an SRO, or in the case of long-term absences by an SRO, the LAW ENFORCEMENT AGENCY shall provide a temporary replacement for the SRO as soon as practical.

7. Leaves/Coverage.

The Chief of Police or another designated scheduling officer will approve vacations, sick leaves, and other leaves of absence for the SRO. The SRO will communicate approved vacation, sick leaves, trainings or any other leave that impacts SRO presence in schools with the SCHOOL BOARD'S Safety and Security Specialist.

LAW ENFORCEMENT AGENCY shall provide coverage of an SRO during any time in which the SRO will be off campus of the school to include, but not be limited to vacations, sick leaves, other leaves of absence or due to other related assignments.

8. Hours of Assignment. The SROs will be stationed at the three (3) designated schools for eighty (80) hours per two-week period, Monday through Friday, as assigned and scheduled by the respective school principal and as approved by the LAW ENFORCEMENT AGENCY.

9. Additional Hours of Assignment. Additional hours of assignment during a two-week period may be made with prior approval of the LAW ENFORCEMENT AGENCY, if requested by the respective school principal. If the additional hours worked require that overtime be paid to the SROs, the SCHOOL BOARD will reimburse the LAW ENFORCEMENT AGENCY for overtime paid at the SRO's existing pay rate.

10. Off Campus Assignments. Upon the request of the respective school principal and with the prior approval of the LAW ENFORCEMENT AGENCY, an SRO's duties may occasionally include his/her assignment at school functions and activities that are held off campus.

11. Reassignment in Emergency Situations. Nothing in this Agreement shall prevent or interfere with the ability of the LAW ENFORCEMENT AGENCY to temporarily withdraw an assigned SRO from his/her post at the three (3) designated schools to respond to emergency situations as determined in the sole judgment and discretion of the LAW ENFORCEMENT AGENCY.

12. Supervising Authority. During the term of this Agreement, the SROs assigned shall remain employees of the LAW ENFORCEMENT, under the authority of the chain of command of the LAW ENFORCEMENT AGENCY and subject to all other rules and regulations of the LAW ENFORCEMENT AGENCY. The SROs will report to their respective school principal for assignment of duties and work schedules, including the extracurricular activities during the regular school day for up to eighty (80) hours for each officer per two-week period. Each SRO shall remain, at all times, an employee of the LAW ENFORCEMENT AGENCY. Workers

Compensation coverage, as required by law, will be provided for the officer by the LAW ENFORCEMENT AGENCY.

13. Salary and Benefits. The LAW ENFORCEMENT AGENCY will provide the salary and benefits to each SRO assigned, including uniforms and equipment and any applicable overtime pay as agreed to above.

14. Vehicle. The LAW ENFORCEMENT AGENCY will provide vehicles for SROs if or when determined necessary by the LAW ENFORCEMENT AGENCY.

15. Threats to School Safety.

A. Pursuant to Section 1006.13(4), *Florida Statutes*, any acts that pose a threat to school safety, whether committed by a student or adult, shall be reported to the School Principal, or his or her designee, who shall report the acts to the SRO and the School Board's School Safety Specialist.

B. If requested by the School Principal, or his or her designee, the SRO, or other appropriate law enforcement officers, shall assist in the investigation of the acts that pose a threat to school safety; upon conclusion of the investigation, the SRO shall report the findings of the investigation to the School Board's School Safety Specialist to properly document the disposition of the incident. Additionally, the School Principal, or his or her designee, shall consult with SRO concerning appropriate delinquent acts and crimes.

16. Termination of Agreement. This Agreement may be terminated by either party upon thirty (30) days written notice. Notice shall be deemed given as of the date of deposit of such written NOTICE in the course of transmission in the United States Postal Service and addressed as follows:

SCHOOL BOARD:

Superintendent of Schools
School Board of Lake County
201 West Burleigh Boulevard
Tavares, FL 32778

LAW ENFORCEMENT
AGENCY:

Chief of Police
City of Clermont Police Department

3600 U.S. 27
Clermont, FL 34711

Upon termination pursuant to this subsection, payment will be made by the SCHOOL BOARD or reimbursement made by the LAW ENFORCEMENT AGENCY based on a pro rata charge for services for that portion of the school year covered by this Agreement prior to termination.

17. Entire Agreement. This Agreement embodies the entire agreement and understanding between the parties with respect to the subject matter hereto and supersedes all prior Agreements, representations and understandings either oral, written or otherwise relating thereto.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the respective dates under each signature.

“SCHOOL BOARD”

**THE SCHOOL BOARD OF LAKE COUNTY,
FLORIDA**

By: _____
Stephanie Luke, Chairperson

Date: _____

Approved as to form:

Attest: _____
Diane S. Kornegay, Superintendent

School Board Attorney

“LAW ENFORCEMENT AGENCY”

CITY OF CLERMONT

By: _____
Tim Murry, Mayor

Date: _____

Approved as to form:

Attest: _____

Name, Title of Signatory (Click or tap here to

enter text.)

Daniel Mantzaris, City Attorney

EXHIBIT “A”

In addition to the routine duties and responsibilities of the SROs, the SROs shall have the following specific duties and responsibilities:

1. Each SRO shall at all times perform his/her duties in accordance with City of Clermont Police Department’s standard operating procedures.
2. The SROs shall serve as resource instructors providing programs in crime prevention that encourage students to become responsible citizens.
3. The SROs shall also assist the orderly flow of traffic on school grounds.
4. Each SRO shall maintain all law enforcement powers, duties, and responsibilities inclusive of his/her position as C Police Officers while assigned to the SRO program.
5. Each SRO shall be responsible to his/her agency in all matters relating to employment, however, activities conducted by the SROs which are part of the regular school instruction program shall be under the direction of the principal or his/her designee.
6. Each SRO shall be at his/her school during normal school hours of operation and shall utilize the school’s computer-based management system to sign in and out to verify attendance. During times that the SROs are unable to be on campus or need to leave campus, those times will be coordinated with the principal or his/her designee and each SRO’s supervisor. The SRO supervisor will assure that the School has a replacement SRO on campus.
7. The SROs shall perform such duties as directed by his/her agency when school is not in session. The principal or his/her designee shall advise the Officers’ supervisor of the school’s calendar.
8. The SROs may contact students during school hours in conjunction with a criminal investigation so long as such contact does not interfere with or impede the orderly operation of the school or the rights of the individual students.
9. All student record information will be maintained in accordance with the provisions of Florida Statutes.
10. The SROs shall interface with students between class breaks, during lunch periods, before and after school and at school activities at which the SROs are in attendance. The SROs will not be assigned to a permanent school related duty post so as not to establish predictable patterns.
11. In the interest of maintaining a safe and orderly school environment, student and campus supervision is of critical importance. The SROs shall take a prominent role in supervision responsibilities, which shall be coordinated with and agreed to by the SROs and the designated

school principal. While school is in session, the SROs shall be present on and around the school campus except as permitted in paragraph 6 of this Exhibit A.

12. The SROs will serve as a referral resource for students, faculty and parents to community agencies.

13. The SROs will serve as a Law Enforcement resource to school administration and the district manager of security services.

14. The SROs shall be familiar and offer support with the plans and strategies for the prevention and control of dangerous situations at the school.

15. The SROs will coordinate activities with the school administration and the school guidance department in an effort to identify those students who exhibit indications of early delinquent behavior.

16. The SROs shall attend meetings of school faculty and requested administrative meetings during school hours on a regular basis.

17. The SROs shall not act as a school disciplinarian, as disciplining students is a school responsibility. However, the principal shall contact the SROs for any violations of the law, and the SROs shall determine whether law enforcement action is appropriate.

18. The SROs shall take law enforcement action as necessary and as permitted under Florida law and shall inform the school principal of such action unless it would impede a criminal investigation, under such circumstances as practical. The SROs shall take appropriate law enforcement action against intruders and unwanted guests who may appear at the school and related school functions, to the extent that the SROs may do so under the authority of law. Whenever practical, the SROs shall advise the principal before requesting additional law enforcement assistance on campus.

19. The SROs shall be informed by school personnel of any situation occurring on school grounds that would appear to be a violation of the law of criminal nature.

20. The SROs shall maintain detailed accurate records of his/her activities, and provide a written monthly report to the LAW ENFORCEMENT AGENCY who shall provide such information to the Safe Schools Department of the SCHOOL BOARD.

21. The SROs and school administration shall work together to keep each other informed during the course of all criminal investigations as permitted by law and as practical. This provision shall not be interpreted so as to interfere with or impede the SROs' law enforcement duties, obligations and/or powers.

22. The SROs shall work with school administration when determining whether an arrest should be made, or if there is an alternative solution to the incident which would still be in compliance with Florida law. The final decision on whether arrest is appropriate will lie with the

attending SRO or other law enforcement officer on scene at the incident. This provision shall not be interpreted so as to interfere with or impede the SROs' law enforcement duties, obligations or powers.

23. The SROs shall affect a physical arrest for felonies committed on school grounds, particularly those that are "Zero Tolerance", as permitted by law.

24. The SROs shall give assistance to other law enforcement officers and government agencies in matters regarding his/her school assignment, whenever necessary.

25. The parties shall comply with the provisions of the Family Educational Rights and Privacy Act ("FERPA").



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, June 14, 2022		
Agenda Item Name		
Interlocal Agreement Amendment		
Requested Action		
Recommend approval of interlocal agreement.		
Staff Report		
Staff is requesting to amend the Interlocal Agreement between the City of Clermont, the City of Groveland, the City of Minneola, and Sunshine Water Services Company (f/k/a Utilities Inc. of Florida), also known as the South Lake Regional Technical Advisory Committee, for regional water supply planning and strategies. These services relate to the development and evaluation of water supply options and strategies, by approving the inclusion of the City of Mascotte in the agreement.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. SLRTAC FIRST AMENDMENT ADD MASCOTTE FINAL	SLRTAC FIRST AMENDMENT ADD MASCOTTE FINAL.pdf	

**FIRST AMENDMENT TO INTERLOCAL AGREEMENT BETWEEN
THE CITY OF CLERMONT;
THE CITY OF GROVELAND; THE CITY OF MINNEOLA,
AND SUNSHINE WATER SERVICES COMPANY (f/k/a UTILITIES, INC. OF
FLORIDA)
FOR REGIONAL WATER SUPPLY PLANNING AND STRATEGIES
(ADDING CITY OF MASCOTTE AS PARTY)**

This Amendment is to that certain Interlocal Agreement dated February 28, 2020, (the Agreement) between the CITY OF CLERMONT, THE CITY OF GROVELAND, THE CITY OF MINNEOLA and SUNSHINE WATER SERVICES COMPANY (f/k/a UTILITIES, INC. OF FLORIDA). The parties, in exchange for the mutual covenants contained herein and, in the Agreement, agree as follows:

1. This Amendment expressly modifies the Agreement and in the event of a conflict, the terms and conditions of this Amendment shall prevail.
2. The Agreement is hereby amended to include the City of Mascotte, Florida as a full party thereto with all rights, entitlements and obligations contained therein.
3. All other terms and conditions set forth in the Agreement shall remain in full force and effect and unchanged as agreed to by the parties.
4. This Amendment shall take effect as of the last date of formal execution by the parties.

IN WITNESS WHEREOF, the parties hereto have made and executed this Addendum for the purposes herein expressed on the dates set forth below.

CITY OF GROVELAND

Attest:

Evelyn Wilson, Mayor

This _____ day of _____, 2022

Virginia Wright, City Clerk

Approved as to form and legality:

Anita Geraci Carver, City Attorney

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CITY OF CLERMONT

Attest:

Tim Murry, Mayor
This _____ day of _____, 2022

Tracy Ackroyd, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

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CITY OF MINNEOLA

Attest:

Pat Kelley, Mayor

April Sheppard, City Clerk

This ____ day of _____, 2022

Approved as to form and legality:

Scott Gerkin, City Attorney

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CITY OF MASCOTTE

Attest:

Steven Sheffield, Mayor

Stephanie Abrams, City Clerk

This ____ day of _____, 2022

Approved as to form and legality:

Andrew J. Hand, City Attorney

SUNSHINE WATER SERVICES COMPANY

_____, President

This ____ day of _____, 2022

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CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, June 14, 2022		
Agenda Item Name		
Interlocal Agreement		
Requested Action		
Approval of an interlocal agreement where all parties will contribute to a consultant for the oversight of the South Lake Regional Technical Advisory Committee.		
Staff Report		
City staff is seeking approval of an interlocal agreement where all parties (City of Clermont, City of Groveland, City of Minneola, Sunshine Water Services f/k/a Utilities Inc. of Florida) contribute to consulting services for the oversight of the South Lake Regional Technical Advisory Committee pertaining to water supply planning and strategies. The shared cost of all parties included in the agreement is \$6,000 annually; the total amount for all parties is \$30,000.		
Additional Analysis		
Fiscal Impact Summary		
The annual cost of this agreement is in the current Fiscal Year budget. Department Account Code: 41533-53141		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	SLRTAC INTERLOCAL AGREEMENT OVERSIGHT CONSULTANT FINAL	SLRTAC INTERLOCAL AGREEMENT OVERSIGHT CONSULTANT FINAL.pdf

**INTERLOCAL AGREEMENT BETWEEN
THE CITY OF GROVELAND; THE CITY OF MINNEOLA; THE CITY OF
CLERMONT; THE CITY OF MASCOTTE
AND SUNSHINE WATER SERVICES COMPANY (f/k/a UTILITIES, INC. OF
FLORIDA)
FOR RETENTION OF OVERSIGHT CONSULTANT**

THIS AGREEMENT is made and entered into by the City of Groveland, the City of Minneola, the City of Clermont, the City of Mascotte, all municipal corporations organized under the laws of Florida and Sunshine Water Services Company (f/k/a Utilities, Inc. of Florida), a Florida corporation (collectively, the “Parties”).

RECITALS

WHEREAS, the St. Johns River Water Management District, the South Florida Water Management District and the Southwest Water Management District are studying whether the Florida Aquifer system is reaching its sustainable limits of use and exploring the need to develop alternative and supplemental sources of water through a collaborative effort called the Central Florida Water Initiative (CFWI); and

WHEREAS, the Cities of Groveland, Minneola, Mascotte, and Clermont as well as Sunshine Water Services Company (SWSC) have been participating in the South Lake Regional Technical Advisory Committee (SLRTAC) which fosters a cooperative approach to resolving south Lake County’s collective current and future water resource demands; and

WHEREAS, the Parties hereto, have determined that it is in the best interest to take a collaborative approach and resource sharing among the Parties, and through those efforts, to decrease the region's dependency on groundwater withdrawals and protect the Florida Aquifer.

NOW, THEREFORE, in consideration of the foregoing recitals, promises and mutual covenants contained herein, the Parties hereto agree as follows:

- 1) **Recitals**. The foregoing recitals are true and correct and incorporated herein.
- 2) **Purpose**. The purpose of this Agreement is for the Parties to pool resources in order to procure the services of a consultant (the “Oversight Consultant”) to oversee the meetings and efforts of the South Lake Regional Technical Advisory Committee (SLRTAC) including exploring, investigating and identifying projects that promote non-traditional/alternative water supplies and develop impact mitigation strategies to assist the Parties in meeting their public water supply demands in south Lake County and to perform the Scope of Services set forth in Exhibit “A”, attached hereto and incorporated herein.
- 3) **Retention and Funding of an Oversight Consultant**. The Parties hereby appoint the City of Groveland to procure and retain the services of an Oversight Consultant to fulfill the Scope of Services contained in Exhibit “A” attached hereto and incorporated herein. The selection of the Oversight Consultant shall be subject to approval by the party representatives listed in the Notice section of this Agreement.

- a) **Cost of Services and Funding.** The cost of services for the Oversight Consultant is estimated at approximately thirty thousand dollars (\$30,000) per year. Each party shall pay its equal share, estimated to be six thousand dollars (\$6,000), annually toward the cost of the Oversight Consultant. Each party agrees to pay its applicable share as provided in this Agreement.
- b) **Retention of Oversight Consultant.**
 - i) The City of Groveland shall negotiate an agreement with the selected Oversight Consultant to perform the tasks and services included in the Scope of Services described in Exhibit "A". The agreement shall include provisions that the Oversight Consultant shall submit invoices for payment no more frequently than once every thirty (30) days during the term of the agreement. Upon approval of an agreement between the City of Groveland and the Oversight Consultant, the City of Groveland shall provide written notice of the same to the Parties. Within thirty (30) days of the receipt of notice from the City of Groveland, each party shall make a one-time, lump sum payment to the City of Groveland in their allotted amount of the estimated cost set forth above, for the City of Groveland to draw upon after contributing its allotted amount, in compensating the Oversight Consultant for service.
 - ii) If the City of Groveland wishes to terminate its contract with the Oversight Consultant, prior to such action, the City of Groveland shall obtain approval of the proposed termination from a majority of the Parties to this agreement. Except for termination for cause, the Parties agree that the Oversight Consultant shall be paid for work completed and accepted by the City of Groveland prior to termination.
 - iii) In the event the term of this Agreement is extended as provided in paragraph 4 of this Agreement, for each annual extension period, and within thirty (30) days of the receipt of notice from the City of Groveland, each party shall make a one-time, lump sum payment to the City of Groveland in their allotted amount of the estimated cost for the then impending year which shall be used by the City of Groveland to draw upon after contributing its allotted amount in compensating the Oversight Consultant for service.
- 4) **Term of Agreement.** This Agreement shall become effective upon execution of all Parties and shall continue for a period of twelve (12) months, unless terminated as provided in Section 5. The term may be extended annually by mutual written consent of the Parties for up to 5 years.
- 5) **Termination.**
 - a) Any party to this Agreement may terminate its participation in the Agreement without cause by providing written notice to the other Parties no less than sixty (60) days prior to termination. A party who terminates shall not be entitled to a refund of any funds paid. The Agreement shall remain in place for the remaining Parties.
 - b) Additionally, upon the mutual agreement of all Parties, the Parties shall have the right to terminate this Agreement, for any reason. The effective date of the termination shall be on

the date the written termination is last signed by a party. Upon such termination the City of Groveland shall immediately notify the Oversight Consultant. In the event of termination which is not due to a default by Oversight Consultant, the Parties agree the Oversight Consultant shall be paid for work completed prior to termination.

6) **Non-Assignability.** This Agreement may not be assigned without the express written consent of all Parties, except that UIF, may assign its obligations under this agreement to any wholly owned subsidiary of Corix Regulated Utilities (US) Inc. (f/k/a Utilities, Inc.), an Illinois corporation, without consent of the other Parties.

7) **Entire Agreement.** This Agreement constitutes the entire agreement among the Parties pertaining to the retention of an Oversight Consultant for the SLRTAC, and supersedes all prior and contemporaneous agreements, understandings, negotiations and discussions of the Parties, whether oral or written, and there are no warranties, representations or other agreements among the Parties in connection with the subject matter hereof, except as specifically set forth herein. This Agreement does not supplant, supersede, modify or amend any existing agreements. This Agreement does not supplant, supersede, modify or amend any applicable requirements of statutes or rules.

8) **Effective Date.** This Agreement shall become effective on the last date of formal execution by the Parties.

9) **Notices.** Wherever provision is made in this Agreement for the giving, serving or delivering of any notice, statement, or other instrument, such notice shall be in writing and shall be deemed to have been duly given, served and delivered, if delivered by hand or mailed by United States registered or certified mail or sent by facsimile, addressed as follows:

CITY OF CLERMONT

Clermont City Manager
685 W. Montrose St., 3rd Floor
Clermont, FL 34711

CITY OF MINNEOLA

Minneola City Manager
800 N. U.S. Hwy. 27
Minneola, FL 34715

CITY OF GROVELAND

Groveland City Manager
156 South Lake Ave.
Groveland, FL 34736

**SUNSHINE WATER SERVICES
COMPANY**

President
200 Weathersfield Avenue
Altamonte Springs, FL 32714

CITY OF MASCOTTE

Mascotte City Manager
100 E Myers Blvd
Mascotte, FL 34753

10) **Severability.** If any provision of this Agreement is found by a court of competent jurisdiction to be invalid, it shall be considered deleted here from, and shall not invalidate the

remaining provisions so long as the Parties' material objectives can be implanted with the remaining provisions.

11) **Modification**. No modification, amendment or alternation of the terms or conditions contained herein shall be effective unless contained in a written document executed by all Parties with the same formality and of equal dignity herewith.

12) **Public Records**. Each party understands and acknowledges Florida's public records law and shall comply as required by the provisions of Section 119.0701, Florida Statutes.

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IN WITNESS HERETO, the Parties to this Agreement, by their signatures, have caused this Agreement and all its parts to be fully executed as of the dates set forth below.

CITY OF GROVELAND

Attest:

Evelyn Wilson, Mayor
This _____ day of _____, 2022

Virginia Wright, City Clerk

Approved as to form and legality:

Anita Geraci Carver, City Attorney

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CITY OF CLERMONT

Attest:

Tim Murry, Mayor
This _____ day of _____, 2022

Tracy Ackroyd, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

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CITY OF MINNEOLA

Attest:

Pat Kelley, Mayor

April Sheppard, City Clerk

This ____ day of _____, 2022

Approved as to form and legality:

Scott Gerkin, City Attorney

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SUNSHINE WATER SERVICES COMPANY

_____, President

This ____ day of _____, 2022

{Rest of Page Intentionally Blank; Signatures Continued on Next Page}

CITY OF MASCOTTE

Attest:

Steven Sheffield, Mayor

Stephanie Abrams, City Clerk

This ____ day of _____, 2022

Approved as to form and legality:

Andrew J. Hand, City Attorney

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EXHIBIT “A”

OVERSIGHT CONSULTANT SCOPE OF SERVICES

- Coordinate South Lake Regional Technical Advisory Committee meetings, minutes, agenda.
- Meet with the SJRWMD to determine if any additional alternative water supply projects within reasonable distance of the SLRTAC (up to 30 miles) have been identified and could potentially be developed for use.
- Assist in identifying potential grants, cost share programs and other funding to aid the parties in collective or individual utility projects.
- Review the locations of the MFL water bodies relative to nearby water reclamation and potable water supply facilities to gain an understanding of where reclaimed water projects would achieve the most benefit.
- Monitor and report the members on emerging issues, rulemaking and funding from the SJRWMD, Central Florida Water Initiative, Florida Department of Environmental Protection and other regulatory agencies.
- Review infrastructure of water, wastewater and reclaimed systems and components for potential interconnects, optimization and/or water wheeling.
- Recommend Utility best management practices to the Committee and member Utilities.
- Facilitate water supply options and strategies as identified by the committee.
- Coordinate cooperative efforts of the Cities of Groveland, Mascotte, Minneola and Clermont and Sunshine Water Services Company regarding water supply issues in South Lake County.
- Represent the South Lake Regional Technical Advisory Committee in attending Central Florida Water Initiative meetings.
- Pursue appointment to Central Florida Water Initiative Working Group to establish active involvement in future planning process.
- Review parties Consumptive Use Permits, Water Permits, Wastewater Permits and associated projects for joint planning opportunities and regional planning.
- Assist in regional landscaping, irrigation and conservation requirements.
- Assist in development of regional mapping of parties water, reclaimed and sewer systems to explore interconnects and future transmission projects.
- Consultant shall provide the services hereunder in the best interest of all parties and without preference to any one party.



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, June 14, 2022		
Agenda Item Name		
Event and Open Container Request <i>Taste of South Lake</i>		
Requested Action		
Recommend to approve the South Lake Chamber of Commerce to have an open container area for their "Taste of South Lake" event on November 3, 2022, at Waterfront Park.		
Staff Report		
The South Lake Chamber is requesting to have a designated open container area at Waterfront Park on November 3, 2022, from 5:00 PM to 8:30 PM for their annual "Taste of South Lake" event. The organization's open container area consists of a fenced in area at Waterfront Park on the grass area. The South Lake trail will remain open for daily use by the public. The map is attached for specific location. The organization will be exercising its 501c3 right and pulling the alcohol license from the Alcohol Beverage and Tobacco Agency. They have agreed to the proper number of police, medical, and staff as directed.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Taste of South Lake application	Taste of South Lake application.pdf	
2. Vendor Layout map	Vendor Layout map.pdf	



APPLICATION FOR SPECIAL EVENTS PERMIT

PLEASE TYPE OR PRINT CLEARLY

Today's Date 11/9/2021
Name of Event Taste of South Lake & Business Expo
Date(s) of Event Thursday, Nov 3, 2022 Estimated Attendance: 1200
Event Start Time: 5:30pm Event End Time: 8:30pm
Before Event Setup Time: Nov. 1 (Tents), Nov. 4 8am After Event Cleanup Time: Nov. 3 9:30am, Nov 4 (tents)
Name of Organization/Applicant South Lake Chamber of Commerce

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

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

Non-Profit documentation must be provided with application.

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

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

Federal ID # or Driver's License # _____

Event Contact David Colby Email office@southlakechamber-fl.com

Day Phone 352-394-4191 Cell Phone 352-394-4191

Address 620 W. Montrose St. City Clermont State FL Zip 34711

Secondary Contact Nate Edmund Phone # 352-394-4191

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

NA

Briefly Describe Event: Expo style even that includes restaurant vendors handing out samples of their specialty or signature dishes plus business vendor booths providing information about their business. Attended by local and non-local residents of all ages

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

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

Other Location: _____

PLEASE COMPLETE THE FOLLOWING QUESTIONNAIRE AND RETURN WITH YOUR APPLICATION

Alcohol Served: ☒ Yes ☐ No

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

Canopy/Tent Use: ☒ Yes ☐ No Size of Tent* 80x130, 60x130, 20x20

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

Electrical Use: ☒ Yes ☐ No Describe the need: Power for lights

Additional permits may be required based on use

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

Gas Fueled Equipment: ☐ Yes ☐ No Describe Use:

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

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

Cooking Equipment Use: ☐ Yes ☒ No

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

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

Insurance may be required by provider

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

Insurance may be required by provider

Pyrotechnic/Fireworks Displays: ☐ Yes ☒ No

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

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

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

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

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

Live Television or Radio Broadcast: ☐ Yes ☒ No

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

Describe: Speakers and live band

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

Banners or Attention Getting Devices: ☐ Yes ☒ No

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

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

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

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

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

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

SPECIAL EVENTS COST ESTIMATOR

NAME OF EVENT: Taste of South Lake & Business Expo
 DATE OF EVENT: Nov 3, 2022
 EVENT CONTACT: David Colby
 REFUND MAILING ADDRESS: 620 W. Montrose St.
 Street Address
 Clermont FL 34711
 City ST Zip
 CELL PHONE: 407-963-7349

Payment Deadline:

Application Fee and deposit are due upon submission

Final payment is due 30 days prior to event date.

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

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

Resident/Non-Profit rate is defined as

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

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

Non-Resident/Business rate is defined as

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

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

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

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

Indemnification, Insurance and Additional Costs

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

Applicant's Signature

David Colby

Printed Name

President & CEO

Title

11/15/2021

Date

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

Department / Division Routing:

a) Parks & Rec. Dept.

b) Police Department

c) Fire Department

d) Public Works Dept.

e) Development Services Dept.

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

SPECIAL EVENT PERMIT APPLICATION GUIDELINES

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

DOCUMENTS TO BE INCLUDED WITH SIGNED / COMPLETED APPLICATION

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

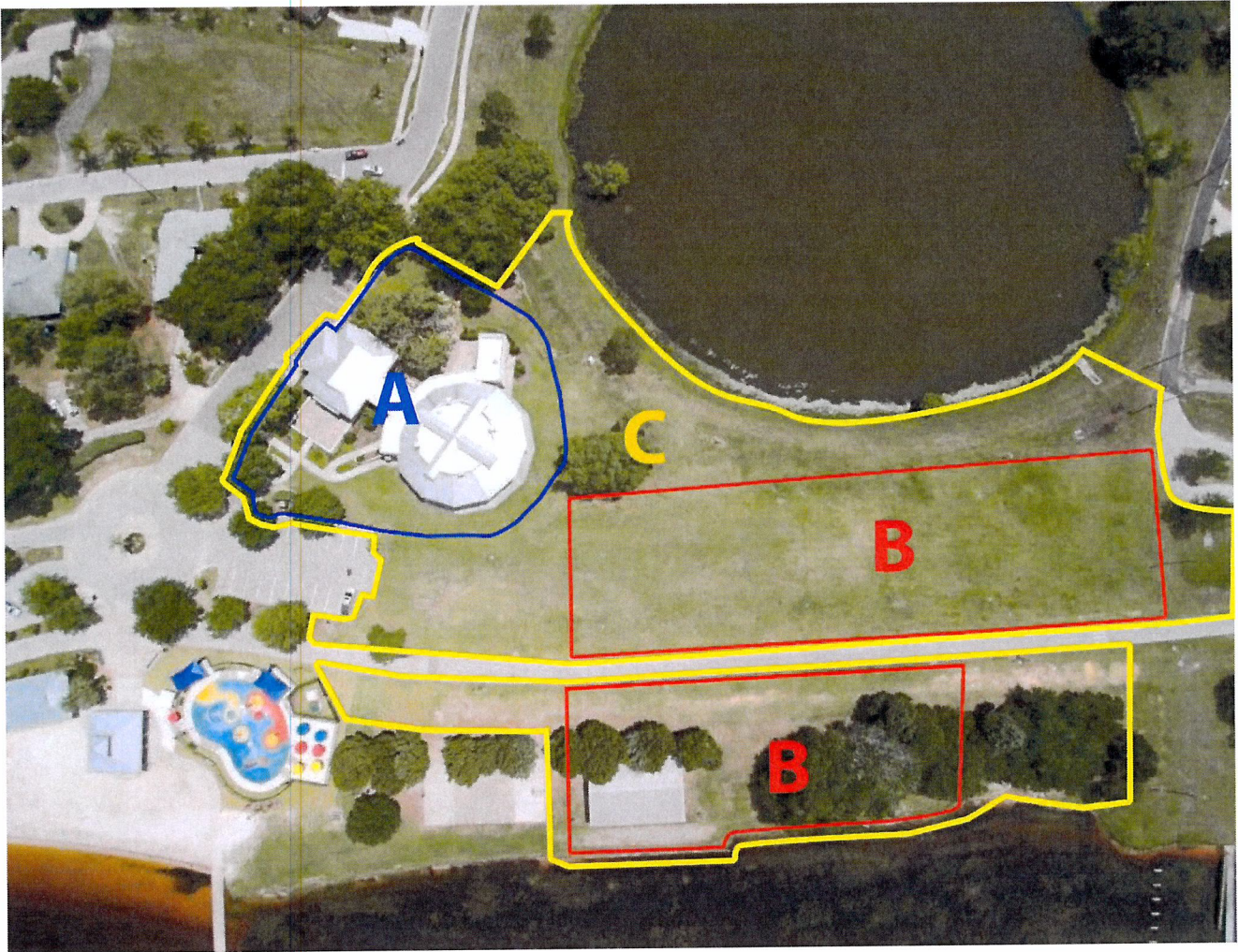
- ☐ 1. Completed Application
- ☐ 2. Application Fee and Deposit
- ☐ 3. Cost Estimator
- ☐ 4. Insurance Liability - Certificate of Insurance naming the City of Clermont as additional insured
- ☐ 5. Alcohol Permit - *(if applicable)*
- ☐ 6. Sign Requirements - *(if applicable)*
- ☐ 7. Road Closure locations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

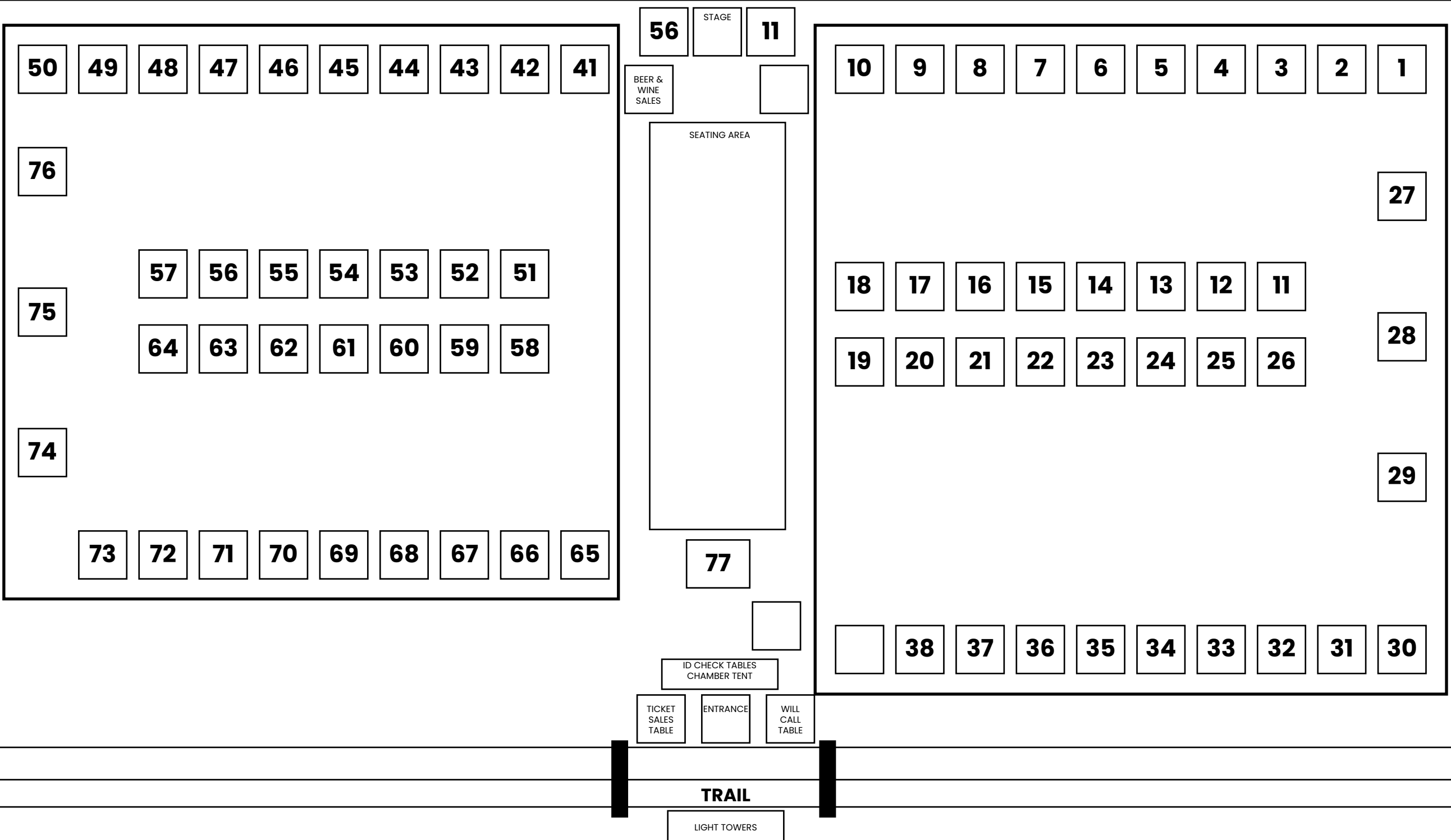
The Following Items Must be Noted on Your Site Plan

Maximum Size of 8 1/2" X 11" including the following information:

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

MAP 1





TRAIL

LIGHT TOWERS



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date		
Tuesday, June 14, 2022		
Agenda Item Name		
Resolution No. 2022-010R <i>Clermont Yacht Club CUP</i>		
Requested Action		
Recommend denial of Resolution No 2022-010R.		
Staff Report		
The applicant is requesting a Conditional Use Permit (CUP) to allow for the construction of the 108 condominium units as a third phase approved as part of a 1998 Master Development Plan (Resolution No. 98-1029), which permitted 205 multi-family units and 266 townhome or condo units. On November 24, 1998, the Clermont City Council approved a Conditional Use Permit for a Planned Unit Development (Resolution No. 98-1029). As part of the first and second phase, the developer constructed approximately 158 of the townhome/condominium units and the recreation amenities for the project. The developer never moved forward with the third phase and the construction of the remaining 108 units. The applicant has submitted an updated Traffic Impact Study (TIS) for review by the City's Traffic Engineer Consultant, and the results of the analysis indicates, that all intersections are projected to operate at acceptable levels of service (LOS) and the proposed project is not anticipated to have any adverse impact on the surrounding roadway networks and intersections. The applicant will be required to coordinate and comply with the requirements of Lake County Public Schools for School Concurrence. The applicant proposes that the condo units shall be designed and constructed in a manner that reflects similar styles, materials, colors and design features that unify and provide for an aesthetically compatible transition with the existing onsite townhome development. Staff has reviewed the application and proposed project in regards to compliance with the Clermont Codes of Ordinances and due to the prior 1998 approvals and entitlements initially found that the proposed use was compatible with the area and consistent with the intent of the Comprehensive Plan goals, objectives and policies. However, after discussion at the Planning and Zoning Commission meeting and further review, it was discovered that the 1998 Conditional Use Permit was null and void due to the failure of the developer to maintain continuous construction until completion of the entire project. Additionally, it was discovered that in 2008 the developer had approached the city advising that they would not be completing the third phase and requested and received a refund of all impact fees paid for the third phase. As a result, as the original entitlements for the project are no longer valid, staff is required to review the current application as a separate stand-alone application. Upon further review, it is staff's view that the number of units and density of the proposed project will be detrimental to the general welfare of persons residing in the vicinity. Staff recommends denial of Resolution 2022-010R to allow for up to 108 condominium units. The Planning and Zoning Commission was divided on the request and was not able to reach consensus on a recommendation. Attached, please see the "Public Concerns and Comments" from the Planning and Zoning Meeting.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount

Exhibits Attached (copies of original agreements)	
1.	2022-010R - Clermont Yacht Club CUP (06.03.2022)
2.	LOCATION MAP
3.	CYC Condos Aerial SS 2-10-2022
4.	CYC Condos Prel SP SS 2-10-2022
5.	Clermont Yacht Club Rendering
6.	CYC Typical Condo Elevation Plans
7.	Traffic Impact Study Summary
8.	Clermont Yacht Club Revised TIA Review
9.	Public Comments - City Website
10.	Public Comments and Concerns-P & Z Meeting
11.	CUP Application- Masthead - Signed
12.	Yacht Club legal ad 7201400



CITY OF CLERMONT
RESOLUTION NO. 2022-010R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW AN INCREASE TO THE NUMBER OF MULTI-FAMILY UNITS PERMITTED FOR THE PLANNED UNIT DEVELOPMENT; PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida at a meeting held May 3, 2022 made no recommendation of this Conditional Use Permit to allow an increase to the number of multi-family units permitted for the Planned Unit Development; at the following location:

LOCATION:

Vacant parcel located adjacent to E. Grand Highway
Clermont Yacht Club
Alternate Key 3798475

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

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

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

This application for a Conditional Use Permit to allow an increase to the number of multi-family units permitted for the Planned Unit Development; be granted subject to the following conditions:

SECTION 1: GENERAL CONDITIONS

1. The conditions as set forth in this Conditional Use Permit shall be legally binding upon any heirs, assigns and successors in title or interest.
2. No further expansion of the use or additions to the facility shall be permitted except as approved by another Conditional Use Permit.
3. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any



CITY OF CLERMONT
RESOLUTION NO. 2022-010R

manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.

4. The Fire Inspector shall provide building inspections for life safety requirements and all fire code regulations must be in compliance prior to the issuance of any Building Certificate of Occupancy.
5. The Building Inspector shall inspect all structures and building for compliance and any building code violations shall be corrected before the issuance of the Certificate of Occupancy.
6. The Conditional Use Permit must be executed and processed through the office of the City Clerk within 90 days of its date of approval by the City Council or the permit shall become null and void.
7. The Applicant shall record in the Public Records of Lake County within 90 days of its date of approval by the City Council, a short-form version of this Conditional Use Permit as provided by the City or a form acceptable to the City, to provide notice to all interested parties, the assigns, successors and heirs of the developer/applicant and all future owners of the above-referenced property that the real property described above is subject to the terms and conditions of the Conditional Use Permit.
8. If any of the stated conditions are violated, the applicant understands and agrees that the City Council may open the Conditional Use Permit for further conditions or revoke this Conditional Use Permit by Resolution.
9. No business can occupy any portion of the building(s) after construction and final Certificate of Occupancy unless the proposed business has applied for and obtained a Local Business Tax Receipt from the Clermont Development Services Department.
10. Should approved uses cease operation for more than 180 days, a new Conditional Use Permit shall be required for the same or similar operations.
11. The property shall be developed in substantial accordance with the Conceptual Site Plan (Exhibit A) prepared by McCoy & Associates, dated February 2022. All new development and/or changes to the subject property must submit for site plan approval by the Site Review Committee prior to the issuance of a zoning clearance or other development permits. The presentation site plan submitted with the Conditional Use Permit application is not the approved and final construction plan. The presentation site plan does not grant any development entitlements.



CITY OF CLERMONT
RESOLUTION NO. 2022-010R

SECTION 2: LAND USE

1. This Conditional Use Permit shall grant approval to allow for the development and construction of 108 multi-family dwelling units as approved with the Master Planned Unit Development (Resolution No. 98-1029).
2. The development shall comply with the requirements of the Land Development Regulations and the provisions and conditions of the Master Development Plan (Resolution No. 98-1029)
3. The buildings shall be designed and constructed in a manner that reflects similar styles, materials, colors and design features that unify and provide for an aesthetically compatible transition with the existing onsite condominium development.
4. The development shall provide adequate onsite parking which includes additional guest parking that meet the requirements of Chapter 98-Parking.
5. Any fences and walls must be decorative and provide aesthetically pleasing design features to complement the existing neighborhoods.
6. The applicant/owner must coordinate with the Lake County School District for school capacity and concurrency requirements pertaining to schools, and in conformance with City Code, prior to the issuance of any building permits.
7. The Landscape design for all parking areas, buffers, rights-of-way, pedestrian ways and focal points shall be unified and complementary to the ambiance of the development.
8. The developer or property owner shall be responsible for implementation and construction of any recommended traffic improvements requirements based on the results of the (TIS) Traffic Impact Study. The developer shall be responsible for any proportionate fair share improvement obligations, which must meet the design standards of the City of Clermont, Lake County and Florida Department of Transportation (FDOT) maintained roads.

SECTION 3: CONFLICT

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

SECTION 4: SEVERABILITY

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



CITY OF CLERMONT
RESOLUTION NO. 2022-010R

SECTION 5: ADMINISTRATIVE CORRECTION

This Resolution may be re-numbered or re-lettered, and/or corrected for typographical and/or scrivener's errors which do not affect the intent of said resolution, as authorized by the City Manager or designee, without need of public hearing, by filing a corrected copy of same with the City Clerk.

SECTION 6: PUBLICATION AND EFFECTIVE DATE

This Resolution shall take effect immediately upon its adoption.



CITY OF CLERMONT
RESOLUTION NO. 2022-010R

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 14th day of June 2022.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

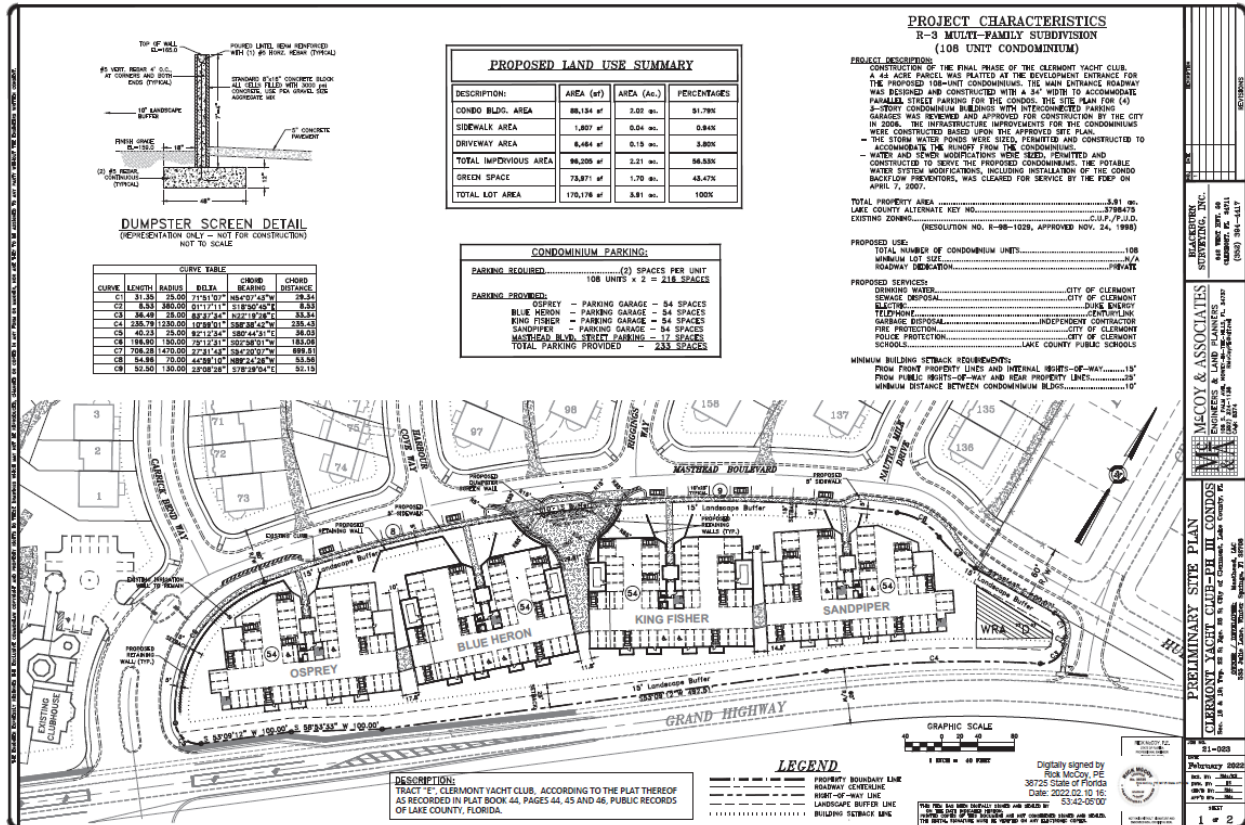
Tracy Ackroyd Howe, MMC
City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

CITY OF CLERMONT RESOLUTION NO. 2022-010R

Exhibit A Presentation Site Plan



LOCATION MAP

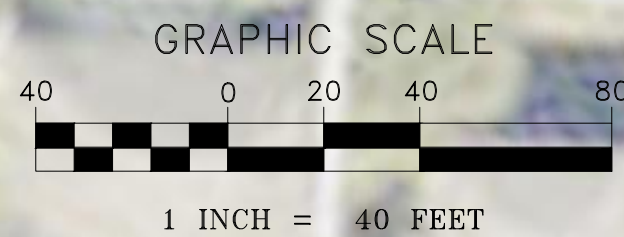


THE ENGINEER EXPRESSLY RESERVES THE EXCLUSIVE COMMONLAW COPYRIGHT AND PROPERTY RIGHTS TO THESE DRAWINGS WHICH MAY NOT BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER, NOR ARE THEY TO BE ASSIGNED TO ANY PARTY WITHOUT THE ENGINEER'S WRITTEN CONSENT.



DESCRIPTION:
TRACT "E", CLERMONT YACHT CLUB, ACCORDING TO THE PLAT THEREOF
AS RECORDED IN PLAT BOOK 44, PAGES 44, 45 AND 46, PUBLIC RECORDS
OF LAKE COUNTY, FLORIDA.

LEGEND	
	PROPERTY BOUNDARY LINE
	ROADWAY CENTERLINE
	RIGHT-OF-WAY LINE
	LANDSCAPE BUFFER LINE
	BUILDING SETBACK LINE



Digitally signed by
Rick McCoy, PE
38725 State of Florida
Date: 2022.02.10 16:54:50-05'00'

RICK MCCOY, P.E.
STATE OF FLORIDA
PROFESSIONAL ENGINEER
LICENSE NO. 38725



NOT VALID WITHOUT SIGNATURE AND EMBOSSED SEAL OR DIGITAL SEAL

2020 AERIAL OVERLAY
CLERMONT YACHT CLUB-PH III CONDOS
Sec. 18 & 19; Twp. 22 S; Rge. 26 S; City of Clermont, Lake County, FL
OWNER / DEVELOPER: Masthead, LLC
535 Julie Lane, Winter Springs, FL 32708

JOB NO.	21-023
DATE	February 2022
DES. BY:	RMc/ES
CHK'D BY:	ES
APP'D BY:	RMc
SHEET	2 OF 2

McCOY & ASSOCIATES
ENGINEERS & LAND PLANNERS
106 S. PALM AVE. HOWEY-IN-THE-HILLS, FL 34737
(352) 324-1156 RMcCoYPe@att.net
CA#: 8574

BLACKBURN
SURVEYING, INC.
642 WEST HWY. 50
CLERMONT, FL 34711
(352) 394-4417

NO.	DATE	DESCRIPTION
1		

REVISIONS

REVISIONS	
DESCRIPTION	

CONSTRUCTION OF THE FINAL PHASE OF THE CLERMONT YACHT CLUB. A 4± ACRE PARCEL WAS PLATTED AT THE DEVELOPMENT ENTRANCE FOR THE PROPOSED 108-UNIT CONDOMINIUMS. THE MAIN ENTRANCE ROADWAY WAS DESIGNED AND CONSTRUCTED WITH A 34' WIDTH TO ACCOMMODATE PARALLEL STREET PARKING FOR THE CONDOS. THE SITE PLAN FOR (4) 3-STORY CONDOMINIUM BUILDINGS WITH INTERCONNECTED PARKING GARAGES WAS REVIEWED AND APPROVED FOR CONSTRUCTION BY THE CITY IN 2006. THE INFRASTRUCTURE IMPROVEMENTS FOR THE CONDOMINIUMS WERE CONSTRUCTED BASED UPON THE APPROVED SITE PLAN.

- THE STORM WATER PONDS WERE SIZED, PERMITTED AND CONSTRUCTED TO ACCOMMODATE THE RUNOFF FROM THE CONDOMINIUMS.
- WATER AND SEWER MODIFICATIONS WERE SIZED, PERMITTED AND CONSTRUCTED TO SERVE THE PROPOSED CONDOMINIUMS. THE POTABLE WATER SYSTEM MODIFICATIONS, INCLUDING INSTALLATION OF THE CONDO BACKFLOW PREVENTORS, WAS CLEARED FOR SERVICE BY THE FDEP ON APRIL 7, 2007.

PROPOSED USE:
TOTAL NUMBER OF CONDOMINIUM UNITS.....108
MINIMUM LOT SIZE.....N/A
ROADWAY DEDICATION.....PRIVATE

PROPOSED SERVICES:

DRINKING WATER.....	CITY OF CLERMONT
SEWAGE DISPOSAL.....	CITY OF CLERMONT
ELECTRIC.....	DUKE ENERGY
TELEPHONE.....	CENTURYLINK
GARBAGE DISPOSAL.....	INDEPENDENT CONTRACTOR
FIRE PROTECTION.....	CITY OF CLERMONT
POLICE PROTECTION.....	CITY OF CLERMONT
SCHOOLS.....	LAKE COUNTY PUBLIC SCHOOLS

MINIMUM BUILDING SETBACK REQUIREMENTS:

FROM FRONT PROPERTY LINES AND INTERNAL RIGHTS-OF-WAY.....	15'
FROM PUBLIC RIGHTS-OF-WAY AND REAR PROPERTY LINES.....	25'
MINIMUM DISTANCE BETWEEN CONDOMINIUM BLDGS.....	10'

DESCRIPTION:	AREA (sf)	AREA (Ac.)	PERCENTAGES
CONDO BLDG. AREA	88,134 sf	2.02 ac.	51.79%
SIDEWALK AREA	1,607 sf	0.04 ac.	0.94%
DRIVEWAY AREA	6,464 sf	0.15 ac.	3.80%
TOTAL IMPERVIOUS AREA	96,205 sf	2.21 ac.	56.53%
GREEN SPACE	73,971 sf	1.70 ac.	43.47%
TOTAL LOT AREA	170,176 sf	3.91 ac.	100%

PARKING REQUIRED.....(2) SPACES PER UNIT
108 UNITS x 2 = 216 SPACES

<u>PARKING PROVIDED:</u>			
OSPREY	—	PARKING GARAGE	— 54 SPACES
BLUE HERON	—	PARKING GARAGE	— 54 SPACES
KING FISHER	—	PARKING GARAGE	— 54 SPACES
SANDPIPER	—	PARKING GARAGE	— 54 SPACES
MASTHEAD BLVD.	STREET	PARKING	— 17 SPACES
TOTAL PARKING PROVIDED			— 233 SPACES



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	31.35	25.00	71°51'07"	N54°07'43"W	29.34
C2	8.53	380.00	01°17'11"	S18°50'45"E	8.53
C3	36.49	25.00	83°37'34"	N22°19'26"E	33.34
C4	235.79	1230.00	10°59'01"	S58°38'42"W	235.43
C5	40.23	25.00	92°12'34"	S80°44'31"E	36.03
C6	196.90	150.00	75°12'31"	S02°58'01"W	183.06
C7	706.28	1470.00	27°31'43"	S54°20'07"W	699.51
C8	54.96	70.00	44°59'10"	N89°24'26"W	53.56
C9	52.50	130.00	23°08'26"	S78°29'04"E	52.15



DESCRIPTION:
TRACT "E", CLERMONT YACHT CLUB, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGES 44, 45 AND 46, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

 PROPERTY BOUNDARY LINE
 ROADWAY CENTERLINE
 RIGHT-OF-WAY LINE
 LANDSCAPE BUFFER LINE
 BUILDING SETBACK LINE

GRAPHIC SCALE

0 20 40 80

1 INCH = 40 FEET

Digitally signed by
Rick McCoy, PE
38725 State of Florida
Date: 2022.02.10 16:
53:42-05'00'

RICK McCOY, P.E.
STATE OF FLORIDA
PROFESSIONAL ENGINEER
LICENSE NO. 38735

RICK MCCOY
LICENSE
No. 38725
Rick McCoy, PE 38725 State
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

NOT VALID WITHOUT SIGNATURE AND
EMBOSSER SEAL OR GROUND SEAL

PRELIMINARY SITE PLAN

CLERMONT YACHT CLUB-FH III CONDOS
Sec. 18 & 19; Twp. 22 S; Rge. 26 S; City of Clermont, Lake County, FL

OWNER / DEVELOPER: Masthead, LLC
5335 Julie Lane, Winter Springs, FL 32708

MC MCCOY & ASSOCIATES

ENGINEERS & LAND PLANNERS
106 S. PALM AVE, HOWEY-IN-THE-HILLS, FL. 34737
(352) 324-1136 RMCovPF@att.net

CA#: 8374

**BLACKBURN
SURVEYING, INC.**

642 WEST HWY. 50
CLERMONT, FL 34711

(352) 394-4417

THE ENGINEER EXPRESSLY RESERVES THE EXCLUSIVE COMMON LAW COPYRIGHT AND PROPERTY RIGHTS TO THESE DRAWINGS WHICH MAY NOT BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER, NOR ARE THEY TO BE ASSIGNED TO ANY PARTY WITHOUT THE ENGINEERS WRITTEN CONSENT.



OSPREY



INDEX OF ARCHITECTURAL DRAWINGS			
SHT	DESCRIPTION	SHT	DESCRIPTION
C-1	COVER SHEET	A-4.4	1/4" ENLARGED UNIT PLAN
SP-1	ARCHITECTURAL SITE PLAN	A-5	ROOF PLAN
A-1	OVERALL GARAGE FLOOR PLAN	A-6	EXTERIOR ELEVATIONS FRONT & REAR
A-2	OVERALL 1ST FLOOR DIMENSION PLAN	A-7	EXTERIOR ELEVATIONS LEFT & RIGHT
A-2.1	1st FLOOR 1/4" ENLARGED UNIT PLAN	A-8	TYPICAL WALL SECTIONS
A-2.2	1st FLOOR 1/4" ENLARGED UNIT PLAN	A-8.1	TYPICAL WALL SECTIONS
A-2.3	1st FLOOR 1/4" ENLARGED UNIT PLAN	A-9	CENTER STAIR SECTION AND DETAILS
A-2.4	1st FLOOR 1/4" ENLARGED UNIT PLAN	A-9.1	'B' STAIR SECTION AND DETAILS
A-3	OVERALL 2ND FLOOR DIMENSION PLAN	A-9.2	'B' STAIR SECTION AND DETAILS
A-3.1	2nd FLOOR 1/4" ENLARGED UNIT PLAN	A-9.3	'C' STAIR SECTION AND DETAILS
A-3.2	2nd FLOOR 1/4" ENLARGED UNIT PLAN	A-9.4	'C' STAIR SECTION AND DETAILS
A-3.3	2nd FLOOR 1/4" ENLARGED UNIT PLAN	A-10	FIRE WALL DETAILS
A-3.4	2nd FLOOR 1/4" ENLARGED UNIT PLAN	A-11	DOOR, WINDOW, FINISH SCHEDULES/ADA DETAILS
A-4	OVERALL 3RD FLOOR DIMENSION PLAN	A-12	GARAGE LIFE SAFETY PLAN
A-4.1	3rd FLOOR 1/4" ENLARGED UNIT PLAN	A-12.1	FIRST & SECOND FLOOR LIFE SAFETY PLAN
A-4.2	3rd FLOOR 1/4" ENLARGED UNIT PLAN	A-12.2	THIRD FLOOR LIFE SAFETY PLAN
A-4.3	3rd FLOOR 1/4" ENLARGED UNIT PLAN		

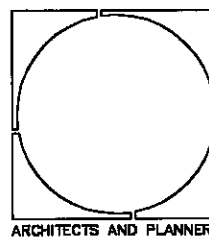
INDEX OF MECHANICAL DRAWINGS	
SHT	DESCRIPTION
M-1	GROUND FLOOR HVAC PLAN
M-2	1ST FLOOR HVAC PLAN
M-3	2ND FLOOR HVAC PLAN
M-4	3RD FLOOR HVAC PLAN
M-5	ROOF HVAC PLAN
M-6	HVAC RISER, SCHEDULES AND NOTES
M-7	HVAC DETAILS

INDEX OF ELECTRICAL DRAWINGS	
SHT	DESCRIPTION
E-1	GROUND FLOOR ELECTRICAL PLAN
E-2	1ST FLOOR ELECTRICAL PLAN
E-3	2ND FLOOR ELECTRICAL PLAN
E-4	3RD FLOOR ELECTRICAL PLAN
E-5	ROOF ELECTRICAL PLAN
E-6	LOAD CALCULATIONS AND PANELS
E-7	LOAD CALCULATIONS AND PANELS
E-8	ELECTRICAL RISER AND NOTES
E-9	CABLE AND TV RISER

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SHT	DESCRIPTION
S-1	FOUNDATION PLAN
S-2	GARAGE FRAMING PLAN
S-3	1ST FLOOR FRAMING PLAN
S-4	2ND FLOOR FRAMING PLAN
S-5	ROOF FRAMING PLAN
S-6	DETAIL SHEET 1
S-7	DETAIL SHEET 2
S-8	DETAIL SHEET 3
S-9	NOTES AND SPECIFICATIONS

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SHT	DESCRIPTION
P-1	GROUND FLOOR PLUMBING PLAN
P-2	FIRST FLOOR PLUMBING PLAN
P-3	SECOND FLOOR PLUMBING PLAN
P-4	THIRD FLOOR PLUMBING PLAN
P-5	ROOF DRAINAGE PLAN
P-6	DETAIL SHEET 1
P-7	PLUMBING RISER
P-8	PLUMBING DETAILS

AREA CALCULATIONS	
GROUND FLOOR A/C.....	570 S.F.
FIRST FLOOR A/C.....	15,763 S.F.
SECOND FLOOR A/C.....	16,479 S.F.
THIRD FLOOR A/C.....	16,428 S.F.
TOTAL U/A AREA.....	49,240 S.F.
COVERED ENTRY.....	207 S.F.
GARAGE.....	21,121 S.F.
FIRST FLOOR COVERED AREAS.....	1,028 S.F.
SECOND FLOOR COVERED AREAS.....	1,028 S.F.
THIRD FLOOR COVERED AREAS.....	1,028 S.F.
TOTAL AREA.....	73,652 S.F.

CODE CONSULTANT:	ENGINEER OF RECORD:	OWNER:	CIVIL ENGINEER:
 SLA Architects and Planners, Inc. 11382 Prosperity Farms Rd. Suite 225 Palm Beach Gardens, Florida 33410 561-626-6599	LTL ASSOCIATES, INC. CONSULTING ENGINEERS CERTIFICATE OF AUTHORIZATION NO. 6116 5725 Corporate Way, Suite 202, West Palm Beach, Florida 33407 (561) 478-1845 Fax: (561) 478-6881	MASTHEAD, L.L.C. 1150 W. MINNEOLA AVE. CLERMONT, FLORIDA 34711 (352) 394-4436	McCOY & ASSOCIATES 713 W. MONTROSE ST. CLERMONT, FLORIDA 34711

LTL ASSOCIATES, INC.
CONSULTING ENGINEERS
CERTIFICATE OF AUTHORIZATION NO. 6116
5725 Corporate Way, Suite 202, West Palm Beach, Florida 33407
(561) 478-1845 Fax: (561) 478-6881

MASTHEAD, L.L.C.
OWNER:
1150 W. MINNEOLA AVE.
CLERMONT, FLORIDA 34711

OSPREY
CLERMONT YACHT CLUB
CONDOMINIUMS
CLERMONT, FLORIDA

SEAL
LEONARD A. TYLKA JR. PE
FL. LIC. NO. 31738
DATE 27 APR. 06
SCALE AS SHOWN
DRAWN DMW
JOB CLERMONT YC
SHEET
C-1
OF 66 SHEETS

REVISIONS	BY

LTL ASSOCIATES, INC.
CONSULTING ENGINEERS
CERTIFICATE OF AUTHORIZATION NO. 6116
5725 Corporate Way, Suite 202, West Palm Beach, Florida 33407
(561) 478-1845 Fax: (561) 478-6881

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MASTHEAD L.L.C.
1150 W. MINNEOLA AVE.
CLERMONT, FLORIDA 34711

OPREY
CLERMONT YACHT CLUB
CONDOMINIUMS
CLERMONT, FLORIDA

SEAL

LEONARD A. TYLKA JR. PE
FL. LIC. NO. 31738

DATE 27 APR, 06

SCALE AS SHOWN

DRAWN DMW

JOB CLERMONT YC

SHEET

A-6
OF 66 SHEETS



FRONT ELEVATION

SCALE : 1/8" = 1'-0"



REAR ELEVATION

SCALE : 1/8" = 1'-0"



RIGHT SIDE ELEVATION

SCALE : 1/8" = 1'-0"



LEFT SIDE ELEVATION

SCALE : 1/8" = 1'-0"

REVISIONS	BY

LTL ASSOCIATES, INC.
CONSULTING ENGINEERS
CERTIFICATE OF AUTHORIZATION NO. 6116
5725 Corporate Way, Suite 202, West Palm Beach, Florida 33407
(561) 478-1845 Fax: (561) 478-6881

OWNER:
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1150 W. MINNEOLA AVE.
CLERMONT, FLORIDA 34711

OSPREY
CLERMONT YACHT CLUB
CONDOMINIUMS
CLERMONT, FLORIDA

SEAL	LEONARD A. TYLKA JR. P.E. FL. LIC. NO. 31738
DATE	27 APR, 06
SCALE	AS SHOWN
DRAWN	DMW
JOB	CLERMONT YC
SHEET	A-7 OF 66 SHEETS



Masthead, LLC

Clermont Yacht Club Residential Development

Traffic Study Report

Lake County, Florida

April 11, 2022

Executive Summary

A 108-unit multi-family residential development is proposed on a 3.91-acre vacant tract of land located in Lake County west of US 27 and east of Lake Minneola. Access to the proposed development is to be provided by a single access driveway. The driveway will be located on Masthead Boulevard between Harbour Cove Way and Riggings Way. The proposed development is estimated to generate 768 new trips per day, of which 67 new vehicle trips would occur during the PM peak hour of the adjacent street.

A roadway segment analysis was performed to evaluate the future traffic operations on four roadway segments throughout the study area, with and without the proposed development. The results of the analysis indicate that all of the study roadway segments are projected to operate at volume-to-capacity ratios that are less than or equal to 0.68, which equate to a Level of Service (LOS) D or better during the PM peak hour period in the year 2023. Highway capacity and LOS analyses were also performed for the proposed development's single access driveway and four other intersections located in the area of influence. The results of the analysis indicate that all of the study intersections are projected to operate at a similar level of service during the PM peak hour with or without the proposed development.

The need for dedicated right and left turn lanes on Masthead Boulevard at the project's single access driveway was evaluated using prescribed volume warrants. The results of the turn lane warrant review indicate that neither an exclusive right turn lane nor an exclusive left turn lane into the project driveway on Masthead Boulevard is warranted based on meeting prescribed minimum volume thresholds.

Transit routes and multimodal facilities in the project area were analyzed to evaluate the impact of the proposed development. There are no transit routes in the general project area. Pedestrian and bicycle facilities will not experience negative impacts due to the proposed development.

Professional Engineer's Certification

I Elizabeth Fernandez, PE, a registered professional engineer in the State of Florida (PE License 91091), hereby certify that the traffic analyses employed to evaluate the traffic operations associated with the proposed Clermont Yacht Club multi-family residential development to be located in Lake County, Florida were performed in accordance with applicable design standards and engineering best practices.



Elizabeth Fernandez

Name / PE No.: Elizabeth Fernandez PE / FL PE#
91091

Date: April 11, 2022

MEMORANDUM

Date: May 3, 2022

Project #: 24449.21

To: Mr. John Kruse
City of Clermont
685 W. Montrose St.
Clermont, FL 34711

From: Stephanie Shealey, PE, PTOE, PTP

Project: Clermont Yacht Club Traffic Impact Analysis

Subject: Revised TIS Review

This memorandum has been prepared to document the review of the Clermont Yacht Club Traffic Impact Study. The TIS was completed by Wey Engineering and is dated April 28, 2022. The project proposes to build a multifamily residential development with 109 housing units in Clermont, FL.

Based on the revised study, the proposed Clermont Yacht Club development is not anticipated to have an adverse impact on the surrounding roadways and intersections. Although the intersection of US 27 and Grand Highway has existing deficiencies, the project does not add traffic to the deficient movements, lowering the average intersection delay.

Rae Chidlow

From: Brian Lueth
Sent: Wednesday, May 04, 2022 8:20 AM
To: Rae Chidlow
Subject: FW: Public Comment Submission

This comment is for a Planning & Zoning Commission Agenda.

Brian



Brian B. Lueth
Records Administrator
685 W. Montrose St., Clermont, FL 34711
Tel 352-241-7333 | Fax 352-394-2394
blueth@clermontfl.org
www.ClermontFL.gov

Our mission: To preserve and enhance the quality of life for the Clermont community by providing exceptional services.

From: noreply@civicclerk.com <noreply@civicclerk.com>
Sent: Tuesday, May 03, 2022 6:34 PM
To: City Clerk <CityClerk@clermontfl.org>
Subject: Public Comment Submission

Submitted by: ilsa olsen
Email Address: ilsaolsen86@gmail.com

Commented on event: <https://clermontfl.civicclerk.com/web/player.aspx?id=1150>

If you are having trouble viewing the URL above, cut and paste the string into your browser window.

User comment: I am concerned about flooding from no longer having the field. Also the traffic will be terrible with that many condos. How will that be addressed?

Rae Chidlow

From: Brian Lueth
Sent: Tuesday, May 03, 2022 4:02 PM
To: Rae Chidlow
Subject: FW: Public Comment Submission

This is a comment for a Planning & Zoning Commission Agenda.

Brian



Brian B. Lueth
Records Administrator
685 W. Montrose St., Clermont, FL 34711
Tel 352-241-7333 | Fax 352-394-2394
blueth@clermontfl.org
www.ClermontFL.gov

Our mission: To preserve and enhance the quality of life for the Clermont community by providing exceptional services.

From: noreply@civicclerk.com <noreply@civicclerk.com>
Sent: Tuesday, May 03, 2022 4:01 PM
To: City Clerk <CityClerk@clermontfl.org>
Cc: ronmilejcz@gmail.com
Subject: Public Comment Submission

Submitted by: Ron Milejczak
Email Address: ronmilejcz@gmail.com

Commented on event: <https://clermontfl.civicclerk.com/web/player.aspx?id=1150>

If you are having trouble viewing the URL above, cut and paste the string into your browser window.

User comment: What is the density of the existing yacht club? The density of the proposed new yacht club units? The current City zoning density for this type of property?

Rae Chidlow

From: Brian Lueth
Sent: Tuesday, May 03, 2022 3:54 PM
To: Rae Chidlow
Subject: FW: Public Comment Submission

This comment is for a Planning & Zoning Commission agenda item.

Brian



Brian B. Lueth
Records Administrator
685 W. Montrose St., Clermont, FL 34711
Tel 352-241-7333 | Fax 352-394-2394
blueth@clermontfl.org
www.ClermontFL.gov

Our mission: To preserve and enhance the quality of life for the Clermont community by providing exceptional services.

From: noreply@civicclerk.com <noreply@civicclerk.com>
Sent: Tuesday, May 03, 2022 2:23 PM
To: City Clerk <CityClerk@clermontfl.org>
Cc: kwegner62@aol.com
Subject: Public Comment Submission

Submitted by: Karl Wegner
Email Address: kwegner62@aol.com

Commented on event: <https://clermontfl.civicclerk.com/web/player.aspx?id=1150>

If you are having trouble viewing the URL above, cut and paste the string into your browser window.

User comment: I am a resident in the Clermont Yacht club and my major concern, besides the additional 108 condos in our subdivision, is traffic. I do not believe Grand Hwy is equipped for the traffic it currently has. Adding traffic from 108 additional homes will cause more traffic nightmares for our area. As a resident, I oppose this resolution.

Rae Chidlow

From: Brian Lueth
Sent: Tuesday, May 03, 2022 3:40 PM
To: Rae Chidlow
Subject: FW: Public Comment Submission

This comment was submitted for a Planning & Zoning Commission Agenda.

Brian



Brian B. Lueth
Records Administrator
685 W. Montrose St., Clermont, FL 34711
Tel 352-241-7333 | Fax 352-394-2394
blueth@clermontfl.org
www.ClermontFL.gov

Our mission: To preserve and enhance the quality of life for the Clermont community by providing exceptional services.

From: noreply@civicclerk.com <noreply@civicclerk.com>
Sent: Tuesday, May 03, 2022 3:05 PM
To: City Clerk <CityClerk@clermontfl.org>
Cc: calvacca@cfl.rr.com
Subject: Public Comment Submission

Submitted by: Beth Calvacca
Email Address: calvacca@cfl.rr.com

Commented on event: <https://clermontfl.civicclerk.com/web/player.aspx?id=1150>

If you are having trouble viewing the URL above, cut and paste the string into your browser window.

User comment: At what price point does the owner of the Condos expect to sell each unit for. That will have an impact on the quality of people that will purchase them. We are all concerned about our property values going down with a inferior complex being erected in our neighborhood.

Brett Jones, 700 Almond St., stated that he is the attorney for the HOA and they do not oppose this application as it mirrors what was previously approved.

Aaron Clark, 130 Harbour Cove Way, has concerns about the growth of the city and quality of life.

Herb Smith, 224 Nautica Mile Drive, has concerns about where the stormwater will go.

Chris Brancato, 284 Nautica Mile Drive, has concerns about the traffic, new school and no sidewalks.

Susan Brandt, 305 Nautica Mile Drive, has concerns about the charm of the community, number of cars, not enough amenities.

Steve Bodzioch, 203 Riggings Way, has concerns about the view, look of the building, and parking.

Richard Ferris, 135 Harbour Cove Way, has concerns about school over-crowding, infrastructure, traffic, and market value.

Stacie Bethel, 191 Nautica Mile Drive, has concerns number of units, not enough amenities, traffic, and keeping in line with what is existing.

Paul Svejada, with Masthead LLC, 535 Julie Lane, Winter Springs, stated that the property was approved many years ago. He stated that they have already put in the utilities for the project. He stated that the master HOA has approved the project.

Ron Milejezak, 205 Harbour Cove Way, has concerns about the size of the units proposed.

Beth Calvacca, 102 Carrick Bend Way, has concerns about the growing community, traffic, over flow parking, lack of amenities, and market value.

Mike Cramer, 208 Nautica Mile Drive, stated the leadership does not oppose it, but they also don't support this application.

Commissioner Niemiec asked if there is basketball and tennis courts, clubhouse, and pool.

Mr. Cramer stated there is a clubhouse and a small pool but no basketball or tennis courts.

Rhonda Ferris, 207 Summer Hill Court, Minneola, whose parents live at 135 Harbour Cove Way, has concerns about over-flow parking, parking on the narrow streets, emergency vehicle access, and lack of amenities.

Rene Hendryx, 207 Nautica Mile Drive, has concerns about more residents, more traffic, and emergency vehicle access.

Mark Helton, 280 Nautica Mile Drive, has concerns about the look of the new units and parking on the roads within the community.

Rebekka Byrnes, 141 Nautica Mile Drive, spoke of an article that was done in 2002 stating what would be included in Clermont Yacht Club.

Ralph Hopkins, 200 Nautica Mile Drive, has concerns about the type of construction material that will be used, the price of the new units, stormwater, traffic, and market value.

Jose Perez, 207 Summer Hill Court, has concerns about the left turn at Grand Highway and East Avenue.



CITY OF CLERMONT CONDITIONAL USE PERMIT FILING INSTRUCTIONS

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

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



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

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

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

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

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



CITY OF CLERMONT

CONDITIONAL USE PERMIT

APPLICATION

Date January 25, 2022		FEE: \$845 + cost of advertisement + cost of traffic review (if necessary)	
Project Name (if applicable) Clermont Yacht Club			
Applicant Masthead, LLC			
Contact Person Naushik Hooda, Manager			
Address 535 Julie Lane	City Winter Springs	State FL	Zip 32708
Telephone (407) 715-8695	Fax		
Email Mirolegal@gmail.com			
OWNER INFORMATION ☒ (Check box if owner information is same as applicant)			
Owner's Name			
Owner Address	City	State	Zip
Telephone	Fax		
PROPERTY INFORMATION			
Address of Subject Property Masthead Boulevard	City Clermont	State FL	Zip 34711
General Location Between Masthead Boulevard and East Grand Highway, Clermont, FL			
Legal Description & Alternate Key (include copy of survey) Alternate Key # 3798475 Clermont Yacht Club Subdivision, Tract E, PB 44, PGS 44-46, ORB 2904, PG 49, City of Clermont, Lake Co., FL			
Land Use (City verification required) Medium Density Residential			
Zoning (City verification required) PUD / R-1			



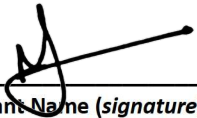
CITY OF CLERMONT
**CONDITIONAL USE PERMIT
APPLICATION**

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

As per direction from City of Clermont Planning Department, this request is for reinstatement of original Conditional Us Permit as granted in R-98-1029 to complete construction of the allowable 108 multi-family units.

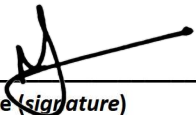
Naushik Hooda, Manager

Applicant Name (print)

x 
Applicant Name (signature)

Naushik Hooda, Manager

Owner Name (print)

x 
Owner Name (signature)

*****NOTICE*****

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

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

5/26/2020



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

Order Confirmation

Not an Invoice

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

Date:	04/20/2022
Order Number:	7201400
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	51.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	2	04/26/2022 - 05/17/2022	Govt Public Notices
LEE dailycommercial.com	2	04/26/2022 - 05/17/2022	Govt Public Notices

Total Order Confirmation	\$158.92
---------------------------------	-----------------

Ad Preview

LEGAL NOTICE

Notice is hereby given that the Clermont City Council will consider a request for a Conditional Use Permit (CUP) to allow for an increase to the number of multi-family development housing units permitted for the Planned Unit Development (PUD) requirements for the Land Development Code, Section 122-315, at the following location:

LOCATION:

Vacant parcel located at adjacent to
East Grand Highway
Clermont Yacht Club
(Alternate Key #3798475)

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

The Planning and Zoning Commission will consider this request at a public meeting on Tuesday, May 3, 2022 at 6:30 PM.

The Clermont City Council will consider this request at a public meeting to be held on May 24, 2022 at 6:30 PM.

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

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

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

Tracy Ackroyd Howe, MMC
City Clerk

L7201400 4/26 5/17 2022 2t



CITY OF CLERMONT

AGENDA ITEM

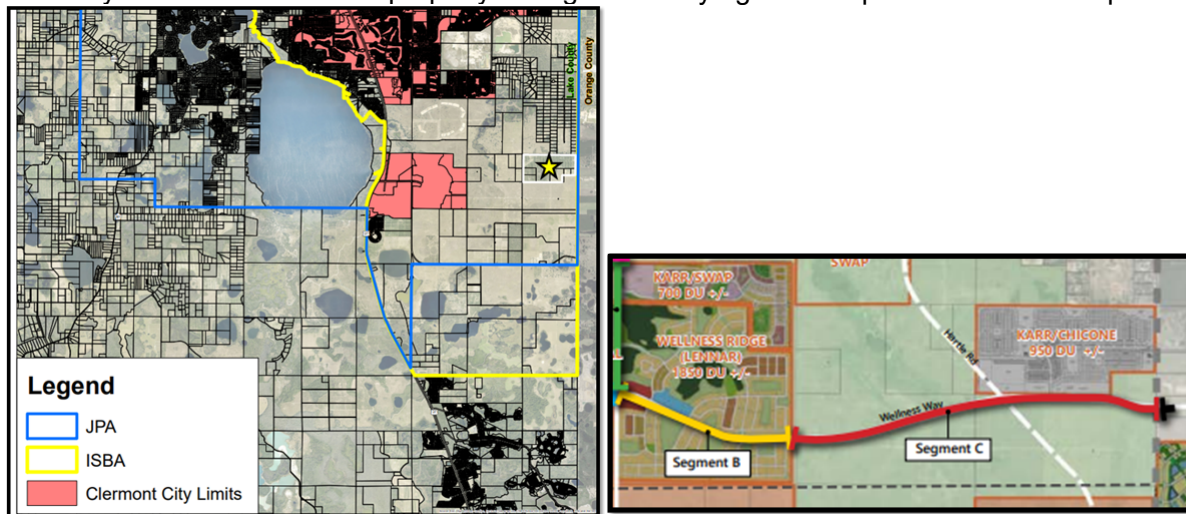
Page 1 of 3

Meeting Date																															
Tuesday, June 14, 2022																															
Agenda Item Name																															
Ordinance No. 2022-010 <i>Transmittal - Chicone</i>																															
Requested Action																															
Recommend transmittal of Ordinance 2022-010.																															
Staff Report																															
<i>This application was originally advertised for transmittal on March 8, 2022, but was tabled until this date for consideration.</i> The applicant, VHB, has requested an amendment to the Future Land Use Map. The applicant is requesting the City to designate the property with a future land use category as Master Planned Development upon annexation. The property is within the Wellness Way Area Plan. The subject site is 304 +/- acres in size. The property has historically been used for agricultural purposes. The applicant has four pending requests before the City of Clermont. These include: (1) Utility Agreement, (2) Annexation, (3) Comprehensive Plan Amendment, and (4) Rezoning to a Planned Unit Development (PUD).  Due to the required review by the State of Florida Department of Economic Opportunity (DEO) for the amendment to the Comprehensive Plan, this application is being presented to the Planning and Zoning Commission and the City Council to make a recommendation for transmittal. If transmitted, then DEO and other State agencies will review and render their comments prior to a public hearing on the adoption of this amendment. The anticipated adoption hearing will be in August of 2022. The current Future Land Use designation in unincorporated Lake County is Wellness Way Area 3. The Wellness Way Area Plan allows for the following land use intensities: <u>Future Land Use Category Summary Table Maximum Density Allocation Table</u> <table border="1"> <thead> <tr> <th>Future Land Use Categories</th> <th>Minimum Density/Net Buildable Acre</th> <th>Maximum Density/Net Buildable Acre</th> <th>Minimum Average FAR</th> <th>Maximum Average FAR</th> </tr> </thead> <tbody> <tr> <td>Town Center</td> <td>6.00 (d.u)</td> <td>25.00 (d.u)</td> <td>0.30</td> <td>2.00</td> </tr> <tr> <td>Wellness Way 1</td> <td>3.00 (d.u)</td> <td>20.00 (d.u)</td> <td>0.25</td> <td>2.00</td> </tr> <tr> <td>Wellness Way 2</td> <td>2.50 (d.u)</td> <td>15.00 (d.u)</td> <td>0.20</td> <td>2.00</td> </tr> <tr> <td>Wellness Way 3</td> <td>2.00 (d.u)</td> <td>10.00 (d.u)</td> <td>0.15</td> <td>2.00</td> </tr> <tr> <td>Wellness Way 4</td> <td>0.00</td> <td>0.00</td> <td>N/A</td> <td>N/A</td> </tr> </tbody> </table> The following City of Clermont Comprehensive Plan policy describes the intent of the Master Planned Development Category, with emphasis on the underlining portion: <i>Policy 1.7.2: Planned Development.</i> <i>The master planned development category is intended to provide for two existing approved developments of regional impact (DRI), King's Ridge DRI and Lost Lake Reserve DRI, the Black West proposed mixed-use development subject to a utility and annexation agreement approved by the City and <u>new master planned, mixed-use projects that shall be applied only upon City Council approval of a development agreement that specifies the</u></i>		Future Land Use Categories	Minimum Density/Net Buildable Acre	Maximum Density/Net Buildable Acre	Minimum Average FAR	Maximum Average FAR	Town Center	6.00 (d.u)	25.00 (d.u)	0.30	2.00	Wellness Way 1	3.00 (d.u)	20.00 (d.u)	0.25	2.00	Wellness Way 2	2.50 (d.u)	15.00 (d.u)	0.20	2.00	Wellness Way 3	2.00 (d.u)	10.00 (d.u)	0.15	2.00	Wellness Way 4	0.00	0.00	N/A	N/A
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allowable types and distribution of land uses and the maximum number/density of residential units, and which demonstrates that public facilities and services meet the requirements of the City's Concurrency Management System. The maximum intensity for office and commercial uses shall be 0.25 FAR; 1.0 FAR for industrial uses; and 0.25 FAR for institutional uses. The FAR shall not be applied to the residential portion of a mixed-use development.

The residential density and Floor Area Ratio (FAR) maximums in the Master Planned Development FLU category are consistent with the Wellness Way Area 3 designation and the Neighborhood District. The applicant has requested a rezoning to a Planned Unit Development requesting up to 950 dwelling units and up to 75,000 square feet of commercial uses. The applicant has provided a Conceptual Lotting Plan showing the general layout of the project. The PUD will be considered by City Council during the adoption phase of the Comprehensive Plan Amendment to ensure the project is limited at the proposed development intensity. In addition, the development standards of the PUD will meet the Wellness Way Design Guidelines that are driven by the Wellness Way Comprehensive Plan adopted by the City. The project will be developed to the Neighborhood District, which will have 30% open space along with 65% residential use and 5% center use, as required in Policy 2.3.2: Future Land Use Categories Capacity Allocation.

The subject property is located entirely within the City of Clermont Utility Service Area. The property is located within the Interlocal Service Boundary Agreement (ISBA) and the Joint Planning Area (JPA) Agreements with Lake County. The ISBA, through the utility agreement, permits annexations that are not contiguous with the City limits. The City intends to annex this property through the utility agreement provision and ISBA provision.



The Applicant intends to create a master planned community that promotes economic development while encouraging a well-balanced development pattern that minimizes environmental impacts. The applicant's request for a Comprehensive Plan Amendment to Master Planned Development FLU category provides for the long range designation for the use of the property and is not the detailed development approval. The future land use designation establishes the future character and urban form of the city in this area. The developer will be responsible for all costs and extensions of utilities to the project. In addition, the developer will also be required to fund, design and construct a major roadway extension of the Wellness Way Boulevard from the Lennar project, eastward to the Orange County line, which is segment C above. Completion of this roadway will be accelerated and may assist in improving the level of service (LOS) existing on Hartwood Marsh Road by offering another east/west connection between Lake County and Orange County.

Since the project is located within the City's JPA and ISBA boundary and the City can provide adequate public facilities and services, it is reasonable to support this future land use amendment. The property is within the Wellness Way Area Plan and has been identified to be developed with a mix of residential and non-residential programming, which the City's Master Planned Development designation permits along with the future designation of Neighborhood. Therefore, staff supports the applicant's request for a change to Master Planned Development and recommends transmittal of the comprehensive plan amendment.

Additional Analysis

Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	Ord 2022-010 - Chicone CPA (05.18.2022)	Ord 2022-010 - Chicone CPA (05.18.2022).pdf
2.	2020-010 Before map	2020-010 Before map.pdf
3.	2020-010 after map	2020-010 after map.pdf
4.	2022-02-01 - Chicone Property - Conceptual Lotting Plan	2022-02-01 - Chicone Property - Conceptual Lotting Plan.pdf
5.	Chicone Justification Report 03192021	Chicone Justification Report 03192021.pdf
6.	Comp-Plan-Application-Pulte Chicone PUD	Comp-Plan-Application-Pulte Chicone PUD.pdf
7.	CPA Legal Ad Chicone	CPA Legal Ad Chicone.pdf



CITY OF CLERMONT
ORDINANCE NO. 2022-010

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.

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

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

WHEREAS, the Planning and Zoning Commission and the City Council of the City of Clermont have held public hearings on the proposed amendment to the plan in light of written comments, proposals and objections from the general public;

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

SECTION 1.

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

LEGAL DESCRIPTION

PARCEL 1:

The Northeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 24, Township 23 South, Range 26 East, Lake County, Florida, lying South of a right-of-way for a road which right-of-way is described as follows: Beginning 1348 feet South of the Northeast corner of Section 24, Township 23 South, Range 26 East; run thence Westerly 2590 feet to a point 1369 feet due South of the North line of Section 24; run thence Northwest to a point on the North and South center Section line of Section 24, 1325 feet South of the North 1/4 corner of said Section 24; run thence West to the East boundary of the West 1/2 of the Northwest 1/4 of said Section 24; thence South along said East line of the West 1/2 of the Northwest 1/4 of said Section 24, 20 feet; thence East to a point on the North and South center line of Section 24, 1345 feet South of the North 1/4 corner of said Section 24; thence Southeasterly to a point 1389 feet due South of the North line of said Section 24; thence Easterly 2590 feet to a point on the East line of said Section 24, 1368 feet South of the Northeast corner of said Section 24; thence North 20 feet to the Point of Beginning. Also a perpetual easement and right-of-way for ingress and egress over and upon the land lying within aforesaid right-of-way.



CITY OF CLERMONT
ORDINANCE NO. 2022-010

PARCEL 2:

The Northwest 1/4 of the Northwest 1/4 of Section 24 and the East 15 feet of the Northeast 1/4 of the Northeast 1/4 of Section 23 all in Township 23 South, Range 26 East, Lake County, Florida.

and

The North 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 24, Township 23 South, Range 26 East, in Lake County, Florida.

and

The North 1/2 of the Northeast 1/4 of the Northwest 1/4, and the North 1/2 of the North 1/2 of the Northeast 1/4, all in Section 24, Township 23 South, Range 26 East, Lake County, Florida.

and

The South 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 24, Township 23 South, Range 26 East, Lake County, Florida.

and

The South 1/2 of the Northeast 1/4 of the Northwest 1/4, and the South 1/2 of the North 1/2 of the Northeast 1/4, plus the strip of land lying North of the center line of the clay road, along the Northern line of the South 1/2 of the Northeast 1/4, all in Section 24, Township 23 South, Range 26 East, Lake County, Florida.

LESS AND EXCEPT: The Westerly 45.00 feet of the Southerly 35.00 feet of the Northerly 48.00 feet of the Northeast 1/4 of the Northwest 1/4 of Section 24, Township 23 South, Range 26 East, Lake County, Florida.

ROSS PARCELS:

The Southwest 1/4 of the Northwest 1/4 of Section 24, and the East 15 feet of the Southeast 1/4 of the Northeast 1/4 of Section 23, all in Township 23 South, Range 26 East, in Lake County, Florida.

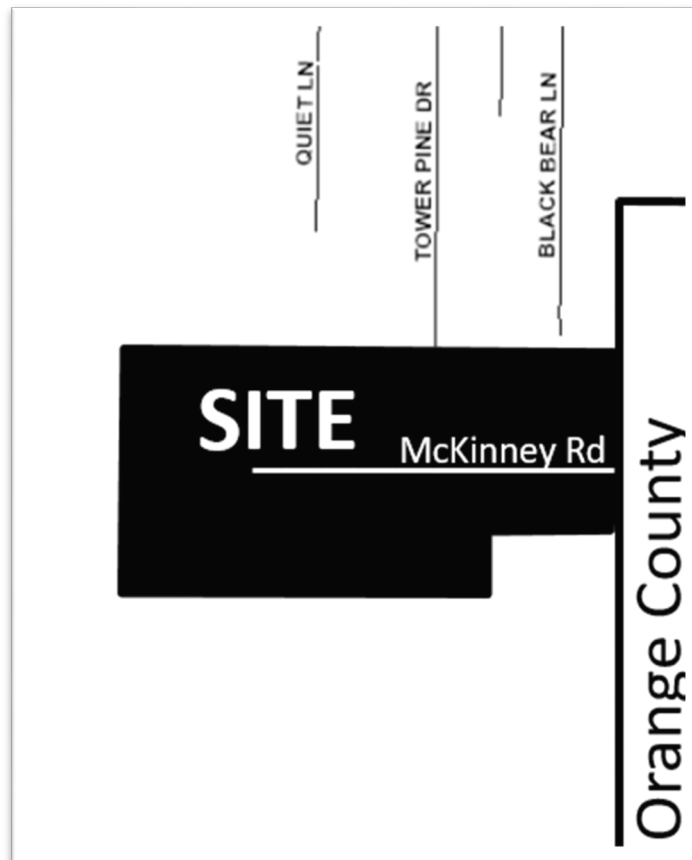
FABRY PARCEL 1:

All that part of the SW 1/4 of the NE 1/4 of Section 24, Township 23 South, Range 26 East, lying South of a right of way for road which right of way is described as follows: Beginning 1348 feet South of the Northeast corner of Section 24, Township 23 South, Range 26 East, run thence Westerly 2590 feet to a point 1369 feet due South of the North line of Section 24, run thence Northwest to a point on the North and South center Section line of Section 24, 1325 feet South of the North 1/4 corner of said Section 24, run thence West to the East boundary of the West 1/2 of the NW 1/4 of said Section 24, thence South along said East line of the West 1/2 of the NW 1/4 of said Section 24, 20 feet, thence East to a point on the North and South center line of said Section 24, 1345 feet South of the North 1/4 corner of said Section 24, thence Southeasterly to a point 1389 feet due South of the North line of said Section 24, thence Easterly 2590 feet to a point on the East line of said Section 24, 1368 feet South of the Northeast corner of said Section 24, thence North 20 feet to the Point of Beginning, said lands lying and being in Lake County, Florida. ALSO a perpetual easement and right of way for ingress and egress over and upon the lands lying within the aforesaid right of way, said land lying and being in Lake County, Florida.

FABRY PARCEL 2:

West 1/2 of North 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 24, Township 23 South, Range 26 East, lying South of a right of way for road which right of way is described as follows: Beginning 1348 feet South of the Northeast corner of Section 24, Township 23 South, Range 26 East, run thence Westerly 2590 feet to a point 1369 feet due South of the North line of Section 24, run thence Northwest to a point on the North and South center Section line of Section 24, 1325 feet South of the North 1/4 corner of said Section 24, run thence West to the East boundary of the West 1/2 of the NW 1/4 of said Section 24, thence South along said East line of the West 1/2 of the NW 1/4 of said Section 24, 20 feet, thence East to a point on the North and South center line of said Section 24, 1345 feet South of the North 1/4 corner of said Section 24, thence Southeasterly to a point 1389 feet due South of the North line of said Section 24, thence Easterly 2590 feet to a point on the East line of said Section 24, 1368 feet South of the Northeast corner of said Section 24, thence North 20 feet to the Point of Beginning, said lands lying and being in Lake County, Florida. ALSO a perpetual easement and right of way for ingress and egress over and upon the lands lying within the aforesaid right of way, said land lying and being in Lake County, Florida.

Property as shown hereon contains: 13,220,321 square feet or 303.50 acres more or less



LOCATION

3 miles east of Schofield Road and US Hwy 27 intersection
 West of the Orange County line, adjacent to McKinney Road

Approx. 304 +/- Acres

Alternate Keys 1029198, 2689919, 1122848, 1070970, 1029201, 1594545



CITY OF CLERMONT
ORDINANCE NO. 2022-010

CHANGE IN FUTURE LAND USE CLASSIFICATION

FROM LAKE COUNTY: WELLNESS WAY 3
TO CITY OF CLERMONT: MASTER PLANNED DEVELOPMENT

SECTION 2: SEVERABILITY

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

SECTION 3: PUBLICATION & EFFECTIVE DATE

This Ordinance shall be published as provided by law and it shall become law and shall take effect after a period of thirty days plus one following its Second Reading and Final Passage.



CITY OF CLERMONT
ORDINANCE NO. 2022-010

ORDAINED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida,
this 23rd day of August 2022.

CITY OF CLERMONT

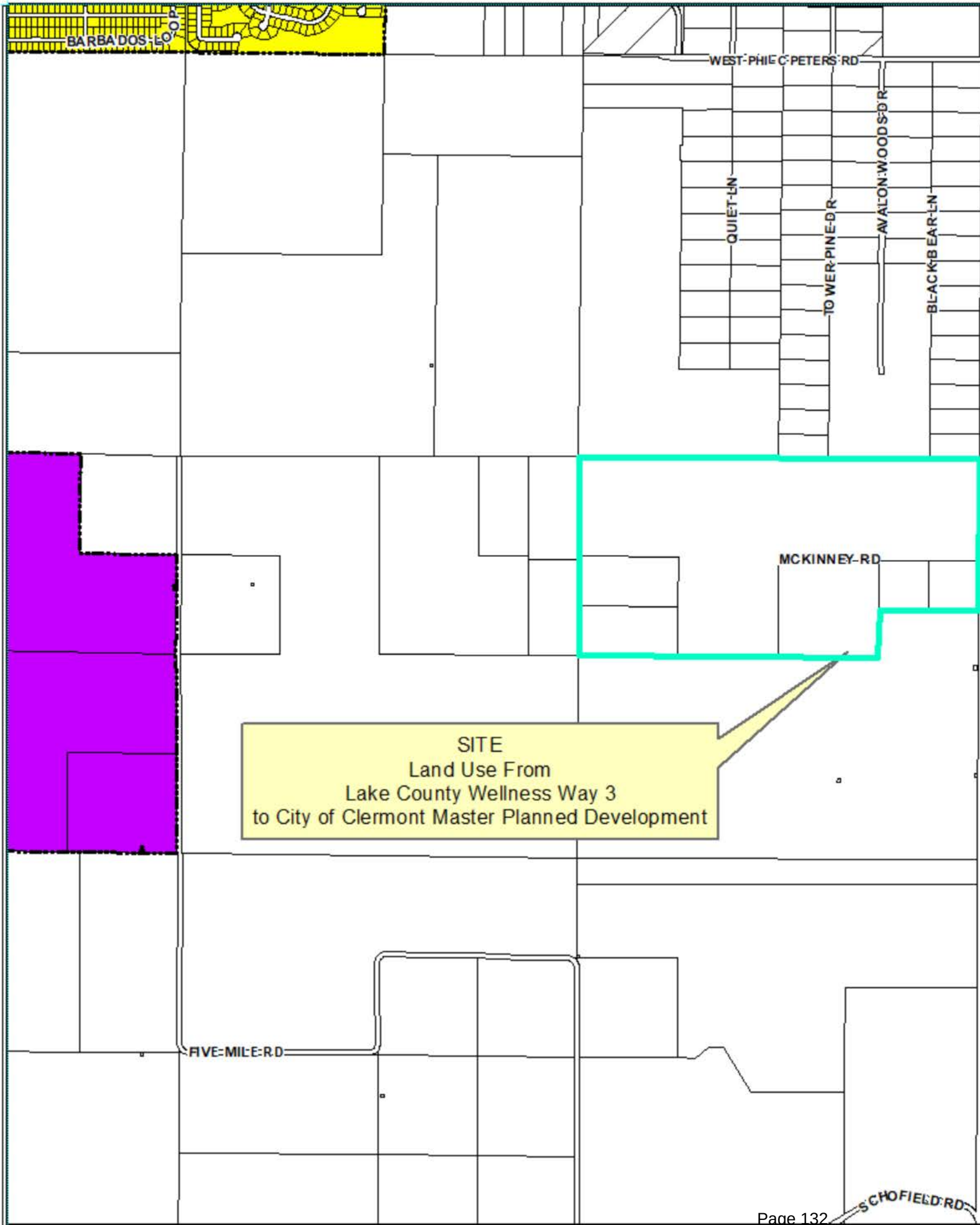
Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

APPROVED AS TO FORM AND LEGALITY:

Daniel F. Mantzaris, City Attorney



Ordinance
2020-010
Before

Legend



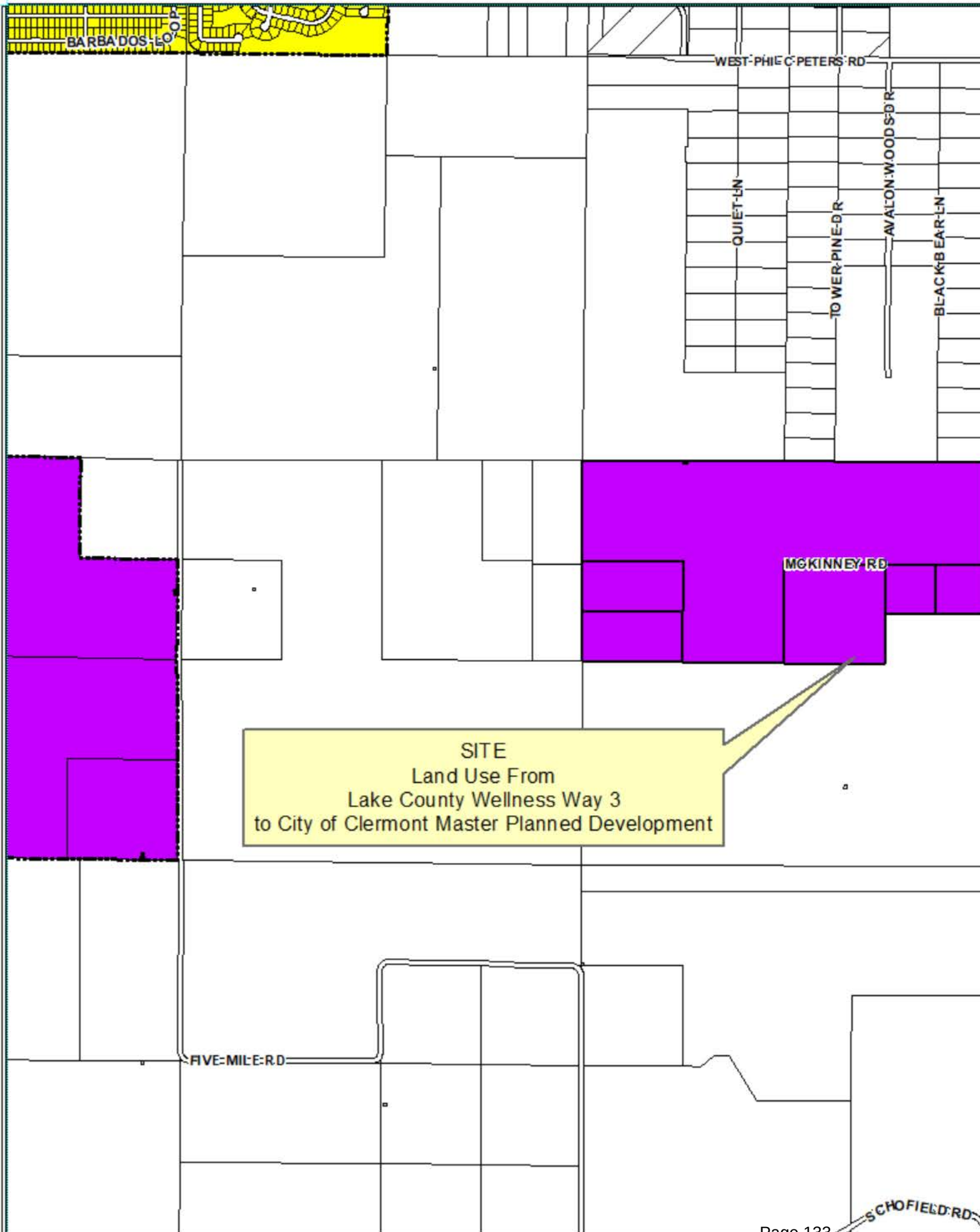
City Limits

Clermont FLU

Land Use

- Commercial
- Conservation
- Downtown MU
- High Density Residential
- Industrial
- Low Density Residential
- Master Planned Development
- Medium Density Residential
- Office
- Parks
- Public Fac/Institutional
- Residential/Office





Ordinance
2020-010
After

Legend



City Limits

Clermont FLU

Land Use



Commercial



Conservation



Downtown MU



High Density Residential



Industrial



Low Density Residential



Master Planned Development



Medium Density Residential



Office



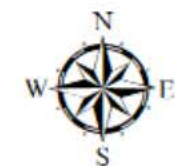
Parks

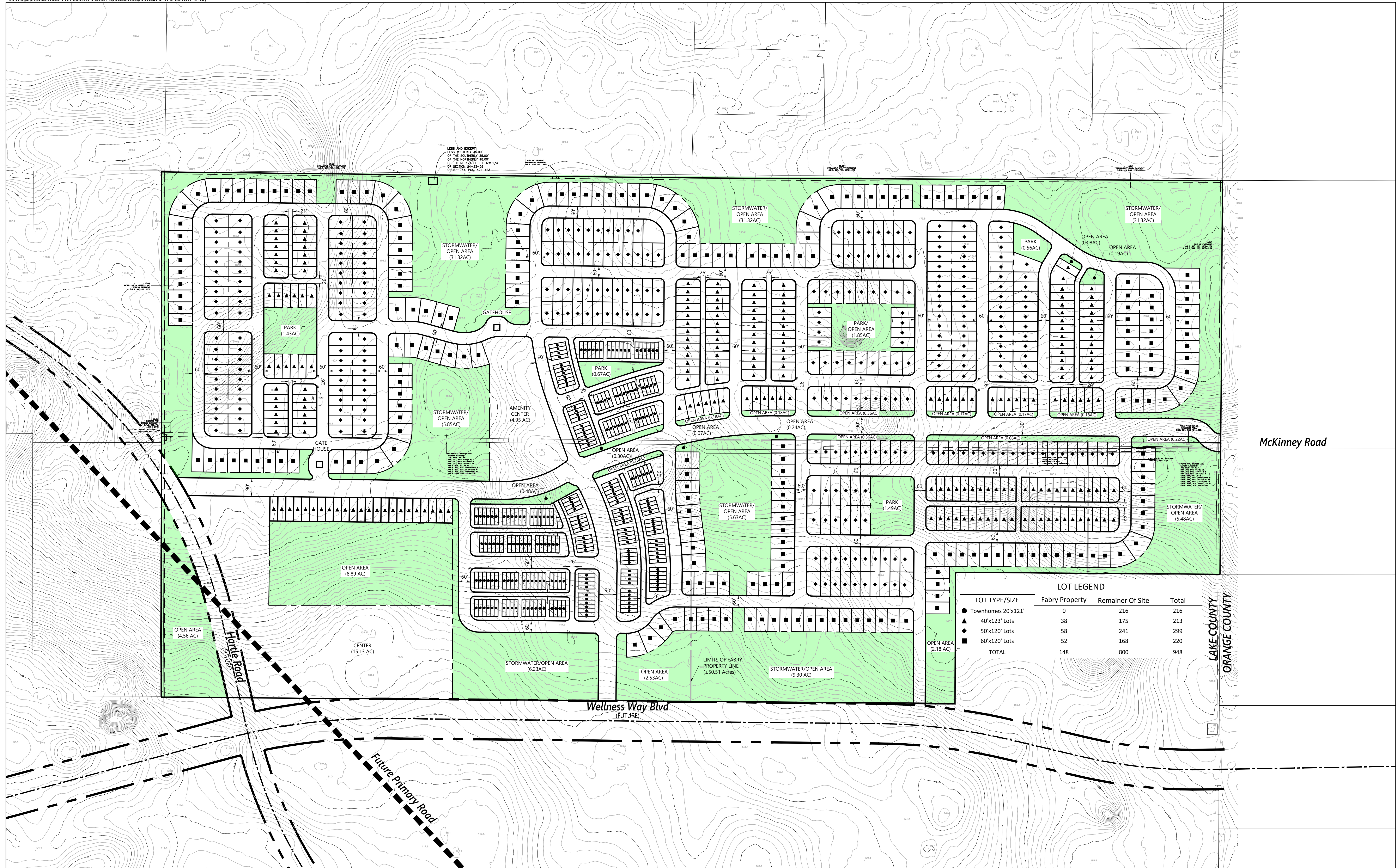


Public Fac/Institutional



Residential/Office





Chicone PUD

Comprehensive Plan Amendment – City of Clermont

PREPARED FOR

Pulte Group
4901 Vineland Road
Suite 500
Orlando, FL 32811

PREPARED BY



225 E. Robinson Street
Suite 300
Orlando, FL 32801
407.839.4006

March 19, 2021

Introduction

This requested comprehensive plan map amendment is for 303.5± acres located within the Wellness Way Area Plan (WWAP) in southeast Lake County. As shown in **Figure 1**, the subject property is east of US 27, west of the Lake County/Orange County boundary line; McKinney Road runs east/west through the middle of the subject property. The Wellness Way Area Plan was established in 2016 to address growth demands for an area that is identified as having significant economic development potential for Lake County. The overall WWAP boundary generally encompasses approximately 15,000 acres lying between US 27 and State Road 429 (SR 429). Wellness Way is envisioned as a mixed-use area with flexible land uses allowing employment, residential, institutional, agriculture and Wellness/Green Space.

The original WWAP was based upon providing sufficient land area to achieve a target of 1.50 to 1 jobs-to-housing ratio. The plan also required significant open space set aside within each PUD to ensure internal open space connectivity as well as connectivity to Lake Lousia State Park. Since the 2016 approval, an Implementation Plan was created to develop a comprehensive economic development and branding strategy that achieves the desired employment and housing mix. The subject property is currently designated as Wellness Way 3 on the future land use map (FLUM) (see **Figure 3**). This land use category allows a mix of uses including commercial, industrial, office and residential. The targeted jobs-to-housing ratio is 1.25 to 1. The proposed concept plans closely resemble the current County FLU designation while demonstrating consistency with the City's comprehensive plan as this application request is to change the future land use designation from Wellness Way 3 to Master Planned Development; a corresponding annexation application and Planned Development rezoning application will be processed concurrently.

With the following Statement of Justification, we submit the request is consistent with the City of Clermont's Comprehensive Plan and is compatible with the surrounding development approvals of the neighborhood.

History and Background

The Wellness Way Remedial Comprehensive Plan Amendment adopted January 2016 serves as the foundation for policy initiatives and plan strategies. The WWAP is a set of goals, objectives and policies adopted by Lake County. The City of Clermont has not adopted the specific WWAP policies and standards. However, the City and County have an approved Joint Planning Area (JPA) and an Interlocal Service Boundary Agreement (ISBA) that address how the two municipalities will coordinate the approval of new development and the delivery of services to the area. The ultimate goal is to have a consistent set of policies and standards implemented between the two local governments.

Proposed Action

The applicant proposes a Future Land Use Map (FLUM) amendment to change the current County Wellness Way 3 designation to Master Planned Development for the Subject Property. The anticipated use is for a mixed use development consisting of up to 950 single family units and 30 acres for future development which is expected to include multi-family and non-residential use.

Figure 1. Neighborhood Aerial

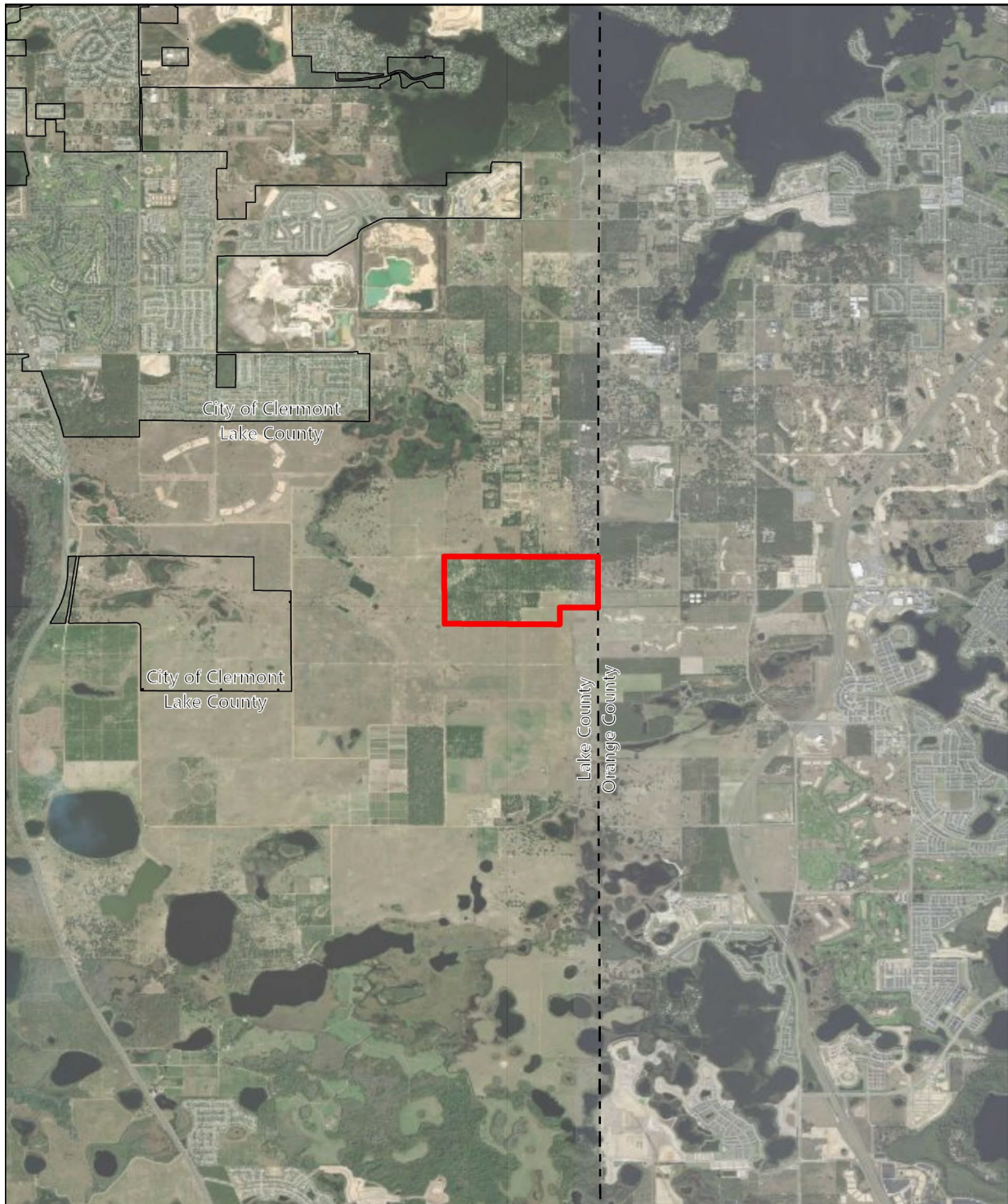


Figure 2. Site Aerial

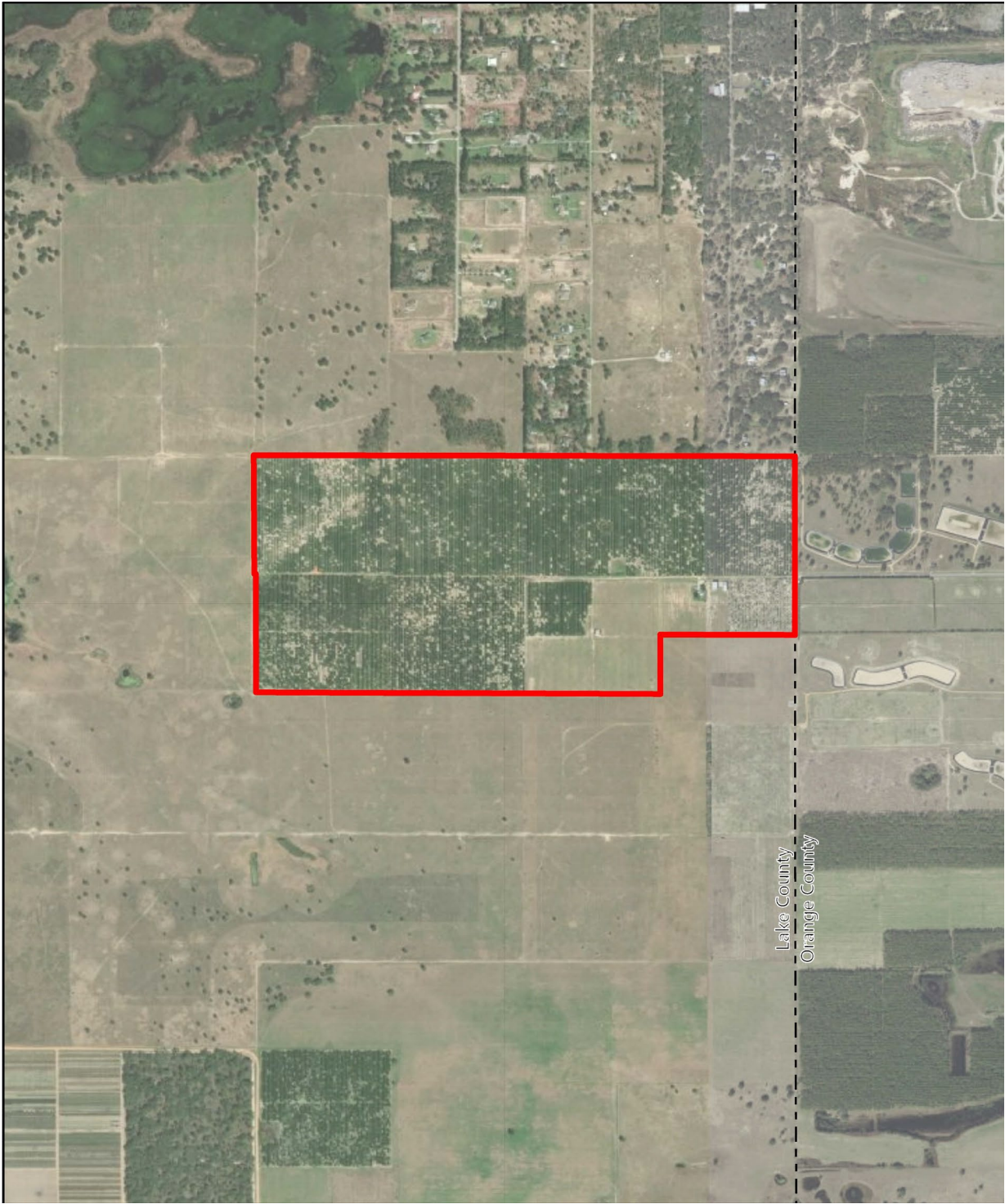


Figure 3. Current Future Land Use

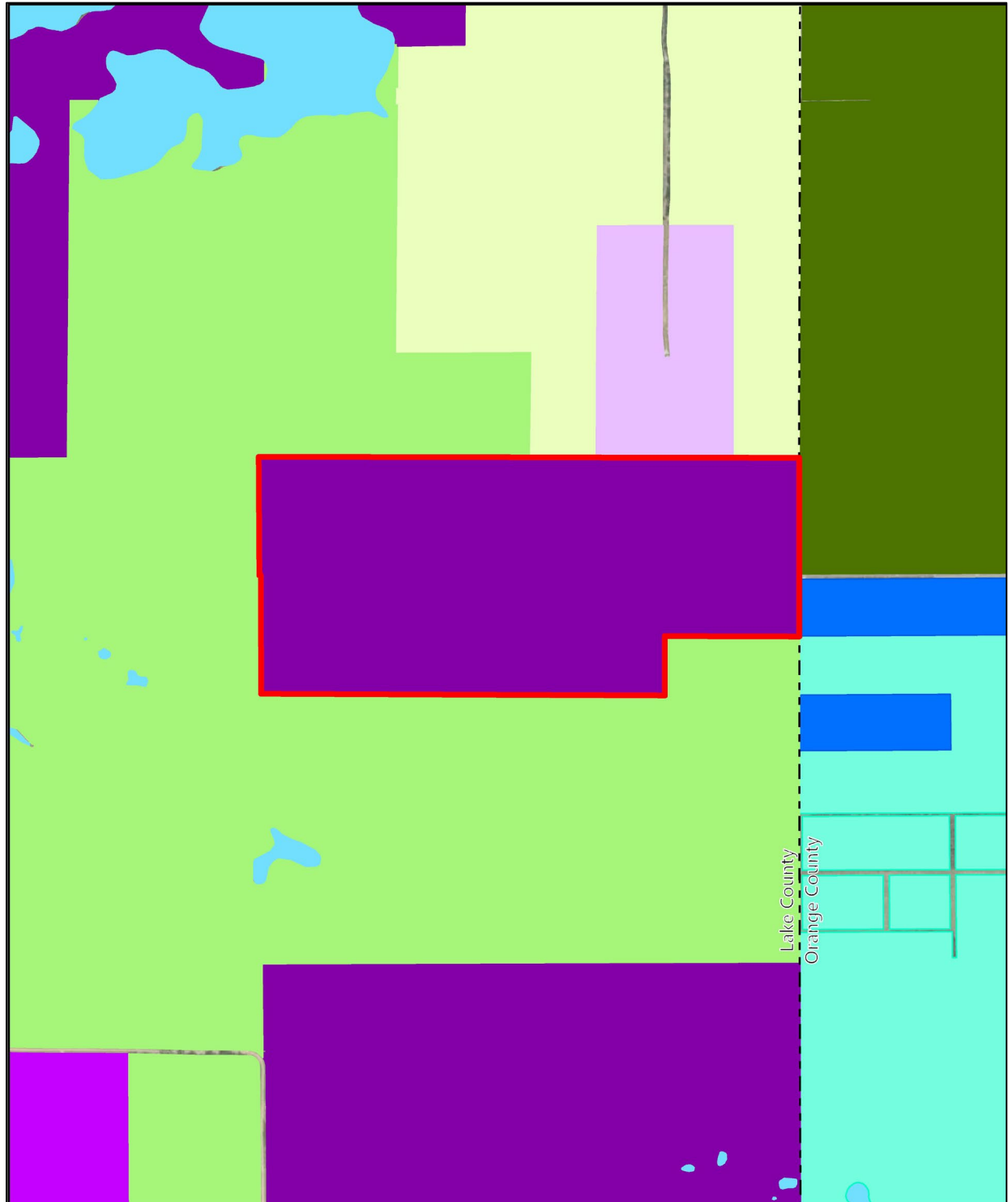
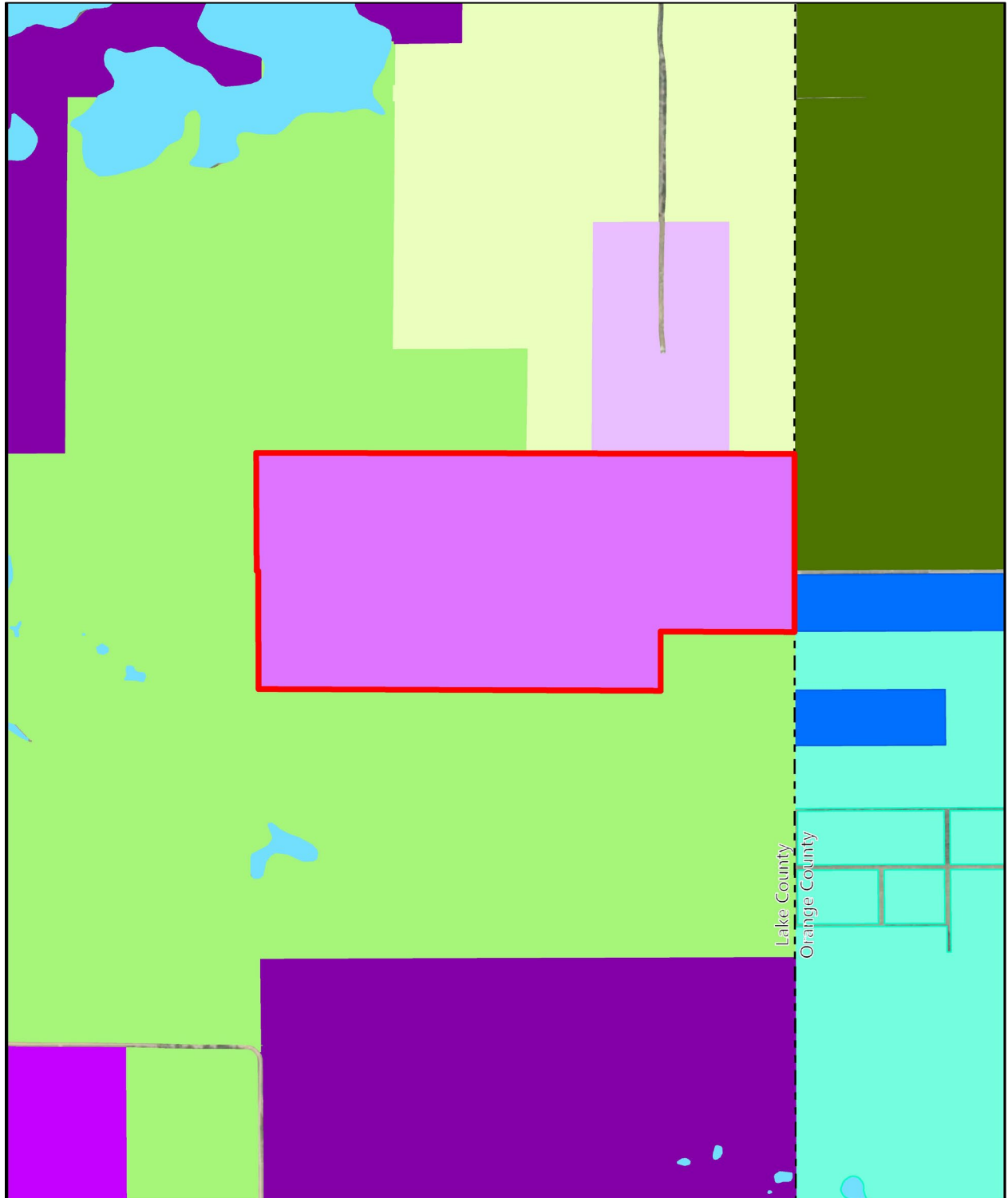


Figure 4. Proposed Future Land Use



Consistency with the Comprehensive Plan

The requested map amendment is consistent with the Goals, Objectives and Policies of the Comprehensive Plan. A review of the City of Clermont's Comprehensive Plan has been conducted. Relevant goals, objectives and policies have been identified below (italicized) and a brief statement regarding consistency of the proposed amendment has been provided.

Objective 1.1: ***Discourage Urban Sprawl.** The City shall discourage and/or reduce urban sprawl through a future land use pattern that promotes orderly, compact development and the provision of public facilities and services that minimize costs and environmental impacts and maximize efficiency.*

Policy 1.1.1: *Urban services such as water and sewer shall not be extended outside the Lake County/Clermont Joint Planning Area (JPA) without a companion land use plan amendment modifying the boundary and amending the land uses. An exception may be considered where public health, safety and welfare require a community water system or the extension of water service to ensure safe potable water*

The Subject Property is located within the JPA Boundary. Concurrently with this FLUM amendment application, a PUD rezoning application will be processed. As part of that process a Developer's agreement outlining the provision for public facility service to support the proposed PUD.

Objective 1.7: ***Mixed-Use Land Use Categories.** The mixed-use categories are established to accommodate a mixture of residential, office and commercial uses as single uses on separate parcels or as a mix of uses within a single development. The maximum density for residential uses shall be 12 units per acre; however, densities higher than eight units per acre shall require a conditional use permit. Other uses allowed include supportive accessory uses, churches and schools as conditional uses, minor public utilities (i.e., telephone switching stations, lift stations, drainage infrastructure, and similar facilities), parks and open space, municipal facilities and other civic and cultural uses subject to standards and performance criteria set forth in this plan and in the land development regulations.*

Policy 1.7.2: ***Planned Development.** The master planned development category is intended to provide for two existing approved developments of regional impact (DRI), King's Ridge DRI and Lost Lake Reserve DRI, the Black West proposed mixed-use development subject to a utility and annexation agreement approved by the City and new master planned, mixed-use projects that shall be applied only upon City Council approval of a development*

agreement that specifies the allowable types and distribution of land uses and the maximum number/density of residential units, and which demonstrates that public facilities and services meet the requirements of the City's Concurrency Management System. The maximum intensity for office and commercial uses shall be 0.25 FAR; 1.0 FAR for industrial uses; and 0.25 FAR for institutional uses. The FAR shall not be applied to the residential portion of a mixed-use development.

The application request is to change the current FLUM designation from Lake County Wellness Way 3 to City of Clermont Master Planned Development (PD). The proposed density and intensity does not exceed the maximum allowed under the Master PD designation and follows Table 1.4: Wellness Way District Program Allocation of the WWAP Design Guidelines.

Policy 1.11.1 *Development in the Downtown Mixed-Use land use category, and where appropriate in the Residential/Office and Master Planned Development categories, shall provide pedestrian-friendly street design (buildings close to street; porches, windows and doors; tree-lined streets; hidden parking lots; garages in rear; narrow, slow-speed streets).*

The proposed PD is planned as a mixed use development consisting of residential and commercial use. The project is designed with neighborhoods that are pedestrian and bicycle friendly.

Policy 1.11.2 *New development, as well as infill development where feasible, shall provide interconnected street grid networks to disperse traffic and encourage walkability. Developments may include a hierarchy of narrow streets, boulevards and alleys; high-quality pedestrian networks; designs that encourage a greater use of bicycles, rollerblades, scooters and walking as daily transportation; connectivity to public transit; and a land use mix that demonstrates reduced external trips by encouraging internal trips.*

The proposed PD is designed with an internal street network that connects to the proposed planned improvements in the Wellness Way area. Streets are designed with sidewalks on both sides and a multi-use trail is designed to circulate through the project.

Policy 1.11.3 *New Development in the Downtown Mixed-Use, and where appropriate in the Residential/Office and Master Planned Development categories, shall provide a mix of shops, offices, apartments and homes on site and provide mixed-use within neighborhoods, within blocks and within buildings.*

The proposed PD is planned as a mixed-use development. The proposed non-residential use and multi-family are planned as future development. It is anticipated that the non-residential and multi-family will be designed as a mixed-use neighborhood center located adjacent to the proposed Wellness Way and Hartle Road intersection.

Objective 1.12: **Public Facilities and Services.** *Development, redevelopment, land use plan amendments and changes to the zoning of a site shall be coordinated with the availability of adequate services and facilities, including assurance that land is available for the needed utility facilities and services.*

It is anticipated that offsite utility and transportation improvements will be needed due to the impacts of the proposed development. A developer's agreement outlining the specific commitments will be processed with the PUD rezoning application.

Policy 1.12.3 *The City shall encourage requests for voluntary annexation into the City when those lands are logical extensions of the existing City limits, when services can be properly provided and when proposed uses are compatible with the City's comprehensive plan.*

An annexation application is also being submitted concurrently with the FLUM amendment application.

Policy 1.12.6 *The City shall require new development to provide necessary services and facilities or to pay a fair share of the cost of those services and facilities through impact fees, special assessments, exactions, conveyance of land or easements or pro-rata agreements.*

It is anticipated that offsite utility and transportation improvements will be needed due to the impacts of the proposed development. A developer's agreement outlining the specific commitments will be processed with the PUD rezoning application.

Consistency with the Wellness Way Area Plan

The requested map amendment is also consistent with the draft Community Design Guidelines and Standards for the WWAP. A review of the draft Plan dated September 21, 2020 has been conducted. Relevant sections have been identified below (italicized) and a brief statement regarding consistency of the proposed amendment has been provided

FLU6.8.8 **Communities.** *Subject to approvals, there may be two communities within the Lake Pickett Study Area: one to the north of Lake Pickett Road and another community south of Lake Pickett Road. While each community can be designed to meet the development standards outlined below independently, connectivity between the two communities shall also be provided using local street design and trail concepts that facilitate access but discourage cut-through traffic between communities.*

The subject property is located south of Lake Pickett Road and is proposed to interconnect with the approved development surrounding the property.

1.1 **Guiding Principles of Wellness Way.** *Wellness Way is envisioned as a mixed-use area proximate to arterial thoroughfares. Land uses within Wellness Way are intended to be flexible allowing employment, residential, institutional, agriculture and Wellness/Green Space. Guiding principles for urban form are as follows, and shall be specifically demonstrated in the PUDs:*

- 1. Wellness Way is intended to include a mix of uses that integrate residential, non-residential and open space networks. As such, guidelines for each district allocate a desired percentage distribution of uses (as measured in net acreage) along with an interconnected Wellness/Green Corridor network including a trail system to reach destinations within Wellness Way.*
- 5. An economic development approach that requires land set aside for non-residential employment generating uses.*
- 7. Neighborhood scale development based upon a pedestrian orientation with neighborhood centers/parks as the center of the neighborhood to create neighborhood identity and place*

The proposed Master PD is designed as a pedestrian friendly mixed use development. A multi-use trail system is planned to circulate through the project area providing access to numerous open space areas serving each neighborhood. Higher density and non-residential use is located along major roadways connecting to the internal street network serving the development.

1.2.1 **Development Districts.** *Six Districts are created within Wellness Way to guide the development and character of the community. Each District has a specific requirement for allocation of land and program as described in Sections 1.3 and 1.4. In addition, the Districts have development standards intended to support the desired community character of Wellness Way. The Districts are as follows:*

1. *Neighborhood - intended to support lower density neighborhood development outside the boundaries of Wellness Way's community and employment centers in the US 27 and Multi-Use Districts.*

The subject property is located within the Neighborhood Development District. The PD is planned to incorporate the requisite development standards for this district.

1.3 **Land Allocation.** *All development within Wellness Way shall be allocated to one of three categories:*

1. *Open Space: Lands comprising the Wellness Space and Green Space areas further defined in Section 4.1*
2. *Center: Area for required non-residential uses and associated residential uses*
3. *Residential: Area of residential uses.*

Table 1.3: Wellness Way District Land Allocation Table

<i>Land Allocation</i>	<i>Neighborhood District</i>
<i>Open Space (Min)</i>	<i>30%</i>
<i>Center (Min/Max)</i>	<i>5%/10%</i>
<i>Residential (Min/Max)</i>	<i>60%/65%</i>

The proposed PD is designed to incorporate the requisite land allocation percentages as listed in Table 1.3.

1.4 **Program Allocation.** *Minimum and maximum development programs are allocated based on the multipliers in Table 1.4. All calculations are made on net land area of the categories described in Section 1.3. For proposed developments containing more than one District, the combined program allocation may be blended among Districts within the development. However, all development must comply with the District standards listed in Section 2, including uses, residential densities, and non-residential FARs.*

Table 1.4: Wellness Way District Program Allocation Table

<i>Program Allocation</i>	<i>Neighborhood District</i>
<i>Residential Max (Du/Ac)</i>	<i>3.60</i>
<i>Non-Res Min (FAR)</i>	<i>0.30</i>

The proposed PD is designed as a mixed-use development. The proposed residential density and non-residential FAR shall meet the requirements listed in Table 1.4.

2.1.1 **Neighborhood District.** *The Neighborhood District is intended to support lower density neighborhood development outside the boundaries of Wellness Way's*

community and employment centers in the US 27 and Multi-Use Districts. This is the largest district and requires flexibility in design to accommodate neighborhood and housing types for many market segments.

The proposed PD will offer a variety of housing types to support the proposed non-residential within the project area.

2.1.1(a) **Form and Design.** *The design standards in this district are intended to achieve the following:*

1. *Development will be organized in the form of neighborhoods. A neighborhood shall be defined by a single standard pedestrian-shed generally ½-mile diameter. Its physical center should be located at an important traffic intersection associated with a civic or commercial use. The edges of the neighborhood should blend into an adjacent neighborhood or district without buffer:*
2. *Massing, setbacks, and character of new residential developments shall encourage structures that do not overly dominate streets, foster diversity in design, and maintain the character of the community. Alternative housing forms, such as small-lot single family, bungalow single family, townhomes, small-scale apartments, and accessory dwelling units that provide diversity of housing opportunities are encouraged.*
3. *Each neighborhood shall include a variety of housing types and styles to allow people with a range of different ages and incomes to live in the neighborhood of their choice as a diverse community. In order to maintain the desired density of residential neighborhoods, a variety of housing types, lot sizes, and patterns are encouraged.*
4. *The Neighborhood District may contain the following residential housing types:*
 - *Single-family detached homes;*
 - *Townhomes;*
 - *Duplexes and other types of attached units up to four-plexes;*
 - *Walk up apartments; and*
 - *Accessory dwelling units*
5. *Whenever possible, land use boundaries and density changes in neighborhoods should occur at mid-block locations, rather than along streets, so that buildings facing each other are compatible and transitions between uses are gradual.*
6. *Higher residential densities should generally be located adjacent to a Center, or a location that would serve as a transition between a Neighborhood District and Multi-Use District or US 27 District.*

7. *Neighborhoods shall be pedestrian and bicycle friendly. Individual neighborhoods should be sized so that dwellings are generally within a maximum quarter-mile of a Center or a Neighborhood Park, Square, or Green as described in Section 4.2.4.*
8. *Houses shall front the local street system and public spaces with entries, balconies, porches, architectural features, and activities to enliven the streets and create safe and pleasant walking environments.*

The proposed PD is designed as a pedestrian friendly mixed-use development. A range of lot sizes are proposed within each neighborhood. Open space areas are spread across the project area connected by multi-use trails. Streets are designed with sidewalks on both sides.

Compatibility with Surrounding Land Uses

North: The area to the north is not within the WWAP but is within Lake County jurisdiction. The area is developed with large lot single family development and a communications tower site. The future land use designation for the area is Rural and Public Service Facility and Infrastructure. The proposed PD is designed with proper buffering and compatible land uses adjacent to this area.

East: The Lake County/Orange County boundary line runs along the east boundary of the subject property. This property is owned by Orange County and the City of Orlando for the development of the Water Conserv II reuse project. The distribution center is on the south side of McKinney Road and the rapid infiltration basins (RIBs) are located on the north side. The FLU designation on the north of McKinney Road is Rural 1/5 du/ac and the FLU designation on the south side is Institutional. Compatible land uses and buffers to this area is planned for in the proposed PD.

South: Additional Water Conserv II property is located to the south of the subject property. This area is within the WWAP and designated as CONSERV District. No private urban development is allowed within this district. Once constructed, Wellness Way is planned to run along the southern boundary of the subject property. The main access point to the proposed PD is planned from Wellness Way.

West: Water Conserv II is also adjacent along the western boundary of the subject property and is within the CONSERV District of the WWAP. Hartle Road (CR 437) is planned to extend from the north and run along the western boundary of the subject property. The future non-residential and multi-family development is planned for the northwest corner of the planned Wellness Way and Hartle Road intersection.

Conclusion

This proposed Future Land Use Map Amendment is consistent with the County's Comprehensive Plan. This proposed project will help achieve the WWAP ultimate goal and kick start economic development in the area. Additionally, planned roadway improvements are able to be achieved at a quicker rate with the development of the proposed project. The proposed mixed-use development will provide additional housing opportunities and neighborhood services for current and future residents of the area.

An application for voluntary annexation is concurrently submitted with this application for FLUM amendment. Additionally, a PUD rezoning application will be submitted and processed concurrently with this FLUM amendment application. The proposed PUD will adhere to the PUD Approval Process as outlined in section 1.5.1 of the WWAP Design Guidelines and Standards.

Therefore, we respectfully request the Local Planning Agency recommend approval to the City of Clermont City Council and that the City Council approve this request for a Large Scale Comprehensive Land Use Plan Amendment to change the future land use designation of the Subject Property from Wellness Way 3 to Master Planned Development.



CITY OF CLERMONT
COMPREHENSIVE PLAN AMENDMENT
Application Instructions

APPLICATION FEE:

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

APPLICATION PROCESS:

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

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

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

AMENDMENT TIME FRAME:

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



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

Application Information Required

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

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

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



CITY OF CLERMONT
COMPREHENSIVE PLAN AMENDMENT
Application

DATE: _____

FEE: _____

Project Name (if applicable): Chicone PUD

Applicant: VHB

Contact Person: Erika Hughes

Address: 225 E. Robinson Street, Suite 300

City: Orlando State: FL Zip: 32801

Phone: 407.893.4769 Fax: _____

E-Mail: ehughes@vhb.com

OWNER: see attached list

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____

E-Mail: _____

General Location: McKinney Road, south of Tower Pine Drive, west of Orange County boundary
east of Five Mile Road

Legal Description (include copy of survey): please see attached

Property size (in acres or square feet): 303.50

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

Existing (Actual) Land Use: Vacant and single family dwelling.

Existing Zoning: A-1

Existing Future Land Use: Wellness Way 3

Proposed Future Land Use: Master Planned Development

Type of development proposed: Residential



Proposed density (dwelling units/acre) or intensity: _____

Proposed Zoning District: PUD

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

please see attached

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

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

* * * * * NOTICE * * * * *

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

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

Chicone PUD Property Owner's List

Cathryn C Hollfelder, et al
c/o Chicone Groves LLP and
Jerry Jay Chicone Jr
PO Box 547636
Orlando, FL 32854

Catherine E Ross Groves Inc
PO Box 398
Windermere, FL 34786

Fabry Family Group LLC
4566 N Apopka Vineland Road
Orlando, FL 32818

Paul E Fabry
PO Box 784238
Winter Garden, FL 34778



APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Erika Hughes, who being

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

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

Erika Hughes

Affiant - Applicant Name (print)

X

[Signature]

Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

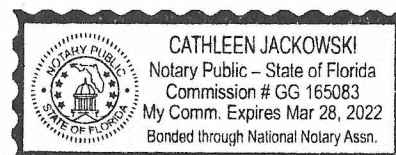
or personally known by me this 5th day of April, 2021.

X

[Signature]
Notary Public, State of Florida at Large

My Commission Expires:

3/28/2022





OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Susan Chapin, who being

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

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

Susan Chiconi Chapin
Affiant - Applicant Name (print)

X Susan Chiconi Chapin
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 10th day of March, 2021.

X [Signature]
Notary Public, State of Florida at Large

My Commission Expires: 3/12/24



OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Jerry Jay Chicone, Jr., who being

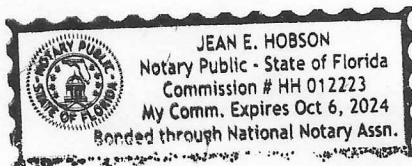
by me first duly sworn on oath, deposes and says:

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Jerry Jay Chicone, Jr. X Jerry Chicone
Affiant - Applicant Name (print) Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 15 day of March, 2021.



X Jean E. Hobson
Notary Public, State of Florida at Large

My Commission Expires: _____



OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Paul E Fabry, who being

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

1. That he (she) is the fee-simple owner of the property legally described on the attachment of this application.
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Paul E Fabry
Affiant - Applicant Name (print)

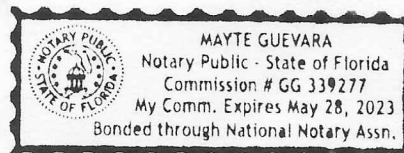
X [Signature]
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 22 day of March, 2021.

X [Signature]
Notary Public, State of Florida at Large

My Commission Expires: 05/28/23





OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

_____, who being

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

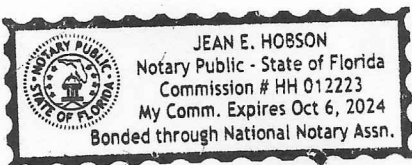
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Cathryn C. Hollfelder
Affiant - Applicant Name (print)

X Cathryn C. Hollfelder
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 15 day of March, 2021.



X Jean E. Hobson
Notary Public, State of Florida at Large

My Commission Expires: _____



OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

James W. Ross, who being

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

1. That he (she) is the fee-simple owner of the property legally described on the attachment of this application.
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3. That the owner of said property has appointed VHB - Erika Hughes to act as agent on his (her) behalf to accomplish the above. The owner is required to complete the APPLICANT'S AFFIDAVIT of this application if no agent is appointed to act in his (her) stead.

JAMES W. ROSS

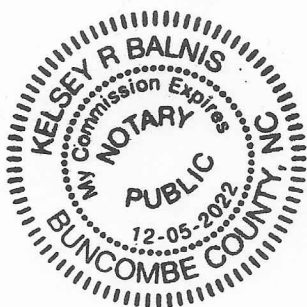
Affiant - Applicant Name (print)

X

Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 10th day of March, 2021



X

Notary Public, State of ~~Florida~~ at Large
north carolina

My Commission Expires: 12/5/2022



OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Craig Ustler, who being

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

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

Craig Ustler
Affiant - Applicant Name (print)

X ca
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by Craig Ustler

or personally known by me this 8th day of March, 2021.



X [Signature]
Notary Public, State of Florida at Large
Orange County

My Commission Expires: 6-24-22

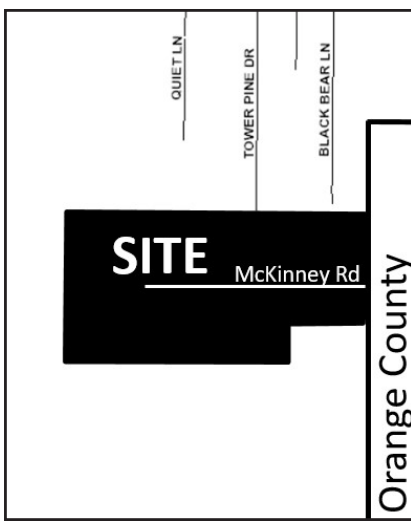
CITY OF CLERMONT

NOTICE OF PROPOSED AMENDMENT TO COMPREHENSIVE PLAN

ORDINANCE NO. 2022-010

The City of Clermont will hold public hearings on Tuesday, March 1, 2022 at 6:30 P.M. before the Planning and Zoning Commission to consider a proposed change to the City's Future Land Use Map; and on Tuesday, March 8, 2022 at 6:30 P.M. before the City Council to consider introduction of the ordinance and transmittal of the proposed amendment. The map amendment would change the Future Land Use designation for the property below from Lake County Wellness Way 3 to City of Clermont Master Planned Development.

The City of Clermont will hold a public hearing on Tuesday, May 24, 2022 (final hearing) beginning at 6:30 P.M. before the City Council to consider the adoption of the proposed change to the City's Future Land Use Map.



Location:

3 miles east of Schofield Road and US Hwy 27 intersection
West of the Orange County line, adjacent to McKinney Road
Approx. 304 +/- Acres

Alternate Keys 1029198, 2689919, 1122848, 1070970,
1029201, 1594545

ORDINANCE #2022-010:

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.

The public hearings will be held at Clermont City Hall, inside the first floor City Council Chambers, located at 685 W. Montrose Street, Clermont, FL 34711 and are open to public comment. Please call (352) 241-7335 if you have any questions.

The proposed amendment may be inspected at the City's Development Services Department (first floor, City Hall) between 8 A.M. and 5 P.M. Monday through Friday.

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

Tracy Ackroyd Howe, MMC
City Clerk



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

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

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

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

Additional Analysis

Fiscal Impact Summary

Fiscal Impact

Fund Number and Description

Available Budget Amount

Exhibits Attached (copies of original agreements)

- | | | |
|-----|--|--|
| 1. | Ord 2022-014 Cityside Townhomes REZ (05.27.2022) | Ord 2022-014 Cityside Townhomes REZ (05.27.2022).pdf |
| 2. | Cityside Maps | Cityside Maps.pdf |
| 3. | CitysidePUD.04.14.2022 Updated | CitysidePUD.04.14.2022 Updated.pdf |
| 4. | Staff Analysis Cityside V2 | Staff Analysis Cityside V2.pdf |
| 5. | TIA Cityside Summary | TIA Cityside Summary.pdf |
| 6. | US 27 Townhomes TIA Review Memo_Second Submittal | US 27 Townhomes TIA Review Memo_Second Submittal.pdf |
| 7. | GarageSchematic | GarageSchematic.pdf |
| 8. | Cover letter for Rezoning Application | Cover letter for Rezoning Application.PDF |
| 9. | Rezoning-Application-2020 | Rezoning-Application-2020.PDF |
| 10. | Legal Ad Cityside Townhomes | Legal Ad Cityside Townhomes.pdf |



CITY OF CLERMONT
ORDINANCE NO. 2022-014

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

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

SECTION 1:

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

LEGAL DESCRIPTION

PARCEL 1:

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

AND

PARCEL 2:

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

AND

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

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



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

AND

PARCEL 3:

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

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

AND

PARCEL 4:

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



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

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

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

AND

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

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

LOCATION

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



REQUESTED ACTION:

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

SECTION 2: GENERAL CONDITIONS

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

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

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

SECTION 3: LAND USES AND SPECIFIC CONDITIONS

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



CITY OF CLERMONT
ORDINANCE NO. 2022-014

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

SECTION 4: WAIVERS

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

SECTION 5: CONFLICT

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

SECTION 6: SEVERABILITY

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

SECTION 7: ADMINISTRATIVE CORRECTION

This Ordinance may be re-numbered or re-lettered and the correction of typographical and/or scrivener's errors which do not affect the intent may be authorized by the City Manager or designee, without need of public hearing, by filing a corrected or re-codified copy of same with the City Clerk.

SECTION 8: RECORDING

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

SECTION 9: PUBLICATION & EFFECTIVE DATE

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



CITY OF CLERMONT
ORDINANCE NO. 2022-014

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 14th day of June, 2022.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

APPROVED AS TO FORM AND LEGALITY:

Daniel F. Mantzaris, City Attorney

CITY OF CLERMONT
ORDINANCE NO. 2022-014

EXHIBIT A
Conceptual Plan:

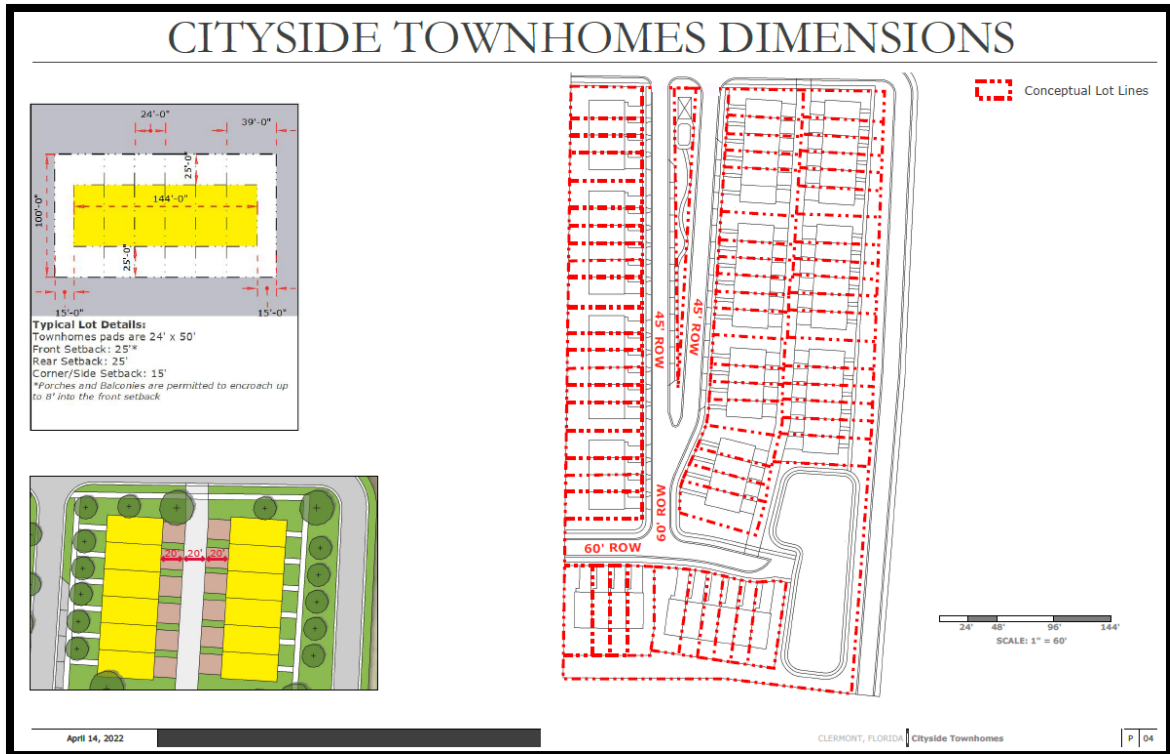
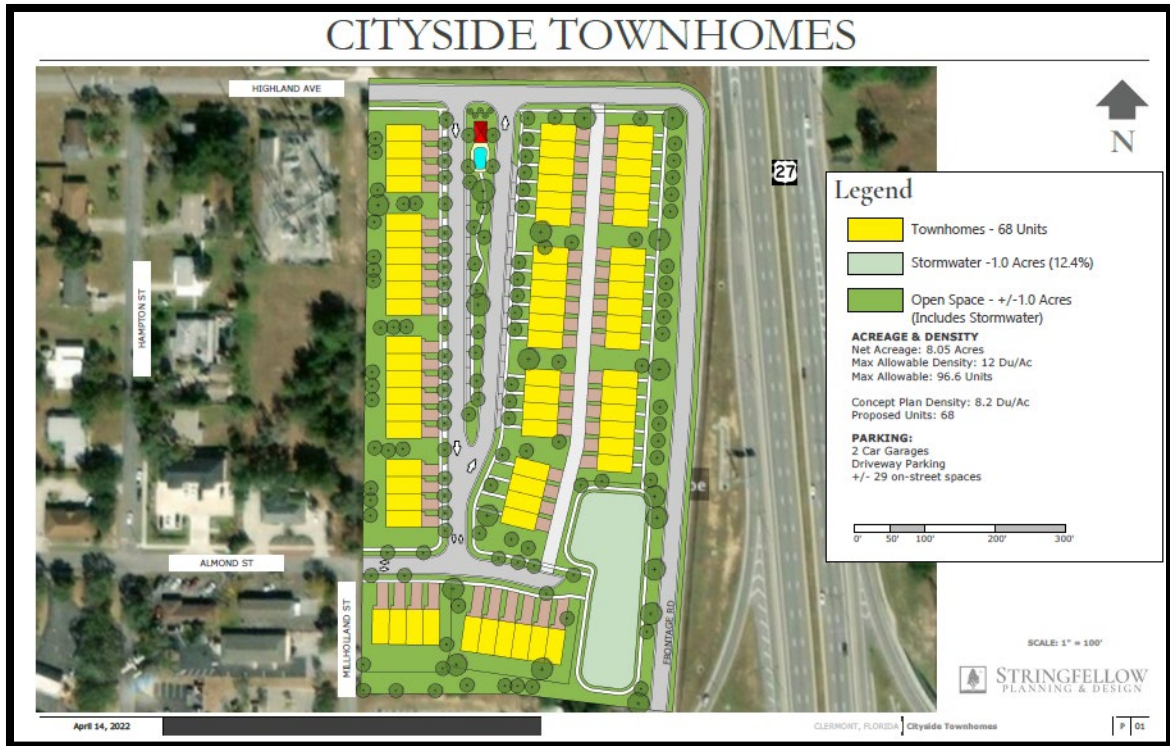


EXHIBIT B
Elevations:

CONCEPTUAL TOWNHOME ELEVATION



STRINGFELLOW
PLANNING & DESIGN

April 14, 2022

CLERMONT, FLORIDA | Cityside Townhomes

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CONCEPTUAL TOWNHOME ELEVATION



STRINGFELLOW
PLANNING & DESIGN

April 14, 2022

CLERMONT, FLORIDA | Cityside Townhomes

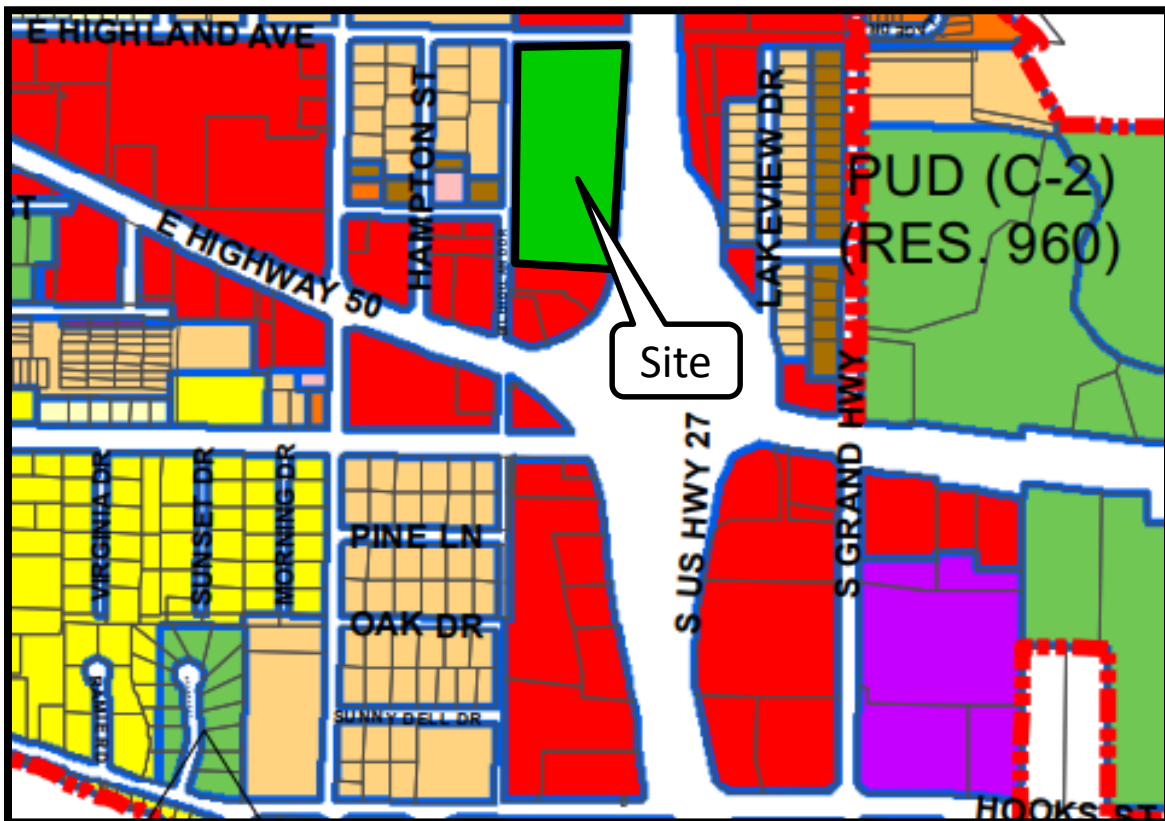
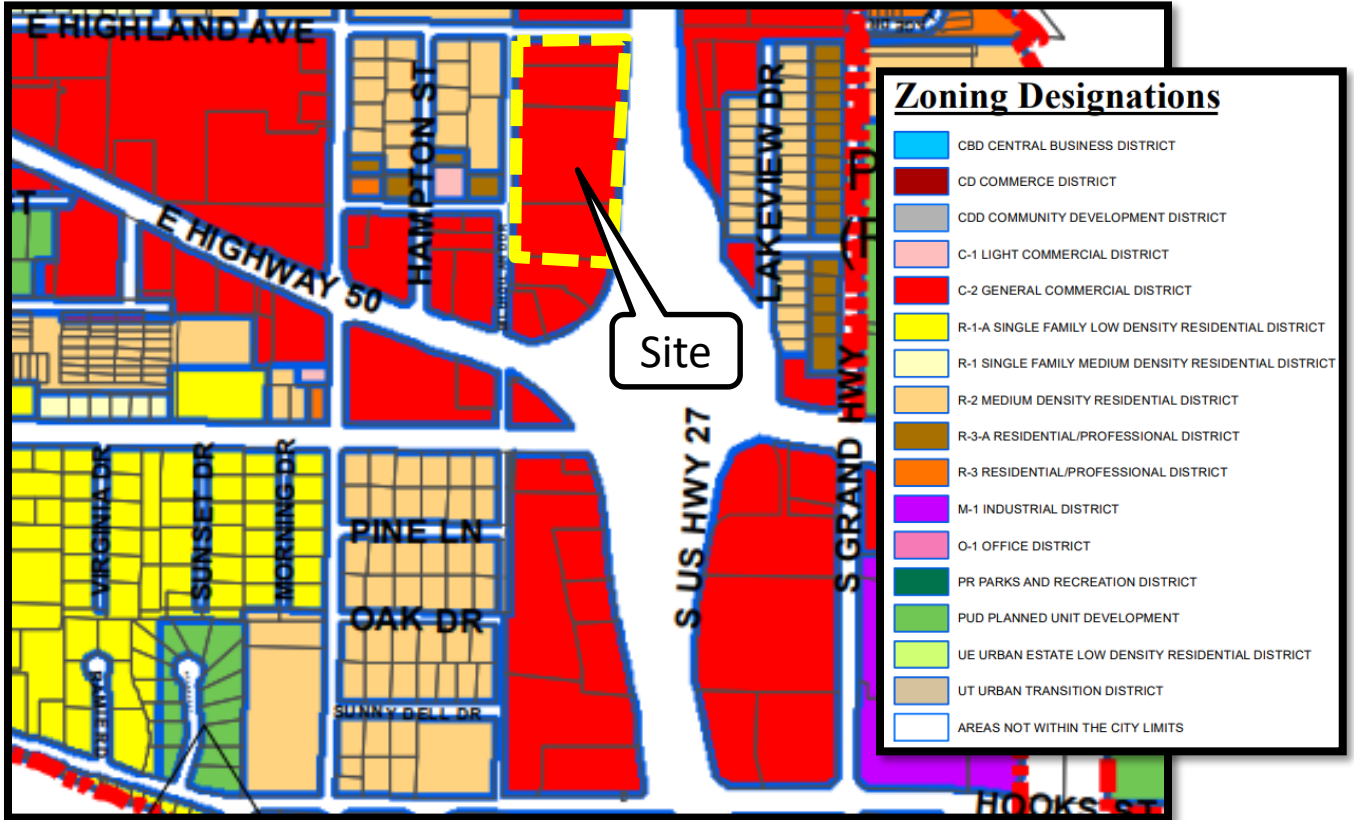
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Exhibit - Location Map – Cityside Townhomes



Yellow
Outline:
Project
Boundary

Exhibit - Zoning Map – Cityside Townhomes



CITYSIDE TOWNHOMES PUD

Project Name: Cityside Townhomes

Developer:

Pillar Homes
1312 Bowman Street, Clermont, FL 34711
www.PillarHomes.us

Site Location: South of E. Highland Avenue and West of S.R. 27.

Alternate Keys: 1592623, 3821671, 1509971, and 1592267

Adjacent Zoning & Land Uses: C-2 to the North, East and South. R-2 to the West. There is vacant land to the North. An electrical sub-station, a utility corridor, vacant residential, offices and single family to the west. To the south is commercial uses. To the east is a limited access facility.

Proposed Use: Townhomes and amenity buildings including, but not limited to, cabanas, pool houses, trails, mail kiosks, playfields and other ancillary uses.

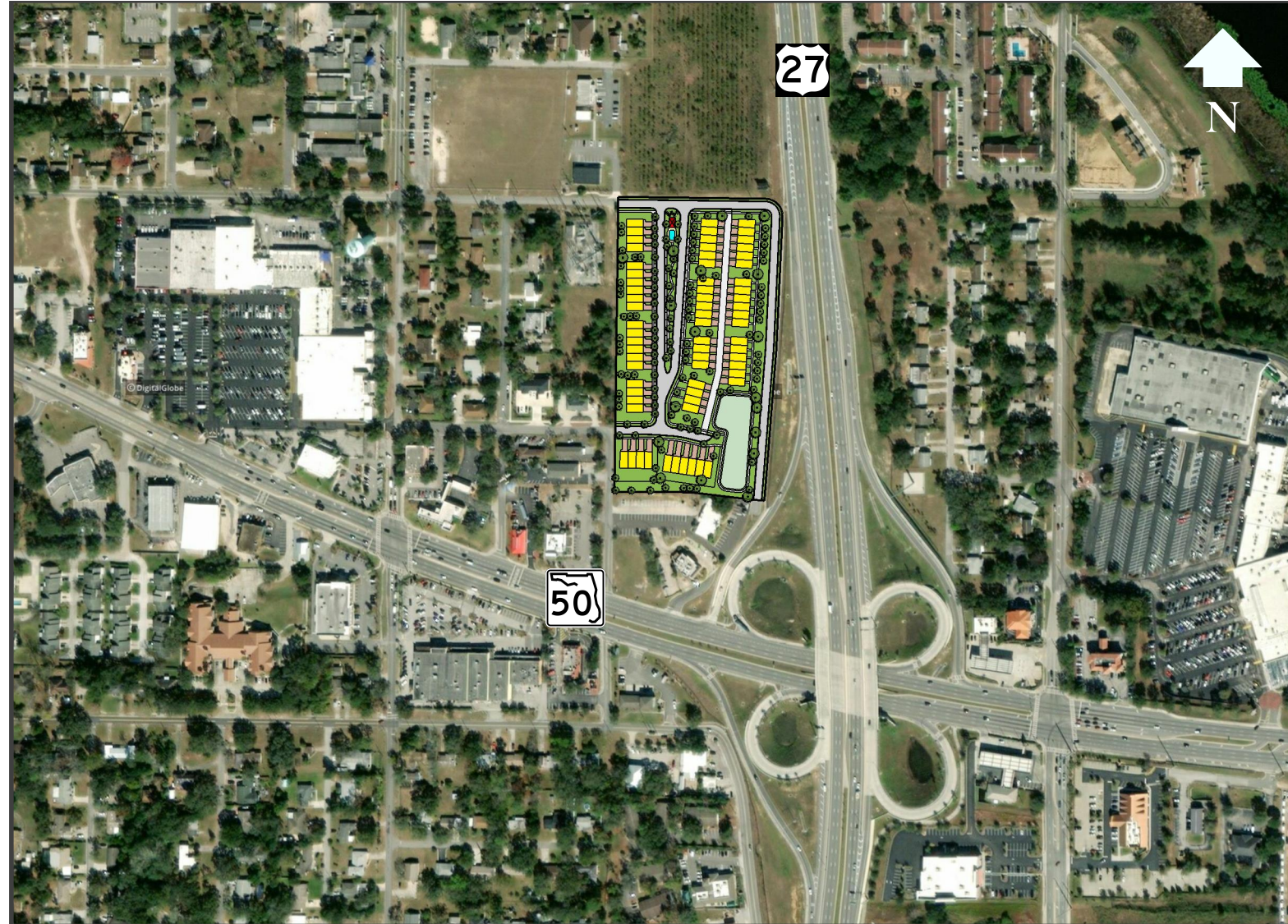
Proposed Phasing: One phase, not applicable.

Acreage & Density:

Net Acreage: +/- 8.45 Acres
Max Density in Commercial FLU: 12 Du/Ac
Max Allowable: 96.6 Units
Concept Plan Proposed Units: 68 Units

WMD: St. Johns River Water Management District

Waivers: Reduce minimum lot size from 3500 SF to 2400 SF. Reduce minimum lot width from 100 feet to 24 feet. Reduce minimum ROW from 60' to 45' for one-way streets, two-way streets will be 60' ROW.

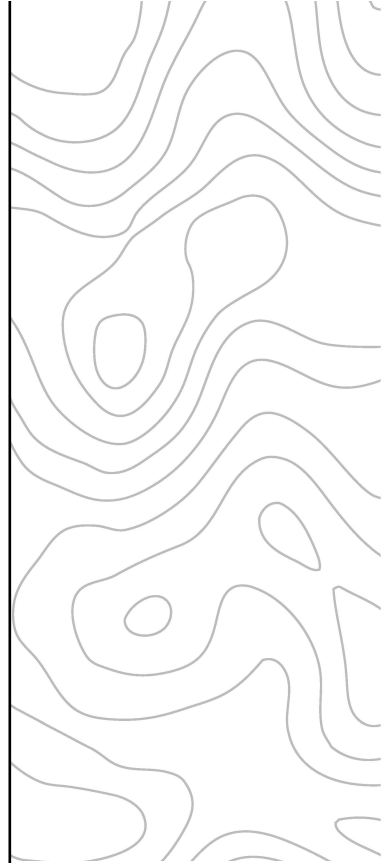


Situated south of Highland Avenue and the end of Almond Avenue, the Cityside Townhomes project is an infill residential development proposing 68 townhome units on +/- 8.05 Acres. Current future land use allows up to 12 DU/AC or 96 units. When assessing the compatibility of infill residential development, the quality is measured by future residents having the ability to walk to daily needs and access to parks or open space.

Within a 5-minute walk, residents of this community will have two grocery options (Winn Dixie and Key Foods), a drug store (Walgreens), at least two financial institutions (Bank of America and Wells Fargo), nine restaurants, medical offices and various other neighborhood services. This greatly reduces drive time and reduces traffic load on major thoroughfares while improving quality of life.

The second key indicator is access to amenities and open space. To the north of the development, future residents would have access to McKinney Park which hosts basketball courts, a playground and ball field. Within the community, residents will have a central promenade, a community pool, a flex use lawn, a dog walking trail, a photo gazebo and ample private yard space.

For the townhomes each unit will have a two-car garage and driveway space for parking two cars in front of the unit. All townhomes will meet or exceed setback requirements of the code and are designed to provide ample space for landscaping. The development will include an association that will maintain community amenities and associated private improvements.



Plan Prepared by:
ALEX STRINGFELLOW
352.217.7710
alex@stringfellowplanning.com

Elevations Prepared by:
SIMON HARDT
207.607.9366
simon@stringfellowplanning.com

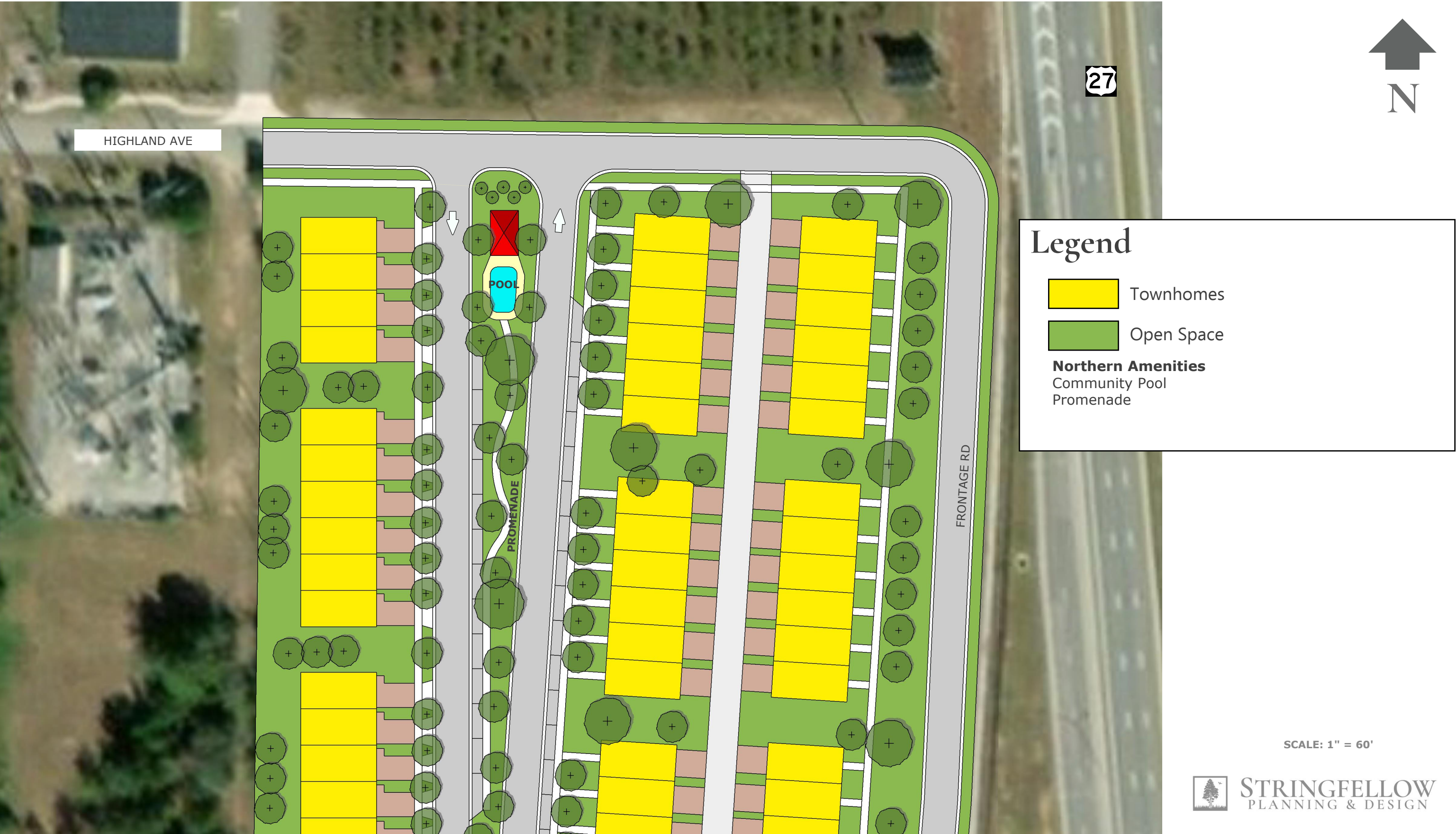


STRINGFELLOW
PLANNING & DESIGN

CITYSIDE TOWNHOMES



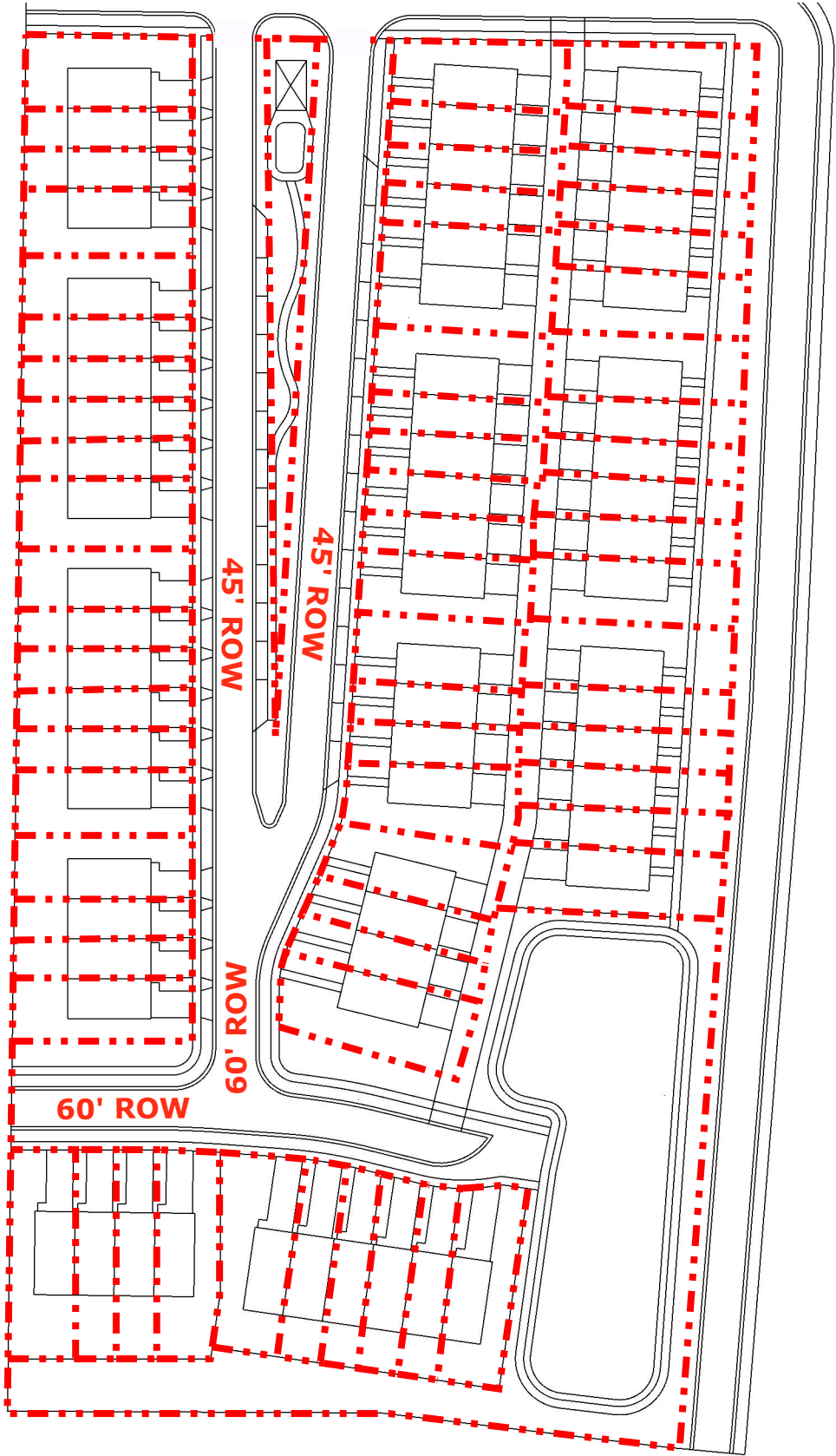
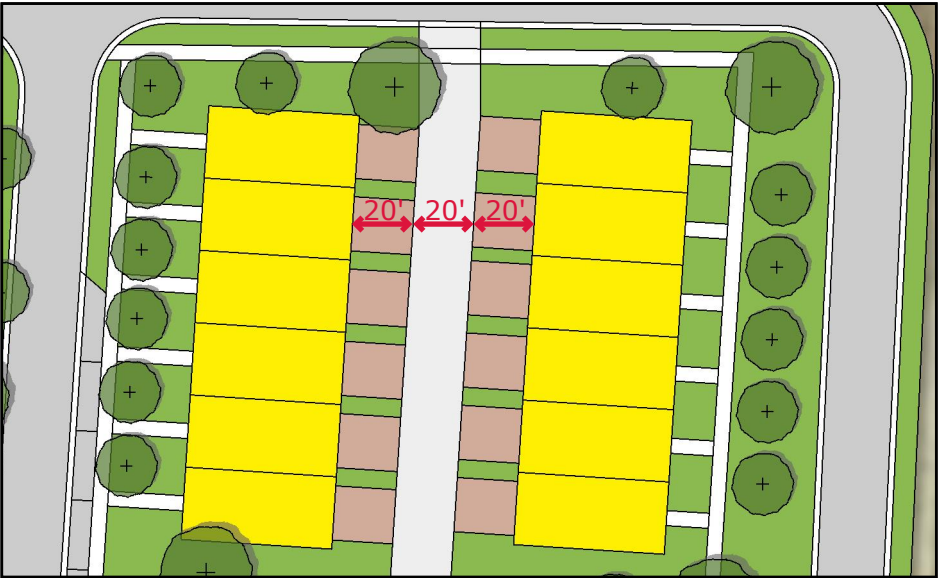
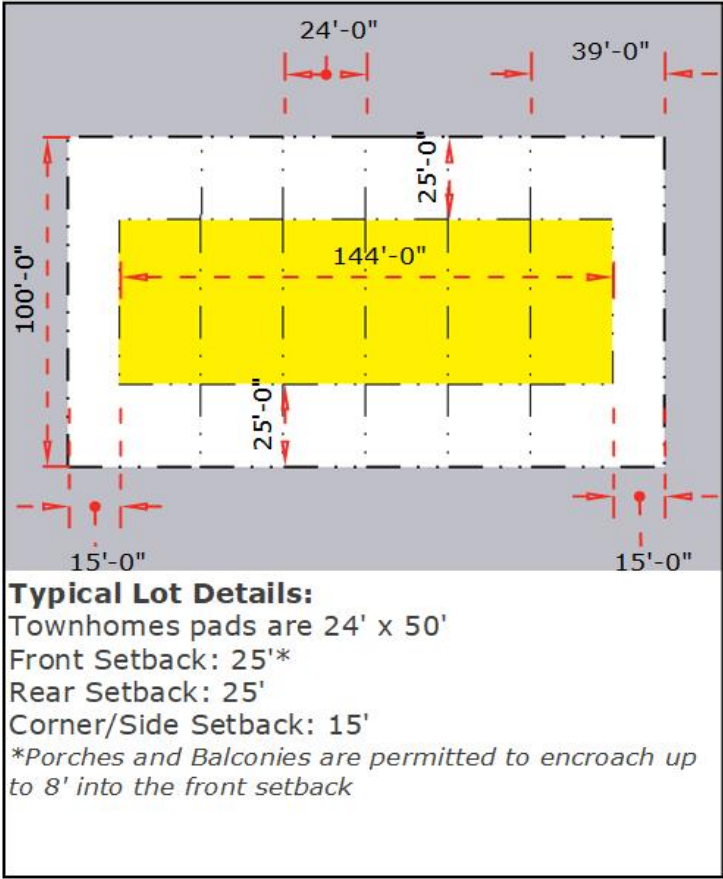
CITYSIDE TOWNHOMES NORTH



CITYSIDE TOWNHOMES SOUTH



CITYSIDE TOWNHOMES DIMENSIONS



Conceptual Lot Lines



CONCEPTUAL TOWNHOME ELEVATION



CONCEPTUAL TOWNHOME ELEVATION



CONCEPTUAL TOWNHOME ELEVATION



CONCEPTUAL TOWNHOME ELEVATION





CITY OF CLERMONT

Staff Analysis Report

OWNER: Clermont Gateway Investment Properties LLC
c/o Michael Boutros

APPLICANT: Cecelia Bonifay

PROJECT NAME: Cityside Townhomes

REQUESTED ACTION: The applicant is requesting a rezoning to a Planned Unit Development (PUD) to grant approval to construct sixty-eight (68) single-family attached townhomes.

SIZE OF PARCEL: 8.05 +/-acres

LOCATION: Site located northwest of US 27 and SR 50 intersection, Vacant property north of the Crown Lounge & south of Highland Ave.

EXISTING ZONING: C-2 General Commercial

EXISTING LAND USE: Vacant property that had a portion used for a former motel – Clermont Motor Lodge

FUTURE LAND USE CATEGORY: Commercial

BACKGROUND

The subject property, approximately 8.05 acres, is zoned C-2 General Commercial. A portion of the property was previously used for a motel site – Clermont Motor Lodge, which used to be adjacent to the existing Crown Lounge. The hotel was constructed many years ago and was demolished in 2013. The property is adjacent to US 27 and had an access point via US 27 at the Highland Ave intersection. In the northeast corner of the property, an EMS station was constructed due to direct access to US 27. However, this intersection was closed when the US 27 and SR 50 improvements were made in the 2012-2013 timeframe and the EMS station was discontinued. Majority of the property has been vacant since this time and the applicant desires to redevelop the property with townhomes.



Under the Commercial future land use, residential uses are allowed up to a density of 12 dwelling units per acre. The current zoning of C-2 General Commercial allows for the consideration of residential uses through a Conditional Use Permit, under section 122-223 of the Land Development Code. The applicant has decided to pursue the rezoning to a Planned Unit Development (PUD) due to the flexibility in design and waivers requested. The PUD zoning also provides a more site specific approach to the development of the property since a site plan is linked to the approval with specific conditions. The applicant has provided a conceptual site plan, prepared by Stringfellow Planning & Design, dated February 15, 2022.



The applicant is proposing sixty-eight (68) attached single-family townhomes along with amenities consisting of a community pool, activity lawn, promenade, and dog walking trail. The density of the project is at 8.45 dwelling units per acre, which is under the 12 dwelling units per acre that can be considered under the Commercial future land use. The applicant is proposing the townhomes to be 24 feet wide by 50 feet deep, two-story in height with a two car garage. The applicant has demonstrated the ability to house two vehicles and trash receptacles within the garage. Each townhome lot will be a minimum of 24 feet by 100 feet or 2,400 square feet. This is a waiver to the code that requires a minimum of 3,500 square feet.

As part of the project, the applicant has offered a rear entry garage product accessed via an alleyway. This was done to keep the garage entrances from facing US 27 and keeping them internal. Approximately 60 percent of the townhomes will be of this design while the remaining 40 percent will be traditional front-loaded townhomes.



As part of the design and to offer the rear loaded garage product, the applicant is requesting one way streets in a portion of the project with a reduced right-of-way width of 45 feet. This is a waiver request and staff has reviewed this request and does not oppose this request with the condition that the internal roads and alleyway will be privately maintained with an easement dedicated to the City. In addition, the applicant will be providing dedicated parallel parking spaces along these one-way streets.

The applicant has offered to install an enhanced landscape buffer with 30% more landscape material and six-foot opaque fence along the southern border by the existing Crown Lounge. In addition, the developer has agreed to assume full maintenance of the interior roadways and alley.

Staff has reviewed the application and proposed project in regards to Section 122-315 Review Criteria for a Planned Unit Development. The location of the project is within 1/8 of a mile of two arterial roadways, US 27 and SR 50 and within 1/4 mile of many services, which include grocery, restaurant, banking, etc., thus offering a greater walkability option for residents. The project has multiple access points that can distribute the traffic onto the existing transportation network. The site has City utilities available and the City can serve the proposed development. The property has been previously developed and the redevelopment opportunity would be supportive of Objective 1.15: Redevelopment and Renewal of Blighted Areas, in the City's Comprehensive Plan. Staff recommends approval of Ordinance No. 2022-014.

TOWNHOMES – HIGHWAY 27

Project № 21219, v1.1

March 2022

**TRAFFIC IMPACT ANALYSIS
CITY OF CLERMONT
FLORIDA**

Prepared by:



Traffic & Mobility Consultants

3101 Maguire Boulevard, Suite 265

Orlando, Florida 32803

www.trafficmobility.com

(407) 531-5332

Prepared for:

Clermont Gateway Investments LLC

1312 Bowman Street

Clermont, Florida 34711

EXECUTIVE SUMMARY

Project Information

Name: Townhomes - Highway 27
Location: South of Highland Avenue Drive and west of Highway 27
Jurisdiction: Clermont, Florida
Description: 68 Townhomes

Findings

Trip Generation: 468 Daily Trips / 30 AM Peak Hour / 37 PM Peak Hour
Access Plan: One (1) full access driveway on Almond Street and two (2) full access driveways on Highland Avenue
Roadway Capacity: The study roadway segments operate with an adequate LOS under the existing and projected conditions.
Intersection Capacity: All study intersections are projected to operate at overall acceptable LOS under existing and projected conditions.

MEMORANDUM

Date: April 8, 2022

Project #: 24449.14

To: Mr. John Kruse
City of Clermont
685 W. Montrose St.
Clermont, FL 34711

From: Stephanie Shealey, PE, PTOE, PTP

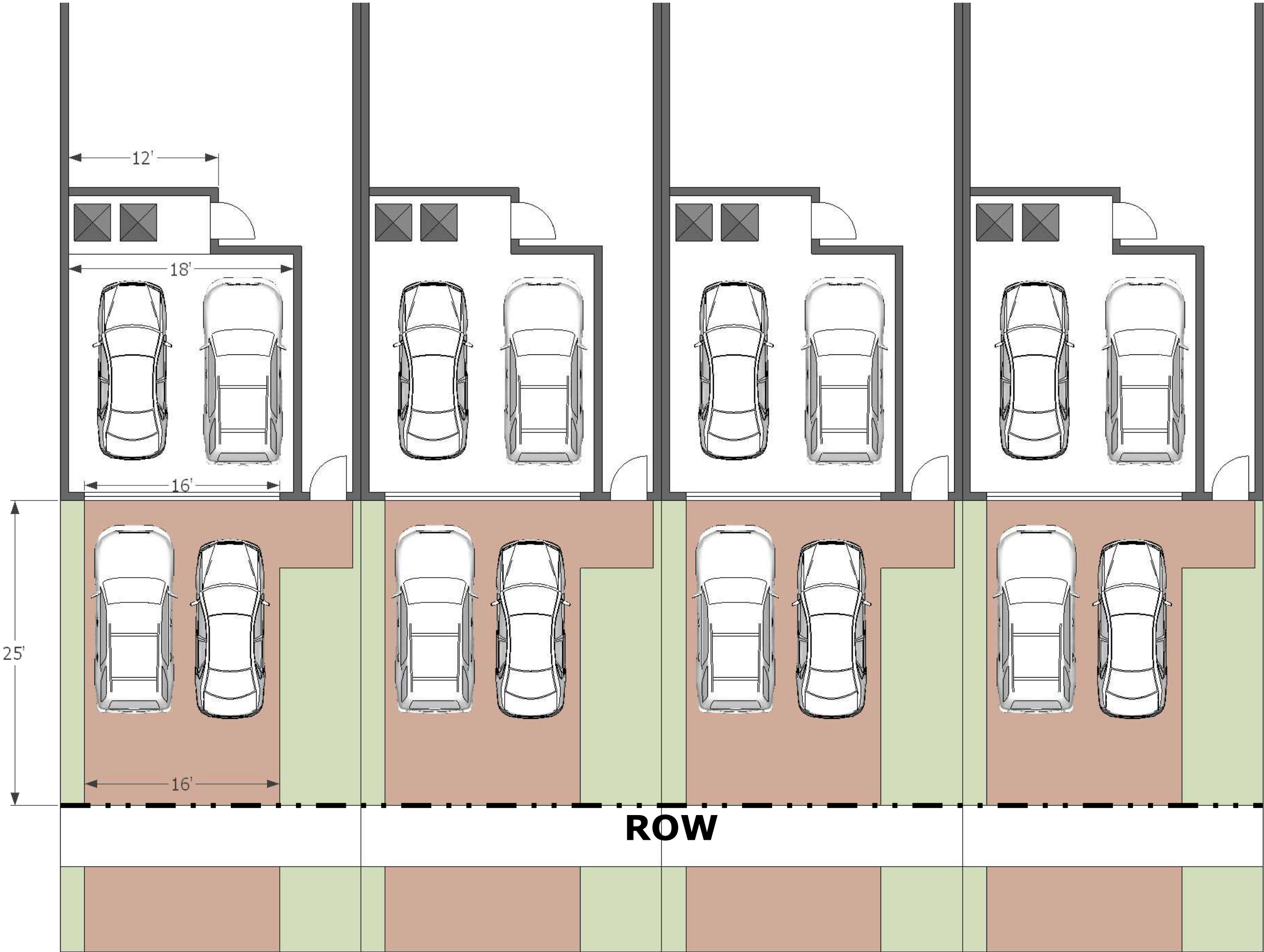
Project: US 27 Townhomes

Subject: Traffic Impact Study Second Submittal - Review

This memorandum has been prepared to document the review of the second submittal of the US 27 Townhomes Traffic Impact Analysis. The TIA was completed by TMC and is dated March 2022. The project proposes to build a townhome development with 68 housing units in Clermont, FL. The project is to be completed by 2023.

Based on the revised analysis, we are in agreement with the analysis and results. The project is expected to have minimal impact on the intersections and roadways in the study area and the volumes are low enough to not require turn lanes.

Garage Sample Schematic with 96 Gallon Receptacles





Cecelia Bonifay

Akerman LLP
420 South Orange Avenue
Suite 1200
Orlando, FL 32801-4904

D: 407 419 8540

T: 407 423 4000

DirF: 407 254 4230

cecilia.bonifay@akerman.com

February 16, 2022

VIA planning@clermontfl.org

Mr. John Kruse, Planning Manager
City of Clermont
Development Services Department
685 W. Montrose Street
Clermont, FL 34712

**Re: Rezoning Application for Cityside Townhomes
Alt Keys# 1592623, 3821671, 1509971, and 1592267**

Mr. Kruse,

On behalf of our client, Clermont Gateway Investment Properties, LLC, c/o Michael Boutros ("Clermont Gateway"), attached please find the rezoning application, with the related documents, to support the development of a PUD townhome project. Included in this submittal please find the following items:

- Rezoning Application from C-2 to PUD – to include Owner and Applicant Signatures
- Proof of Ownership via Property Record Card
- Legal Description in Word format
- Site Plan with Waivers indicated
- School Concurrency Capacity Reservation
- Application fee of \$542.00, paid separately

As shown on the attached site plan, please note the following waivers are requested:

- Reduce minimum lot size from 3500 SF to 2200 SF.
- Reduce minimum lot width from 100 feet to 24 feet.
- Reduce minimum ROW from 60' to 45' for one-way streets, two-way streets will be 60' ROW.

Should you have any questions, please do not hesitate to contact us.

Regards,

Cecelia Bonifay
For the Firm

cc: Michael Boutros, Clermont Gateway Investment Properties, LLC

akerman.com



CITY OF CLERMONT REZONING FILING INSTRUCTIONS

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

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

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

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



CITY OF CLERMONT

REZONING

APPLICATION

DATE 01/18/2022		FEE: \$542.00 + cost of advertisement + cost of traffic review, if necessary	
Project Name (if applicable) CITYSIDE Townhomes			
Applicant Cecelia Bonifay			
Contact Person Cecelia Bonifay			
Address 420 South Orange Avenue, Suite 1200	City Orlando	State FL	Zip 32801
Telephone 407 758 0192	Fax 407 254 4230		
Email cecelia.bonifay@akerman.com			
OWNER INFORMATION			
Owner's Name CLERMONT GATEWAY INVESTMENT PROPERTIES LLC c/o Michael Boutros			
Owner Address 1312 BOWMAN ST.	City CLERMONT	State FL	Zip 34711
Telephone	Email		
PROPERTY INFORMATION			
Address of Subject Property EAST HIGHLAND AVE	City CLERMONT	State FL	Zip 34711
Legal Description (include copy of survey) See attached Word Document			
Acreage +/- 8.08	Land Use (City verification required) Commercial		
Present Zoning (City verification required) C-2	Proposed Zoning PUD		



CITY OF CLERMONT REZONING APPLICATION

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

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

A townhome development consistent with the submitted PUD documents and concept plan.

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

Cecelia Bonifay

Applicant Name (print)

x Cecelia Bonifay
Applicant Name (signature)

Michael Boutros

Owner Name (print)

DocuSigned by:
Michael Boutros
x A18C6330EB054DB
Owner Name (signature)

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

5/22/2020

LEGAL NOTICE

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

ORDINANCE NO. 2022-014

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

LOCATION

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



LEGAL DESCRIPTION

PARCEL 1:

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

AND

PARCEL 2:

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

AND

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

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

AND

PARCEL 3:

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

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

AND

PARCEL 4:

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

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

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

AND

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

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

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

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

The meetings will be held at City Hall, Council Chambers, located at 685 W. Montrose Street. This ordinance is available for public inspection in the office of the City Clerk, 685 W. Montrose St., Monday through Friday between the hours of 8:00 AM and 5:00 PM.

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

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

Tracy Ackroyd Howe, MMC

City Clerk



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, June 14, 2022		
Agenda Item Name		
Board Appointments		
Requested Action		
Staff Report		
There are two (2) vacancies on the Community Redevelopment Agency (CRA) Board for the unexpired term which is up for re-appointment on December 31, 2024. Notice was advertised on April 29 and May 13, 2022 requesting board applications to be submitted to the Clerk's office with the deadline date for applications on May 27, 2022. Members are required to live or work within the Community Redevelopment Agency boundaries. Attached is the information of the 9 board applicants along with the applications of the 2 applicants meeting the qualifications to serve.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. CRA Board Applicants spreadsheet	CRA Board Applicants spreadsheet.pdf	
2. Crawford, Jimmy	Crawford, Jimmy.pdf	
3. Merrick, Beth	Merrick, Beth.pdf	
4. CRA Legal Ad	CRA Legal Ad.pdf	

CRA Board Applicants				
APPLICANT	HOME ADDRESS	LIVES/WORKS IN THE CRA DISTRICT	BUSINESS LOCATION WITHIN THE CRA DISTRICT	STATUS
Sylvester (Ves) Baxter, Jr.	3715 Peace Pipe Way	NO		Applicant does not live or work in the CRA district
Ronaldo Camargo	543 W Montrose Unit 101	YES		Application withdrawn on June 6, 2022
Jimmy Crawford	750 Garden Oaks Rd. Winter Garden	YES	702 W. Montrose Street	Applicant works in the CRA district
Michael Delaney	11131 Versailles Blvd.	NO		Applicant does not live or work in the CRA district
Beth Gorry	2267 Addison Ave	NO		Applicant does not live or work in the CRA district
Beth Merrick	10334 Calle de Flores	YES	647 Lake Avenue	Applicant works in the CRA district
Heather Mosier	3321 Jackson Bluff Way	NO		Applicant does not live or work in the CRA district
Kim Solberg	487 Shledon Place	NO		Applicant does not live or work in the CRA district
Elaine Ventura	11724 Crescent Pines Blvd.	NO		Applicant does not live or work in the CRA district



CITY OF CLERMONT CITIZEN BOARD APPLICATION

Name: Jimmy Crawford
Home Address: 750 Garden Oaks Rd, Winter Garden, FL 34787
Phone: (407) 948-0860 Alternate: work - (352) 432-8644
Email: jcrawford@cmhlawyers.com Occupation: Attorney

Provide a statement about yourself indicating background experience:

Please see attached resume.

Describe your understanding of what the Board of Interest does:

The City of Clermont Community Redevelopment Area (CRA) Board; develops + adopts a Redevelopment Plan for the CRA, administers grant programs and other development/improvement plans for the CRA.

Boards previously served on:

- Joining Hands of Florida Advisory Board
- South Lake Chamber of Commerce Board
- Lake Sumter State College Foundation Board
- Lake County Commission for Children

Describe the importance of the Board of Interest to the City of Clermont:

Vital! The CRA Board oversees roughly one million dollars in annual funds; projects include streetscapes, stormwater, parking, facade improvements and building code assistance!

Describe what you feel you could bring to the Board of Interest:

As a property and business owner in the CRA, and as a land use attorney, I would bring a unique perspective and skill set to the Board.

Thank you for the opportunity.
Jimmy Crawford

**JIMMY DON CRAWFORD
CRAWFORD, MODICA & HOLT
CHARTERED ATTORNEYS AT LAW
702 WEST MONTROSE STREET
CLERMONT, FLORIDA 34711
(352) 432-8644
JCRAWFORD@CMHLAWYERS.COM
FLORIDA BAR # 0038441**

EDUCATION

Northwestern School of Law, Lewis & Clark College (Top rated Environmental/Land Use Law School in the United States).
Portland, Oregon, Juris Doctor, 1994. Top ¼ in class.
Specialty Certificate in Environmental and Natural Resource Law.
Texas A&M University, College Station, Texas, 1982
B.S. Forest Science. Dean's List.
Calallen High School, Corpus Christi, Texas, 1978.

EXPERIENCE

- 2018- Crawford, Modica & Holt, Clermont, Florida.**
Firm co-founder. Represent private and public clients in land use, zoning, permitting, and governmental affairs.
- 2013-2018 Langley, Nagel, Crawford & Modica, Clermont, Florida.**
Represent private and public clients in governmental, land use, zoning, code enforcement, and environmental permitting cases, hearings and appeals, and purchase/sale of commercial and development properties. Represent business clients in contract and business dispute issues, including litigation.
- 2010-2013 Boyette Cummins & Nailos, PLLC, Clermont, Florida.**
Represent private and public clients in governmental, real estate, bankruptcy, property tax issues, code enforcement, zoning and environmental permitting cases, administrative hearings and bench trials.
- 2007-2010 Schmid Construction, Inc., Clermont, Florida.**
Vice President and General Counsel. Represented corporate general contractor/developer in development and construction law, property tax issues, zoning, environmental permitting, corporate and employment law.
- 2002-2007 GrayRobinson, P.A., Clermont/Orlando, Florida.**
Partner/Of Counsel. Represented private and public clients in land use, zoning, code enforcement, transactions, government law, property tax law, commercial leases, administrative hearings and bench trials.
- 1997-2002 Richey & Crawford, P.A., Leesburg, Florida**
Partner. Practiced governmental law, zoning, land use, code enforcement, and environmental permitting. Represented private and public clients before local, state and federal permitting agencies and administrative law judges.

- 1995-1996 Maguire, Voorhis & Wells, P.A., Orlando, Florida.**
Associate Attorney. Practiced environmental, governmental and zoning law.
- 1994-1995 Greenberg Taurig Law Firm, Tallahassee, Florida.**
Law Clerk/Associate. Practices environmental, natural resources and land use law. Lobbied the Florida Legislature for law and rule enactment. Represented clients before local, state and federal permitting agencies.
- 1982-1991 Stone Container Corporation, Hodge, Louisiana.**
Purchased timber and pulpwood for paper mill and sawmill operations. Contracted with landowners for lease and management of timberlands. Supervised planting, logging and chipping operations.

REPRESENTATIVE CLIENTS

Lake-Sumter State College
Lake County Water Authority
Home Depot
DeWitt Enterprises
The Ginn Company

Town of Montverde, Florida
The Villages Community Dev. Dist.'s
City of St. Augustine, Florida
Montverde Academy
New Beginnings of Central Florida

COMMUNITY AWARDS AND ACTIVITIES, PAST AND PRESENT

Nominated: Outstanding Student in College of Agriculture, Texas A&M University
Joining Hands of Florida Advisory Board (Children's Last Wish Charity)
South Lake County Chamber of Commerce, Board of Directors
Lake County Commission for Children, Board of Directors
Shephard of the Hills Lutheran Church, Board of Directors
Lake County Economic Development Advisory Council, Infrastructure Committee
Lake~Sumter State College Foundation Board
Rotary Club of Winter Garden

REFERENCES

John Schmid, President
Schmid Construction, Inc.
1655 East SR 50, Suite 300
Clermont, Florida 34711
(352) 243-3720
john@schmidconstruction.com

Kasey C. Kesselring, Headmaster
Montverde Academy
17235 7th Street
Montverde, Florida 34756
(407) 469-2561
Kasey.Kesselring@montverde.org

Timothy Bates, Commissioner
City of Clermont
685 West Montrose Street
Clermont, Florida 34711
(352) 394-4081
TBates@clermontfl.org

Sean Parks, District 2 Commissioner
Lake County, Florida
P. O. Box 7800
Tavares, FL 32778-7800
(352) 343-9850
Sparks@lakecountyfl.gov



CITY OF CLERMONT CITIZEN BOARD APPLICATION

Name: Beth Merrick

Home Address: 10334 Calle de Flores

Phone: 352-223-5810 Alternate: _____

Email: beth.merrick@icloud.com Occupation: owner/operator - Sunshine Book Co.

Provide a statement about yourself indicating background experience:

I have been a Clermont resident for almost 20 years. I own a business in our beautiful downtown community. I have raised 3 children here. I am an active member of the Chamber of Commerce & Clermont Downtown Partnership. I've also worked in guest service & human resources at Disney for 29 years.

Describe your understanding of what the Board of Interest does:

The CRA partners with the mayor & city council members to support some programs & oversee some grants providing support for businesses & organizations in the community.

Boards previously served on:

PTO
Garnet & Gold Girls (college recruiting)
FSU Student Alumni Association
Nervous Committee & volunteer experiences

Describe the importance of the Board of Interest to the City of Clermont:

The CRA helps make important decisions regarding development & business support, as well as making important fiscal decisions.

Describe what you feel you could bring to the Board of Interest:

I feel I could bring perspective from a variety of angles: long time resident, business owner, & fresh to the board. I could bring enthusiasm & a commitment to serve.



Board(s) of Interest: Please check all that apply

- ☐ Planning and Zoning Commission*
- ☐ Code Enforcement Board*
- ☒ Community Redevelopment Agency (CRA) Board**
- ☐ Firefighters Pension Board of Trustees*
- ☐ Police Officers Pension Board of Trustees*

Please note:

- Members on boards are required to file an annual Form 1 Financial Disclosure.
- Attach any additional supporting documents relevant to your application.
- **This form becomes a public record once submitted to the City Clerk’s office.**

* Must be a registered elector of the City of Clermont.

** Board Members must reside in or be engaged in business, which means owning a business, practicing a profession, or performing a service for compensation, or serving as an officer or director of a corporation or other business entity so engaged, within the area of operation of the agency.

Questions?

- Contact: City Clerk’s Office – 352-241-7330
- Email: Cityclerk@clermontfl.org

Please submit to:

- In person: City Clerk’s Office, 685 W. Montrose Street (2nd Floor), Clermont, FL 34711
- Mail: Tracy Ackroyd Howe, City Clerk, 685 W. Montrose Street or P.O. Box 120219, Clermont, FL 34711
- E-mail: Cityclerk@clermontfl.org
- Fax: 352-394-2394

Beth Merrick

Experience

- 2021-Present Owner/Operator Sunshine Book Co
- 2003-Present Senior Recruiter, Disney Parks, Experiences, and Products
- Source, identify and hire right-fit talent for roles at the Walt Disney Company, while creating a quality applicant experience
 - Responsible for clients such as Entertainment, Resorts, Sports and Recreation, Training, Community Recruitment, Sales and Marketing, and Disney Signature Services
 - Budgeting, marketing, scheduling and other project management responsibilities for full cycle recruitment
 - Train new recruiters, and support continuous learning with current recruitment team
 - Proven experience in partnering with Workforce Management, Learning and Development, Employee Relations, and client leaders; working in a fast-paced environment; sourcing; and striving to exceed hiring goals
 - TA Stage Manager: leadership of Casting Operations Support team and day-to-day Casting operation
 - Facilitate Recruitment segment for Disney's Approach to Employee Engagement, Disney Institute program
 - Facilitate Recruitment segment for Disney Exploration Series, People Management
- 2000-2003 Labor Manager, Operating Labor Management
- Manage daily operating logistics and system support of the Extra Hours Hotline
 - Manage execution of global Cross-U program
 - Drive process improvements for labor deployment tactics
 - Provide and maintain operating guidelines and training
 - Partner with HR/OI, Finance and IT areas to ensure integration of labor management activities
- 1996-2000 Guest Service Manager, MAGIC KINGDOM
- Manage the day-to-day Operations for Main Street Operations and Guest Relations
 - Led direct reports in contract-based, and office and technical roles
 - Scheduling manager
 - Keys to the Kingdom and Family Magic Tour manager
- 1995-1996 Guest Service Manager, Disney's Grand Floridian Resort & Spa
- Disney Leadership Development Program
 - Manage the day-to-day Operations for Concierge

Education

- 1989-1993 Florida State University Tallahassee, FL
- B.S., Communications, Public Relations; Minor in Political Science



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

Order Confirmation

Not an Invoice

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

Date:	04/25/2022
Order Number:	7215441
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	18.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	2	04/29/2022 - 05/13/2022	Govt Public Notices
LEE dailycommercial.com	2	04/29/2022 - 05/13/2022	Govt Public Notices

Total Order Confirmation	\$62.56
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NOTICE OF BOARD VACANCY

The City Council of Clermont is seeking volunteers to serve on the Community Redevelopment Agency (CRA) Board to fill two unexpired terms. Board members must reside in or be engaged in business within the CRA boundary. If you are interested in serving, please complete the Citizen Board Application, available on the city website at www.clermontfl.gov or at the City Clerk's office. Return to the attention of Tracy Ackroyd Howe, City Clerk, 685 W. Montrose Street or P.O. Box 120219, Clermont, FL 34711 by May 27, 2022

#7215441 2x 4/29, 5/13/2022



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date		
Tuesday, June 14, 2022		
Agenda Item Name		
Variance Request 223 2nd Street		
Requested Action		
Recommend approval of requested variances.		
Staff Report		
The applicant, Maria Veguilla, is requesting three (3) variances to the Land Development Code for property located at 223 2nd Street. The following three variances to Section 122-146, minimum yard requirements for the R-2 Medium Density Residential zoning. The requested variances are (1) reduction of the minimum lot size of 7,500 square feet (requesting 4,270 square foot lot size), and (2) allow reduced rear yard setback of 15 feet instead of the required 25 feet and (3) allow a reduced minimum lot width of 45 feet instead of the required 75 feet lot width. The existing single-family structure was constructed in 1925, and is considered non-conforming to the current Land Development Codes. The applicant is requesting the variances to allow for construction of a new single-family home as a replacement for the existing dilapidated and unsafe structure. The variances will allow for the construction of a new single-family structure with the same footprint. Therefore, there would not be an increase to the nonconforming status of the lot. The applicant purchased the home as existing before the determination of the existing conditions of the dilapidated structure. The existing lot and single-family structure is considered as nonconforming to the development standards and regulations for the R-2 Medium Density Residential zoning. The proposed new home will allow improvements to the existing lot and neighborhood. The structure as designed will have the same building footprint and will not be an increase to the existing nonconforming status, but will allow improvements to the site and redevelopment of an infill lot to enhance and improve the neighborhood's character. <u>STAFF RECOMMENDATION:</u> Section 86-174 of the Land Development Code requires a positive finding on the review criteria in order to grant a variance. Staff has reviewed the application as submitted and finds the application can meet a positive finding on the review criteria and findings for granting a variance. Therefore, staff recommends approval of the requested variances.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Staff Analysis Report-223 2nd Street	Staff Analysis Report-223 2nd Street.pdf	

2.	New 86-174 Review Criteria- 223 2nd Street	New 86-174 Review Criteria- 223 2nd Street.pdf
3.	MAP	MAP.pdf
4.	Survey	Survey.pdf
5.	Current house	Current house.pdf
6.	Future home	Future home.pdf
7.	Elevation	Elevation.pdf
8.	Application	Application.pdf
9.	Legal ad - 223 2nd St.	Legal ad - 223 2nd St..pdf



CITY OF CLERMONT Staff Analysis Report

OWNER: Maria Veguilla

APPLICANT: Maria Veguilla

PROJECT NAME: 223 2nd Street - Variance

REQUESTED ACTION: The applicant is requesting three variances to the Codes, Section 122-146: (1) allow for the reduction of required 7,500 square foot lot size (proposing 4,270 square foot) and (2) allow reduced lot width of 45 feet instead of the required 75 feet width; and (3) allow for a reduction of rear yard setback from 25 foot to 15 foot to allow the construction of a new single family home.

SIZE OF PARCEL: Approx. 4,270 square feet

LOCATION: 223 2nd Street

EXISTING ZONING: R-2 Medium Density Residential

EXISTING LAND USE: Single-family home built in 1925

FUTURE LAND USE CATEGORY: Medium Density Residential Future Land Use

ANALYSIS:

The applicant, Maria Veguilla, is requesting three (3) variances to the Land Development Code for property located at 223 2nd Street. The following three variances to Section 122-146, minimum yard requirements for the R-2 Medium Density Residential zoning. The requested variances are (1) reduction of minimum lot size of 7,500 square feet (requesting 4,270 square foot lot size), and (2) allow reduced rear yard setback of 15 foot instead of required 25 foot and (3) allow reduced minimum lot width of 45 feet instead of the required 75 feet lot width.

The existing single-family structure was constructed in 1925, and considered existing non-conforming to the current Land Development Codes. The applicant is requesting the variances to allow for construction of a new single-family home as replacement to the existing dilapidated and unsafe structure. The variances will allow the construction of a new single-family structure with the same footprint, therefore would not be an increase to the nonconforming status of the lot. The applicant purchased the home as existing before the determination of the existing conditions of the dilapidated structure.

The existing lot and single-family structure is considered as nonconforming to the development standards and regulations for the R-2 Medium Density Residential zoning. The proposed new home will provide improvements to the existing lot and neighborhood, the structure as designed will have the same building footprint and will not be an increase to the existing nonconforming status; but will allow improvements to the site and redevelopment of an infill lot that will enhance and improve the neighborhood character.

STAFF RECOMMENDATION:

Section 86-174 of the Land Development Code requires a positive finding on the review criteria in order to grant a variance. Staff has reviewed the application as submitted and finds the application can meet a positive finding on the review criteria and findings for granting a variance. Therefore, staff recommends **approval** of the requested variances.

223 2nd Street Variance

The requirements for a variance are as follows:

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

FINDINGS:

- (1) Granting the variance will not cause or allow interference with the reasonable enjoyment of adjacent or nearby property owners or negatively impact the standard of living of the citizens of the city;
Applicant response: *No response provided.*

Staff comments: *Staff comments: The requested three variances to the land development codes, for the R-2 Medium Density Residential zoning, will allow the applicant the ability to construct a new single family home to replace the existing dilapidated house currently on the lot. The R-2 zoning codes require a minimum lot size of 7,500 square foot, (proposing 4,270 s.f. lot); the minimum lot width required is 75 foot, (proposing 45 foot width) and the required rear yard setback is 25 feet, (proposing 15 feet). The lot as existing; is considered non-conforming to the R-2 zoning requirements for development. The proposed new structure would allow improvements to the area and value to the existing neighborhood. The new home will provide the same footprint and size as the existing structure, therefore will not be an increase to the non-conforming status, but will allow improvements to the lot.*

Positive finding

- (2) The variance will allow reasonable use of the property; which use is not out of character with other properties in the same zoning category;
Applicant response: *No response provided.*

Staff comments: *The requested variance will allow reasonable use of the property and provide improvements to the neighborhood character with a new single-family structure.*

Positive Finding

- (3) In the context presented, strict compliance with the land development regulation will not further any legitimate city objective, or the benefits that would be achieved under the other variance criteria by the granting of the variance outweigh the benefits under this criteria if the variance was denied;
Applicant response: *No response provided.*

Staff comments: *The requested variances will allow for construction of new single family home to replace the existing unsafe structure. The new home will not be an increase to the nonconforming status but will allow replacement of the same size structure to provide safety and improvements to the lot.*

Positive Finding

- (4) The granting of the variance is consistent with the city’s comprehensive plan:
Applicant response: *No response provided.*

Staff comments: *The requested variance is not in conflict with the Clermont Comprehensive Plan goals, objectives and policies.*

Positive Finding

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

Applicant response: *No response provided.*

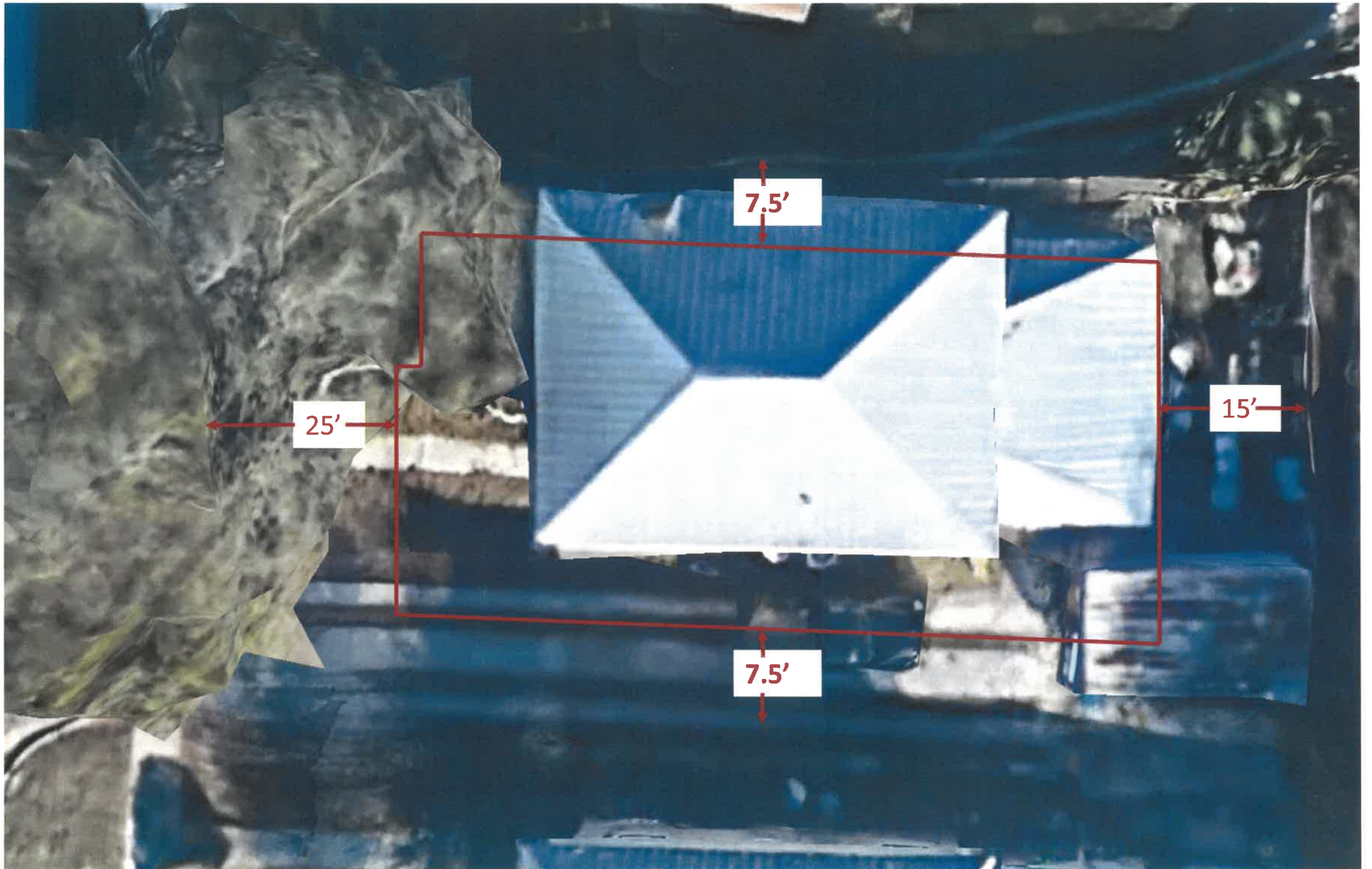
Staff comments: *The variance request is the minimum required to allow construction of a new single family home, the proposed structure will be similar in size as the existing nonconforming structure and will not be an increase to the nonconforming status. The new home will replace the existing dilapidated structure and allow for the improvement of the lot and surrounding neighborhoods.*

Positive Finding

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







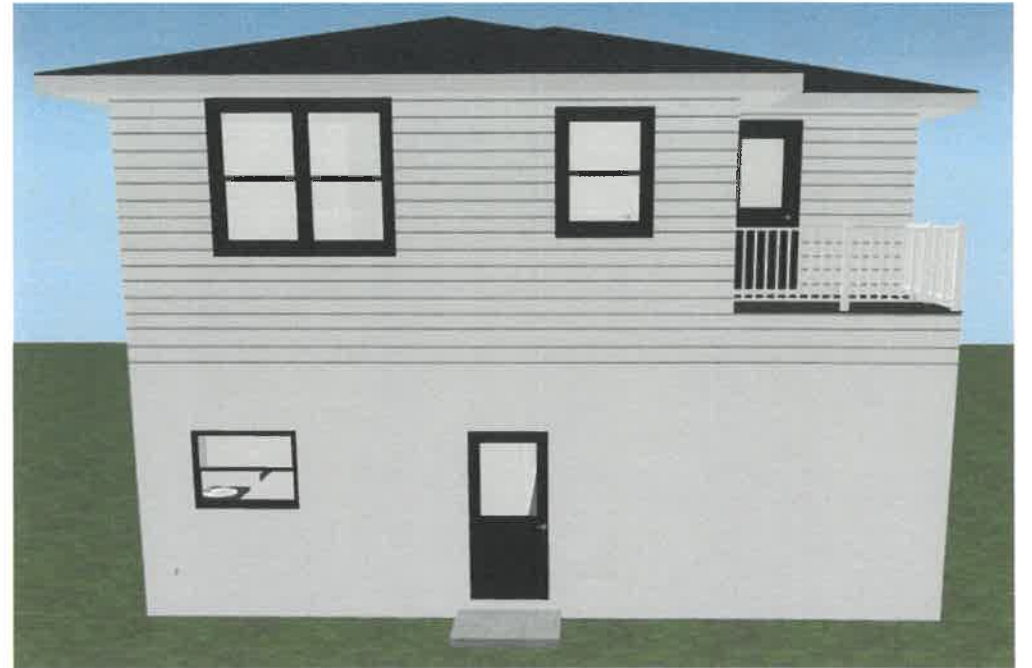


Now



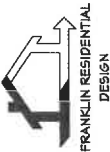
Future





CUSTOM HOME FOR:
Maria Veguilla 223 2ND ST.
CLERMONT, FL 34711

REVISION	TABLE	DATE	BY



CUSTOM HOME FOR:
MARIA VEGUILLA
223 2ND ST.
CLERMONT, FL
34711

- A. ELEVATIONS- WINDOWS W/ AN OPENING MORE THAN 12" ABV FINISHED GRADE SHALL COMPLY W/ FBC R312
B. ELECTRICAL LAYOUT SHALL INCLUDE CARBON MONOXIDE ALARMS (CO) DETECTORS PER FBC R315
C. OPENING PROTECTION SOLID CORE EQUIPPED W/ SELF-CLOSING DEVICE PER FBC R302.5.1
D. SEPARATION REQUIREMENT PER TABLE FBC R302.6
E. STUCCO APPLICATION MUST BE PER FBC R703.6.4 OR THE EXCEPTION, WHICH REFERENCES ASTM C926.
 • R703.6.1. ALL LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION RESISTANT MATERIAL. EXPANDED METAL OR WOVEN WIRE LATH SHALL BE ATTACHED W/ 1 1/2" 11 GAGE NAILS HAVING A 7/16" HEAD OR 7/8" LONG 16 GAGE STAPLES SPACED NO MORE THAN 8", OR AS OTHERWISE APPROVED.
 • FBC R703.6.2.1. WEEP SCREEDS. MINIMUM #26 GALV. SHEET GAGE CORROSION RESISTANT WEEP SCREED OR PLASTIC WEEP SCREED WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3 1/2" SHALL BE PROVIDED AT OR BELOW THE PLATE LINE ON EXTERIOR STUD WALLS IN ACCORDANCE WITH ASTM C 926. THE WEEP SCREED SHALL BE PLACED A MINIMUM OF 4" ABOVE THE EARTH OR 2" ABOVE PAVED AREAS. THE WEATHER RESISTANT BARRIER SHALL LAP THE ATTACHMENT FLANGE. THE EXTERIOR LATH SHALL COVER AND TERMINATE ON THE ATTACHMENT FLANGE OF THE WEEP SCREED.
 R703.6.3 WATER RESISTIVE BARRIERS INSTALLED OVER WOOD BASED SHEATHING SHALL INCLUDE A WATER RESISTIVE VAPOR PERMEABLE BARRIER EQUIVALENT TO (2) LAYERS OF GRADE D PAPER.
F. STRUCTURE SHALL COMPLY W/ THE FOLLOWING LIVE LOADS PER FBC R501 AND TABLE R501.5, AS APPLICABLE:
 • ATTIC W/O STORAGE: 10 PSF
 • HABITABLE ATTICS AND ATTICS SERVED W/ FIXED STAIRS: 30 PSF
 • GUARDRAILS AND HANDRAILS: 200 PSF
 • GUARDRAILS IN-FILL COMPONENTS: 50 PSF
 • ROOMS OTHER THAN SLEEPING ROOMS: 40PSF
 • SLEEPING ROOMS: 30 PSF
 • STAIRS: 40 PSF
 • UNDERLAYMENTS MUST BE IN COMPLIANCE W/ FBC R905.2.7
 • ALL WOOD IN CONTACT WITH THE GROUND OR CONCRETE SHALL BE APPROVED PRESERVATIVE TREATED WOOD PER FBC R302.7

GENERAL NOTES

- 1- HVAC LAYOUT AND CALC'S BY OTHERS
2- BLDR TO SUPPLY ALL ROUGH DOOR/ WINDOW OPENING SIZES
3- BLDR TO VERIFY ALL DIMENSIONS
4- GIVEN DIMENSIONS ARE ROUGH FRAME TO ROUGH FRAME
5- R4.1 FI-FOIL ON EXTERIOR BLOCK WALLS OF LIVING AREAS, R-17 BATT INSULATION IN EXTERIOR FRAME WALLS, R-13 BATT INSULATION IN FLOOR TRUSSES OF LIVING AREAS, R-20 OPEN CELL SPRAY FOAM INSULATION ON ROOF DECK OF LIVING AREA, R-12 OPEN CELL SPRAY FOAM INSULATION AT ATTIC SEPARATION WALLS. BATT INSULATION PER CODE ON GARAGE PARTITION WALL. SOUND INSULATION IN WALLS AROUND BATHS AND UTILITY ROOM.
6- 1ST FLOOR EXT BRG WALLS ARE NOM. 8" WIDE CONC BLK @ 9'-4" AFF UNLESS OTHERWISE NOTED. FLOOR TRUSSES ARE 2'-0" DEEP W/ 3/4" T&G PLYND FLOOR SHEATHING. 2ND FLOOR 2X6 BRG FRAME WALLS @ 16" O/C ARE 8'-1 1/8" AFF.
7- EXTERIOR BLOCK WALLS TO HAVE CORE FILL SPRAY FOAM
8- ELECTRICAL LOAD CALC'S BY OTHERS

COVER SHEET

AREA

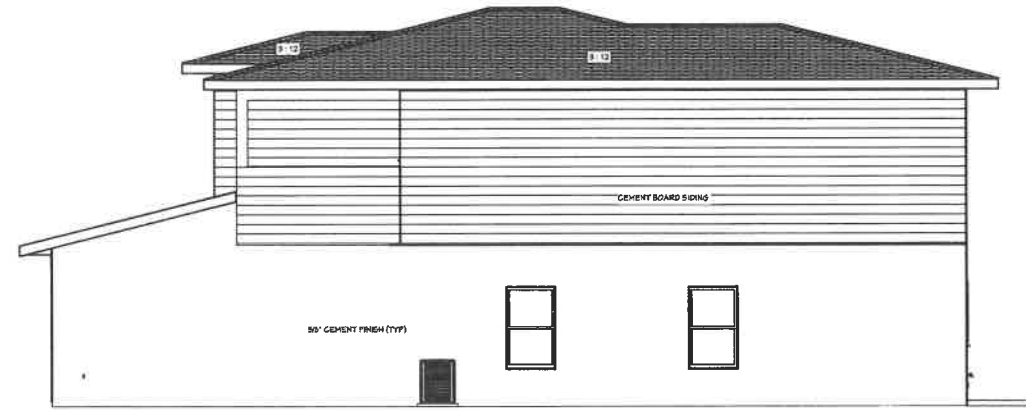
1ST FLOOR LIVING -	1200 SQ FT
2ND FLOOR LIVING -	1040 SQ FT
TOTAL LIVING -	2240 SQ FT
FRONT PORCH -	86 SQ FT
COVERED BALCONY -	95 SQ FT
UNCOVERED BALCONY -	80 SQ FT
GARAGE -	419 SQ FT
TOTAL UNDER ROOF -	2920 SQ FT

TABLE OF CONTENTS

- PAGE 1 - COVER SHEET
- PAGE 2 - FRONT / REAR ELEVATIONS
- PAGE 2 - RIGHT / LEFT ELEVATIONS
- PAGE 3 - FOUNDATION PLAN
- PAGE 4 - 1ST FLOOR PLAN
- PAGE 4 - 2ND FLOOR PLAN
- PAGE 5 - TRUSS PLAN
- PAGE 6 - 1ST FLOOR ELECTRICAL PLAN
- PAGE 6 - 2ND FLOOR ELECTRICAL PLAN
- PAGE 7 - ENGINEERING DETAIL

[illegible]

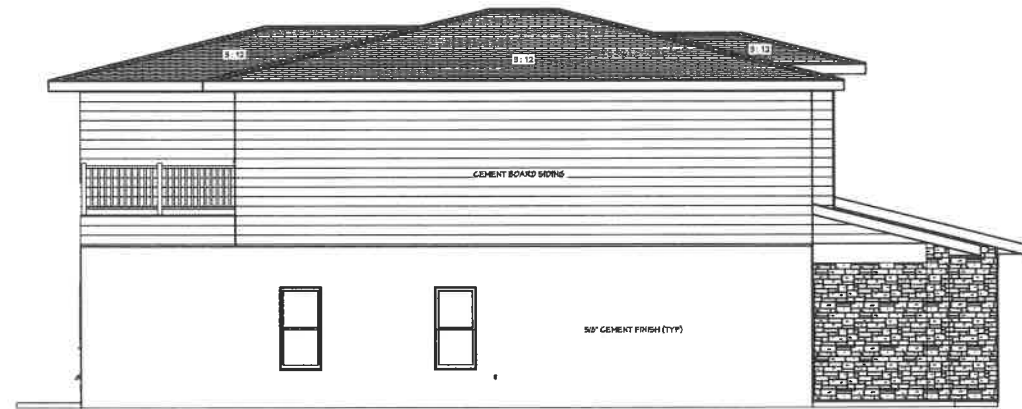
FRONT ELEVATION
1/4 IN = 1 FT



RIGHT ELEVATION



REAR ELEVATION
1/4 IN = 1 FT



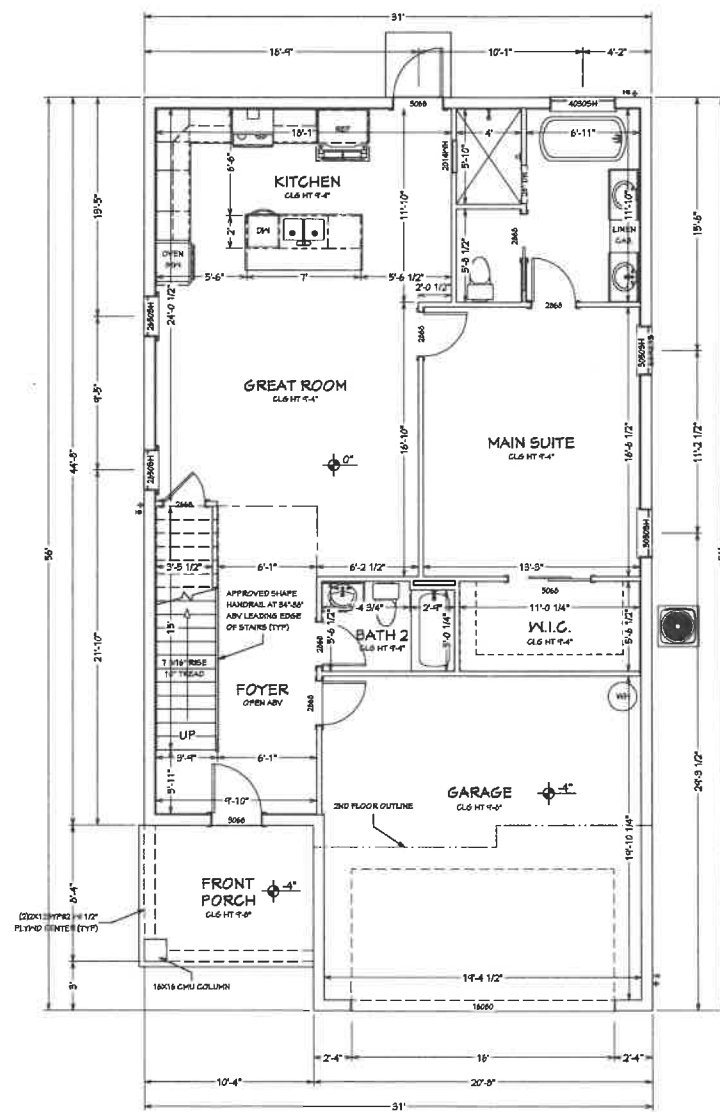
LEFT ELEVATION



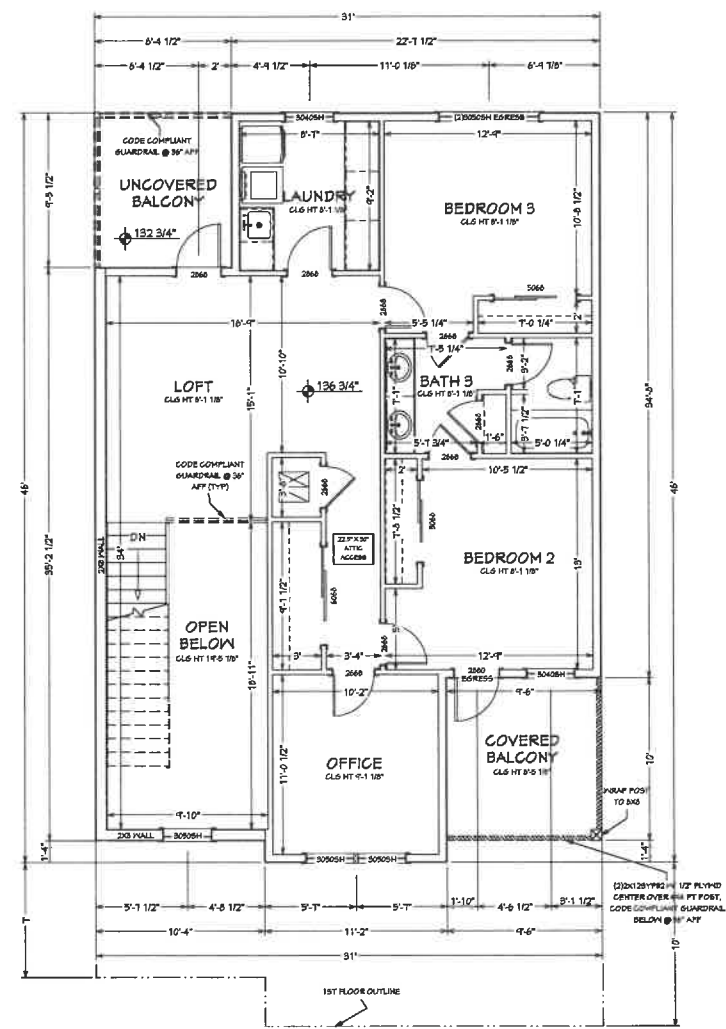
CUSTOM HOME FOR:
MARIA VEGUILLA
225 2ND ST.
CLERMONT, FL
34111

ALL GIVEN CALL-OUTS AND DIMENSIONS ARE TYPICAL
OF ALL ELEVATIONS UNLESS OTHERWISE NOTED

2



1ST FLOOR PLAN
1/4 IN = 1 FT



2ND FLOOR PLAN
1/4 IN = 1 FT

REVISION TABLE	DATE	BY



CUSTOM HOME FOR:
MARIA VEGUILLA
223 2ND ST.
CLERMONT, FL
34111



CITY OF CLERMONT
VARIANCE
APPLICATION

DATE May 10, 2022		FEE: \$300.00	
Project Name (if applicable)			
Applicant Maria Vegaulla			
Contact Person Maria Vegaulla			
Address 274A Cedar ST	City Clermont	State FL	Zip 34711
Telephone 352.431.9423	Fax		
Email mariaveguilla@gmail.com			
OWNER INFORMATION ☒ (Check box if information is same as Applicant)			
Owner's Name			
Owner Address	City	State	Zip
Telephone	Email		
PROPERTY INFORMATION			
Address of Subject Property 223 2nd ST	City Clermont	State Florida	Zip 34711
General Location			
Legal Description & Alternate Key (include copy of survey) THE NORTH 1/2 OF LOT 14, BLOCK 4, MAP OF SUNSET HEIGHTS, A SUBDIVISION IN THE CITY OF CLERMONT, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 42, AND IN PLAT BOOK 8, PAGES 17 THROUGH 23, INCLUSIVE, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.			
Land Use (City verification required)			
Zoning (City verification required) R-2 MEDIUM DENSITY RESIDENTIAL			



CITY OF CLERMONT VARIANCE APPLICATION

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

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

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

I'm proposing to build a new single family (2 story house), because the actual structure is gutted and not safe to do a restoration. As this lot is almost half of the standard minimum size in R-2 Zone. To build a house using the R-2 setbacks is not possible. I already try several layouts. I need to receive a Variance approval to plot the house setback at 15ft in the rear instead of the 25ft required by the Zoning Matrix. Attach are image, plans and survey that explain better the problem.

How does the Code create a hardship?

The code create a hardship as in R-2 Zoning District the minimum lot suppose to be 7,500sqft. and the setback in the rear of the lot needs to be 25ft. But this is a special Lot in the R-2 Zone with only 4,270 sqft. aprox. and a house will not fit in that small lot with the zoning setbacks.

The following justifications must be completed for any variance requested:

Variance requested – subject and code section:

Sec. 86-174. Review criteria and findings.

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

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

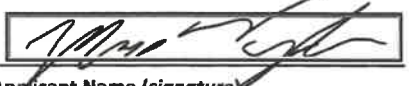


CITY OF CLERMONT
VARIANCE
APPLICATION

- (4) The granting of the variance is consistent with the city's comprehensive plan; and
- (5) The variance requested is the minimum variance that will make reasonable use of the land, building, or structure or the benefits that would be achieved under the other variance criteria by the granting of the variance outweigh the benefits under this criteria if the variance was denied.

Maria Veguilla

Applicant Name (print)

x 
Applicant Name (signature)

Maria Veguilla

Owner Name (print)

x 
Owner Name (signature)

NOTICE

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

City of Clermont

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

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

Date:	05/27/2022
Order Number:	7350437
Prepayment Amount:	\$ 0.00

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

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	1	06/07/2022 - 06/07/2022	Govt Public Notices
LEE dailycommercial.com	1	06/07/2022 - 06/07/2022	Govt Public Notices

Total Order Confirmation	\$84.26
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Ad Preview

LEGAL NOTICE

Notice is hereby given that the Clermont City Council will consider the request for the following variance: (1) to allow for a lot size less than the minimum requirement of 7500 square feet; (2) to allow a lot width less than the minimum requirement of 75 feet, in Section 122-145 Lot and height requirements; and (3) to allow a rear yard setback of 15 feet rather than 25 feet in Section 122-146 Yards, at the following location:

LOCATION:

223 2nd Street

Alt. Key 1815819

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

The Clermont City Council will consider this request at a public hearing on Tuesday, June 14, 2022 at 6:30 PM in the Clermont City Hall, Council Chambers located at 685 West Montrose Street, Clermont, FL.

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

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

Tracy Ackroyd Howe, MMC
City Clerk

Daily Commercial

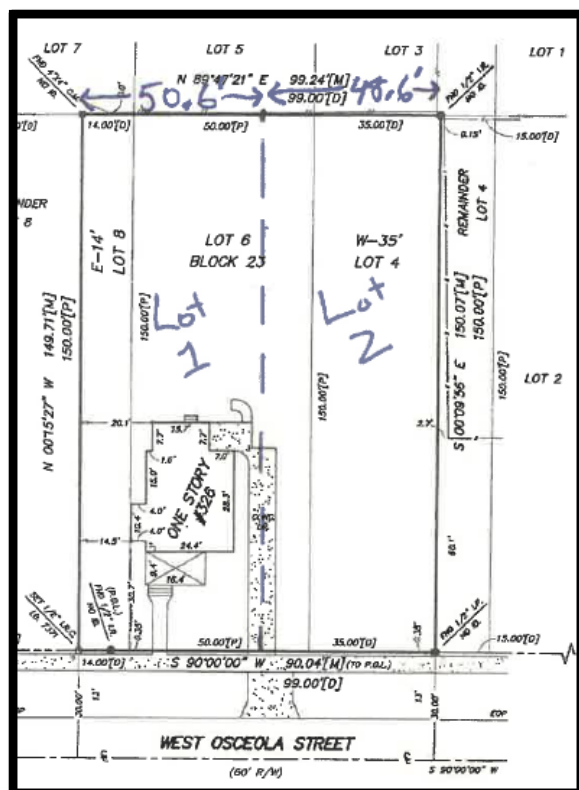
June 7, 2022

6/7/2022 7350437

AGENDA ITEM

Meeting Date	
Tuesday, June 14, 2022	
Agenda Item Name	
Variance Request 326 W. Osceola Street	
Requested Action	
Recommend denial of the variance request	
Staff Report	

The applicant is requesting a variance to section 122-145 yards for a lot width less than the minimum requirement of 75 feet in the R-2 Medium Density Residential District in order to process a lot split and create two substandard lots. The property is located at 326 W. Osceola Street. The applicant's lot dimension is approximately 99 feet along Osceola Street and 150 feet deep. If approved, the new lot widths would be 50 feet for one lot (western lot) and 49 feet for the other lot (eastern lot), both fronting Osceola Street. The property currently has a single-family home that was constructed in 1925.



The applicant has indicated that the lot split will further the City's stated policy to increase density in the downtown area. Since the property is zoned R-2 Medium Density, the applicant has the ability to add an additional unit through an accessory dwelling unit (ADU), as permitted in Section 122-365 of the Land Development Code. The smaller ADU would be a more appropriate structure to place on this property due to the smaller living area requirement of 350 square feet versus 1,000 square feet requirement for the R-2 Medium Density zoning. In addition, the sharing of a driveway between two property owners can become a problem, especially with maintenance and parking. See the Staff Analysis Report for a more detailed analysis.

The applicant has provided four letters of no objection from surrounding neighbors for the variance and lot split. These properties are located with the orange dots on the map. However, the property that would be most directly affected is to the east and staff has not received a letter from the property owner at 304 W. Osceola. This property owner may be directly impacted since the lot being created will be sold and built on by another property owner.

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

Additional Analysis

Fiscal Impact Summary

Fiscal Impact

Fund Number and Description

Available Budget Amount

Exhibits Attached (copies of original agreements)

1.	326 W Osceola -Staff Analysis Report-Variance	326 W Osceola -Staff Analysis Report-Variance.pdf
2.	Plat	Plat.pdf
3.	Location_Redacted	Location_Redacted.pdf
4.	Survey_Redacted	Survey_Redacted.pdf
5.	Lot of Record Exhibit	Lot of Record Exhibit.pdf
6.	New 86-174 Review Criteria- 326 W Osceola Street	New 86-174 Review Criteria- 326 W Osceola Street.pdf
7.	Variance application_Redacted	Variance application_Redacted.pdf
8.	Legal ad - 326 Osceola Variance	Legal ad - 326 Osceola Variance.pdf



CITY OF CLERMONT Staff Analysis Report

APPLICANT: Jimmy Crawford, Esq.

PROJECT NAME: 326 W. Osceola Street

REQUESTED ACTION: The applicant is requesting a variance to section 122-145 Yards for a lot width less than the minimum requirement of 75 feet in the R-2 Medium Density Residential District in order to process a lot split.

SIZE OF PARCEL: Approx. 14,850 +/- square foot lot (~150 feet by 99 feet)

LOCATION: Improved single family lot, west of the 3rd Street and W. Osceola Street intersection. AK 1611792

EXISTING ZONING: R-2 Medium Density Residential

EXISTING LAND USE: Improved property with a single-family home

FUTURE LAND USE CATEGORY: Medium Density Residential

SITE UTILITIES: City of Clermont Water and Sewer

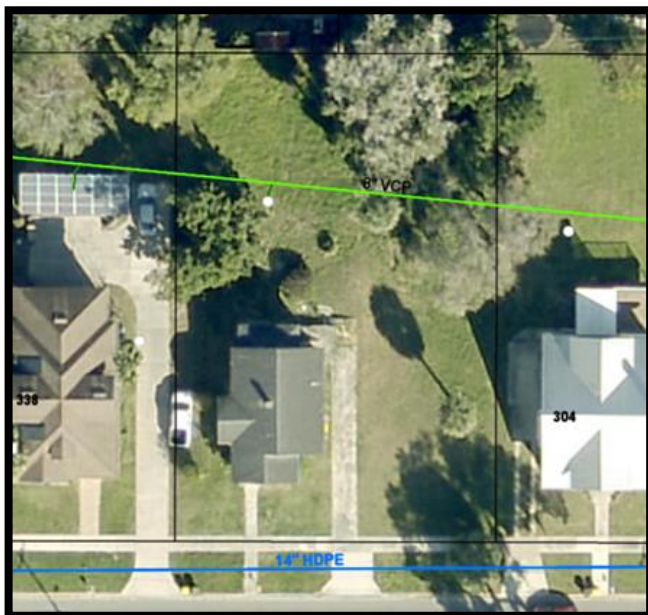
ANALYSIS:

The applicant is requesting a variance seeking a reduction in lot width in order to process a lot split to create two substandard lots. The R-2 Medium Density zoning, under Section 122-145, requires a lot width of 75 feet for single-family and two-family dwellings at the building setback line. In addition, the minimum lot size is 7,500 square feet for a single-family dwelling, in which is questionable since the survey does not give a total square footage, but is estimated to be 14,850 square feet based upon the dimensions of the lot. The applicant's lot dimension is approximately 99 feet along Osceola Street and 150 feet deep. If approved, the new lot widths would be 50 feet for one lot (western lot) and 49 feet for the other lot (eastern lot), both fronting on Osceola Street. The property currently has a single-family home that was constructed in 1925.

The applicant has indicated they would like to split the lot in a similar fashion as others nearby have done. A closer examination of this statement shows that indeed the two parcels to the north of the subject property are on 50 foot wide lots. However; checking the lot of record documents, these lots were clearly recognized as legal nonconforming lots from the 1968 Tax Roll. The applicant's lot, as it currently exists, is recognized as a single lot of record as well. See exhibit showing the tax information for more detail.

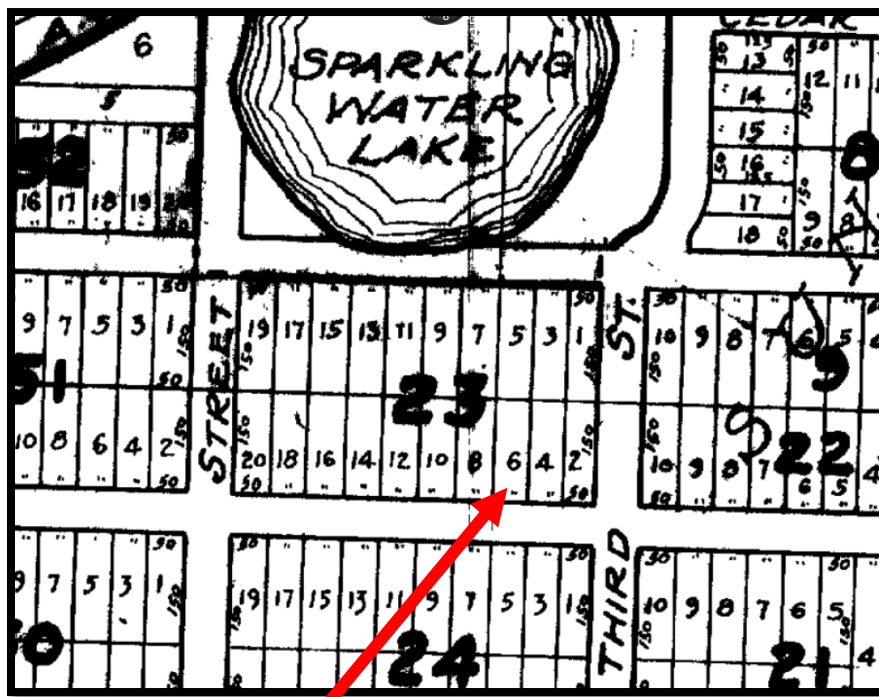


The applicant has indicated that the lot split will further the City's stated policy to increase density in the downtown area. Since the property is zoned R-2 Medium Density, the applicant has the ability to add an additional unit through an accessory dwelling unit (ADU), as permitted in Section 122-365 of the Land Development Code. In addition, there is an 8 inch sewer line that transverses the property that will limit construction on the rear portion of the property. The line is estimated to be 45 feet south from the northern property line. It is shown below on the map in green. The smaller ADU would be a more appropriate structure to place on this property due to the existing sewer line location and the smaller living area requirement of 350 square feet versus 1,000 square foot requirement for the R-2 Medium Density zoning. In addition, the sharing of a driveway between two property owners can become a problem, especially with maintenance and parking.



The applicant has provided four letters of no objection from surrounding neighbors for the variance and lot split. These properties are located with the orange dots on the map. However, the property that would be most directly affected is to the east and staff has not received a letter from the property owner at 304 W. Osceola. This property owner may be directly impacted since the lot being created will be sold and built on by another property owner.

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



1926 Plat – 50 foot wide lots by 150 feet deep





Page 237

326 West Osceola

The below ledger is from the Real Estate Taxes from 1968. It is used to determine if a nonconforming lot is considered a lot of record, in which it is recognized as a single lot of record.

STATE OF FLORIDA, CITY OF CLERMONT REAL ESTATE FOR 1968 PAGE 6								
1	2	3	4	5	6	7	8	9
DESCRIPTION OF LAND	NAME OF OWNER ADDRESS	HOUSEHOLD	POSS. EXEMPT	DATE OF RECEIPT GIVEN BY COLLECTOR TO TAX PAYER	ASSESSMENT NUMBER	8 HILLS	TOTAL AMOUNT OF TAXES	REMARKS
LOT 1, E 15 FT OF LOT 3, BLK 23	410 THIRD ST. CLERMONT, FLA.						5000	WX 8500
CLERMONT LOT 2, E 15 FT OF LOT 4, BLK 23	WILLIE MARVIN LORD 304 OSCEOLA ST. CLERMONT, FLA.						5000	3800
CLERMONT W 35 FT OF LOT 3, E 14 FT OF LOT 5 BLK 23	STEPHEN F DEVEREAUX 323 CARROLL ST. CLERMONT, FLA.							6500
CLERMONT W 35 FT OF LOT 4, LOT 6, E 14 FT OF LOT 8, BLK 23	PEARLE B LOWRY 3422 HEYWARD COLUMBIA, S. C. 29205							4100
CLERMONT W 36 FT OF LOT 5, E 14 FT OF LOT 7 BLK 23	W. O. VINSON 327 CARROLL ST CLERMONT, FLA.						4900	
CLERMONT W 36 FT OF LOT 7, E 31 FT OF LOT 9, BLK 23	LESLIE O BARON 919 EAST AVE. CLERMONT, FLA.							5600
CLERMONT W 36 FT OF LOT 8, LOT 10, BLK 23	ANNIE E HYATT 338 OSCEOLA ST. CLERMONT, FLA.						5000	4400



Sec. 86-281 (c)(1) Nonconforming lots of record.

(b) No portion of any nonconforming lot shall be sold or used in a manner which diminishes compliance with lot width and area requirements established by this land development code, nor shall any division of any parcel be made which creates a lot width or area below the requirements stated in this land development code.

326 W. Osceola Street Variance

The requirements for a variance are as follows:

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

FINDINGS:

- (1) Granting the variance will not cause or allow interference with the reasonable enjoyment of adjacent or nearby property owners or negatively impact the standard of living of the citizens of the city;
Applicant response: *Two other lots in neighborhood, one abutting this property, have already been split in similar fashion. The lot split will further the City’s stated policy to increase density in the downtown area.*

Staff comments: *The two lots referenced are legally recognized lots of records from the 1968 tax roll. The applicant’s lot is also recognized for one single family lot. The applicant has the ability to add an accessory dwelling unit (ADU), which would increase density downtown without the need for a variance. In addition, the property owner to the east (304 W. Osceola) may be negatively impacted since this will be the nearby property owner that would be most affected by the lot split.*

Negative finding

- (2) The variance will allow reasonable use of the property; which use is not out of character with other properties in the same zoning category;
Applicant response: *Two other lots in neighborhood, one abutting this property, have already been split in similar fashion. The lot split will further the City’s stated policy to increase density in the downtown area.*

Staff comments: *The property owner acquired the property in May of 2020. The R-2 zoning has not been changed since this date and the applicant would have been informed at that time the lot could not be legally split and meet the code. The ADU code was adopted in June of 2020, which will allow the owner the ability to create an additional unit, thus increasing density. Property subdivided under the current R-2 zoning designation is required to meet the minimum lot width of 75 feet. The properties in the area that have reduced widths are lots of record from the 1968 tax roll.*

Negative Finding

- (3) In the context presented, strict compliance with the land development regulation will not further any legitimate city objective, or the benefits that would be achieved under the other variance criteria by the granting of the variance outweigh the benefits under this criteria if the variance was denied;
Applicant response: *The benefit of having additional single family residential use surrounding the downtown area outweighs the small loss of open space.*

Staff comments: *The granting of the variance would only be beneficial to the property owner, in a financial aspect. The property owner purchased the home and lot in May of 2020, as it currently stands. The lot split may create unnecessary challenges, such as a shared driveway between the lots, parking and maintenance issues and finally, placement of a new building on the created lot while maintaining setbacks from the property lines and the crossing sewer line in the rear of the property.*

Negative Finding

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

Applicant response: *The variance does not violate any comprehensive plan objective, goal or policy, and furthers Objective 1.1, Discourage Urban Sprawl; Policy 1.1.3 Encourage Infill Development; Policy 1.6.2 Medium Density Residential, which allows up to 8 units per acre.*

Staff comments: *Objective 1.1 and Policy 1.1.3 references future land use patterns, in which the current Medium Density Future Land Use does discourage sprawl and encourage density. However, the application is for a variance to the Land Development Code. In addition, the R-2 Zoning allows two units on the property through the use of a single duplex or the applicant can build an ADU. The granting of the variance does not appear to be inconsistent with the city's comprehensive plan.*

Positive Finding

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

Applicant response: *The variance requested is the minimum to allow for the lot split, and the benefits of granting the variance outweigh the benefits of denying the variance, for the reasons stated herein.*

Staff comments: *The property owner has the ability to add an ADU and not request a variance if the desire was to truly add density to the downtown area. However, the granting of the variance would seem to produce several challenges that would not be considered benefits, such as shared driveway and parking, limited construction around the existing sewer line and a potential impact to the east adjacent property owner.*

Negative Finding

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



CITY OF CLERMONT
VARIANCE
APPLICATION

DATE April 18, 2022		FEE: \$300.00	
Project Name (if applicable) [REDACTED] Lot-Split			
Applicant Jimmy D. Crawford			
Contact Person Amanda Titus			
Address 702 West Montrose Street		City Clermont	State FL Zip 34711
Telephone (352)432-8644		Fax 352 432 8699	
Email jcrawford@cmhlawyers.com			
OWNER INFORMATION ☐ (Check box if information is same as Applicant)			
Owner's Name [REDACTED]			
Owner Address 326 West Osceola St		City Clermont	State FL Zip 34711
Telephone [REDACTED]		Email [REDACTED]	
PROPERTY INFORMATION			
Address of Subject Property 326 West Osceola St		City Clermont	State FL Zip 34711
General Location North side of Osceola Street, one lot west of 3rd Street.			
Legal Description & Alternate Key (include copy of survey) CLERMONT W 35 FT OF LOT 4, LOT 6, E 14 FT OF LOT 8, BLK 23 PB 8 PG 17 Alternate Key #: 1611792			
Land Use (City verification required) Medium Density Residential			
Zoning (City verification required) R-2 MEDIUM DENSITY RESIDENTIAL DISTRICT			



CITY OF CLERMONT VARIANCE APPLICATION

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

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

Jimmy D. Crawford

Applicant Name (print)

[REDACTED]

Owner Name (print)

X 
Applicant Name (signature)

X 
Owner Name (signature)

NOTICE

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

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



CITY OF CLERMONT VARIANCE APPLICATION

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

City Zoning Ordinance (Land Development Code Section) from which you are requesting relief:
122-145(2);50' lot width, 75' at building setback.

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

Split AKN 1611792 into two lots. Lots widths would be 50.6' and 48.6' each, respectively.

How does the Code create a hardship?

See Attached Statement of Justification

The following justifications must be completed for any variance requested:

Variance requested – subject and code section:

Sec. 86-174. Review criteria and findings.

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

- (1) Granting the variance will not cause or allow interference with the reasonable enjoyment of adjacent or nearby property owners or negatively impact the standard of living of the citizens of the city;
See Attached Statement of Justification
- (2) The variance will allow a reasonable use of the property, which use is not out of character with other properties in the same zoning category;
See Attached Statement of Justification
- (3) In the context presented, strict compliance with the land development regulation will not further any legitimate city objective, or the benefits that would be achieved under the other variance criteria by the granting of the variance outweigh the benefits under this criteria if the variance were denied;
See Attached Statement of Justification

DATE	
TIME	

April 04, 2022.

Planning and Zoning
Lake County Florida.

I have no objections to a
variance and lot split of
326 W. Osceola Street,
Clermont, Florida, 34711.

Kathleen Fielitz
Fielitz Kathleen
335 W. Osceola Street
Clermont Florida 34711
407-729-9357

AXN 1611784

April 13, 2022

To whom it may concern:

I, Usulu Okur, do not object to the variance and lot split of property at 326 W Osceola St, Clermont, Florida 34711. If you wish to contact me regarding this matter please email me at usuluokur@yahoo.com. Thank you.

Sincerely,



Usulu Okur

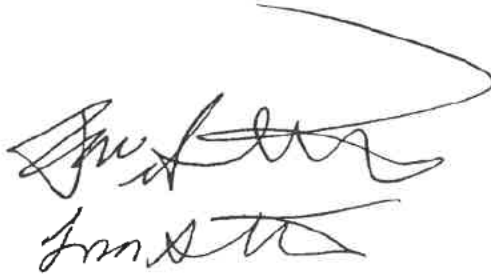
AKA 1611768

April 5, 2022

To whom it may concern,

As residents and property owners of 410 3rd street Clermont, we have no objection to the variance and lot split of the property at 326 W Osceola street. We would be happy to testify to this as needed.

Sincerely,

Two handwritten signatures in black ink. The top signature is more stylized and cursive, while the bottom signature is more legible and appears to read 'Lisa Stetin'.

Timothy and Lisa Stetin

I Eric Lucas have no objections to the lot
at 326 W Osceola St being split/divided. I am
neighbor at 338 W Osceola St .

Eric Lucas 4/5/2022

Eric Lucas
338 W Osceola St
Clermont, Fla 34711



Michelle L. Knowles

State of Florida
County of Orange

4/5/22

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

Date:	05/27/2022
Order Number:	7350120
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	45.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	1	06/07/2022 - 06/07/2022	Govt Public Notices
LEE dailycommercial.com	1	06/07/2022 - 06/07/2022	Govt Public Notices

Total Order Confirmation	\$81.10
---------------------------------	----------------

Ad Preview

LEGAL NOTICE

Notice is hereby given that the Clermont City Council will consider the request for the following variance: (1) to allow for a lot width less than the minimum requirement of 75 feet in the R-2 Medium Density Residential District, Land Development Code, Section 122-145 Yards, at the following location:

LOCATION:

326 W. Osceola Street
Improved single family lot
West of the 3rd Street and
W. Osceola Street intersection
Alt. Key 1611792

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

The Clermont City Council will consider this request at a public hearing on Tuesday, June 14, 2022 at 6:30 PM in the Clermont City Hall, Council Chambers located at 685 West Montrose Street, Clermont, FL.

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

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

Tracy Ackroyd Howe, MMC
City Clerk
7350120 6/7/2022



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, June 14, 2022		
Agenda Item Name		
Utility Service Agreement <i>Ivy Ridge</i>		
Requested Action		
Recommend denial of the request to provide sewer service to a 155 lot single-family lot subdivision.		
Staff Report		
The applicant is requesting sewer service for a 155 lot single-family development on 57.31 acres located in Lake County south of Hammock Ridge Road and west of Fox Chase subdivision. The subdivision was approved by Lake County through Ordinance 2020-03. The subdivision will consist of 136 fifty (50) foot wide lots and 19 sixty (60) foot wide lots. Ordinance 2020-03 does not stipulate lot width, only the number of lots. This project is within the City's sewer service area. The applicant is requesting 35,860 gallons per day for sewer capacity. The water service will be provided by a private utility provider. The proposed subdivision, as designed, does not meet the City of Clermont's Land Development Code standards.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. FINAL Utility Agreement Ivy Ridge Subdivision V2 6-6-22	FINAL Utility Agreement Ivy Ridge Subdivision V2 6-6-22.docx	
2. LOCATION MAP	LOCATION MAP.pdf	
3. 50 60 wide lot layout	50 60 wide lot layout.pdf	
4. CONCEPTUAL PLAN 4	CONCEPTUAL PLAN 4.pdf	
5. Ivy Ridge PUD Ordinance Lake County	Ivy Ridge PUD Ordinance Lake County.pdf	
6. Letter of Capacity - Ivy Ridge - Signed	Letter of Capacity - Ivy Ridge - Signed.pdf	
7. Utility Service Agreement Application	Utility Service Agreement Application.pdf	

UTILITY SERVICE AGREEMENT FOR WASTEWATER

This document constitutes an agreement between the CITY of Clermont, hereby referred to as **CITY**, a municipality of the State of Florida, and AMH Development, LLC, and any successors or assigns, hereby referred to as **OWNER**.

WITNESSETH

Whereas, OWNER is requesting service for a 155 lot single-family residential development described on Exhibit 'A', attached hereto and by this reference made a part hereof; and

Whereas, the Property is located in the unincorporated area of Lake County and the OWNER is requesting sewer service from the CITY; and

Whereas, as a condition of CITY providing said sewer to the property. Lines and appurtenances must be sized and constructed in accordance with the minimum requirements of CITY Land Development Regulations and to meet the flow demands for the subdivision; and

Whereas, as a condition of the provision of sewer service to the Property by the CITY, OWNER agrees that this Agreement shall constitute an unconditional application to annex the Property into the City of Clermont, if CITY chooses to do so; and

Whereas, OWNER and CITY are entering into this Agreement to set forth the terms and conditions under which sewer service shall be extended and sized.

NOW THEREFORE, in consideration of the mutual promises and covenants hereinafter contained, the parties do hereby agree as follows:

Section 1. SEWER – Each and all of the foregoing premises are incorporated into and constitute a part of this Agreement.

- 1.1 CITY shall provide sewer service for the Property.
- 1.2 OWNER shall connect to the existing City system at connection point or points approved by CITY.
- 1.3 The OWNER shall construct the facilities, lines and appurtenances necessary to serve the development and provide such documentation necessary for the CITY to ascertain that the lines shall meet the minimum line size requirements as specified by the CITY Land Development Regulations.
- 1.4 In the event the CITY chooses to oversize the lines or appurtenances, the CITY shall provide to the OWNER the specifications regarding sizes to be included in the final improvement plans.
- 1.5 The OWNER shall be responsible for the construction of all onsite lines and appurtenances to serve the project. No building permits shall be issued until sewer is provided to the site or until a bond or letter of credit, acceptable to CITY, is in place to

guarantee completion of improvements. No Certificate of Occupancy shall be issued until sewer improvements have been completed and accepted by the CITY.

- 1.6 The OWNER shall be responsible for all costs of onsite improvements, including but not limited to design, material, permitting and installation of sufficient size lines, lift stations and other appurtenances necessary to allow the CITY to serve the Property.
- 1.7 The existing utilities must stay in service throughout construction. If the construction requires that the utilities be relocated or altered, the OWNER shall prepare plans, permit the project and construct the modifications at the OWNER's expense.
- 1.8 The OWNER shall be responsible for all costs including design, permitting, materials and construction of the sewer lines and appurtenances, both on site and off site, required to serve the Property.
- 1.9 The OWNER shall be responsible for all applicable fees including but not limited to impact fees, connection fees and permitting fees. All fees are non-refundable.
- 1.10 The development being served is shown in Exhibit "C". Major changes as determined by the Clermont Site Review Committee may require an amendment to this Agreement.
- 1.11 This Agreement shall be voided after five (5) years if building permits have not been issued and building construction has not started.
- 1.12 The Agreement shall be for 35,860 gpd for sewer based on an annual average.

Section 2. DEVELOPMENT STANDARDS

- (a) The project shall be developed according to the JPA Land Development Regulations (Lake County Ordinance No. 2005-64).
- (b) The project shall be developed according to City standards, unless otherwise stipulated in this Agreement or subsequent amendments to this Agreement.

Section 3. ANNEXATION

OWNER agrees that CITY may annex the Property into the City of Clermont if CITY, in its sole discretion, chooses to do so. In conjunction herewith, OWNER shall provide to CITY a *Notice of Encumbrance to Annex* Property in a form substantially in compliance with the form set forth in Exhibit "B", attached hereto and incorporated herein. The CITY shall record this Notice in the public records of Lake County whereupon it is agreed it shall serve as an enforceable encumbrance on the real property described in Exhibit "A". The Notice of Encumbrance shall be executed by all owners of the real property described in Exhibit "A" and shall be accompanied, at OWNER'S expense, by a current certificate of title or opinion letter acceptable to CITY and issued by a licensed title company or attorney identifying all owners in interest of the real property. All land transfers by OWNER shall contain a deed restriction or covenant noting the existence of this encumbrance to annex, such restriction to be recorded as a covenant to run with the land.

Section 4. SEVERABILITY

In the event that any provision of this agreement shall be held invalid or unenforceable, the provision shall be deleted from this agreement without affecting in any respect whatsoever the validity of the remainder of this agreement.

Section 5. NOTICES

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

CITY

City of Clermont
City Manager
P.O. Box 120219
Clermont, FL 34712-0219

OWNER

AMH Development LLC
23975 Park Sorrento STE 300
Calabasas, CA 91302

Section 6. AMENDMENTS

Any amendment to this agreement is not effective unless the amendment is in writing and signed by all parties.

Section 7. EFFECTIVE DATE

The effective date of this agreement shall be the day of execution of the agreement required hereunder. This Agreement shall be valid for no longer than five (5) years.

IN WITNESS WHEREOF, the parties hereto have made and executed this Agreement on the date listed below. CITY through its City Manager, authorized to execute same by City Council action, and OWNER through _____.

DATED this _____ day of _____, 2022.

CITY OF CLERMONT

ATTEST:

Tim Murry, Mayor

Tracy Ackroyd Howe, MMC, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

OWNER: AMH Development LLC

Signature Title: _____

Print Name

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me on this _____ day of _____, 2022, by _____, who is personally known to me or who has produced _____ as identification and who did not take an oath.

Notary Public _____ SEAL:

Type/print name _____

EXHIBIT "A"

PROPERTY DESCRIPTION

Owner:

AMH Development LLC

Description:

LEGAL DESCRIPTION

LCPA PARCEL ID# 06-23-26-0003-000-00800, 06-23-26-0003-000-00801,
06-23-26-0003-000-00803, 13-23-25-0500-035-00000, 13-23-25-05000-035-00001,
& 13-23-25-0500-045-00000
AS PROVIDED BY ALLEN & COMPANY, INC.

PARCEL NO. 1:

THE NORTH 362 FEET OF THE WEST 362 FEET OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, LESS THE WEST 33 FEET FOR ROAD, IN SECTION 6, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA.

PARCEL NO. 2:

THE NORTH 132 FEET OF TRACTS 35 AND 36, IN SECTION 6, TOWNSHIP 23 SOUTH, RANGE 26 EAST, MONTE VISTA PARK FARMS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 27, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

LESS AND EXCEPT THAT PORTION CONVEYED TO LAKE COUNTY FOR ROAD RIGHT OF WAY IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2772, PAGE 1175, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

PARCEL NO. 3:

TRACTS 35 AND 36 IN SECTION 6, TOWNSHIP 23 SOUTH, RANGE 26 EAST, IN LAKE COUNTY, FLORIDA, ACCORDING TO THE PLAT OF MONTE VISTA PARK FARMS, RECORDED IN PLAT BOOK 2, PAGE 27, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA., LESS THE NORTH 132 FEET THEREOF.

PARCEL NO. 4:

TRACTS 45 AND 46, MONTE VISTA PARK FARMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 27, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING OTHERWISE DESCRIBED AS THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23 SOUTH, TOWNSHIP 23 SOUTH, RANGE 26 EAST.

PARCEL NO. 5:

THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 26 EAST, IN LAKE COUNTY, FLORIDA, LESS THE NORTH 362 FEET OF THE WEST 362 FEET OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 6, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LYING WITHIN THE FOLLOWING DESCRIBED PARCEL:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 26 EAST; THENCE RUN SOUTH 88°28'30" WEST, FOR A DISTANCE OF 661.95 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°28'30" WEST, FOR A DISTANCE OF 661.95 FEET; THENCE RUN SOUTH 00°01'30" WEST, FOR A DISTANCE OF 20.00 FEET; THENCE NORTH 88°28'30" EAST, FOR A DISTANCE OF 362.00 FEET; THENCE RUN SOUTH 00°01'30" WEST, FOR A DISTANCE OF 342.00 FEET; THENCE RUN NORTH 88°28'30" EAST, FOR A DISTANCE OF 299.95 FEET; THENCE RUN NORTH 00°01'30" EAST, FOR A DISTANCE OF 362.00 FEET, TO THE POINT OF BEGINNING.

AND

THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LESS THE RIGHT OF WAY OF A COUNTY ROAD AND ALSO LESS THE FOLLOWING TWO TRACTS:

TRACT 1: THE NORTH 362 FEET OF THE WEST 362 FEET OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 6, TOWNSHIP 23 SOUTH, RANGE 26 EAST;

TRACT 2: FROM THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 26 EAST; THENCE RUN SOUTH 88°28'30" WEST, FOR A DISTANCE OF 661.95 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°28'30" WEST, FOR A DISTANCE OF 661.95 FEET; THENCE RUN SOUTH 00°01'30" WEST, FOR A DISTANCE OF 20.00 FEET; THENCE RUN NORTH 88°28'30" EAST, FOR A DISTANCE OF 362.00 FEET; THENCE RUN SOUTH 00°01'30" WEST, FOR A DISTANCE OF 342.00 FEET; THENCE RUN NORTH 88°28'30" EAST, FOR A DISTANCE OF 299.95 FEET; THENCE RUN NORTH 00°01'30" EAST, FOR A DISTANCE OF 362.00 FEET TO THE POINT OF BEGINNING.

Alternate Keys: 1593433, 1752558, 1796873, 2705914, 1593417, and 1663083

EXHIBIT "B"

Notice of Encumbrance
to Annex to City of Clermont

City of Clermont
685 W. Montrose Street
Clermont, FL 34712

THIS INSTRUMENT, Made this **14th day of June 2022**, between **AMH Development LLC**, property owners in the County of Lake, State of Florida Grantor*, and the **CITY OF CLERMONT, FLORIDA**, A Municipal Corporation, Grantee*:

WITNESSETH, NOTICE is given that heretofore or contemporaneously herewith Grantor has petitioned the Grantee for it to permit voluntary annexation of Grantor's property below described into the corporate limits of the City of Clermont, and

GRANTOR, for and in consideration of the sum of ONE and 00/100 (\$1.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, DOES HEREBY ENCUMBER the below - described real property situate, lying and being in Lake County, Florida with the absolute requirement that the subject real property may be, at the sole discretion, and upon request of Grantee, annexed into the city limits of the City of Clermont at such time that the annexation of said real property is in accordance with applicable law,

GRANTOR, further agrees, on his/hers/theirs/its own behalf and that of Grantors' heirs and assigns to perform all ministerial functions necessary of the Grantor or Grantor's heirs and/or assigns (as the case may be) then required by law to enable the described real property to be incorporated into the city limits of the City of Clermont and where such ministerial functions consist of a simple written request or the renewal of the petition of which notice is given above, then this instrument shall be considered such request and/or renewal. The subject property is described as:

Exhibit "A"

Grantor is used for singular or plural, as the context requires. IN WITNESS THEREOF,

GRANTOR has hereunto set Grantor's hand and seal the day and year first above written.

PROPERTY OWNER(S):

WITNESSES (Two required):

AMH Development LLC

Witnesses

By: _____
Signature

Type or print name

By: _____
Signature

Type or print name

1. _____
Signature

Type or print name

2. _____
Signature

Type or print name

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me on this _____ day of _____, 2022, by _____, who is personally known to me or who has produced _____ as identification and who did not take an oath.

Notary Public _____ SEAL:

Type/print name _____

Pursuant to Section 695.29(3)(f): this instrument exempt from Chapter 695, F.S.; Prepared by a Public Officer, City Attorney, City of Clermont, Florida 34712

EXHIBIT "C"

DIMENSION PLAN

Ivy Ridge Subdivision - Master Site Plan:

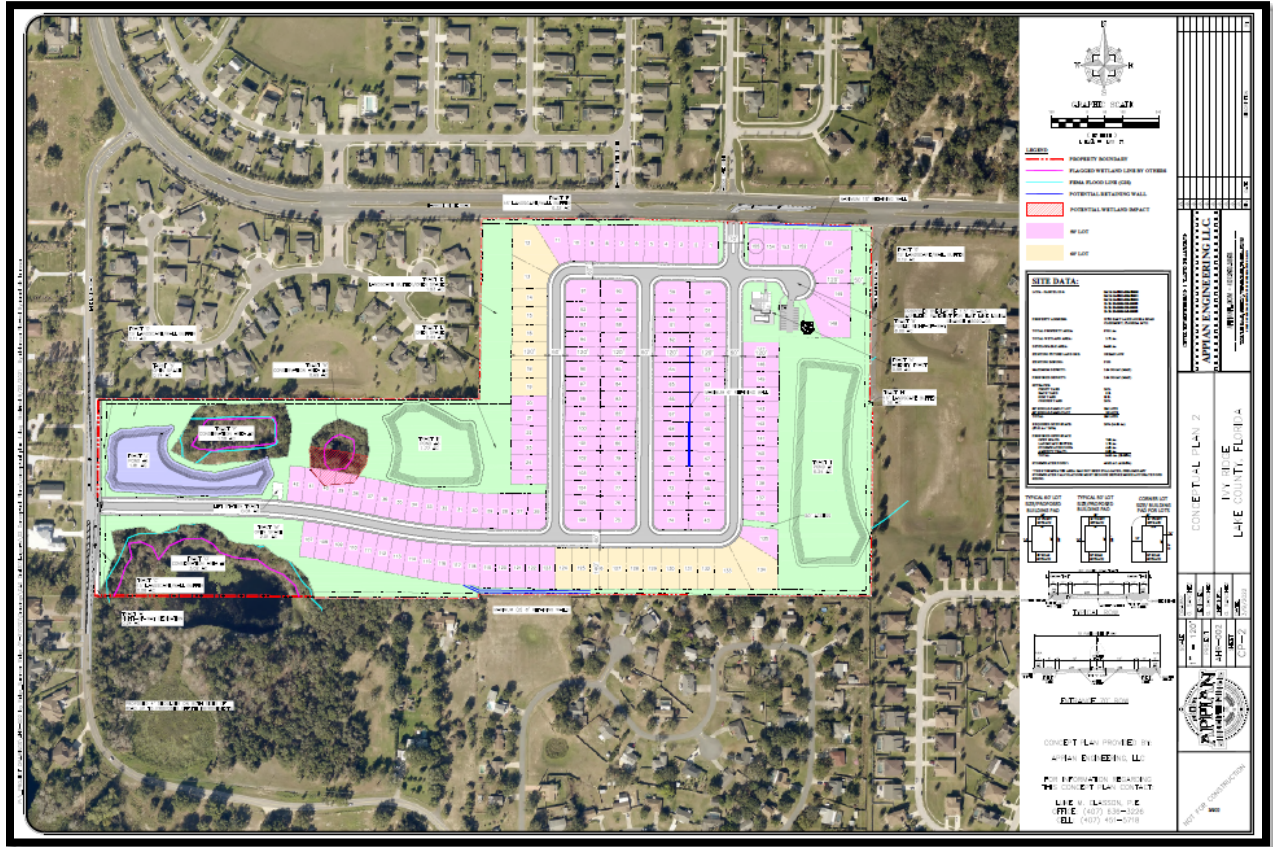
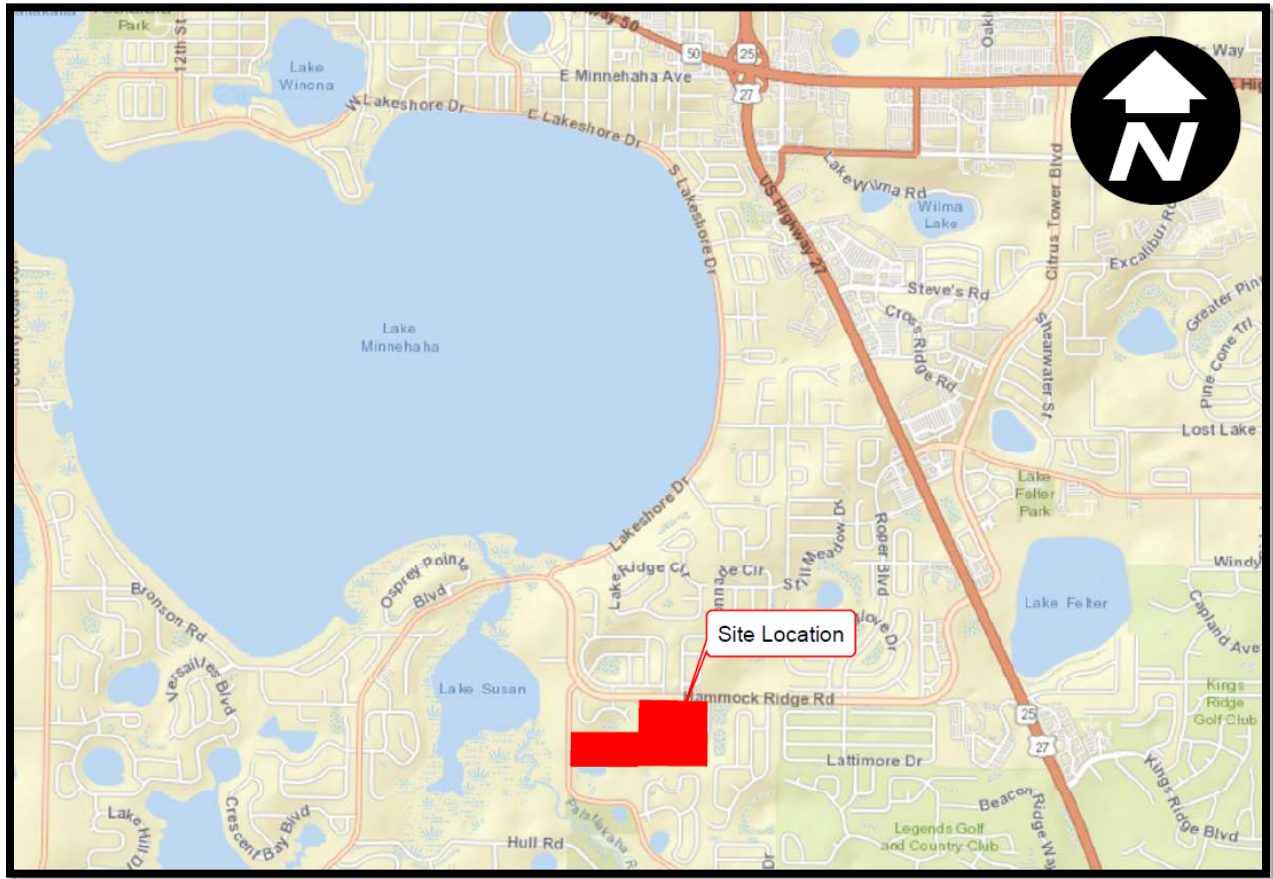
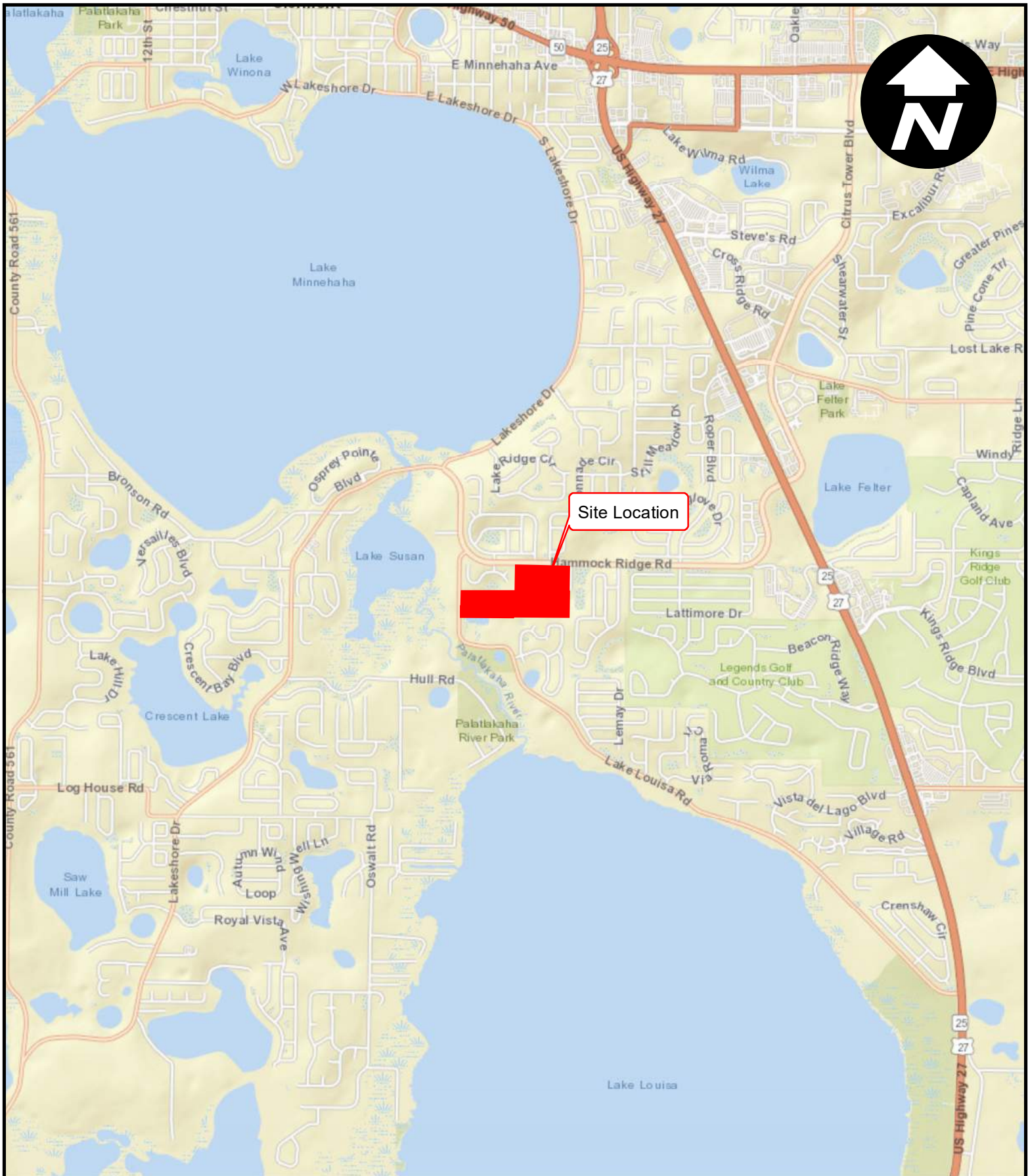


EXHIBIT "D"
LOCATION MAP





APIAN
ENGINEERING



CIVIL ENGINEERING | LAND PLANNING

APPIANFL.COM • 407.960.5868

2221 LEE ROAD, SUITE 27, WINTER PARK, FLORIDA 32789

Location Map

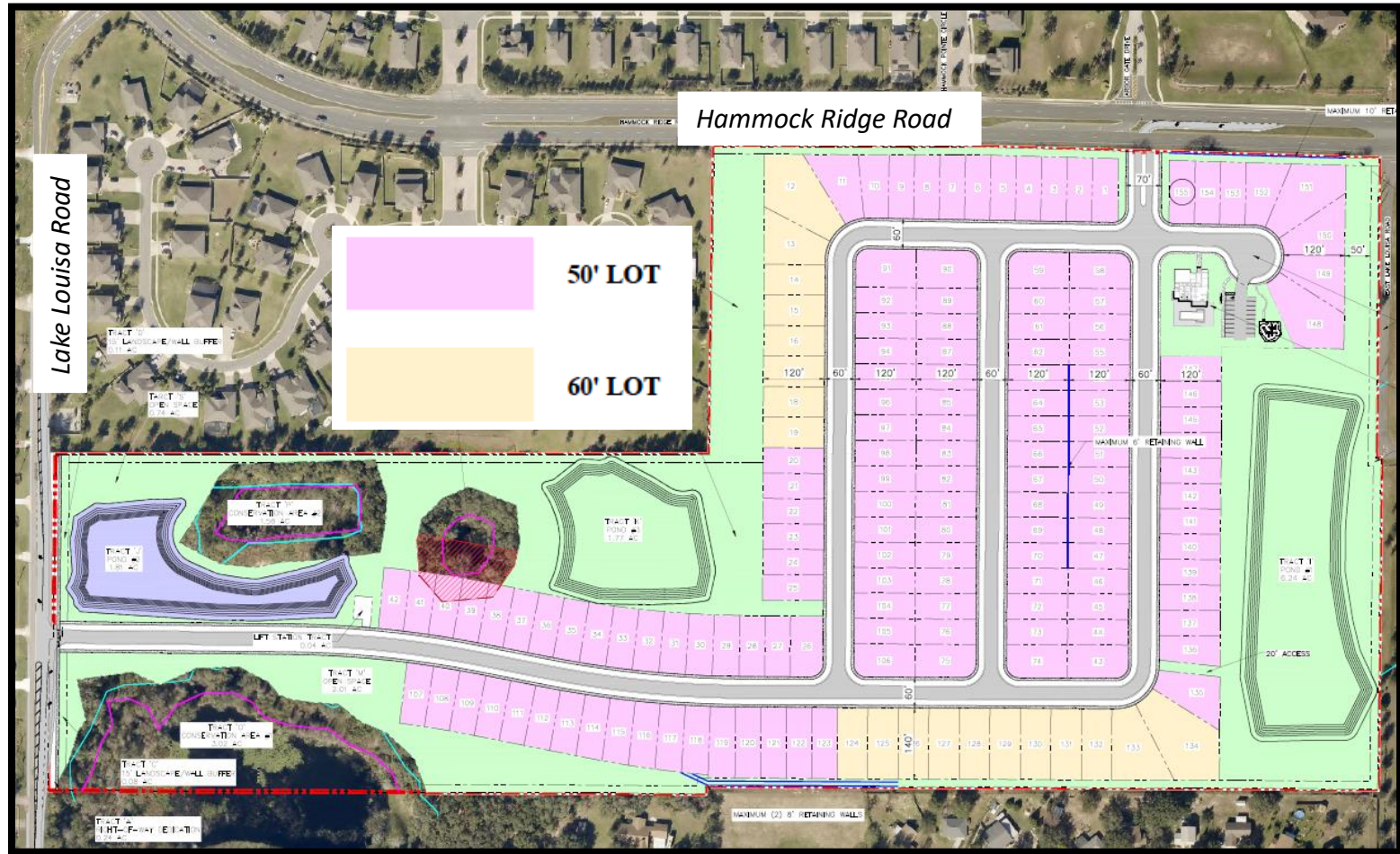
Lake County, Florida

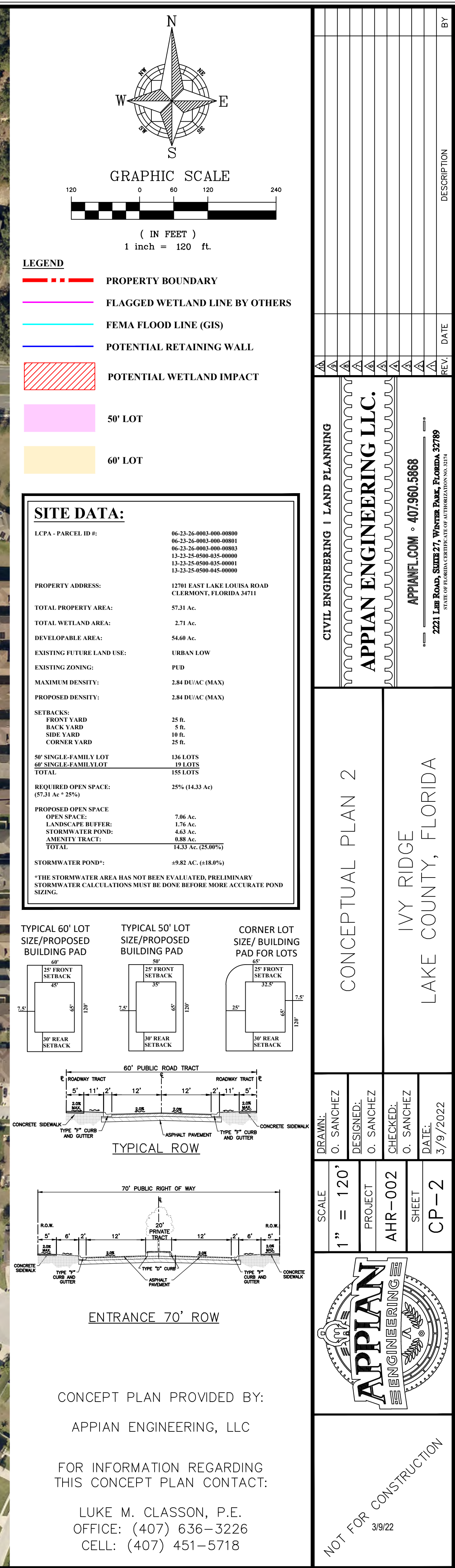
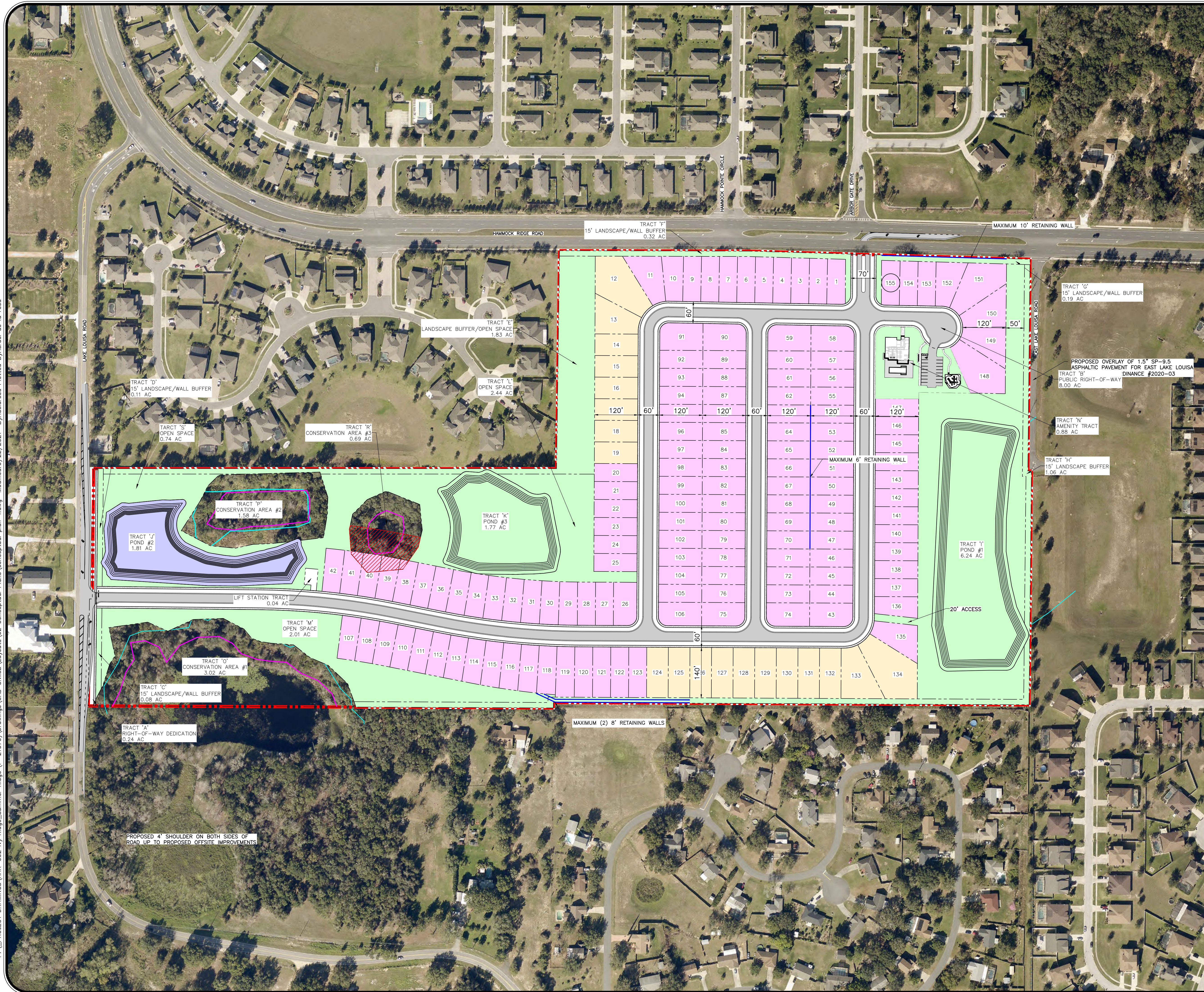
AHR-002

1" = 3,000'

Date: 8/23/2021

Ivy Ridge 155 Lot Single-family Subdivision





ORDINANCE #2020-03
Hammock Ridge PUD Amendment
RZ-19-27-2

1 AN ORDINANCE OF THE LAKE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE
2 LAKE COUNTY ZONING MAPS; AND PROVIDING FOR AN EFFECTIVE DATE.

3 **WHEREAS**, Jim Atkinson of Summergate Companies, LLC (the "Applicant") made a request, on
4 behalf of Territo Corporation, a Florida Corporation, Angela & Joseph Territo, and Vernon A. Schneider
5 (the "Owners"), to rescind and replace Planned Unit Development (PUD) #2005-105 with a new ordinance
6 to rezone 14.99 +/- acres from PUD to Agriculture (A); rezone 16.12 +/- acres from Agriculture (A) to PUD;
7 to bring the PUD into compliance with current Land Development Regulations (LDR) and Comprehensive
8 Plan policies; and to propose setback waivers; and

9 **WHEREAS**, the subject property to be zoned Agriculture (A) consists of 14.99 +/- acres and is
10 generally located southeast of the intersection of Hammock Ridge Road and Lake Louisa Road, in the
11 Clermont area, in Section 6, Township 23 South, Range 26 East, having Alternate Key Number 1593425,
12 and more particularly described below:

13 **SCHNEIDER PROPERTY LEGAL DESCRIPTION: [EXHIBIT "A" – ATTACHED]**

14 **WHEREAS**, the subject property to be zoned Planned Unit Development (PUD) in total consists of
15 57.31 +/- acres and is generally located southeast of the intersection of Hammock Ridge Road and Lake
16 Louisa Road, in the Clermont area, in Section 6, Township 23 South, Range 26 East, having Alternate Key
17 Numbers 2705914, 1593417, 1593433, 1752558, 1752558, 1796873, and 1663083, and more particularly
18 described below:

19 **HAMMOCK RIDGE PUD LEGAL DESCRIPTION: [EXHIBIT "B" – ATTACHED]**

20 **WHEREAS**, the subject properties are located within the Urban Low Density Future Land Use
21 Category as shown on the Lake County Comprehensive Plan Future Land Use Map (FLUM); and

22 **WHEREAS**, on December 20, 2005, the Board of County Commissioners of Lake County, Florida,
23 approved PUD Ordinance #2005-105 for 120 single-family dwelling units, with a gross residential density of
24 2.2 dwelling units per acre; and

25 **WHEREAS**, this rezoning ordinance hereby rescinds and replaces Ordinance #2005-105; and

26 **WHEREAS**, the Lake County Planning & Zoning Board reviewed Petition RZ-19-27-2 on January
27 2, 2020, after giving Notice of Hearing on petition for a change in the use of land, including notice that said
28 petition was presented to the Board of County Commissioners of Lake County, Florida, on January 28,
29 2020; and

30 **WHEREAS**, the Board of County Commissioners reviewed said petition, the recommendations of
31 the Lake County Planning & Zoning Board, staff report, and any comments, favorable or unfavorable, from
32 the public and surrounding property owners at a public hearing duly advertised; and

33 **WHEREAS**, upon review, certain terms pertaining to the development of the above described
34 property have been duly approved; and

INSTRUMENT #2020024159

OR BK 5428 PG 1025 - 1034 (10 PGS)

DATE: 2/26/2020 11:43:07 AM

**GARY J. COONEY, CLERK OF THE CIRCUIT COURT
AND COMPTROLLER, LAKE COUNTY, FLORIDA**

RECORDING FEES \$86.50

NOW THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Lake County, Florida, that the Land Development Regulations of Lake County, Florida, be altered and amended as they pertain to the above subject properties, subject to the following terms:

Section 1 Terms:

1.1 The County Manager or designee shall amend the Official Zoning Map to rezone the property described in Exhibit "A" to Agriculture (A) zoning.

1.2 The County Manager or designee shall amend the Official Zoning Map to rezone the property described in Exhibit "B" to Planned Unit Development (PUD) zoning. This Ordinance shall rescind and replace Ordinance #2005-105. All uses upon the property described in Exhibit "B" shall be generally consistent with the "Conceptual Plan" attached hereto as Exhibit "C." To the extent where there are conflicts between the Conceptual Plan and this Ordinance, this Ordinance shall take precedence.

A. Land Uses:

1. Residential: 155 residential single-family dwelling units, not to exceed a density of 2.84 dwelling units per net buildable acre.

B. Setbacks:

1. Single-Family Residential:

Front	25 feet from the property line
Secondary Front	15 feet from the property line
Side ¹	Variable between 5-10 feet. (7.5 feet ¹ from the property line minimum without 4:1 slope between homes)
Rear	5 feet from the property line
Wetlands/Open Water	50 feet from the jurisdictional wetland line

¹Side Setbacks of 5 feet from the property line shall be allowed so long as the 10-foot cut/fill requirement and 4:1 maximum slope between homes is met.

2. All other setbacks shall be as established in the LDR, as amended.

C. Development Standards:

Open Space	Minimum 25% of the net buildable area of the entire site shall be dedicated to open space, as defined in the Comprehensive Plan. ¹
Lot Width	Minimum 50 feet
Impervious Surface Ratio (ISR)	Maximum 60% over the entire project site
Building Height	Maximum 40 feet

¹The homeowner's association for the property shall be responsible for maintaining the open space that is retained in its natural state, in such natural state.

All development requirements within the Urban Low Density (FLUC) shall be in accordance with the Comprehensive Plan and LDR, as amended.

D. Landscaping, Buffering, and Screening:

1. A minimum 50-foot wetlands buffer shall be provided to all wetlands. A conservation easement of the wetland area and buffer will be required. The easement must be dedicated to a conservation agency (FDEP or SJRWMD), a non-profit conservation organization or land trust, or Lake County, subject to acceptance by the Board of County Commissioners for maintenance and protection. The conservation easement will be required prior to Final Plat approval.
2. All landscaping located west of the residential lots to the entrance at Lake Louisa Road must utilize one-hundred (100) percent Florida-native species.
3. All other landscaping, buffering, and screening requirements shall be in accordance with the LDR, as amended.

E. Noise: Compliance shall be in accordance with the LDR, as amended.

F. Utilities: Central water and sewer connection shall be provided in accordance with the Comprehensive Plan and LDR, as amended.

G. Transportation Improvements/Access Management:

1. A Tier Two (2) Traffic Study will be required in accordance with the Conceptual Plan attached hereto as Exhibit "B."
2. Sidewalks will be required along Lake Louisa Road, in accordance with the LDR, as amended.

3. Turn lanes will be required at the entrances to the development on all county maintained roads.

4. East Lake Louisa Road will be required to be modified to meet current County standards, as amended.

5. All access management shall be in accordance with the Comprehensive Plan and LDR, as amended.

H. Stormwater Management:

1. The Stormwater management system shall be designed in accordance with all applicable Lake County and St. Johns River Water Management District (SJRWMD) requirements, as amended.

2. The developer shall be responsible for any flood studies required for developing the site and comply with the requirements of FEMA, the Lake County Comprehensive Plan, and LDR, as amended.

3. Any development within the floodplain as identified on the FEMA maps will require compensating storage.

I. Schools: School Concurrency shall be met before final plat approval in accordance with the Comprehensive Plan and LDR, as amended.

J. Lighting: Exterior lighting shall be in accordance with the LDR, as amended, and consistent with Dark-Sky Principles.

K. Signage: Signs shall be in accordance with the LDR, as amended.

L. Fire Protection and Emergency Services Access: Access and fire safety requirements of the development shall be provided in accordance with the Florida Fire Prevention Code and LDR, as amended.

M. Concurrency Management Requirements: Any development shall comply with the Lake County Concurrency Management System, as amended.

N. Development Review and Approval:

1. Prior to the issuance of any permits, the Applicant shall be required to submit a preliminary plat, construction plans, and final plat generally consistent with EXHIBIT "C" – Conceptual Plan for review and approval in accordance with the Comprehensive Plan and LDR, as amended.

2. PUD Expiration: Physical development shall commence within three (3) years from the date of this Ordinance approval. Failure to commence construction within three (3) years of approval shall cause the revocation of this ordinance, in accordance with the Comprehensive Plan or superseding documents as amended. Prior to expiration of the three-year time frame, the Board of County Commissioners may grant, via a Public Hearing, one (1) extension of the time frame for a maximum of two (2) years upon a showing that reasonable efforts have been made towards securing the required approvals and commencement of work.

O. Future Amendments to Statutes, Code, Plans, or Regulations: The specific references in this Ordinance to the Florida Statutes, Florida Administrative Code, Lake County Comprehensive Plan, and Lake County Land Development Regulations shall include any future amendments to the Statutes, Code, Plans, or Regulations.

Section 2. Conditions as altered and amended which pertain to the above tract of land shall mean:

A. After establishment of the facilities as provided herein, the aforementioned property shall only be used for the purposes named in this Ordinance. Any other proposed use must be specifically authorized by the Board of County Commissioners.

B. No person, firm, or corporation shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building structure, add other uses, or alter the land in any manner within the boundaries of the above described land without first obtaining the necessary approvals in accordance with the Lake County Code, as amended, and obtaining the permits required from the other appropriate governmental agencies.

C. This Ordinance shall constitute a covenant running with the land, and inure to the benefit of, and the terms, conditions, and provisions of which shall be binding upon, the present Owner and any successor, and shall be subject to each and every condition herein set out.

D. Construction and operation of the proposed use shall at all times comply with the regulations of this and other governmental permitting agencies.

E. The transfer of ownership or lease of any or all of the property described in this Ordinance shall be included in the transfer or lease agreement, a provision that the purchaser or lessee is made good and aware of the conditions established by this Ordinance and agrees to be bound by these conditions. The purchaser or lessee may request a change from the existing plans and conditions by following procedures contained in the Land Development Regulations, as amended.

F. Action by the Lake County Code Enforcement Special Master. The Lake County Code Enforcement Special Master shall have authority to enforce the terms and conditions set forth in this ordinance and to recommend that the ordinance be revoked.

Section 3. Severability: If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this Ordinance.

Section 4. Filing with the Department of State. The clerk shall be and is hereby directed forthwith to send a copy of this Ordinance to the Secretary of State for the State of Florida in accordance with Section 125.66, Florida Statutes.

[Remainder of Page Left Intentionally Blank]

Section 5. Effective Date. This Ordinance shall become effective as provided by law.

ENACTED this 28th day of January, 2020.

FILED with the Secretary of State February 5th, 2020.

EFFECTIVE January 28, 2020.

BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA

Leslie Campione

LESLIE CAMPIONE, CHAIRMAN

ATTEST:

[Signature]



GARY J. COONEY, CLERK OF THE
BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA

APPROVED AS TO FORM AND LEGALITY

[Signature]
MELANIE MARSH, COUNTY ATTORNEY

1

EXHIBIT "A" – SCHNEIDER PROPERTY LEGAL DESCRIPTION

2

THE EAST 33.2 FEET OF: THAT PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 6, TOWNSHIP 23

3

SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LYING NORTH AND EAST OF THE COUNTY

4

CLAY ROAD, LESS THE EAST 235 FEET THEREOF.

EXHIBIT "B" – HAMMOCK RIDGE PUD LEGAL DESCRIPTION

PARCEL NO. 1

THE NORTH 362 FEET OF THE WEST 362 FEET OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼, LESS THE WEST 33 FEET FOR ROAD, IN SECTION 6, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA.

PARCEL NO. 2

THE NORTH 132 FEET OF TRACTS 35 AND 36, IN SECTION 6, TOWNSHIP 23 SOUTH, RANGE 26 EAST, MONTE VISTA PARK FARMS, ACCORDING TO THE PLAT THEROF, AS RECORDED IN PLAT BOOK 2, PAGE 27, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

LESS AND EXCEPT THAT PORTION CONVEYED TO LAKE COUNTY FOR ROAD RIGHT OF WAY IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2772, PAGE 1175, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

PARCEL NO. 3

TRACTS 35 AND 36, IN SECTION 6, TOWNSHIP 23 SOUTH, RANGE 26 EAST, IN LAKE COUNTY, FLORIDA, ACCORDING TO THE PLAT OF MONTE VISTA PARK FARMS, RECORDED IN PLAT BOOK 2, PAGE 27, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LESS THE NORTH 132 FEET THEREOF.

PARCEL NO. 4

TRACTS 45 AND 46, MONTE VISTA PARK FARMS, ACCORDING TO THE PLAT THEROF, RECORDED IN PLAT BOOK 2, PAGE 27, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING OTHERWISE DESCRIBED AS THE SOUTH ½ OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 26 EAST.

PARCEL NO. 5

THE SOUTH ½ OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 26 EAST, IN LAKE COUNTY, FLORIDA, LESS THE NORTH 362 FEET OF THE WEST 362 FEET OF THE NORTH ½ OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF THE SOUTHWEST 1/4 OF THE SAID SECTION 6, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LYING WITHIN THE FOLLOWING DESCRIBED PARCEL:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 26 EAST; THENCE RUN SOUTH 88°28'30" WEST, 661.95 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88° 28'30" WEST, 661.95 FEET; THENCE SOUTH 00°01'30" WEST 20.00 FEET; THENCE NORTH 88°28'30' EAST, 362.00 FEET; THENCE RUN SOUTH 00°01'30" WEST, 342.00 FEET; THENCE NORTH 88°28'30" EAST, 299.95 FEET; THENCE NORTH 00°01'30" EAST, 362.00 FEET TO THE PONT OF BEGINNING.

AND

EXHIBIT "B" – LEGAL DESCRIPTION CONT.

THE SOUTH ½ OF THE NORTHEAST ¼ OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LESS THE RIGHT OF WAY OF A COUNTY ROAD AND ALSO LESS THE FOLLOWING TWO TRACTS:

TRACT 1: THE NORTH 362 FEET OF THE WEST 362 FEET OF THE NORTH ½ OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF THE SOUTHWEST 1/4 OF SAID SECTION 6, TOWNSHIP 23 SOUTH, RANGE 26 EAST;

TRACT 2: FROM THE NORTHEAST CORNER OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 26 EAST; THENCE RUN SOUTH 88°28'30" WEST, 661.95 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88° 28'30" WEST, 661.95 FEET; THENCE SOUTH 00°01'30" WEST 20.00 FEET; THENCE NORTH 88°28'30" EAST, 362.00 FEET; THENCE RUN SOUTH 00°01'30" WEST, 342.00 FEET; THENCE NORTH 88°28'30" EAST, 299.95 FEET; THENCE NORTH 00°01'30" EAST, 362.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,496,509 SQUARE FEET (57.31 ACRES), MORE OR LESS.

LEGEND

- 1/4 ACRE LOT
- 1/2 ACRE LOT
- 1 ACRE LOT
- 2 ACRE LOT
- 4 ACRE LOT
- 8 ACRE LOT
- 16 ACRE LOT
- 32 ACRE LOT
- 64 ACRE LOT
- 128 ACRE LOT
- 256 ACRE LOT
- 512 ACRE LOT
- 1024 ACRE LOT
- 2048 ACRE LOT
- 4096 ACRE LOT
- 8192 ACRE LOT
- 16384 ACRE LOT
- 32768 ACRE LOT
- 65536 ACRE LOT
- 131072 ACRE LOT
- 262144 ACRE LOT
- 524288 ACRE LOT
- 1048576 ACRE LOT
- 2097152 ACRE LOT
- 4194304 ACRE LOT
- 8388608 ACRE LOT
- 16777216 ACRE LOT
- 33554432 ACRE LOT
- 67108864 ACRE LOT
- 134217728 ACRE LOT
- 268435456 ACRE LOT
- 536870912 ACRE LOT
- 1073741824 ACRE LOT
- 2147483648 ACRE LOT
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- 8589934592 ACRE LOT
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- 5444517870735015415413993718908241716928 ACRE LOT
- 10889035741470030830827987437816483433856 ACRE LOT
- 2177807148



Lee VanDever
Assistant Director
Public Services

352-241-0178
Lvandever@clermontfl.org

April 7, 2022

Ben Shoemaker
AMH Development LLC
23975 Park Sorrento, Suite 300
Calabasas, CA 91302

RE: AHR 200 Ivy Ridge Development

This letter is in response to your request regarding water and sewer availability for the project located at:
ALT KEYS: 2705614, 1593417, 1593433, 1752558, 1796873 and 1663083

The property referenced is not located within the city limits of Clermont. The property is, however, located within the City's water/sewer utility service area and therefore, the City can provide utility service subject to compliance with applicable City Codes.

Final approval for the provision of utility services to the property must be granted by the City Council and may be subject to additional conditions. To initiate the consideration process, the property owner must submit a request for a water and sewer utility agreement to be approved by City Council. Please contact Curt Henschel, Planning and Development Services Director, to proceed with requesting utility service for this project.

If you have any questions regarding the information provided, please contact me at (352) 241-0178.

Sincerely,

A handwritten signature in blue ink that reads 'Lee VanDever'.

Lee VanDever
Assistant Director of Public Services



CITY OF CLERMONT UTILITY SERVICE AGREEMENT APPLICATION

For Utilities Outside of Municipal Boundaries & Determination of Capacity

Date 04/05/2022			
Applicant Ben Shoemaker			
Contact Person: Ben Shoemaker			
Address 2460 Sand Lake Rd	City Orlando	State FL	Zip 32809
Telephone (407) 625-4747	Fax N/A		
Email bshoemaker@ah4r.com			
OWNER INFORMATION			
Owner's Name AMH Development LLC			
Owner Address 23975 Park Sorrento STE 300,	City Calabasas	State CA	Zip 91302
Telephone 407-625-4747	Fax		
Email bshoemaker@ah4r.com			
AGREEMENT INFORMATION			
Party Responsible for Agreement AMH Development LLC			
Address of the Subject Property 12701 East Lake Louisa Road, Clermont, Florida 34711			
General Location of the Property (include Location Map) The project site is located on the east side of Lake Louisa Road, south of Hammock Ridge Road and west of East Lake Louisa Road within Lake County.			
Area of the property: <u>57.31</u> acres			
Zoning: PUD		County Future Land Use: Urban Low	
Attach development orders, ordinances and staff reports by Lake County and the Florida Dept. of Economic Opportunity (DEO).			
Estimated Water Consumption (excluding irrigation): <u>N/A</u> gallons per day			
Estimated Sewer Consumption: <u>35,860</u> gallons per day			
Estimated Re-Use (Gray Water) Water Consumption: <u>N/A</u> gallons per day			
Attach a detailed description of project.			
Notes: The development consist of 155 single-family residential development with associated open space, amenity tract, landscape buffers, lift station, stormwater ponds, and roadway.			



CITY OF CLERMONT UTILITY SERVICE AGREEMENT APPLICATION

Items required for submittal include one (1) copy of the following items:

- ☒ Signed original application and materials requiring for processing
- ☒ Letter of capacity and utility line location from the City of Clermont Environmental Services Dept.
Phone: (352) 241-0178
- ☒ Proposed Site Plan (if applicable)
- ☒ Lake County Property Appraiser – Record Card
- ☒ Location Map
- ☐ Any applications currently on file with Lake County
- ☒ Any Lake County staff reports
- ☐ DEO or ECFRPC correspondence
- ☐ Any information needed for determination of utility services requested

Ben Shoemaker

Applicant Name (print)

Brad Edwards

Owner Name (print)

DocuSigned by:

x 416C59144AC94D2...
Applicant Name (signature)

DocuSigned by:

x 624E060B8AB640B...
Owner Name (signature)

Prior to submitting an application, a meeting with the City of Clermont is required

To schedule a meeting please contact:

Development Services Department

Phone: 352-394-4083

A review by the *Site Review Committee* may be required, which would require 6 sets of site plans for review by staff. Upon the receipt of all necessary information and review by staff the request will be scheduled for the next available City Council regular meeting.

City of Clermont

Development Services Department

685 W. Montrose St.

P.O. Box 120219

Clermont, FL 34712-0219

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

03/09/2020



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date		
Tuesday, June 14, 2022		
Agenda Item Name		
City Manager Initial Evaluation		
Requested Action		
Staff Report		
The agreement with City Manager Brian Bulthuis provided that he would receive an initial evaluation six months after his appointment as City Manager. A copy of the September 22, 2021 agreement is attached. <i>Regarding the Performance Evaluation Process, section 5 has the following language: Bulthuis shall receive an initial evaluation by the City Council as soon as practical after the expiration of six (6) months from his appointment. Upon attainment of a satisfactory evaluation after 6 months of employment Bulthuis' base salary shall increase to ONE HUNDRED AND EIGHTY THOUSAND (\$180,000) to be paid in the same manner as other employees of CITY are compensated. Upon attainment of a successful evaluation after six months of employment and as soon as practical after the expiration of Bulthuis' initial year of employment Bulthuis shall be evaluated by the City Council to eligibility for a base compensation adjustment upon attainment of successful evaluation. Thereafter, a performance evaluation will occur on an annual basis with any base compensation adjustment to be dependent upon the results of the evaluation and consistent with approved Annual City Budget appropriations. The City Council shall evaluate/review the performance of Bulthuis in a public meeting, subject to a process, form, criteria, and format which shall be mutually agreed upon by Bulthuis and the City Council.</i> Based on the above language, this item will be on the agenda for your June 14, 2022 meeting to consider the following two issues: 1. Whether Mr. Bulthuis has satisfactorily performed during the initial six-month period. 2. In anticipation of his annual evaluation, adoption of a mutually agreeable evaluation process, form, criteria and format. Regarding the second issue, based on our suggestion, Mr. Bulthuis has reviewed and agrees that the evaluation form created by the International City/County Managers Association (ICMA) is acceptable to be used for his annual evaluations. A copy of that form is attached for your review in advance of the meeting. With regard to the process itself, as you are aware, the evaluation and decision-making process by the council as a whole must be completed in a meeting open to the public and to the extent a final decision is going to be made, subject to input from the public. Of course, council members are permitted to meet with the City Manager at any time individually to discuss his performance evaluation, which is actually encouraged by other adopted city manager evaluation processes.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. council City Manager Initial evaluation 53122	council City Manager Initial evaluation 53122.pdf	
2. council City Manager Initial evaluation 53122 attachment	council City Manager Initial evaluation 53122 attachment.pdf	
3. 301268_City Manager Performance Evaluation	301268_City Manager Performance Evaluation.pdf	



de Beaubien · Simmons · Knight · Mantzaris · Neal

EST. 1976

Attorneys and Counselors at Law

Post Office Box 87

332 North Magnolia Avenue

Orlando, Florida 32802-0087

(407) 422-2454

Telefax (407) 992-3541

Writer's e-Mail: dmantzaris@dsklawgroup.com

MEMORANDUM

TO : Mayor Murry and City Council Members

FROM : Daniel F. Mantzaris *DFM*

DATE : May 31, 2022

RE : City Manager Evaluation

As you are aware, the agreement with City Manager Brian Bulthuis provided that he would receive an initial evaluation six months after his appointment as City Manager. A copy of the September 22, 2021 agreement is attached for your convenience. Regarding the Performance Evaluation Process, section 5 has the following language:

Bulthuis shall receive an initial evaluation by the City Council as soon as practical after the expiration of six (6) months from his appointment. Upon attainment of a satisfactory evaluation after 6 months of employment Bulthuis' base salary shall increase to ONE HUNDRED AND EIGHTY THOUSAND (\$180,000) to be paid in the same manner as other employees of CITY are compensated. Upon attainment of a successful evaluation after six months of employment and as soon as practical after the expiration of Bulthuis' initial year of employment Bulthuis shall be evaluated by the City Council to eligibility for a base compensation adjustment upon attainment of successful evaluation. Thereafter, a performance evaluation will occur on an annual basis with any base compensation adjustment to be dependent upon the results of the evaluation and consistent with approved Annual City Budget appropriations. The City Council shall evaluate/review the performance of Bulthuis in a public meeting, subject to a process, form, criteria, and format which shall be mutually agreed upon by Bulthuis and the City Council.

Memorandum to Mayor Murry and Council Members
May 31, 2022
Page 2

Based on the above language, this item will be on the agenda for your June 14, 2022 meeting to consider the following two issues:

1. Whether Mr. Bulthuis has satisfactorily performed during the initial six-month period.
2. In anticipation of his annual evaluation, adoption of a mutually agreeable evaluation process, form, criteria and format.

Regarding the second issue, based on our suggestion, Mr. Bulthuis has reviewed and agrees that the evaluation form created by the International City/County Managers Association (ICMA) is acceptable to be used for his annual evaluations. A copy of that form is attached for your review in advance of the meeting. With regard to the process itself, as you are aware the evaluation and decision-making process by the council as a whole must be completed in a meeting open to the public and to the extent a final decision is going to be made, subject to input from the public. Of course, council members are permitted to meet with the City Manager at any time individually to discuss his performance evaluation, which is actually encouraged by other adopted city manager evaluation processes.

As always, if you have any question, or wish to discuss this matter further, please do not hesitate to contact me.

cc: Brian Bulthuis, City Manager
Tracy Howe, City Clerk

CITY MANAGER EMPLOYMENT AGREEMENT

This agreement made and entered into this 14 day of September, 2021, by and between the City of Clermont, a municipal corporation of the State of Florida, hereinafter referred to as "CITY", and Brian M. Bulthuis, hereinafter as "Bulthuis, who agree as follows:

WITNESSETH:

WHEREAS, CITY desires to employ Bulthuis as City Manager of the City of Clermont, as provided by Article V of the Charter of the City of Clermont and all other applicable ordinances and policies of the City of Clermont.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the parties agree as follows:

SECTION 1. RESPONSIBILITIES

A. CITY hereby agrees to employ Bulthuis as City Manager to perform the functions specified as set forth by the laws of the State of Florida; the Charter, ordinances, and resolutions of the City of Clermont; and to perform other legally permissible and proper duties and functions as the Council shall from time-to-time assign.

B. Bulthuis, shall work full-time during each pay period of Bulthuis' tenure as City Manager.

C. Bulthuis shall remain in the exclusive employ of CITY and shall not accept other employment nor become employed by any other employer.

D. Bulthuis shall not engage in any conduct which could reflect unfavorably upon the City. Bulthuis will at all times uphold the ethics rules, regulations, and laws of the State of Florida. Bulthuis must comply with all lawful City Council directives; state, local, and federal laws; and the City's policies, rules, ordinances, and City Charter. Failure to comply with ethical commitments shall constitute cause for termination.

SECTION 2. TERM

A. CITY appoints Bulthuis to serve as City Manager with an effective starting day by December 1, 2021, for an indefinite period to be reviewed annually. It shall be the responsibility of the CITY to evaluate Bulthuis in accordance with the evaluation procedure set forth herein. It is understood that Bulthuis will make all attempts to begin employment prior to December 1, 2021 depending on relocation issues, Bulthuis shall keep CITY aware of relocation issues and the start date may be adjusted accordingly.

B. Nothing in this agreement shall prevent, limit or otherwise interfere with the right of the CITY to terminate the services of Bulthuis at any time, subject only to the provisions set forth in Section 31 of the City Charter.

C. Nothing in this agreement shall prevent, limit, or otherwise interfere with the right of the Bulthuis to resign at any time from his position with CITY, subject only to the provision set forth in this Agreement.

SECTION 3. EMPLOYEE AT WILL

It is specifically acknowledged and agreed by the parties that this agreement does not create any relationship between the parties other than that of an employee at will. Nothing herein shall be construed or operate to provide to Bulthuis upon termination or separation from the CITY, any benefits other than those set forth in this Agreement.

SECTION 4. SALARY

CITY shall pay to Bulthuis for his services an annual base salary of ONE HUNDRED AND SEVENTY-FIVE THOUSAND DOLLARS (\$175,000), to be paid in the same manner as other employees of CITY are compensated. Bulthuis may receive merit or cost of living increases as determined by the City Council.

SECTION 5. PERFORMANCE EVALUATION PROCESS

Bulthuis shall receive an initial evaluation by the City Council as soon as practical after the expiration of six (6) months from his appointment. Upon attainment of a satisfactory evaluation after 6 months of employment Bulthuis' base salary shall increase to ONE HUNDRED AND EIGHTY THOUSAND (\$180,000) to be paid in the same manner as other employees of CITY are compensated. . Upon attainment of a successful evaluation after six months of employment and as soon as practical after the expiration of Bulthuis' initial year of employment Bulthuis shall be evaluated by the City Council to eligibility for a base compensation adjustment upon attainment of successful evaluation. Thereafter, a performance evaluation will occur on an annual basis with any base compensation adjustment to be dependent upon the results of the evaluation and consistent with approved Annual City Budget appropriations. The City Council shall evaluate/review the performance of Bulthuis in a public meeting, subject to a process, form, criteria, and format which shall be mutually agreed upon by Bulthuis and the City Council.

SECTION 6. VACATION AND SICK LEAVE

A. Bulthuis shall be provided with vacation leave in accordance with the policies

applicable to all City employees, provided, however, Bulthuis shall accrue such leave at the rate of 6.15 hours per pay period effective on his first date of employment. Upon beginning employment Bulthuis shall be credited with 40 hours of vacation leave.

B. It is recognized by the parties that Bulthuis must devote a great deal of time to his employment outside normal office hours conducting business of the City. As such, Bulthuis shall be allowed to take personal leave days up to a maximum of five (5) days annually starting January 1, 2022. Such leave time shall be used within one year of being credited and Bulthuis shall not be entitled to carry over such leave from year to year.

C. Bulthuis shall be provided with sick leave as provided for other City Employees, accrued at 3.69 hours per pay period. Upon beginning employment Bulthuis shall be credited with 40 hours of sick leave.

D. Upon termination, whether voluntary or involuntary, the City shall compensate the Bulthuis for all accrued vacation leave and accrued sick leave. Said compensation shall be based upon the Bulthuis' salary as of the date of employment termination.

E. Holidays are established in the City's Employee Policies Manual.

SECTION 7. DISABILITY, DENTAL, HEALTH AND LIFE INSURANCE

A. CITY shall provide full major-medical insurance and other benefits and coverage for Bulthuis, and dependents as provided for other City Employees. Coverage will commence on the 1st of the month following Bulthuis' initial sixty (60) days of employment.

B. CITY shall provide Bulthuis with life insurance as provided other City Employees. (100% paid by CITY with insured amount equal to one- and one-half times (1½X) Bulthuis' base salary, up to a maximum of \$200,000 of Bulthuis' base salary.)

C. CITY shall furnish and provide Bulthuis with insurance protection including comprehensive general liability and errors and omissions coverage applicable to all acts or omission of Bulthuis arising out of his employment, and to the extent provided by law and without waiving its sovereign immunity, will defend, save harmless and indemnify Bulthuis against any tort, professional liability claim or demand or other legal action arising out of an alleged act or omission occurring in the performance of Bulthuis' duties, excluding intentional torts or illegal or criminal acts.

D. CITY shall provide Bulthuis with all other benefits as provided other City employees, except for and not including any and all rights contained in CITY's Employment Policies Manual .

SECTION 8. AUTOMOBILE AND CELL PHONE

A. Bulthuis, at his option, shall receive a cell phone issued and paid for by CITY for his

use while employed with CITY or CITY shall pay Bulthuis \$125 per month phone allowance.

B. CITY shall pay Bulthuis FIVE HUNDRED (\$500.00) dollars per month for all expenses, including maintenance, repairs, gasoline, and insurance associated with his use of his own vehicle within the City of Clermont and in lieu of mileage expenses within the State of Florida. Bulthuis shall maintain his own insurance in an amount not less than \$100,000.00 dollars per claim, and \$300,000.00 dollars per incident. Said insurance shall be with a company acceptable to CITY and shall not be construed or constitute a waiver to the CITY's sovereign immunity protection.

SECTION 9. RETIREMENT

CITY shall execute the necessary agreement allowing Bulthuis, at his option, to enroll in a defined contribution or deferred compensation plan as established by CITY. CITY agrees to contribute the greater of an amount equal to 10% of the Employees current salary or that percentage contributed to the General Employees retirement plan into the deferred compensation plan on Bulthuis' behalf in equal proportionate amounts each pay period. The City agrees to transfer ownership upon Bulthuis' resignation or discharge. The Bulthuis shall be 100% vested in the deferred compensation retirement Plan at the time of his enrollment. It is noted that the CITY also participates in the Federal Social Security System with associated Employee and Employer required contributions.

SECTION 10. MOVING AND RELOCATION EXPENSE

A. Direct Payment of Costs for Moving Household Items. CITY shall pay the relocation costs associated with moving Bulthuis' household items from Acworth, Georgia to Lake County, Florida. Relocation costs include packing, transportation, and insurance costs for Bulthuis' household items. Bulthuis must provide CITY with quotes from three (3) moving companies. The qualified vendor with the lowest quote as determined by CITY's Finance Department will be retained and CITY agrees to pay the moving company directly for the actual relocation costs.

B. Reimbursable Costs. In addition to the foregoing, CITY shall reimburse Bulthuis for relocation costs as set forth below. As a condition of receiving reimbursement hereunder, Bulthuis shall provide CITY with receipts, in a form acceptable to CITY's Finance Department for actual costs incurred for the items listed below. If this Agreement is terminated by Bulthuis within two (2) years of the Effective Date, Bulthuis shall repay CITY the full amount of the costs paid no later than thirty (30) days after the date Bulthuis' employment terminates. CITY agrees to reimburse Bulthuis for the actual cost of the following items, up to a total amount not to exceed \$30,000.00.

1. Lodging and Meals. Actual lodging expenses and Employer's standard per diem amount for meals for Employee, his spouse, and his children while traveling to Clermont to locate housing and relocate.

2. Transportation. Transportation expenses incurred by Bulthuis while traveling to Clermont to locate housing and relocate:
 - a. If flying, the actual costs of air fare and baggage fees; and
 - b. If driving, mileage reimbursement at the current IRS rate.
3. Storage Costs. The actual storage costs of Employee's household items prior to moving to permanent housing.
4. Moving of Goods. Packing, transportation, and costs of moving household goods from storage and/or from temporary housing to permanent housing.
5. Temporary Housing. Rent or lease payments for temporary housing.

C. In the event it is necessary for CITY to pursue any reimbursement due to Bulthuis' termination as described in B above, CITY shall be entitled to withhold or deduct said reimbursement amount from any and all compensation due and not paid to Bulthuis as of the effective date of the termination. Additionally, in the event it is necessary for CITY to pursue available legal remedies to collect said reimbursement, CITY shall recover its reasonable attorney fees and court costs incurred at all levels including appeal.

SECTION 11. TERMINATION AND SEVERANCE PAY

The CITY may by majority vote of the City Council with or without cause remove Bulthuis from office in accordance with Section 31 of the City Charter. If Bulthuis is terminated without cause, he shall receive Twenty (20) weeks of salary earned and unused paid time off leave, sick, and retirement benefits. If Bulthuis resigns or is terminated with cause of for misconduct, as defined in Section 443 036(30). Florida Statutes. CITY shall not be obligated to pay severance and related benefits.

SECTION 12. RESIGNATION

In the event Bulthuis voluntarily resigns his position with CITY, Bulthuis shall give CITY thirty (30) calendar days prior written notice unless the parties agree otherwise. Upon his voluntary resignation, Bulthuis shall not be entitled to any severance pay as set forth in above but shall be entitled to receive payment for and unused paid time off leave, sick, and retirement benefits as of the date of termination.

SECTION 13. DUES AND SUBSCRIPTIONS

CITY agrees to pay for, as the operating budget allows, professional dues and subscriptions of Bulthuis for his continued and full participation in national, regional, state, and local associations and organizations necessary and desirable for his continued professional growth, and advancement,

and for the good of CITY.

SECTION 14. PROFESSIONAL DEVELOPMENT

A. To the extent the operating budget allows, CITY agrees to budget for and to pay the travel and subsistence expenses of Bulthuis for professional and official travel, meetings and occasions adequate to continue the professional development of Bulthuis and to adequately pursue necessary official and other functions for the City, including but not limited to the annual conference of the Florida City and County Management Association (FCCMA), the International City/County Management Association (ICMA), and Florida League of Cities (FLC) and such other national, regional, state and local government groups and committee of which Bulthuis is a member.

B. CITY also agrees to pay for as the operating budget allows travel and subsistence expenses of Bulthuis for short courses, institutes and seminars that will benefit CITY.

C. Bulthuis will not be required to utilize paid time off in order to attend activities covered by this section.

SECTION 15. BONDING

As a condition of his employment, Bulthuis shall be bonded as provided by law or ordinance and as deemed appropriate by CITY. CITY shall bear the full cost of any fidelity or other bonds as required.

SECTION 16. MISCELLANEOUS TERMS

A. Bulthuis shall submit to an annual physical examination, including but not limited to, drug testing, by a qualified physician selected by CITY. The CITY shall pay for the cost of the physical in an amount not to exceed \$500.00. Any additional costs shall be borne by Bulthuis or pursuant to his available health insurance. The results of the required physical shall be made available to the City as soon as possible thereafter.

B. The text herein shall constitute the entire agreement between the parties.

C. This agreement shall become effective, upon its execution by both parties.

D. If any provision, or any portion thereof, contained in this agreement is held unconstitutional, invalid, or unenforceable, the remainder of this agreement, or portion thereof, shall be deemed severable, shall not be affected, and shall remain in full force and effect.

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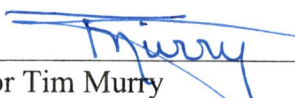
E. This Agreement, including any attachments hereto, constitutes the entire Agreement between the parties and shall supersede, replace, and nullify any and all prior agreements or understandings, written or oral, relating to the matters set forth herein, and any such prior agreements or understandings shall have no force or effect, whatsoever, on this Agreement.

IN WITNESS WHEREOF, the parties have executed this agreement on the dates set forth below for the purposes set forth herein.

BRIAN M. BULTHUIS


Date: 9-21-2021

CITY OF CLERMONT


Mayor Tim Murry
As approved by action of the City Council at its
meeting of September 14, 2021
Date 9/22/21

City Manager Performance Evaluation

City of _____

Evaluation period: _____ to _____

Governing Body Member's Name

Each member of the governing body should complete this evaluation form, sign it in the space below, and return it to _____. The deadline for submitting this performance evaluation is _____. Evaluations will be summarized and included on the agenda for discussion at the work session on _____.

Mayor's Signature

Date

Governing Body Member's Signature

Date Submitted

INSTRUCTIONS

This evaluation form contains ten categories of evaluation criteria. Each category contains a statement to describe a behavior standard in that category. For each statement, use the following scale to indicate your rating of the city manager's performance.

5 = Excellent (almost always exceeds the performance standard)

4 = Above average (generally exceeds the performance standard)

3 = Average (generally meets the performance standard)

2 = Below average (usually does not meet the performance standard)

1 = Poor (rarely meets the performance standard)

Any item left blank will be interpreted as a score of "3 = Average"

This evaluation form also contains a provision for entering narrative comments, including an opportunity to enter responses to specific questions and an opportunity to list any comments you believe appropriate and pertinent to the rating period. Please write legibly.

Leave all pages of this evaluation form attached. Initial each page. Sign and date the cover page. On the date space of the cover page, enter the date the evaluation form was submitted. All evaluations presented prior to the deadline identified on the cover page will be summarized into a performance evaluation to be presented by the governing body to the city manager as part of the agenda for the meeting indicated on the cover page.

PERFORMANCE CATEGORY SCORING

1. INDIVIDUAL CHARACTERISTICS

_____ Diligent and thorough in the discharge of duties, "self-starter"

_____ Exercises good judgment

_____ Displays enthusiasm, cooperation, and will to adapt

_____ Mental and physical stamina appropriate for the position

_____ Exhibits composure, appearance and attitude appropriate for executive position

Add the values from above and enter the subtotal _____ ÷ 5 = _____ score for this category

Page 2 of 7 Initials _____

2. PROFESSIONAL SKILLS AND STATUS

- _____ Maintains knowledge of current developments affecting the practice of local government management
- _____ Demonstrates a capacity for innovation and creativity
- _____ Anticipates and analyzes problems to develop effective approaches for solving them
- _____ Willing to try new ideas proposed by governing body members and/or staff
- _____ Sets a professional example by handling affairs of the public office in a fair and impartial manner

Add the values from above and enter the subtotal _____ ÷ 5 = _____ score for this category

3. RELATIONS WITH ELECTED MEMBERS OF THE GOVERNING BODY

- _____ Carries out directives of the body as a whole as opposed to those of any one member or minority group
- _____ Sets meeting agendas that reflect the guidance of the governing body and avoids unnecessary involvement in administrative actions
- _____ Disseminates complete and accurate information equally to all members in a timely manner
- _____ Assists by facilitating decision making without usurping authority
- _____ Responds well to requests, advice, and constructive criticism

Add the values from above and enter the subtotal _____ ÷ 5 = _____ score for this category

4. POLICY EXECUTION

- _____ Implements governing body actions in accordance with the intent of council
- _____ Supports the actions of the governing body after a decision has been reached, both inside and outside the organization
- _____ Understands, supports, and enforces local government's laws, policies, and ordinances
- _____ Reviews ordinance and policy procedures periodically to suggest improvements to their effectiveness
- _____ Offers workable alternatives to the governing body for changes in law or policy when an existing policy or ordinance is no longer practical

Add the values from above and enter the subtotal _____ ÷ 5 = _____ score for this category

5. REPORTING

- _____ Provides regular information and reports to the governing body concerning matters of importance to the local government, using the city charter as guide
- _____ Responds in a timely manner to requests from the governing body for special reports
- _____ Takes the initiative to provide information, advice, and recommendations to the governing body on matters that are non-routine and not administrative in nature
- _____ Reports produced by the manager are accurate, comprehensive, concise and written to their intended audience
- _____ Produces and handles reports in a way to convey the message that affairs of the organization are open to public scrutiny

Add the values from above and enter the subtotal _____ ÷ 5 = _____ score for this category

6. CITIZEN RELATIONS

- _____ Responsive to requests from citizens
- _____ Demonstrates a dedication to service to the community and its citizens
- _____ Maintains a nonpartisan approach in dealing with the news media
- _____ Meets with and listens to members of the community to discuss their concerns and strives to understand their interests
- _____ Gives an appropriate effort to maintain citizen satisfaction with city services

Add the values from above and enter the subtotal _____ ÷ 5 = _____ score for this category

7. STAFFING

- _____ Recruits and retains competent personnel for staff positions
- _____ Applies an appropriate level of supervision to improve any areas of substandard performance
- _____ Stays accurately informed and appropriately concerned about employee relations
- _____ Professionally manages the compensation and benefits plan
- _____ Promotes training and development opportunities for employees at all levels of the organization

Add the values from above and enter the subtotal _____ ÷ 5 = _____ score for this category

8. SUPERVISION

- _____ Encourages heads of departments to make decisions within their jurisdictions with minimal city manager involvement, yet maintains general control of operations by providing the right amount of communication to the staff
- _____ Instills confidence and promotes initiative in subordinates through supportive rather than restrictive controls for their programs while still monitoring operations at the department level
- _____ Develops and maintains a friendly and informal relationship with the staff and work force in general, yet maintains the professional dignity of the city manager's office
- _____ Sustains or improves staff performance by evaluating the performance of staff members at least annually, setting goals and objectives for them, periodically assessing their progress, and providing appropriate feedback
- _____ Encourages teamwork, innovation, and effective problem-solving among the staff members

Add the values from above and enter the subtotal _____ $\div 5 =$ _____ score for this category

9. FISCAL MANAGEMENT

- _____ Prepares a balanced budget to provide services at a level directed by council
- _____ Makes the best possible use of available funds, conscious of the need to operate the local government efficiently and effectively
- _____ Prepares a budget and budgetary recommendations in an intelligent and accessible format
- _____ Ensures actions and decisions reflect an appropriate level of responsibility for financial planning and accountability
- _____ Appropriately monitors and manages fiscal activities of the organization

Add the values from above and enter the subtotal _____ $\div 5 =$ _____ score for this category

10. COMMUNITY

- _____ Shares responsibility for addressing the difficult issues facing the city
- _____ Avoids unnecessary controversy
- _____ Cooperates with neighboring communities and the county
- _____ Helps the council address future needs and develop adequate plans to address long term trends
- _____ Cooperates with other regional, state and federal government agencies

Add the values from above and enter the subtotal _____ ÷ 5 = _____ score for this category

NARRATIVE EVALUATION

What would you identify as the manager's strength(s), expressed in terms of the principle results achieved during the rating period? _____

What performance area(s) would you identify as most critical for improvement? _____

What constructive suggestions or assistance can you offer the manager to enhance performance? _____

What other comments do you have for the manager; e.g., priorities, expectations, goals or objectives for the new rating period? _____



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, June 14, 2022		
Agenda Item Name		
Ordinance No. 2022-019 <i>Intro</i> <i>Land Development Code</i>		
Requested Action		
Recommend introduction of Ordinance 2022-019		
Staff Report		
This is a staff initiated Land Development Code change. On March 22, 2022, the City Council approved the Wellness Way Comprehensive Plan Amendment that created a new Goal along with Objectives and Policies exclusively for the Wellness Way Area. This adopted comprehensive plan amendment sets the framework for the details in the Land Development Code. City and County staff along with Dr. Richard Levey, landowners and many others have worked on the proposed Wellness Way Community Design Guidelines and Standards, starting with the first draft in May of 2020. This Land Development Code change provides the “nuts and bolts” on how development shall occur in the Wellness Way Area with specific detail including, but not limited to: Development Districts, Mobility and Connectivity, Open Space and Parks, Landscape and Natural Resources, Public Facilities/Utilities and Signage. These Guidelines and Standards will only be applicable to properties identified under the City’s jurisdiction of the Wellness Way Area Plan, under Figure 1 of Objective 2.3 of the Comprehensive Plan. These Guidelines and Standards set the development standards for form and design and connectivity within the Wellness Way neighborhoods along with non-residential uses. In addition, it also identifies permitted uses, architectural standards for centers, illustrated road cross sections, open space and park standards, water conservation, dark skies, and signage. All of these items are specific to the development within the entire Wellness Way Area Plan and mirror Lake County’s recently adopted Land Development Code amendment for Wellness Way. These Guidelines and Standards will be referenced under a new Section, 122-295 Wellness Way Community Design Guidelines and Standards. This Land Development Code change will complete the Wellness Way Area Plan regulations that started many years ago. Staff recommends approval of Ordinance 2022-019.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	ORD 2022-019 Wellness Way Design Guidelines (05.31.2022)	ORD 2022-019 Wellness Way Design Guidelines (05.31.2022).pdf
2.	WWAP Draft Design Guidelines City FINAL 6-1-22	WWAP Draft Design Guidelines City FINAL 6-1-22.pdf
3.	Legal ad	Legal ad.pdf



CITY OF CLERMONT
ORDINANCE NO. 2022-019

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 122 ZONING, ARTICLE III DISTRICTS, DIVISION XVI WELLNESS WAY COMMUNITY DESIGN GUIDELINES AND STANDARDS; PROVIDING FOR CONFLICT; CODIFICATION; SEVERABILITY; EFFECTIVE DATE; AND PUBLICATION.

WHEREAS, pursuant to the provisions of Chapter 163, Florida Statutes, the City of Clermont Planning and Zoning Commission, acting as the Local Planning Agency of the City, has held a public hearing on June 7, 2022 and following such hearing found this Ordinance to be in the best interest of the City of Clermont, and recommended that the City Council adopt this Ordinance; and

WHEREAS, the City Council of the City of Clermont desires to amend Chapter 122 Zoning, Article III Districts, Division XVI Wellness Way Community Design Guidelines and Standards, of the City of Clermont's Code of Ordinances;

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

SECTION 1.

The City Council of the City of Clermont has the authority to adopt this Ordinance pursuant to Article VIII of the Constitution of the State of Florida and Chapter 163 and 166, Florida Statutes.

SECTION 2.

Sec. 122-295 Wellness Way Community Design Guidelines and Standards.

The intent and purpose of the *Wellness Way Community Design Guidelines and Standards*, document dated June 28, 2022, and as amended; are to provide a regulatory framework for decision makers to implement the guiding principles of the adopted Wellness Way Goal, Objectives and Policies in the City's Comprehensive Plan. All development within the Wellness Way Development District Framework Map, Figure 2.1, in the City's Future Land Use Element; shall be subject to these guidelines and standards to produce development that achieves the following:

- (a) A high quality built environment;
- (b) Significant regional employment centers;
- (c) Regional infrastructure constructed with, not after, the impacts of development;
- (d) A robust multi-modal mobility system; and
- (e) Protection of key regional natural and ecological systems



CITY OF CLERMONT
ORDINANCE NO. 2022-019

SECTION 3: CONFLICT

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

SECTION 4: CODIFICATION

The text of Section 2 of this Ordinance shall be codified as a part of the Clermont City Code. The codifier is authorized to make editorial changes not effecting the substance of this Ordinance by the substitution of "Article" for "Ordinance", "Section" for "Paragraph", or otherwise to take such editorial license.

SECTION 5: SEVERABILITY

Should any Section or part of this Ordinance 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 Ordinance may be inseparable in meaning and effect from the Section to which such holding shall apply.

SECTION 6: ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR

This Ordinance may be re-numbered or re-lettered and the correction of typographical and/or scrivener's errors which do not affect the intent may be authorized by the City Manager or designee, without need of public hearing, by filing a corrected or re-codified copy of same with the City Clerk.

SECTION 7: PUBLICATION AND EFFECTIVE DATE

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



CITY OF CLERMONT
ORDINANCE NO. 2022-019

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida, this 28th day of June, 2022.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney



**WELLNESS WAY
Community Design Guidelines
and Standards**

City of Clermont

June 28, 2022

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Section 1 | Intent and Purpose

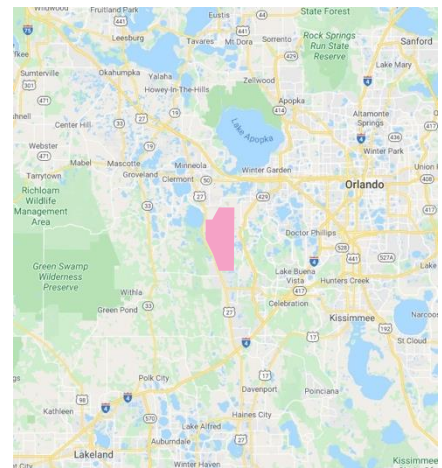
Wellness Way consists of approximately 15,500 gross acres of land located in southeast Lake County (See Figure 1). The Intent and Purpose of these Design Guidelines is to provide a regulatory framework for decision makers to implement the Guiding Principles of the adopted Wellness Way Area Plan. They are intended to produce development that achieves the following:

1. a high-quality built environment;
2. significant regional employment centers;
3. regional infrastructure constructed with, not after, the impacts of development;
4. a robust multi-modal mobility system; and
5. protection of key regional natural and ecological systems

1.1 Guiding Principles of Wellness Way

Wellness Way is envisioned as a mixed-use area proximate to arterial thoroughfares. Land uses within Wellness Way are intended to be flexible allowing employment, residential, institutional, agriculture and Wellness/Green Space. Guiding principles¹ for urban form are as follows, and shall be specifically demonstrated in the PUDs:

1. Wellness Way is intended to include a mix of uses that integrate residential, non-residential and open space networks. As such, guidelines for each district allocate a desired percentage distribution of uses (as measured in net acreage) along with an interconnected Wellness/Green Corridor network including a trail system to reach destinations within Wellness Way.
2. Plan for and implement regional roadway connectivity as generally depicted on the Future Land Use Map.
3. An emphasis on complete streets and multi-modal facilities (bike trails, on-street parking, enhanced pedestrian environments).
4. A green strategy considering a balance of development, preservation, energy, conservation and water conservation.
5. An economic development approach that requires land set aside for non-residential employment generating uses.
6. School centered development pattern with a co-located neighborhood park and connectivity to the Wellness Corridor network for each school.



¹ Adapted from Policy 2.3.6 Urban Form Guiding Principles

7. Neighborhood scale development based upon a pedestrian orientation with neighborhood centers/parks as the center of the neighborhood to create neighborhood identity and place.
8. Allow interim and/or permanent agricultural uses.
9. Non-residential uses are directed to Centers as defined in these standards and guidelines.

1.2 Development Program

Wellness Way is envisioned to include a diverse range of neighborhoods, appealing to the entire spectrum of residents living in concert with nature. The design intent for the project will offer a wide range of residential densities and commercial districts. At build out, the project is planned to support the development shown in Table 1.2.

<u>Land Use</u>	<u>Program</u>
Residential	19,377 Dwelling Units Maximum
<u>Non-Residential</u>	<u>8,821,633 Square Feet Minimum</u>

Table 1.2: Wellness Way Development Program

1.2.1 Development Districts

Six Districts are created within Wellness Way to guide the development and character of the community. Each District has a specific requirement for allocation of land and program as described in Sections 1.3 and 1.4. In addition, the Districts have development standards intended to support the desired community character of Wellness Way. The Districts are as follows:

1. Neighborhood - intended to support lower density neighborhood development outside the boundaries of Wellness Way's community and employment centers in the US 27 and Multi-Use Districts.
2. US 27 - intended to support moderate density residential, commercial, and employment uses that serve the daily needs of the residents and employees from nearby neighborhoods and workplaces.
3. Multi-Use - intended to be the primary concentration of employment and non-residential uses in Wellness Way.
4. Conservation Subdivision - intended to promote a balance between carefully designed residential development while supporting the ecological value of the 'mosaic' of wetlands and uplands that characterize the area.
5. Wellness Way North - intended to carry forward the existing Wellness Way Area Plan allocation of low density residential with the required minimum of non-residential/employment square footage for the area north of CONSERV.
6. CONSERV - intended to recognize the public ownership nature of the land holding permitting public facilities and encouraging public access as an open space amenity.

1.3 Land Allocation

All development within Wellness Way shall be allocated to one of three categories:

1. Open Space: Lands comprising the Wellness Space and Green Space areas further defined in Section 4.1
2. Center: Area for required non-residential uses and associated residential uses
3. Residential: Area of residential uses

Table 1.3: Wellness Way District Land Allocation

¹ Calculated on net land area defined as gross acres minus wetland acres minus waterbody acres.

² No Center requirement in Conservation Subdivision District

Land Allocation	Neighborhood	US 27	Multi-Use	Conservation Subdivision	Wellness Way North	CONSERV
Open Space (Min) ¹	30%	30%	30%	50%	30%	No land
Center (Min/Max) ¹	5%/10%	15%/40%	20%/70%	N/A ² /5%	10%	allocation
Residential (Min/Max) ¹	60%/65%	--/55%	--/50%	45/50%	60%	required

1.4 Program Allocation

Minimum and maximum development programs are allocated based on the multipliers in Table 1.4. All calculations are made on net land area of the categories described in Section 1.3. For proposed developments containing more than one District, the combined program allocation may be blended among Districts within the development. However, all development must comply with the District standards listed in Section 2, including uses, residential densities, and non-residential FARs.

Table 1.4: Wellness Way District Program Allocation

¹ Calculated on net land area defined as gross acres minus wetland acres minus waterbody acres.

² Accessory Dwelling Units built in residential areas do not count toward residential maximum.

³ No Center requirement in Conservation Subdivision District

Program Allocation	Neighborhood	US 27	Multi-Use	Conservation Subdivision	Wellness Way North		
					1	2	3
Residential Max (DU/Ac) ^{1,2}	3.60	5.75	8.00	2.70	3.08	2.67	2.25
Non-Res Min (FAR) ¹	0.30	0.30	0.30	N/A ³	0.33	0.25	0.17

1.4.1 Non-Residential Program

Full non-residential program is not required to be built during initial phases of development. However, during the PUD approval process, applicants must demonstrate through a conceptual plan how the non-residential program allocation shown in Table 1.4 will be accommodated at buildout.

1.5 Implementation

Development within Wellness Way shall be contingent upon the adoption of Planned Unit Developments (PUDs). Each PUD shall be developed in sufficient detail to allow evaluation of the interrelationship of its parts and establish consistency with principles and criteria contained within the Wellness Way Goals, Objectives and Policies within the City of Clermont Comprehensive Plan. There is no minimum size for a PUD in Wellness Way, provided the PUD reflects an overall plan for the entire parcel including future development tracts.

1.6 Conflicts and Omissions

This document shall govern the development of property within Wellness Way. In an instance where the Design Guidelines and Standards conflict with existing City codes, the Design Guidelines and Standards shall control. When the Design Guidelines and Standards do not address a specific standard, the standard in the City LDC and Manual of Uniform Minimum Standards for Design, Construction and Maintenance (Florida Greenbook) shall be applied. Terms are considered to be defined as contained within the Land Development Code unless otherwise noted.

1.7 Alternate Standards

One size does not fit all circumstances. Each development proposal may include alternatives to the requirements of these guidelines. Alternatives will be evaluated on the following criteria:

1. The consistency of the requested alternative with the Guiding Principles of Wellness Way as set forth in Section 1.1 of these standards;
2. The requested alternative is shown by the applicant to produce an outcome that, after consideration of the basis for the request, is substantially equivalent to outcome sought to be produced by application of the adopted standard including, but not limited to, recognition of unique environmental conditions, landforms, character of surrounding development, and elevation changes; and
3. The requested alternative is shown by the applicant to be the least deviation from the adopted standard necessary to produce the desired outcome.

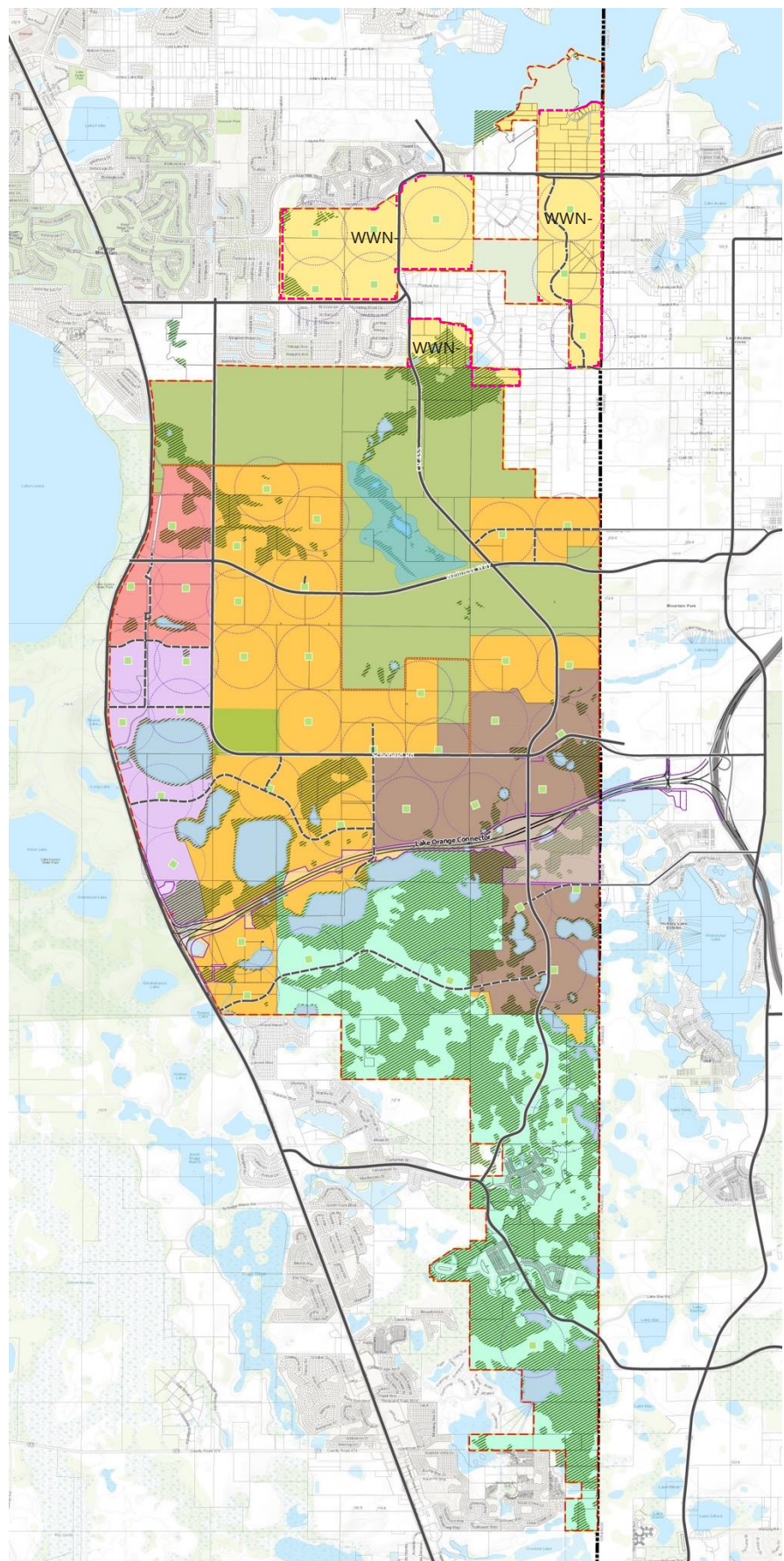


Figure 2.1: Wellness Way Development District Framework Map

- [Orange Box] Neighborhood District
- [Purple Box] US 27 District
- [Red Box] Multi Use W District
- [Brown Box] Multi Use L District
- [Light Green Box] Conservation Subdivision District
- [Yellow Box] Wellness Way North District ¹
- [Dark Green Box] CONSERV District
- [Blue Box] Waterbodies
- [Green Hatched Box] Wetlands ²
- [Solid Black Line] Primary Roadway Network
- [Dashed Black Line] Secondary Roadway Network
- [Dotted Black Line] Clay Road (Preserved)
- [Green Square] County Park
- [Dashed Circle] Conceptual Neighborhood Form

¹ Subareas for purposes of Program Allocation are indicated by WWN-#

² Location and extent of wetlands and waterbodies shown on this map are approximate and subject to survey and regulatory agency jurisdictional determinations.

Section 2 | Development Districts

2.1 District Standards

These Design Guidelines establish six districts to guide the development and character of the community. The districts are shown on the Framework Map in Figure 2.1 and further described below.

District	Acreage ¹
Neighborhood	3,458 Acres
US 27	575 Acres
Multi-Use	1,639 Acres
Conservation Subdivision	797 Acres
Wellness Way North	1,308 Acres
CONSERV	2,592 Acres
Total	10,912 Acres

Table 2.1: Wellness Way Districts by Acreage

¹ Acreage shown is net of wetlands and waterbodies which are subject to survey and regulatory agency jurisdictional determinations. Final acreages may vary from those shown in this table.

2.1.1 Neighborhood District

The Neighborhood District is intended to support lower density neighborhood development outside the boundaries of Wellness Way's community and employment centers in the US 27 and Multi-Use Districts. This is the largest district and requires flexibility in design to accommodate neighborhood and housing types for many market segments.

2.1.1 (a) Form and Design. The design standards in this district are intended to achieve the following:

1. Development will be organized in the form of neighborhoods. A neighborhood shall be defined by a single standard pedestrian-shed generally ½-mile diameter. Its physical center should be located at an important traffic intersection associated with a civic or commercial use. The edges of the neighborhood should blend into an adjacent neighborhood or district without buffer.
2. Massing, setbacks, and character of new residential developments shall encourage structures that do not overly dominate streets, foster diversity in design, and maintain the character of the community. Alternative housing forms, such as small-lot single family, bungalow single family, townhomes, small-scale apartments, and accessory

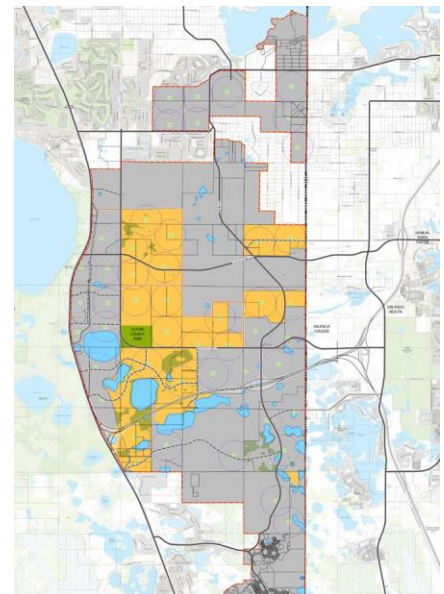


Figure 2.1.1: Neighborhood District

Location

[Yellow Box] Neighborhood District

dwelling units that provide diversity of housing opportunities are encouraged.

3. Each neighborhood shall include a variety of housing types and styles to allow people with a range of different ages and incomes to live in the neighborhood of their choice as a diverse community. In order to maintain the desired density of residential neighborhoods, a variety of housing types, lot sizes, and patterns are encouraged.
4. The Neighborhood District may contain the following residential housing types:
 - Single-family detached homes;
 - Townhomes;
 - Duplexes and other types of attached units up to four-plexes;
 - Walk up apartments; and
 - Accessory dwelling units.
5. Whenever possible, land use boundaries and density changes in neighborhoods should occur at mid-block locations, rather than along streets, so that buildings facing each other are compatible and transitions between uses are gradual.
6. Higher residential densities should generally be located adjacent to a Center, or a location that would serve as a transition between a Neighborhood District and Multi-Use District or US 27 District.
7. Neighborhoods shall be pedestrian and bicycle friendly. Individual neighborhoods should be sized so that dwellings are generally within a maximum quarter-mile of a Center or a Neighborhood Park, Square, or Green as described in Section 4.2.4.
8. Houses shall front the local street system and public spaces with entries, balconies, porches, architectural features, and activities to enliven the streets and create safe and pleasant walking environments.

2.1.1 (b) Connectivity Wellness Way neighborhoods will be designed with a network of interconnected local streets and trails to encourage pedestrian, bicycle, and vehicular access. The intersection density in the Neighborhood District shall be at least 80 intersections per square mile inclusive of bicycle/pedestrian crossings and street intersections. This standard shall in no way preclude the governing City, County, or State access management standards for arterial and collector roads.

2.1.1(c) Development Standards. All development within the Neighborhood District shall be consistent with the standards governing density, intensity, and lot development shown in Table 2.1.1 (c).

Lot Development Standards	SFD	SFA	MF	NR ⁴
Building Setback				
Front Yard Minimum	20' ⁶	20'	10'	0'
Street Side Yard Minimum	10'	10'	10'	5'
Side Yard Minimum	5' ¹	0'/5' ⁵	10'	5'
Rear Yard Minimum	15' ⁷	15'	15'	15'
Garage Setback				
Front Load Minimum	25' ²	25' ²	N/A	N/A
Alley Load Minimum	3'/20' ³	3'/20' ³	3'/20' ³	N/A
Encroachments				
Porch Maximum	8'	8'	8'	N/A
Building Stories Maximum	3	3	3	3
Lot Width Minimum	32' ⁴	20' ⁴	40'	40'

Table 2.1.1 (c): Neighborhood District Development Standards

SFD: Single-Family Detached
SFA: Single-Family Attached (Duplex/Townhome)
MF: Multi-Family
NR: Non-Residential

¹ 4' minimum allowed on lots less than 40' in width. Mechanical equipment prohibited in side yards less than 5' wide.

² Front loaded garages must be recessed at least five feet from front of primary structure.

³ Any setback beyond minimum shall be at least 20'.

⁴ Garages on lots less than 50' wide shall be alley accessed.

⁵ 5' side setback required for end units.

⁶ Front yard setback may be reduced to 15' if alley loaded garages are provided.

⁷ Accessory structure setback 5' minimum.

2.1.2 US 27 District

The US 27 District is intended to support moderate density residential, commercial, and employment uses that serve the daily needs of the residents and employees from nearby neighborhoods and workplaces. The District is not intended to create a conventional 'strip commercial' frontage along US 27.

2.1.2(a) Form and Design. The design standards in this district are intended to achieve the following:

1. This District is designed to encourage development of multiple uses that are integrated to form a cohesive development pattern.
Development should be designed to ensure a series of interconnected mix of uses with an internal street/driveway pattern which allows convenient movement within the district as well as easy access from surrounding neighborhoods. The primary orientation is to US 27.
2. The scale of this district is mid-rise buildings - typically five stories in height and below. This District serves as a transition in land use intensity from the Neighborhood District to the Multi Use District to the north.
3. The street layout should allow for movement between differing land uses without relying upon the external arterial street system. This can include local public or private streets. Access between residential areas and commercial/employment areas must include facilities for safe pedestrian movement.

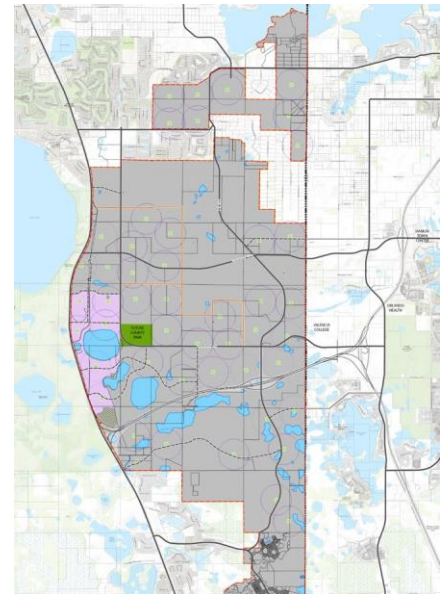


Figure 2.1.2: US 27 District Location
[] US 27 District

4. Residential buildings include:
 - detached single-family
 - Townhomes;
 - Duplexes and other types of attached units up to four-plexes; and
 - multi-unit stacked flat buildings.

Commercial buildings include:

- in-line retail centers;
 - out-parcels - with or without drive-thru facilities;
 - single or multi-story office; and
 - institutional uses.
5. Whenever possible, land use boundaries and density changes in neighborhoods should occur at mid-block locations, rather than along streets, so that buildings facing each other are compatible and transitions between uses are gradual.
 6. Higher residential densities should generally be located adjacent to a Center or transition to Multi-Use. No more than 50% of the parcels with US 27 frontage may be retail/commercial use. Lowest densities and intensities should generally be located adjacent to Neighborhood Districts.
 7. The District shall be pedestrian and bicycle friendly. Development should be sized so that dwellings are generally within a maximum quarter-mile of a Center. Access between residential areas and commercial/employment areas must include facilities for safe bicycle and pedestrian movement.
 8. All buildings in the District shall front the local street system and public spaces with entries, balconies, porches, architectural features, and activities to enliven the streets and create safe and pleasant walking environments.

2.1.2 (b) Connectivity. Wellness Way neighborhoods will be designed with a network of interconnected local streets and trails to encourage pedestrian, bicycle, and automobile access. The intersection density in the US 27 District shall be at least 100 intersections¹ per square mile inclusive of bicycle/pedestrian crossings and street intersections².

¹ Measurement includes intersections of all public streets, private drives, and multi-use trails.

² This standard shall in no way preclude the governing City, County, or State access management standards for arterial and collector roads.

2.1.2(c) Development Standards. All development within the US 27 District shall be consistent with the standards governing density, intensity, and lot development shown in Table 2.1.2 (e).

Lot Development Standards	SFD	SFA	MF	NR
Building Placement				
Front Build-to Zone ¹	5'-15'	0'-10'	0'-10'	0'-10'
Build-to-Zone Frontage ²	50%	60%	60%	60%
Street Side Yard Minimum	5'	5'	10'	0'
Side Yard Minimum	0'/5' ⁶	0'/5' ⁵	5'	0' ³
Rear Yard Minimum	15' ⁷	15' ⁷	15'	5' ³
Garage Setback				
Alley Load	3'/20' ⁴	3'/20' ⁴	3'/20' ⁴	N/A
Building Stories Maximum	3	4	5	5
Lot Width Minimum	32'	20'	100'	40'
Minimum Living Area	N/A	N/A	500 sf	N/A

Table 2.1.2 (c): US 27 District Development Standards

SFD: Single-Family Detached
SFA: Single-Family Attached (Duplex/Townhome)
MF: Multi-Family
NR: Non-Residential

¹ Measured from edge of right-of-way.

² Frontage requirements apply only to designated A-streets. See Section 2.3.1 for details. Up to 50% of frontage requirement may be met through knee-wall of 30" to 54" or designated public space. B-streets have no frontage requirements.

³ 10' building separation required adjacent to residential uses

⁴ Any setback beyond minimum shall be at least 20'.

⁵ 5' side setback required for end units.

⁶ 4' minimum allowed on lots less than 40' in width. Mechanical equipment prohibited in side yards less than 5' wide.

⁷ Accessory structure setback 5' minimum.

2.1.3 Multi-Use District

The Multi-Use District is intended to be the primary concentration of employment and non-residential uses in Wellness Way. There are two distinct Multi-Use Districts. The Multi-Use W District is centered on the intersection of Wellness Way and US 27. The Multi-Use L District, supporting increased options for logistics and distribution, occurs at the planned County Road 455 and the Lake-Orange Connector expressway.

2.1.3(a) Form and Design. The design standards in this district are intended to achieve the following:

1. This District focuses on employment as its central purpose, with ancillary residential and service uses. Uses should be organized around a 'block structure' providing for vehicular, pedestrian and bicycle access in and between blocks.
2. This District supports the highest intensity of land uses in Wellness Way. Larger square footage buildings, sometimes exceeding 1MM square feet under roof, are encouraged in the Multi-Use L District.
3. The Multi-Use L District is intended to support a high concentration of logistics, distribution, and similar facilities. This District has standards to facilitate development as a logistics hub for truck-related facilities within the context of the broader Wellness Way Guiding Principles. The Multi-Use W District is intended to support regional employment of varying types while also serving the community level retail and services for surrounding neighborhoods.

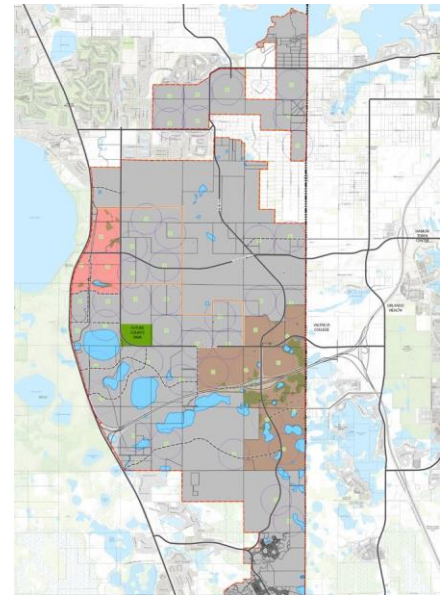


Figure 2.1.3: Multi-Use District Location

Multi-Use W District
Multi-Use L District

4. A wide variety of building types are encouraged. The Multi-Use W District is intended to be characterized by single and multi-tenant retail, office and services buildings. Drive thru facilities are permitted. The Multi-Use L is similar, but also includes large scale logistics, distribution, and similar facilities.
5. The edges of both Multi-Use Districts should be designed to transition to adjacent development districts based on the character of the adjoining uses.
6. In the Multi-Use W District, residential uses should be integrated into the overall design of the District with close proximity to employment uses. The Multi-Use L District is oriented to larger logistics and distribution uses. Residential uses should be oriented away from concentrations of logistics/distribution uses, to maximize available land for employment uses and minimize conflicts between employment uses and surrounding residential neighborhoods.
7. Bicycle and pedestrian facilities to be included along all arterial and collector roadways and into and through the District to promote access from residential areas.
8. The streets in the Multi-Use L District should be designed to accommodate large volumes of truck traffic. Logistics and distribution buildings shall be oriented to provide the greatest operational benefit to those uses, while ensuring that robust landscape and hardscape elements enhance the street edge.

2.1.3 (b) Connectivity. The Multi-Use District will be designed with a network of interconnected local streets and trails to encourage pedestrian, bicycle, and automobile access.

2.1.3 (c) Development Standards. All development within the Multi-Use District shall be consistent with the standards governing density, intensity, and lot development shown in Table 2.1.3 (c).

Lot Development Standards	SFA	MF	NR	MU-L
Building Placement				
Front Build-to Zone ¹	0'-10'	0'-10'	0'-10'	35' 5
Build-to-Zone Frontage ²	60%	60%	60%	N/A ⁵
Street Side Yard Minimum	5'	10'	10'	20'
Side Yard Minimum	0'/5' ⁶	5'	5'	20'
Rear Yard Minimum	15' ⁷	15'	15'	25'
Building Stories Maximum	3	5	See Note ³	See Note ³
Lot Width Minimum	20'	100'	40'	N/A
Minimum Living Area	N/A	500 sf	500 sf	500 sf

Table 2.1.3 (c): Multi-Use District Development Standards

¹ Measured from edge of right-of-way.

² Frontage requirements apply only to designated A-streets. See Section 2.3.1 for details. Up to 50% of frontage requirement may be met through knee-wall of 30" to 54" or designated public space. B-streets have no frontage requirements.

³ Industrial: 3 stories; Office/Hospital: 8 stories; Commercial 3 stories; Hotel: 8 stories

⁴ Ground floors of buildings on A-street frontages shall be designed and built to accommodate future ground floor commercial uses unless otherwise approved by the City.

⁵ Minimum setback; no build-to required.

⁶ 5' side setback required for end units.

⁷ Accessory structure setback 5' minimum.

2.1.4 Conservation Subdivision District

The Conservation Subdivision District is intended to promote a balance between carefully designed residential development while supporting the ecological value of the 'mosaic' of wetlands and uplands that characterize the area. Recognition of wildlife corridors is central to the purpose of the District.

2.1.4 (a) Form and Design. The design standards in this district are intended to achieve the following:

1. This District provides for the protection of the extensive wetland system by orienting residential development in uplands well buffered from wetland systems. The preservation of documented wildlife corridors through this District is integral to the purpose of the District.
2. The scale of this District is one of clustering residential development on uplands while preserving large wetland and adjacent uplands to maintain the integrity of the natural ecosystem to the greatest extent possible.
3. Higher net densities in the form of smaller lot sizes may be permitted to achieve a balance between residential land development and ecological preservation. No Center is required, but may be provided. Non-residential uses are limited to civic and residential amenity uses only.
4. This is generally a single-family and agricultural district, however alternative building types can be considered if the resulting land use pattern provides greater protection for conservation lands and ecological habitat.
5. Land use transitions in this District occur between residential development on upland and protected wetland systems.
6. This District encourages an approach that limits the impact of residential areas on protected conservation areas and documented wildlife corridors (see Figure 2.1.4 (a) 6). Wherever possible, community facilities/amenities should be used as organizing features of neighborhoods.
7. Emphasis should be on multi-use trails in lieu of sidewalks on both sides of streets to limit impervious surfaces and reduce impacts to surrounding conservation areas.
8. Wherever possible, neighborhood street design should take on more of a rural, open swale design.
9. Open space tracts should be located and designed to allow for free movement of wildlife. Fencing of open space tracts is discouraged.

2.1.4 (b) Connectivity. Wellness Way neighborhoods will be designed with a network of interconnected local streets and trails to encourage pedestrian, bicycle, and automobile access. The intersection density in the Conservation Subdivision District shall be at least 40 intersections per square mile inclusive of bicycle/pedestrian crossings and street intersections¹.

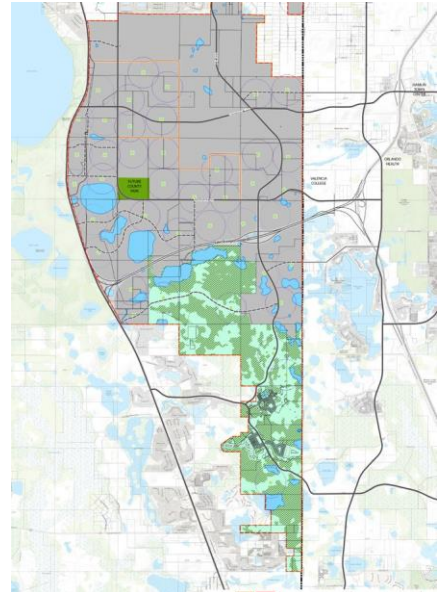


Figure 2.1.4: Conservation Subdivision District Location

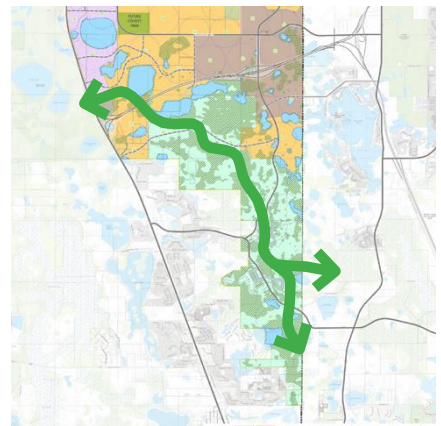


Figure 2.1.4 (a) 6: Wildlife Corridor
Source: floridawildlifecorridor.org, 2020

This figure is intended to inform decision making about the existence of an important element of the landform that supports the regional movement of wildlife. The boundaries of the corridor are not intended to preclude development or land alteration. Instead, it is intended to inform the design of any development to ensure that provisions are made to incorporate the continuation of wildlife movement and protection of important ecological conditions.

¹This standard shall in no way preclude the governing City, County, or State access management standards for arterial and collector roads.

2.1.4(c) Development Standards. All development within the Conservation Subdivision District shall be consistent with the standards governing density, intensity, and lot development shown in Table 2.1.4 (c).

Lot Development Standards	SFD	SFA
Building Setback		
Front Yard Minimum	30'	15'
Street Side Yard Minimum	10'	10'
Side Yard Minimum	5' 5	0'/5' ⁹
Rear Yard Minimum	15' ¹⁰	15' ¹⁰
Garage Setback		
Front Load Minimum	20' ⁶	20'
Alley Load Minimum	3'/20' ⁷	3'/20' ⁷
Encroachments		
Porch Maximum	8'	8'
Building Stories Maximum	3	3
Lot Width Minimum	32' ⁸	20' ⁸

Table 2.1.4 (c): Conservation Subdivision District Development Standards

SFD: Single-Family Detached

SFA: Single-Family Attached (Duplex/Townhome)

⁵ 4' minimum allowed on lots less than 40' in width. Mechanical equipment prohibited in side yards less than 5' wide.

⁶ Front loaded garages must be recessed at least five feet from front of primary structure.

⁷ Any setback beyond minimum shall be at least 20'.

⁸ Garages on lots less than 50' wide shall be alley accessed.

⁹ 5' side setback required for end units.

¹⁰ Accessory structure setback 5' minimum.

2.1.5 Wellness Way North District

This District is intended to implement the existing Wellness Way Area Plan allocation of low density residential with the required minimum of non-residential/employment square footage.

2.1.5(a) Form and Design. The design standards in this district are intended to achieve the following:

1. Development will be organized in the form of neighborhoods. A neighborhood shall be defined by a single standard pedestrian-shed generally ½-mile diameter. Its physical center should be located at an important traffic intersection associated with a civic or commercial use. The edges of the neighborhood should blend into an adjacent neighborhood or district with appropriate buffer.
2. Massing, setbacks, and character of new residential developments shall encourage structures that do not overly dominate streets, foster diversity in design, and maintain the character of the community. Alternative housing forms, such as duplexes, bungalow single family, and accessory dwelling units ("granny flats") that provide diversity of housing opportunities are encouraged.
3. Each neighborhood shall include a variety of housing types and styles. In order to maintain the desired density of residential neighborhoods, at least three distinct housing types and/or lot sizes are required.

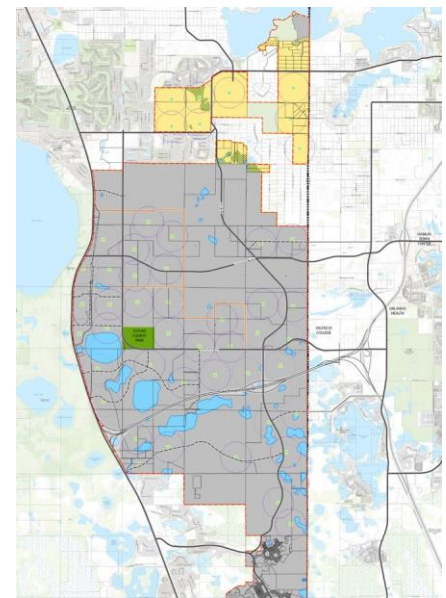


Figure 2.1.5: Wellness Way North District Location

4. Wellness Way North neighborhoods may contain the following residential housing types:
 - Single-family detached homes;
 - Townhomes;
 - Duplexes and other types of attached units up to four-plexes;
 - Walk up apartments; and
 - Accessory dwelling units.
5. Whenever practical, land use boundaries and density changes in neighborhoods should occur at mid-block locations, rather than along streets, so that buildings facing each other are compatible and transitions between uses are gradual.
6. Higher densities within neighborhoods should generally be located adjacent to a Center or a Neighborhood Park, Square, or Green as described in Section 4.2.4.
7. Neighborhoods shall be pedestrian and bicycle friendly. Individual neighborhoods should be sized so that dwellings are generally within a maximum quarter-mile of a Center.
8. Houses shall front the local street system and public spaces with entries, balconies, porches, architectural features, and activities to enliven the streets and create safe and pleasant walking environments.

2.1.5 (b) Connectivity. Wellness Way neighborhoods will be designed with a network of interconnected local streets and trails to encourage pedestrian, bicycle, and automobile access. The intersection density in the Wellness Way North District shall be at least 80 intersections per square mile inclusive of bicycle/pedestrian crossings and street intersections¹.

2.1.5 (c) Development Standards. All development within the Wellness Way North District shall be consistent with the standards governing density, intensity, and lot development shown in Table 2.1.5 (c).

¹This standard shall in no way preclude the governing City, County, or State access management standards for arterial and collector roads.

Lot Development Standards	SFD	SFA	MF	NR
Building Setback				
Front Yard Minimum	20'	20'	10'	0'
Street Side Yard Minimum	10'	10'	10'	5'
Side Yard Minimum	5' ¹	0'/5' ⁵	10'	5'
Rear Yard Minimum	15'	15'	15'	15'
Garage Setback				
Front Load Minimum	25' ²	25' ²	N/A	N/A
Alley Load Minimum	3'/20' ³	3'/20' ³	3'/20' ³	N/A
Encroachments				
Porch Maximum	8'	8'	8'	N/A
Building Stories Maximum	3	3	3	3
Lot Width Minimum	32' ⁴	20' ⁴	40'	40'

Table 2.1.5 (c): Wellness Way North District Development Standards

SFD: Single-Family Detached
 SFA: Single-Family Attached (Duplex/Townhome)
 MF: Multi-Family
 NR: Non-Residential

¹ 4' minimum allowed on lots less than 40' in width.

² Front loaded garages must be recessed at least five feet from front of primary structure.

³ Any setback beyond minimum shall be at least 20'.

⁴ Garages on lots less than 50' wide shall be alley accessed.

⁵ 5' side setback required for end units.

2.1.6 CONSERV District

This District is intended to recognize the public ownership nature of the land holding and as such, no private urban land uses are permitted. Public facilities, including schools, utilities and other support facilities for public uses are permitted. Public access as an open space amenity is highly encouraged.

2.2 Permitted Uses, Densities, and Intensities

2.2.1 Density and Intensity Ranges

All development within Wellness Way shall be consistent with the applicable minimum and maximum density and intensity ranges shown in Figure 2.2.1 and Table 2.2.1. The minimum and maximum densities/intensities shown in Table 2.2.1 are the range of net densities/intensities for any individual parcel within a PUD.

Density and Intensity Tiers	Tier A	Tier B	Tier C	Tier D
Residential ^{1,2}				
Min Density (DU/Ac)	6.00	3.00	2.50	2.00
Max Density (DU/Ac)	25.00	20.00	15.00	10.00
Non-Residential ^{3,4}				
Min Gross FAR	0.25	0.25	0.15	0.15
Max Gross FAR	2.00	2.00	2.00	2.00

Table 2.2.1: Wellness Way Density/Intensity Tiers

¹ Density calculated on net buildable acreage (Gross acres minus wetland acres minus water body acres minus designated open space.)

² Accessory Dwelling Units (ADUs) will not be included in unit or density calculations

³ Minimum and maximum FAR shall be applied to the overall development plan and not to each freestanding phase. The Developer shall maintain a cumulative record of FAR approved to date and provide it with each phase of the project.

⁴ Non-residential uses, except for civic and amenity related uses, shall only be located in Centers.

2.2.2 Permitted Principal Uses

The permitted uses shown in Table 2.2.2 for each District are intended to support the following design elements:

- An interconnected network of streets and paths designed to encourage walking and bicycle use, with traffic calming where necessary;
- A complementary mix and range of land uses, including residential, employment, educational, recreational and cultural activities;
- Appropriate densities and intensities of land use within centers;
- Daily activities within walking distance of residences; and
- Public uses, streets and gathering places that are safe, comfortable and attractive for the pedestrian, with adjoining buildings that rationally relate to the street and parking designed to support all transportation modes.

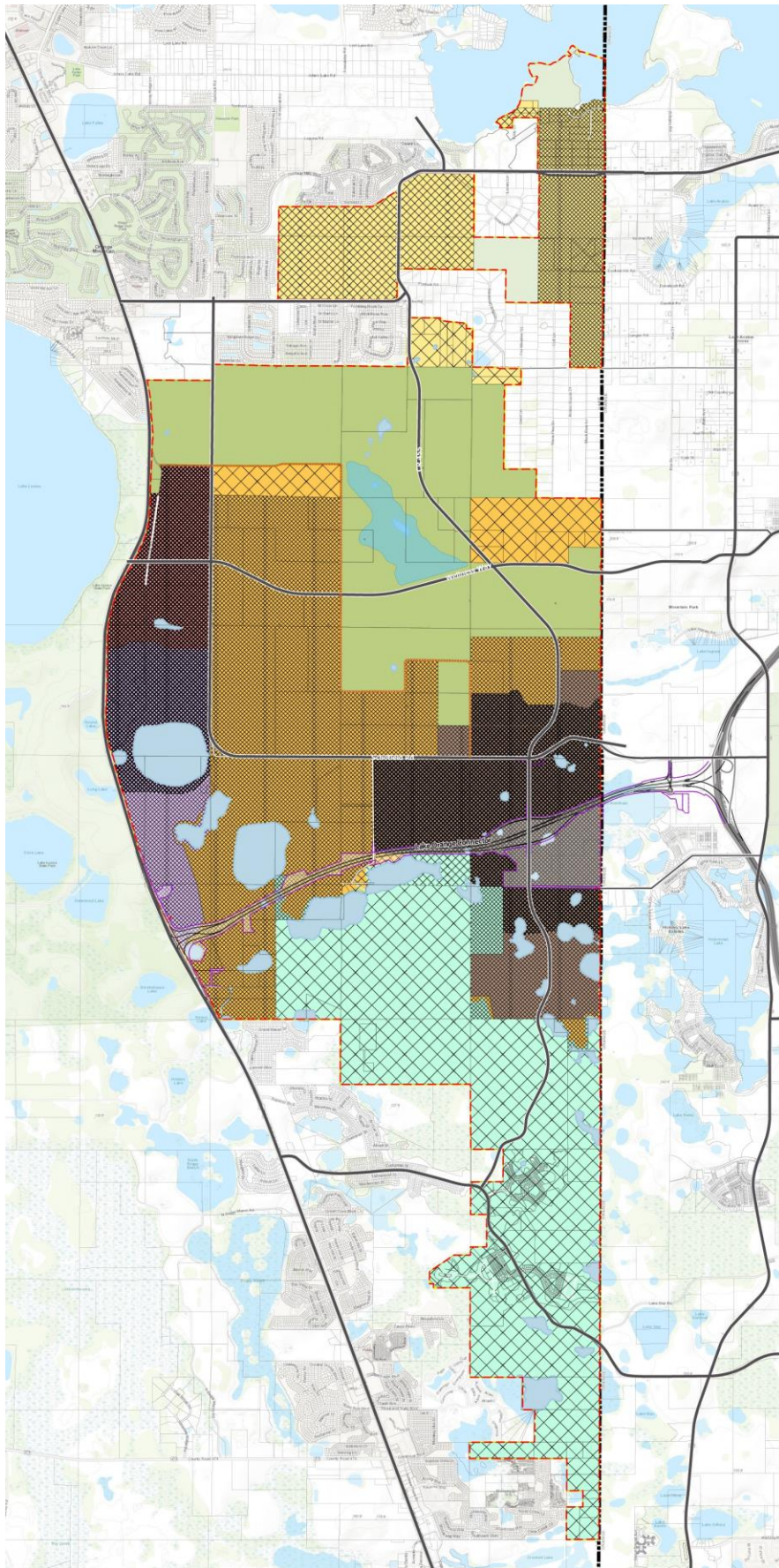


Figure 2.2.1: Density/Intensity Tiers

- Density/Intensity Tier A
- Density/Intensity Tier B
- Density/Intensity Tier C
- Density/Intensity Tier D
- Neighborhood District
- US 27 District
- Multi Use W District
- Multi Use L District
- Conservation Subdivision District
- Wellness Way North District¹
- CONSERV District
- Waterbodies
- Primary Roadway Network
- Secondary Roadway Network
- Clay Road (Preserved)

Table 2.2.2: Permitted Principal Uses by District

P Permitted use in specified District

¹ Permitted only in Centers² Accessory Dwelling Units (ADUs) will not be included in unit or density calculations³ Walk up apartments only; must be located adjacent to Center; no more than three stories in height.⁴ Agriculture allowed throughout District⁵ See 2.1.4 (b) 2⁶ Large, single story commercial building with high ceilings, designed with flexibility in mind to accommodate a mix of office, production, and warehouse/distribution uses.⁷ Outpatient medical uses only⁸ Permitted only by Conditional Use Permit

Residential Uses	Nhd	US 27	Multi-Use W	Multi-Use L	CSD	WWN
Accessory Dwelling Unit ²	P	P	P	P	P	P
Assisted Living Facility	P ¹	P	P	P	--	P ¹
Family Day Care	P ¹	P	P	P	--	P ¹
Nursing Home	--	P	P	P	--	--
Multi Family	P ³	P	P	P	--	P ³
Single Family, Detached	P	P	P	--	P	P
Single Family, Attached	P	P	P	P	P	P
Non-Residential Uses (Center Only)	Nhd	US 27	Multi-Use W	Multi-Use L	CSD	WWN
Agriculture ⁴	P	P	P	P	P	P
Child Day Care	P	P	P	P	--	P
Civic	P	P	P	P	P ⁵	P
Commercial Recreation	--	P	P	P	--	--
Communication Towers	P	P	P	P	P ⁵	P
Conservation Uses	P	P	P	P	P ⁵	P
Drive-thru Facilities	P	P	P	P	--	P
Eating and Drinking	P	P	P	P	--	P
Flex Office ⁶	P	P	P	P	--	P
Hospitals/Outpatient Medical	P ⁷	P	P	P	--	P
Hotels/Motels	--	P	P	P	--	--
Institutional	P	P	P	P	P ⁵	P
Logistics/Distribution	--	--	--	P	--	P ⁸
Manufacturing/Processing	--	--	P	P	--	--
Office	P	P	P	P	--	P
Outdoor Storage as Principal Use	--	--	--	--	--	--
Personal Storage (Indoor)	--	P	P	P	--	--
Retail	P	P	P	P	--	P
Services, Personal	P	P	P	P	--	P
Services, Automotive ⁸	--	P	P	P	--	--
Schools	P	P	P	P	P	P

2.3 Site and Architectural Standards for Centers

The following standards apply to all buildings and sites in Centers.

2.3.1 'A' and 'B' Street Framework

Every street within the Center area of each District shall be designated as either an 'A' street or a 'B' street. At least 50% of the streets in an individual Center must be 'A' streets.

- 'A' streets are intended to be the primary pedestrian-oriented streets that provide a mix of uses, promoting pedestrian activity, cycling, and transit. These streets will have building frontage requirements that establish a strong relationship between the building and the street.
- 'B' streets are intended to provide vehicular and service access to development blocks. These streets will have no building frontage requirements. While "B" streets are not intended to be primary pedestrian streets, they should include sidewalks and street trees in accordance with appropriate street types. "B" streets can either be publicly dedicated or privately maintained.

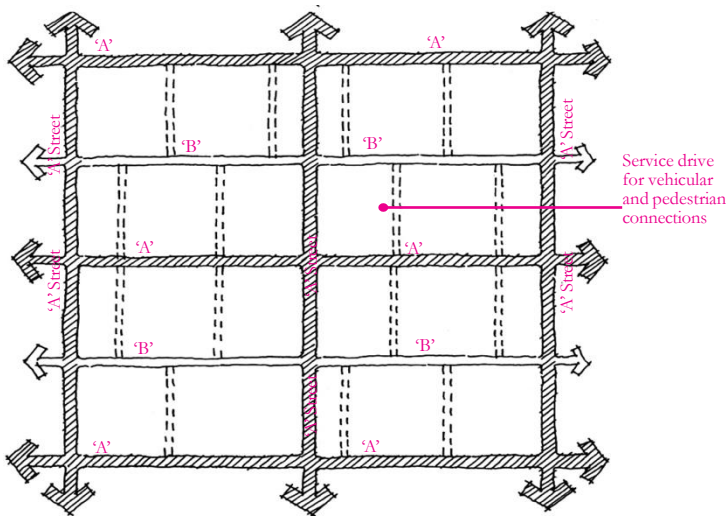


Figure 2.3.1: 'A'/'B' Street Concept

Since 'A' and 'B' streets inside centers may not be public streets, each PUD shall define its own applicable cross section consistent with the standards of this section.

Maximum internal block lengths, defined as the distance between 'A' Streets, shall be as indicated in Table 2.3.1. This requirement only applies to the Center area of each District.

District	Max Block Face Length
Multi-Use W	600 ft
Multi-Use L	— ¹
US 27	600 ft
Neighborhood	500 ft
Wellness Way North	500 ft

Table 2.3.1: Centers Maximum Block Lengths by District

¹ Logistics/Distribution and other major employment facilities exempt from this requirement.

2.3.2 Building Location and Siting

In general, within the Neighborhood, US 27, Multi-Use W, and Wellness Way North Districts, urban architecture should be built up to all property lines that front 'A' streets described in Section 2.3.1 and/or parks described in Section 4.4. The intent of these standards is to promote a substantially continuous building edge along these streets to encourage density, connection to adjacent properties, and street activity.

- Parking and service areas shall not be located between the principal building and the street.
- Building service elements (e.g., loading docks, dumpsters, etc.) shall be located at the rear of the building and screened from view of adjacent 'A' Streets. Development is encouraged to develop a system of service alleys to provide access to these areas.
- Buildings on corner parcels shall be located up to and address the corner. They are encouraged to wrap the corner where possible.

Within the Multi-Use L District, industrial and manufacturing buildings should be sited, regardless of their use, in a manner that emphasizes building frontage and landscape more than parking and service/loading areas. While there is not a requirement that buildings be placed at the edge of the sidewalk; the intent of these guidelines is to encourage a varied streetscape that allows buildings with a mix of employment uses in close proximity to each other.

1. Buildings are encouraged to have a variety of front setbacks in order to avoid the creation of a constant wall of buildings. This is particularly important where proposed buildings have similar heights and massing.
2. Large scale parking and service areas shall not be located between the principal building and the street. No more than a single bay of parking may be located between the principal building and the street at the front of the parcel. Where parking is provided between the building and street, at least 25% of the building frontage must be kept free of parking stalls.
3. Parking may be located to the side of the principal building. In this condition, special screening guidelines apply.
4. Where unique operational needs of logistics and distribution uses require a parking arrangement inconsistent with these standards, the PUD shall incorporate alternative standards consistent with Section 1.6.

2.3.3 Required Building Frontages

All buildings in Centers shall provide a primary frontage consistent with one of the following types. Each frontage type has a schematic example and standards that are required for development within the Center.

2.3.3 (a) Storefront. Storefront frontages are intended to create an enhanced pedestrian-oriented environment through design elements such as high visibility into the buildings, shade fixtures, outdoor dining spaces, architectural details and other features. These Storefront frontage elements are governed by the following requirements:

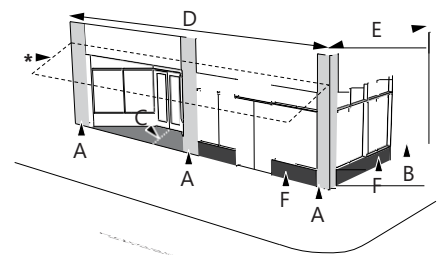
General. The frontage is set back from the front property line per applicable street setback requirements typically at or near a front property line with the entrance at sidewalk grade. Frontages shall incorporate awnings, marquees and/or arcades that cover the sidewalk and may request to extend into the right-of-way, as well as galleries. Recessed entrances are acceptable. Building frontages wider than 75 feet shall incorporate vertical divisions to mimic smaller-scale development. All frontages directly facing an 'A' Street or open space shall incorporate architectural elements that divide the building horizontally. Single story buildings shall contain a recognizable ground floor area and cornice area. Multi-story buildings shall contain recognizable ground floor, middle, and cornice areas.

Windows and Entrances. All glass shall be clear and non-reflective. If glass incorporates tinting, it should be transparent enough for those outside the buildings to see building occupants. Tinting should not be the primary strategy to provide privacy or reduce solar transmittance, but rather these should be accomplished through the articulation of buildings facades with awnings, wall thickness, canopies, marquees, arcades or galleries.

Transparency. Transparency shall be calculated as the percentage of clear glass between the ground and 10 feet in height. False windows shall not be counted toward meeting the minimum transparency requirement.

Dimensional Requirements	Min	Max
A - Distance between door and/or window opening on primary frontage (ft)	--	4
B - Distance between door and/or window opening on secondary frontage(ft)	--	10
C - Door recess (ft)	--	5
D - Primary frontage ground floor transparency (%)	60	--
E - Secondary frontage ground floor transparency (%)	60	--
F - Height to bottom of window (ft)	--	2.5

Table 2.3.3 (a): Storefront Frontage Requirements



2.3.3 (b) Civic/Institutional Frontage Civic and institutional frontages are intended to facilitate the functioning of government buildings, hospitals, churches, and other public type uses, while maintaining a pedestrian orientation. It is acknowledged that such buildings are sometimes internally complex and uses are sensitive in nature. Flexibility in the requirements is warranted as follows:

General. Frontages shall incorporate awnings, marquees, porches, and/ or arcades. Building frontages wider than 75 feet shall incorporate vertical divisions to mimic smaller-scale development. All frontages facing a street or open space shall incorporate architectural elements that divide the building horizontally. Single story buildings shall contain a recognizable ground floor area and cornice area. Multi-story buildings shall contain recognizable ground floor, middle, and cornice areas. Buildings should have a well-defined pedestrian access on the primary frontage.

Transparency. Transparency shall be calculated as the percentage (%) of clear glass between the ground and 10 feet in height. Exceptions to the transparency requirements may be granted where patient privacy or employee safety would be compromised. In such situations, the building shall be designed with features that break up the mass of the building such as treated or spandrel glass, building articulations, architectural fenestrations or green wall landscape features. For these exceptions, such details shall be counted towards the transparency requirement.

Dimensional Requirements	Min	Max
Primary frontage ground floor transparency (%)	25	--
Secondary frontage ground floor transparency (%)	15	--

Table 2.2.2 (b): Civic/Institutional Frontage Requirements

2.3.3 (c) Industrial Frontages. Industrial frontages are intended to facilitate the function of warehouse, manufacturing, or flex office/ industrial uses, while maintaining a high- quality visual environment. Industrial frontage elements are governed by the following requirements:

General. Building frontages wider than 75 feet shall incorporate vertical divisions to mimic smaller-scale development. All frontages facing a street or open space shall incorporate architectural elements that divide the building horizontally. Single story buildings shall contain a recognizable ground floor area and cornice area.

Exterior Surface Materials. No exposed, unfinished sheet metal or concrete shall be permitted on building exteriors unless used as an accent to the architectural style of the building. No exposed, unfinished concrete block shall be permitted on building exteriors or screen walls. Color palette, materials, and finishes shall be consistent on all exterior elevations of the principal building. Any secondary buildings, accessory structures, or screen walls shall be treated consistent with the principal building. Gutters, downspouts, vents, louvers, and rolling doors, shall be a color consistent with the color scheme of the building they are incorporated into.

Transparency. Transparency shall be calculated as the percentage of clear glass between the ground and 10 feet in height. The following requirements apply only to the office portion of an industrial building frontage.

Dimensional Requirements	Min	Max
Primary frontage ground floor transparency (%)	25	--
Secondary frontage ground floor transparency (%)	15	--

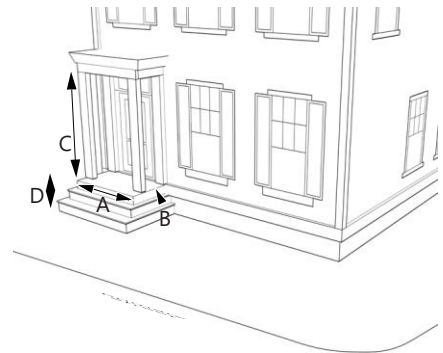
Table 2.2.2 (c): Industrial Frontage Requirements

2.3.3 (d) Stoop. A stoop is an elevated entrance to a building, usually of a residence, with small setbacks from the sidewalk:

General. Stoops must be set back from the front lot line per applicable setback standards. Steps from the sidewalk to the stoop may encroach into the minimum setback but shall not encroach into the ROW. The frontage includes an elevated landing and entryway accessed by a series of steps. The stoop may or may not feature a roof covering the landing.

Dimensional Requirements	Min	Max
A - Width (ft)	5	8
B - Depth (ft)	4	8
C - Height (ft)	8	--
D - Elevation (ft)	2	3

Table 2.2.2 (d): Stoop Frontage Requirements



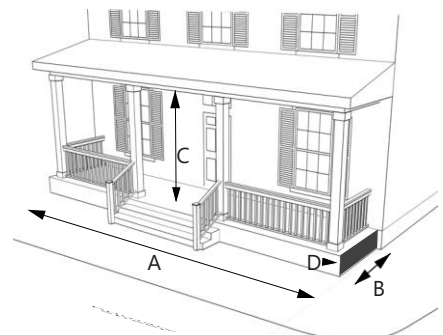
2.3.3 (e) Porch. A porch is a covered entry and sitting area attached to the face of a residential building, at the same level as the ground floor, and accessed by a series of steps.

General. Porches must be set back from the front lot line per applicable setback standards. Porches may wrap around the corners of the building.

Steps from the sidewalk to the porch may encroach into the minimum setback but shall not encroach into the ROW.

Dimensional Requirements	Min	Max
A - Width (ft)	10	--
B - Depth (ft)	6	12
C - Height (ft)	8	--
D - Elevation (ft)	2	3

Table 2.2.2 (e): Porch Frontage Requirements



2.3.4 Building Facade Standards

2.3.4 (a) Commercial and Mixed-Use Buildings. Building facades shall be composed with elements that reinforce a pedestrian scale. These elements are to be utilized to create a rhythm and scale consistent with traditional architecture. Large unarticulated facades along the sidewalk are not conducive to a pedestrian experience. The street front facades of all new buildings shall be broken down into a number of smaller bays that relate to the context. Additional interest can be added through variations in solid and void composition, color, material, and height.

The following standards shall apply to all commercial and mixed-use buildings in Centers within the Neighborhood, US 27, Multi-Use, and Wellness Way North Districts:

1. All facades shall present consistent design elements that reflect appropriate structural elements and variation of the wall plane through the expression of at least three of the following:
 - Floors (banding, belt courses, etc.)
 - Vertical support (columns, pilasters, piers, quoins, etc.)
 - Foundation (water tables, rustication, etc.)
 - Variation in wall plane through the use of projecting and recessed elements
 - Changes in material or material pattern
2. Facades oriented to a publicly accessible street or open space shall include clear delineation between the first or second level and the upper levels with a cornice, canopy, balcony, arcade, or other architectural feature.
3. Each block of new construction shall contain unique building facades to encourage architectural variety within the Center.

2.3.4 (b) Industrial Building Facades. Industrial building facades shall be composed with elements that reduce the mass of building walls, reinforce locations of entries, and create architectural interest. This can be done through variations in solid and void composition, color, material, and height. The following standards shall apply to all industrial buildings in Centers:

1. The front façade of every building should reflect appropriate structural elements and variation of the wall plane through the expression of at least three of the following:
 - Floors (banding, belt courses, etc.)
 - Vertical support (columns, pilasters, piers, quoins, etc.)
 - Foundation (water tables, rustication, etc.)
 - Variation in wall plane through the use of projecting and recessed elements
 - Changes in material or material pattern

2. The sides of each building on a site, particularly buildings visible from multiple streets, should be consistent in design and should be compatible with other development in the immediate vicinity.
3. Industrial building frontages shall be broken up and/or screened with landscape at intervals of no more than 100 linear feet. For cross-dock facilities where this is not feasible, additional perimeter landscaping may be substituted to be determined at PUD zoning.

2.3.5 Pedestrian Access

Buildings shall feature functional pedestrian entrances. When parking is located to the rear of a street-facing building, entrances shall be provided from both the front and rear of the building rather than solely from the parking lot. The following standards shall apply to all buildings in Centers:

1. Primary entrances shall be both architecturally and functionally designed to demonstrate their prominence.
2. All buildings fronting 'A' Streets and/or parks described in Section 4.4 shall have a main entrance from the public sidewalk. In addition, each retail use along these streets shall have an individual public entry from the street.
3. Entrances along a public sidewalk shall incorporate arcades, roofs, porches, alcoves or awnings that protect pedestrians from the sun and rain.
4. Logistics and distribution buildings, due to the nature of their operations, are exempt from the requirements of this section.

2.3.6 Exterior Surface Materials and Colors

The materials used in building facades adjacent to public streets shall reinforce a strong pedestrian realm. The following standards shall apply to all buildings in Centers:

1. In general, facades shall utilize one clearly dominant material and no more than three exterior building materials (in addition to glass). Selection should be based on the material's durability.
2. Street level design shall reflect a direct relationship to pedestrians. Materials used at street level shall reflect a higher level of finish and tactile interest to reinforce the pedestrian environment.
3. Inappropriate materials:
 - EIFS (Exterior Insulation & Finish System)
 - Applied Stone - any stone system without cavity wall construction
 - Vinyl or Aluminum Siding
 - Mirrored or Tinted Glass (on the ground floor)
4. Colors will be reviewed and approved administratively. No primary or fluorescent colors will be permitted.

2.3.7 Awnings and Canopies

The use of elements such as canopies, awnings, alcoves, balconies, arcades, and storefront windows should be utilized to break down the scale of an otherwise too massive building. The following standards shall apply to all buildings in Centers:

1. Window awnings and canopies are encouraged.
2. Awning and canopy materials shall be compatible with other materials utilized in the building façade. Plastic or vinyl awnings are not permitted.
3. These elements may overhang into the right-of-way so long as a clear pedestrian pathway is maintained.
4. The design of all building elements shall be coordinated with streetscape elements in the public right of way. Any encroachments into the public right of way must meet current City standards and be approved prior to installation.

2.3.8 Ground Floor Residential Character

The integration of residential buildings within Centers can add to the mixed-use nature of these places. Rather than units segregated from other non-residential uses, careful design can integrate residential uses within a mixed-use development. The following standards shall apply to all buildings in Centers with ground floor residential uses:

1. Where residential occurs on the ground floor of a building, a maximum 10-foot setback is allowed, but not required, to accommodate entrance stoops, planters, canopies or landscaped areas.
2. Ground floor residential uses shall provide a clear delineation between public and private space through the use of a patio, landscaped yard, or raised stoop.
3. Residential characteristics such as elevated stoops, entrance canopies, balconies, and other features are required in all residential development.
4. No front-loaded garages are permitted in any Center.

2.3.9 Parking Lot Design

Within Centers, parking shall be designed to be safe, shaded, and easily accessible, but must be located in such a fashion that it does not dominate the development of a site. The following standards shall apply to all buildings in Centers:

1. Surface parking within Centers is to be limited to the minimum required by governing code. Additional parking above code minimum is permitted provided that it is contained within the footprint of a building, ~~or~~ in a parking structure, or in a surface lot with enhanced parking lot landscaping and pedestrian circulation to be determined at PUD zoning.
2. Certain specialized or unique uses may require more surface parking than allowed by Code minimum standards and such parking shall be determined at PUD zoning, subject to otherwise applicable code requirements.
3. Pedestrian walkways through parking areas are required and should be carefully defined, particularly where pedestrian and vehicle conflicts are unavoidable.
 - a) Pedestrian walkways shall be provided within all parking lots serving commercial, office and multi-family residential development, and be designed to provide direct connections between all building entrances, adjacent rights-of-way, transit stops, and outparcels.
 - b) A minimum of one pedestrian walkway shall be provided for every five head-to-head parking rows, except where an alternative arrangement is approved as part of a planned unit development.

- c) At least one pedestrian walkway shall be designed to provide a direct connection from the main pedestrian entrance of any anchor tenant, principal building, or multi-family leasing office to the sidewalk along the perimeter of the development site.
 - d) Pedestrian walkways shall have a minimum width of 14 feet, including a minimum of six feet in width for the sidewalk, and a minimum of eight feet in width for the central landscape strip. All unpaved areas within pedestrian walkways shall have 100 percent landscape coverage in accordance with this Section, and shall conform to the tree spacing requirements provided therein. Shade structures, including pergolas or gazebos, may be substituted for canopy trees.
 - e) Crosswalks connecting pedestrian walkways across parking lot drive aisles shall be designed and constructed to appear visually distinct from the adjacent driving surface through the use of colored or textured concrete.
4. Building exposure shall be maximized and parking areas minimized along all 'A' Street frontages, where parking areas should be located behind buildings and be screened from direct view from the street through the use of landscaping, knee walls, etc.
 5. Where parking areas cannot be located behind buildings and are therefore adjacent to public streets, parking areas shall be screened using some combination of landscaping, colonnades, trellises, pergolas, knee walls, low masonry or concrete walls.

2.3.10 Parking Lot Screening

On larger blocks within Centers, parking may be located to the side of the building. When parking is visible from public or private 'A' Streets, walls, architectural elements, and/or landscaping materials shall be used to screen views. The following standards shall apply to all buildings in Centers:

1. Where parking lots are located adjacent to 'A' Streets, a street wall edge to the sidewalk shall be maintained by a solid knee wall of 30" to 36" in height in order to reduce visual impact of parking fields and headlights.
2. Wall materials should be consistent with the composition of the adjacent building façade.

2.3.11 Service and Storage Yards and Loading Docks

The mix of uses in the Centers necessitates a certain amount of service and loading areas. In order to maintain a positive image of building and landscape from the street, service and loading shall be oriented toward the interior of blocks and screened with landscape. The following standards shall apply to all buildings in Centers:

1. Loading docks should be oriented toward the interior of a block to the extent possible. Where no feasible option exists to orient inward, docks shall be screened from view of adjacent public rights of way by an appropriate landscape buffer. In no case shall loading docks be located less than 150 feet from a single-family residential use.

2. Loading areas are not to interfere with on-site pedestrian and vehicular circulation. Loading areas must be separate from areas that are devoted to public parking and public entrances.
3. Loading operations shall not be conducted on or from a public street.
4. No outdoor storage as a principal use is permitted within the District. Storage of equipment and vehicles shall be within a building or storage yard enclosed and screened from the public right of way and adjacent properties.
5. Service and/or storage yards¹ should include, but not be limited to, loading areas, refuse and recycle bins, trash compactors, equipment and material storage, utility cabinets and transformers.
6. Service yards will be easily accessible to tenants and service vehicles and shall be located to minimize conflicts with other activities on the site. Public circulation shall be separated from service yards.
7. Service yards may not be located within 150 feet of properties planned or zoned for single family residential use.

¹ Those areas required to provide loading, unloading, waste management, and other services necessary for the operation of the building and its tenants.

2.3.12 Landscape, Buffers, Walls, and Fencing for Industrial Sites

Within the Multi-Use L District, there should be a focus on creating an image of buildings and landscape rather than parking and service areas. The landscape between the building and public streets is intended to be informal and create a soft appearance over time. Screening landscape is intended to mask the appearance of more industrial elements of sites to allow for integrated uses within the District. The following standards shall apply to all industrial buildings in the Multi-Use L District:

1. Where the parking area is visible from a public street or highway, the area will be screened from view by some combination of landscaping, earth berms and decorative walls. Landscape screens consisting of trees, shrubs, ground cover and earth berms are preferred.
2. All service yards and maintenance equipment must be enclosed and screened from the public right of way. Screening may be accomplished with a combination of buildings, walls, landscaping, and/or landscaped earth berms.
3. Walls and accessory structures shall be consistent with the building materials, finish and colors used in the main building or buildings.
4. Masonry walls and/or buffer landscaping shall be provided along the side and rear property lines and streets adjacent to property planned or zoned for residential use.
5. Walls or fences of more than 100' in length should be broken up by landscaping, pilasters, offsets in the alignment of the wall or fence, and/or changes in materials and colors.

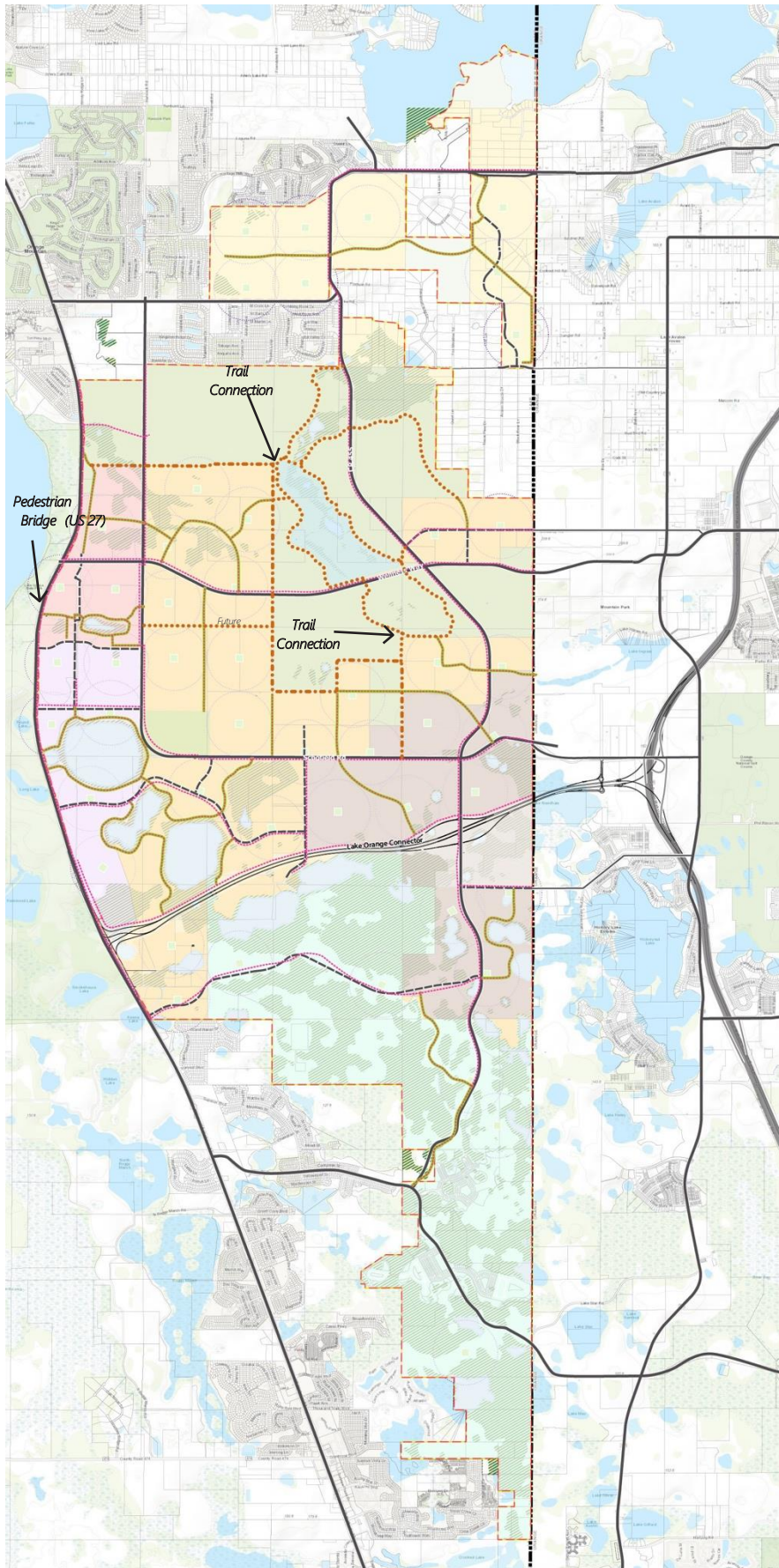


Figure 3.1: Wellness Way Mobility Framework Map

- [—] Regional Roadway Network
- [---] Neighborhood Connector ¹
- [...] Trunk Trail
- [—] Neighborhood Trail ²
- [---] Clay Road (Preserved)/Trail
- [■] CONSERV Trail (Clay)

¹ Locations of Neighborhood Connectors are conceptual. Alternate alignments that achieve similar connectivity shall be considered at the time of PUD zoning.

² The location of Neighborhood Trails in this figure is illustrative. Final location and design to be determined at time of PUD zoning.

Section 3 | Mobility and Connectivity

3.1 Mobility and Connectivity General Intent

Complete streets are a guiding principle for the organization and design of the entire Wellness Way community. This principle supports the most efficient and effective means to maximize access to different methods of movement within and between neighborhoods, wellness spaces, workplaces and commercial centers.

Figure 3.1 identifies the major framework roadways within Wellness Way which establish the basic structure for mobility within the community. The roadway network should be thought of as two distinct, but interconnected network elements. These two network elements are the Regional Roadway Network and the Neighborhood Street System.

3.2 Wellness Way Regional Roadway Network

This network is defined in Policy I-8.3.1 of the Comprehensive Plan and is comprised of the following roadways:

1. Wellness Way from US 27 to the Orange County Line
2. Hancock Road from Wellness Way to Hartwood Marsh Road
3. Schofield Road from the intersection of Wellness Way and Hancock Road to the Orange County Line
4. CR 455 Extension from Hartwood Marsh Road to Sawgrass Bay Boulevard

3.2.1 Regional Roadway Network Construction and Financing

The network is to be constructed commensurate with the phasing of land development activities in Wellness Way. The objective is to achieve interconnectivity of this network with existing regional roadways to the north and east as quickly as possible, and to minimize reliance on US 27 as the only regional roadway for access to new development activity.

In order to achieve an orderly delivery of the Wellness Way Regional Roadway Network, each rezoning application in Wellness Way must conduct a traffic study to determine the proportionate share of that project's impact on the network. The findings of each study will produce the financial contribution that must be made to the network for each project.

The City shall consider Transportation Impact Fee Credit (TIFC) agreements with developers and/or property owners who will construct some or all of the roadways in 3.2 in exchange for impact fee credits. Inside Wellness Way, only those roadways listed in section 3.2 are eligible for impact fee credits.

Each application for zoning approval within Wellness Way share require a (TIFC) agreement to be approved before any land development activity (subdivision approval, mass grading, site infrastructure, etc.) may commence. The TIFC agreement will include a schedule of proportionate share payments to be made by project phase. The TIFC agreement shall allow for the contributions of off-site right-of-way, roadway design, permitting and roadway construction to be creditable against the required proportionate share payments. Development phases may only be advanced once the corresponding proportionate share payment or work/contributions in lieu of payment have been made at the beginning of each phase.

Proportionate share payments are transportation impact fee creditable per Florida Statute. If, for any reason, a project's proportionate share payment is less than the transportation impact fees generated by the project, the project shall still be responsible for its full payment of transportation impact fees once proportionate share payments have been made.

3.2.2 Cross Sections

These multi-modal corridors shall be designed to balance the need to provide mobility for a large volume of daily auto users, while supporting the design characteristics of the adjoining land uses. Each of the corridors will be established with sufficient future right-of-way to support four travel lanes with a multi-purpose path on one side of the roadway. Conceptual cross sections for these corridors are shown in Figures 3.2.2 (a) and 3.2.2 (b).

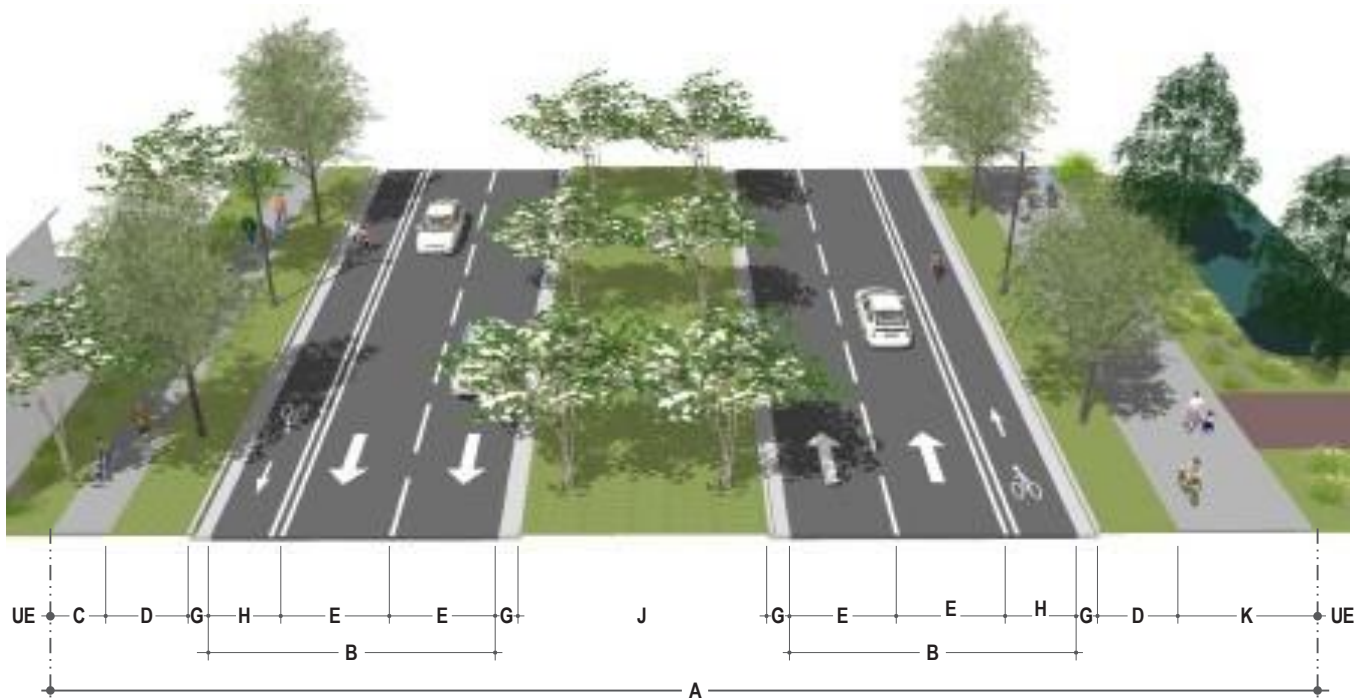


Figure 3.2.2 (a): Regional Roadway
Illustrative Urban Section

This section applies to all Regional Roadway listed in Section 3.2 outside of CONSERV lands.

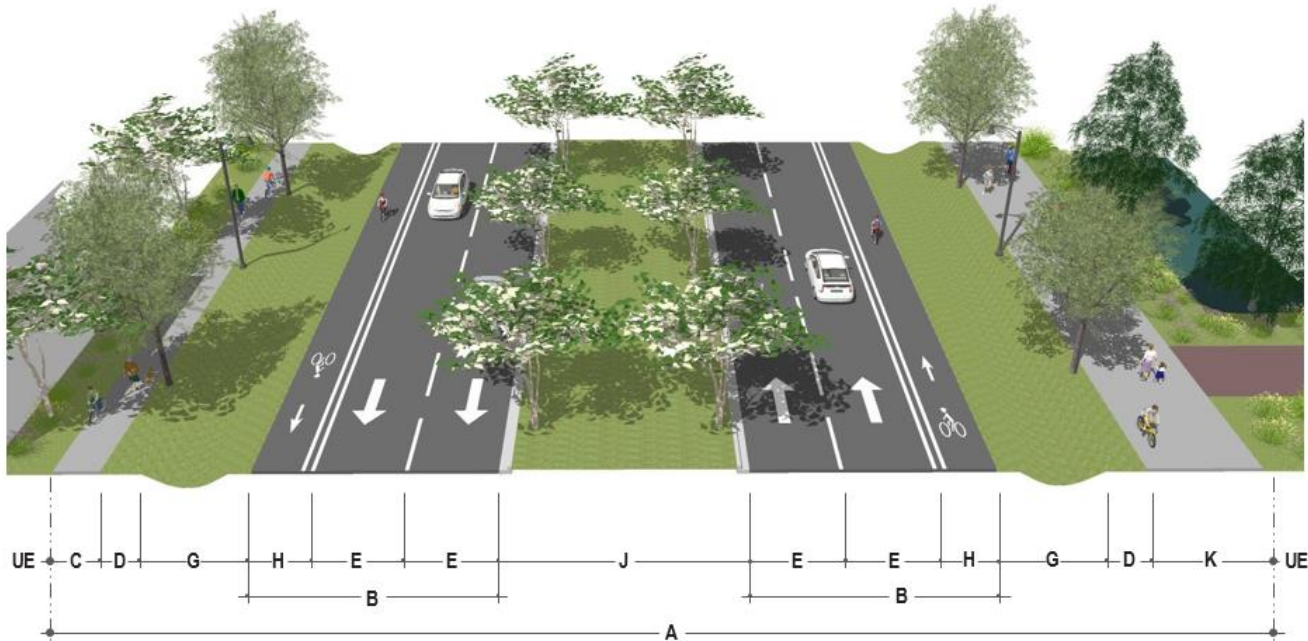
Final roadway dimensions will be determined with final engineering documents.

1 Trees must be located at least 8' from sidewalk or trail unless root barriers are provided.

2 Median openings for turn lanes must be at least 22' wide.

General	
Thoroughfare type	Boulevard
Movement	Free
Vehicular design speed	45 MPH
Traffic lanes	4 lanes
Parking lane	No on-street parking
Bike facility	Bike lanes
Walkway type	Sidewalk one side, Multi-use trail one side
Planting type	Planting strip
Tree spacing	50' o.c. average

Dimensional Standards	Minimum	Maximum
Right-of-way width (A)	120'	200'
Pavement width (B)	29'	31'
Sidewalk (C)	6'	10'
Planting area (D)	8' ¹	open
Travel lane (E)	11'	12'
Parking lane (F)	Not Applicable	
Curb and gutter (G)	2' standard	
Bike lane (H)	7'	7'
Median (J)	14' ²	30'
Wellness Ridgeway Trunk Trail (K)	14'	16'
Utility Easement (UE)	TBD at time of PUD Zoning	



General

Thoroughfare type	Boulevard
Movement	Free
Vehicular design speed	45 MPH
Traffic lanes	4 lanes
Parking lane	No on-street parking
Bike facility	Bike lanes
Walkway type	Sidewalk one side, Multi-use trail one side
Planting type	Planting strip
Tree spacing	50' o.c. average

Figure 3.2.2 (b): Regional Roadway Illustrative Rural Section

This section applies to roadways within CONSERV lands.

Final roadway dimensions will be determined with final engineering documents.

- 1 Trees must be located at least 8' from sidewalk or trail unless root barriers are provided.
- 2 Median openings for turn lanes must be at least 22' wide.

Dimensional Standards	Minimum	Maximum
Right-of-way width (A)	120'	200'
Pavement width (B)	29'	31'
Sidewalk (C)	6'	10'
Planting area (D)	4' 1	open
Travel lane (E)	11'	12'
Parking lane (F)	Not Applicable	
Swale (G)	14'	18'
Bike lane (H)	7'	7'
Median (J) (includes 2' curb/gutter each side)	14' 2	30'
Wellness Ridgeway Trunk Trail (K)	14'	16'
Utility Easement (UE)	TBD at time of PUD Zoning	

3.3 Neighborhood Street System

The design of new neighborhoods in Wellness Way is intended to achieve mobility options and connectivity elements within and between neighborhoods. This will be accomplished by ensuring:

1. Local streets form an interconnected network of automobile, bicycle, and pedestrian routes providing direct connections to local destinations.
2. Local streets provide for both intra- and inter-neighborhood connections and thus knit neighborhoods together, not form barriers between them.
3. Local streets are both public ways and neighborhood amenities. They shall have continuous sidewalks, bikeways (where appropriate), street trees, and other amenities that support the pedestrian.
4. In order to provide continuous circulation systems for pedestrians, bicyclists and automobiles, unconnected streets such as cul-de-sacs, T-turnarounds, and dead ends shall be used only as a last resort. In places where an unconnected street may be desirable or cannot be avoided due to the configuration of developable land, pedestrian and bicycle connectivity shall be provided via through-connections designed into the fabric of the community, wherever practicable.

All development plans in Wellness Way shall include streets stubbed to the boundary of the development in all major directions. Development plans shall include streets connecting to all streets stubbed to the boundary of adjacent development plans. In order to continue the interconnected street network of the area from one development to the next, street connections shall be made between adjacent development. This requirement does not apply if it is demonstrated that a connection cannot be made because the existence of one or both of the following conditions:

1. Physical conditions preclude development of a connecting street on the adjacent property, or
2. Buildings or other existing development on adjacent lands, including previously subdivided but vacant lots or parcels, physically preclude a connection.

Developments adjacent to school properties shall be required to provide right-of-way and a direct safe access path for pedestrian and bicycle travel to existing and planned school sites and shall connect to the neighborhood's existing pedestrian network.

Public access shall be provided to all publicly owned and maintained parks, recreation areas, conservation areas, natural areas, lakes and general open space from a public roadway, sidewalk, or trail. The public roadway, sidewalk, or trail shall be located to provide access between private property, including homes, and the park, recreation area, conservation area, natural area, lake, or general open space.

Street design should include provisions for wildlife connectivity across or under roadways that must cross wetland systems and associated buffers due to no other means of connectivity.

PUDs within Wellness Way shall include a safe and continuous bicycle network that encourages cycling as both a means of transportation and a recreational activity. Bicycle networks shall connect residential neighborhoods with centers, neighborhoods, parks, and schools, and may include:

- a) Shared lane markings;
- b) Designated bike lanes;
- c) Separated bike facilities or “cycle tracks”; and/or,
- d) Multi-use paths and trails.

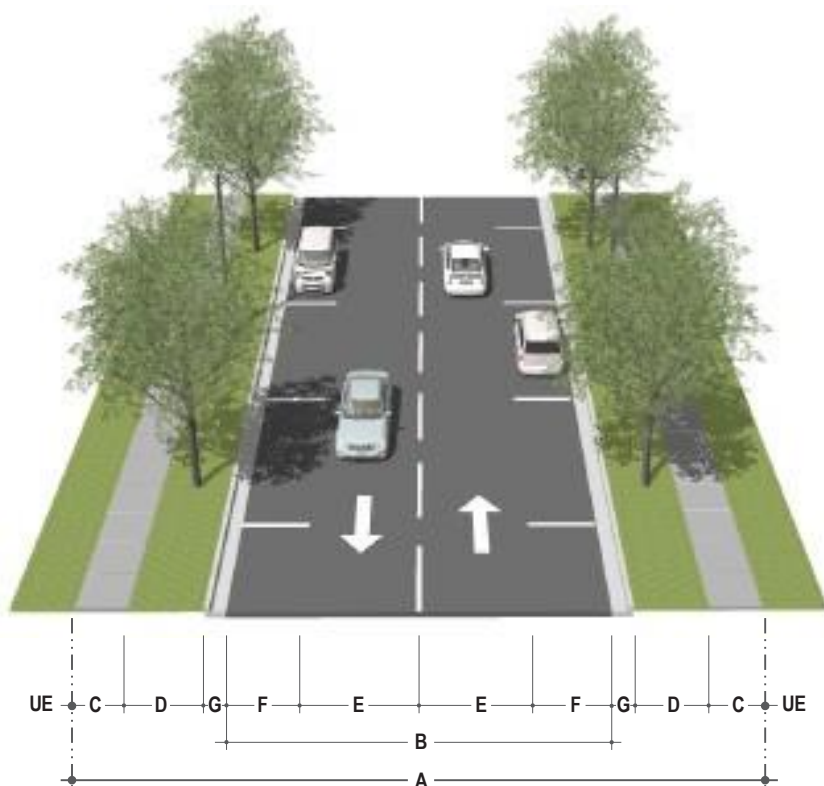
3.3.1 Cross Sections

Streets shall be designed consistent with the following criteria.

3.3.1 (a) Neighborhood Connectors. Neighborhood Connectors are intended to be complete streets, designed to accommodate the needs of adjacent users as well as the movement through the interior of a neighborhood or district. They serve many functions beyond transportation, including community structure, identity and pride, utilities, stormwater management, access to private property, connection to the parks, open space and trail system, and a place for social interaction. Conceptual cross sections for these streets are shown in Figures 3.3.1 (a1) and (a2).

3.3.1 (b) Local Streets. Local streets are intended to be complete streets, designed to provide access to homes and businesses. They, too, serve many functions beyond transportation, including community structure, identity and pride, utilities, stormwater management, access to private property, connection to the parks, open space and trail system, and a place for social interaction. Conceptual cross sections for these streets are shown in Figures 3.3.1 (b1) and (b2).

3.3.1 (c) Alleys. Alleys provide service access to homes and businesses. Conceptual alley cross section is shown in Figure 3.3.1 (c).



General		
Thoroughfare type	Street	
Movement	Free	
Vehicular design speed	35 MPH	
Traffic lanes	2 lanes	
Parking lane	Parallel	
Bike facility	Shared lanes ¹	
Walkway type	Sidewalk both sides	
Planting type	Planting strip or tree wells (in urban setting)	
Tree spacing	50' o.c. average	

Dimensional Standards	Minimum	Maximum
Right-of-way width (A)	70'	90'
Pavement width (B)	38'	42'
Sidewalk (C)	6'	12'
Planting area (D)	8' ²	open
Travel lane (E)	11'	12'
Parking lane (F)	8'	9'
Curb and gutter (G)	2' standard	
Bike lane (H)	7' if provided adjacent to parking	
Utility Easement (UE)	TBD at time of PUD Zoning	

Figure 3.3.1 (a1): Neighborhood Connector Typical Section

This section typically applied to internal streets connecting neighborhoods. It may also be used in areas of higher density residential and/or commercial/mixed-use contexts.

¹ If this section is utilized for a street classified as a collector roadway, it will be considered for bike lanes consistent with requirements of Florida Greenbook, Chapter 9.

² Trees must be located at least 8' from sidewalk or trail unless root barriers are provided.

Final roadway dimensions will be determined with final engineering documents.

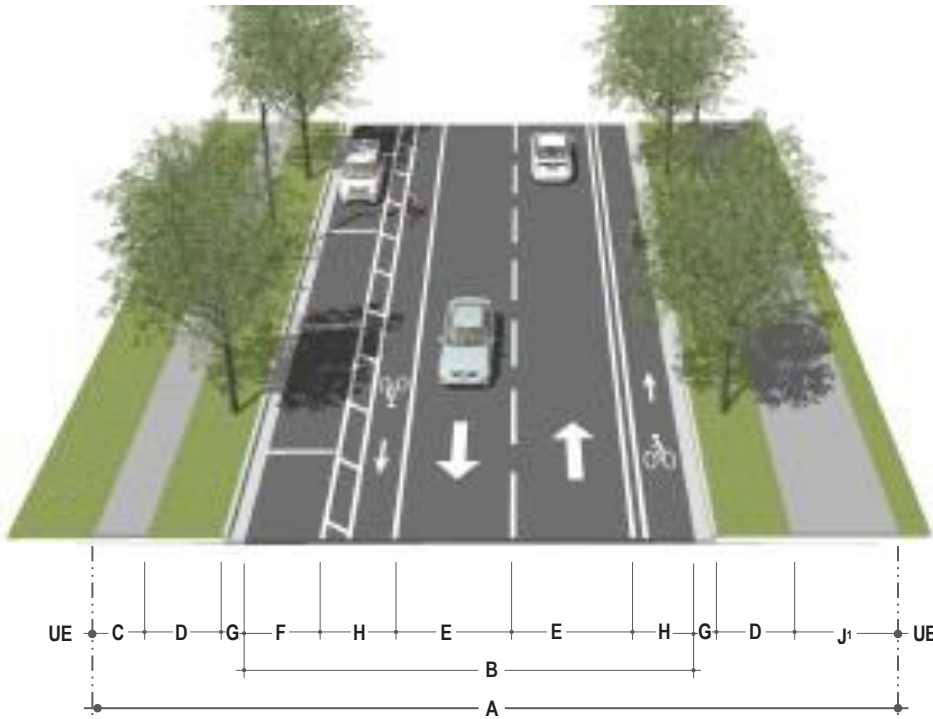


Figure 3.3.1 (a2): Neighborhood Connector
2 Typical Section

This section typically applied to higher density residential and/or commercial/mixed-use contexts.

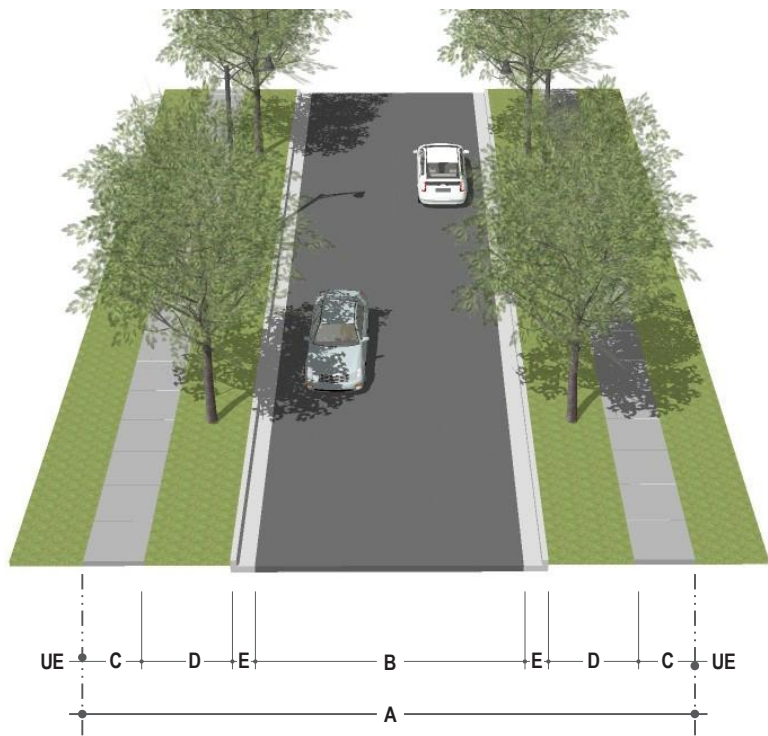
¹ If a multi-use trail is provided within the right-of-way, the area from the back of curb to the edge of right-of-way inclusive of the trail may be counted for park space credit as a Greenway under Section 4.2 of these standards.

² Trees must be located at least 8' from sidewalk or trail unless root barriers are provided.

Final roadway dimensions will be determined with final engineering documents.

General		
Thoroughfare type	Street	
Movement	Free	
Vehicular design speed	35 MPH	
Traffic lanes	2 lanes	
Parking lane	Parallel striped one side only	
Bike facility	Bike lanes	
Walkway type	Sidewalk both sides (one side may be multi-use trail)	
Planting type	Planting strip	
Tree spacing	50' o.c. average	

Dimensional Standards	Minimum	Maximum
Right-of-way width (A)	80'	100'
Pavement width (B)	42'	45'
Sidewalk (C)	6'	12'
Planting area (D)	8' ²	open
Travel lane (E)	11'	12'
Parking lane (F)	8'	9'
Curb and gutter (G)	2' standard	
Bike lane (H)	5' (7' adjacent to pkg)	7'
Multi-use trail (J)	14'	16'
Utility Easement (UE)	TBD at time of PUD Zoning	



General		
Thoroughfare type	Street	
Movement	Slow	
Vehicular design speed	25 MPH	
Traffic lanes	2 lanes	
Parking lane	Parallel informal (one side @ 24' / both sides @ 28')	
Bike facility	Shared lanes	
Walkway type	Sidewalk both sides	
Planting type	Planting strip	
Tree spacing	50 ft o.c. average	

Dimensional Standards	Minimum	Maximum
Right-of-way width (A)	54'	60'
Pavement width (B)	24'	28'
Sidewalk (C)	5'	open
Planting area (D)	8' ¹	open
Curb and gutter (E)	2' standard	
Utility Easement (UE)	TBD at time of PUD Zoning	

Figure 3.3.1 (b1): Local Street Typical Section

This section typically applied to lower density residential contexts.

1 Trees must be located at least 8' from sidewalk or trail unless root barriers are provided.

Final roadway dimensions will be determined with final engineering documents.

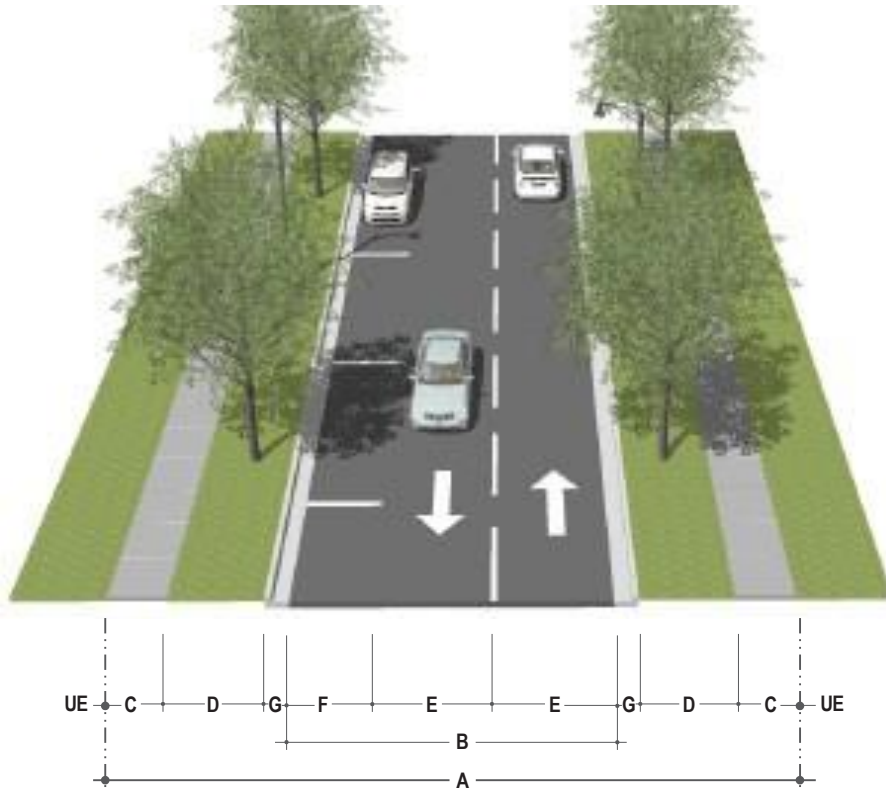


Figure 3.3.1 (b2): Local Street 2 Typical Section

This section typically applied to lower density residential contexts where parking and a free flow condition is required.

1 Trees must be located at least 8' from sidewalk or trail unless root barriers are provided.

Final roadway dimensions will be determined with final engineering documents.

General		
Thoroughfare type	Street	
Movement	Free	
Vehicular design speed	35 MPH	
Traffic lanes	2 lanes	
Parking lane	Parallel striped one side only	
Bike facility	Shared lanes	
Walkway type	Sidewalk both sides	
Planting type	Planting strip	
Tree spacing	50' o.c. average	

Dimensional Standards	Minimum	Maximum
Right-of-way width (A)	65'	80'
Pavement width (B)	30'	32'
Sidewalk (C)	6'	12'
Planting area (D)	8' 1	open
Travel lane (E)	11'	12'
Parking lane (F)	8'	9'
Curb and gutter (G)	2' standard	
Utility Easement (UE)	TBD at time of PUD Zoning	



General		
Thoroughfare type	Alley	
Movement	Yield	
Vehicular design speed	10 MPH	
Traffic lanes	1 lanes	
Parking lane	Not permitted	
Bike facility	None	
Walkway type	None	
Planting type	Grass	
Tree spacing	Not applicable	

Dimensional Standards	Minimum	Maximum
Right-of-way width (A)	20'	30'
Pavement width (B)	12'	15'
Curb (C)	1'	2'
Planting area (D)	3'	6'

Figure 3.3.1 (c): One-Way Alley Typical Section

This section is applicable to many urban contexts.

If this section is utilized as the required fire department access road, the one-way alley shall be a 17-foot driveway width including curbs.

Final roadway dimensions will be determined with final engineering documents.

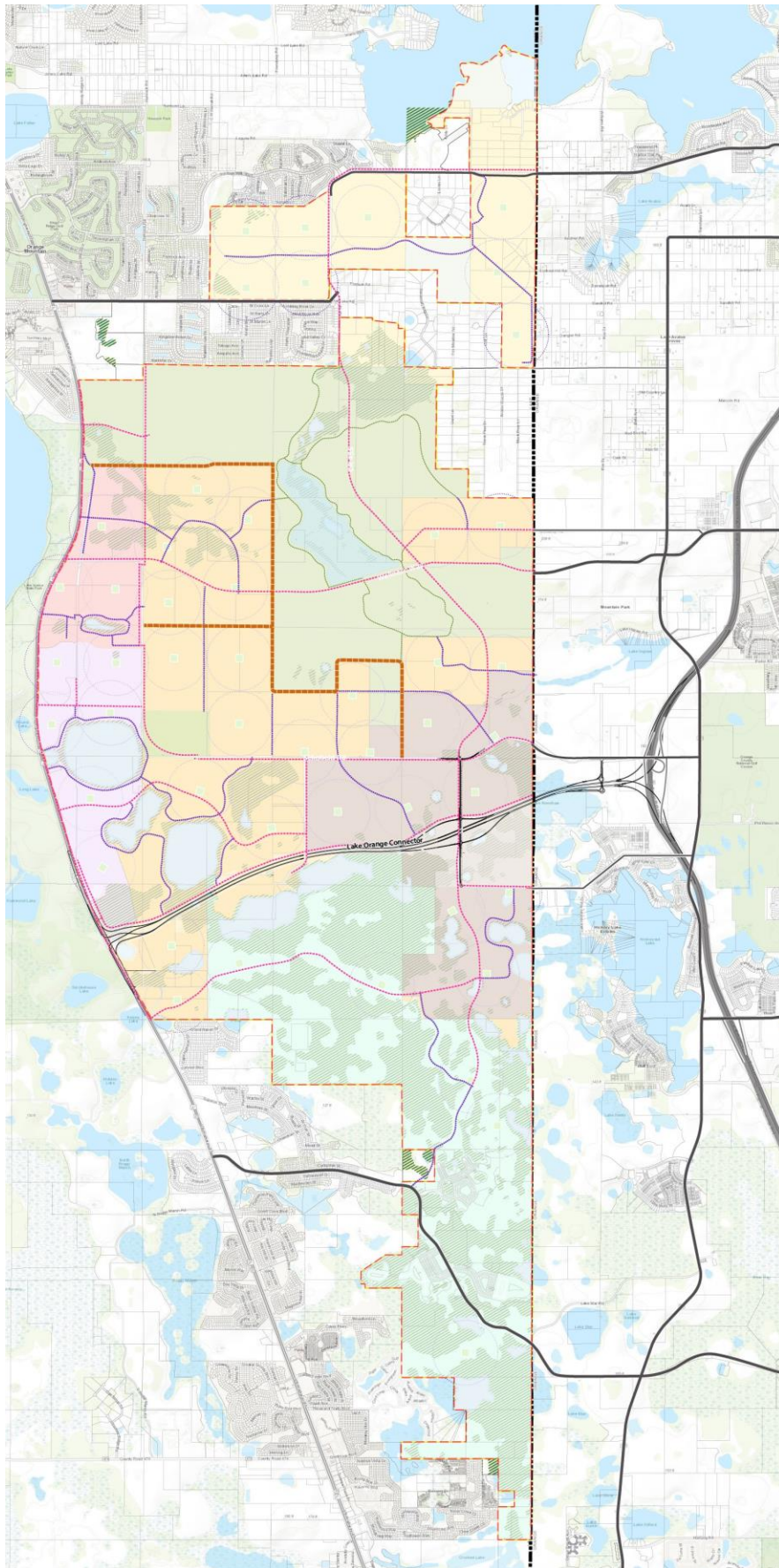


Figure 3.4: Wellness Ridgeway Network Framework Map

- [---] Trunk Trail [Maintained by City or County]
- [....] Neighborhood Trail [Maintained by HOA, CDD, or other entity]
- [---] Clay Road (Preserved) [Maintained by City or County]
- [....] CONSERV Trail [Maintenance responsibility to be determined]

3.4 Wellness Ridgeway Network

The Wellness Ridgeway Network is intended to be a system of trails providing non-motorized transportation within and through Wellness Way. The Network is organized to provide both recreational and functional use to origins and destinations such as parks and schools within Residential areas and employment and commercial areas in Centers. The Network is made up of four types of trails:

1. Trunk Trail
2. Neighborhood Trail
3. Clay Road
4. CONSERV Trail

3.4.1 Cross-Sections

The Wellness Ridgeway Network shall be developed consistent with PUD phasing such that trail connections are completed concurrent with development of each neighborhood or center. Illustrative cross sections for these trails are shown in Figures 3.4.1 (a) and (b).

3.4.1 (a) Trunk Trail. Trunk Trails are the main system of trails located within the right of way of the Primary Roadway Network and Neighborhood Connectors. They must be at least 14' wide and separated from the adjacent roadway by at least 8'.



Figure 3.4.1 (a): Trunk Trail Illustrative Section

3.4.1 (b) Neighborhood Trail. Neighborhood Trails are a finer-grain system of trails connecting to Trunk Trails that are intended to connect destinations within neighborhoods and centers to parks and other places of activity. Neighborhood Trails must be at least 12' wide. They may be located within street right-of-way or within park or open space tracts. If located adjacent to a street, these trails must be separated from the back of curb (or edge of travel lane if no curb) by at least 8'.



Figure 3.4.1 (b): Neighborhood Trail Illustrative Section

3.4.1 (c) Clay Road. The Clay Road is a unique roadway in Wellness Way that has attracted local athletes and visiting users from the U.S and internationally. The rolling terrain and soft material make it ideal for runners of all levels. Because of its unique attributes, development adjacent to the Clay Road should limit its access points and the volume of traffic that would impact the roadway. Continued long term use by runners should be protected from undue conflicts from vehicular traffic.

Development adjacent to the Clay Road shall provide trail access to the Clay Road via the internal neighborhood trail system.

3.4.1 (d) CONSERV Trail. CONSERV Trails are a potential series of paths connecting within and through CONSERV.

3.5 Infostructure

The entire roadway system in Wellness Way is the primary means to delivering high speed broadband services to businesses and residents. All roadways, including arterials, collector and local streets, shall provide conduit to deliver fiber to each household and business.

Section 4 | Open Space and Parks

4.1 Open Space

Wellness Way will preserve a significant amount of land area in the form of open space and natural protected areas. The natural protected areas include wetlands and water bodies. Open space is divided into two separate categories, Wellness Space and Green Space, with each type allowing different uses.

4.1.1 *Wellness Space*

Wellness Space is limited to a cumulative 10% impervious surface ratio for each PUD and includes the following types of areas:

1. Land area that remains minimally developed, such as trails and boardwalks, as part of a natural resource preserve or active/passive recreation area;
2. Land area open to public access and gathering places;
3. Permeable storm water areas if enhanced as amenities using native vegetation;
4. Parks designed consistent with the standards in Section 4.2; and
5. Open water bodies completely surrounded by uninterrupted Wellness Space.

4.1.2 *Green Space*

Green Space includes land areas for the purpose of protecting natural resources or environmental quality, including areas designated for such purposes as flood control, protection of quality or quantity of groundwater or surface water, or protection of vegetative communities or wildlife habitat and shall include land preserved for conservation purposes. Green Space should be maintained in such a way to encourage the proliferation of native flora and fauna. Active recreation is prohibited in Green Space; passive recreation is allowed in Green Space.

4.1.3 *Required Open Space*

PUD's in Wellness Way will identify and reserve 20% of the net acres as Wellness Space and 10% of the net acres as Green Space. If suitable Green Space areas do not allow the PUD to reach the required 10% area, the remainder up to 10% may be designated Wellness Space. Wetlands and naturally created water bodies cannot be counted towards a PUD's Wellness Space or Green Space allocation, with the exception of naturally created water bodies that are completely surrounded by uninterrupted Wellness Space, in which case, up to 25% of such water body may be counted towards the Open Space requirement. A 50- foot wide continuous upland buffer is required around all wetlands and naturally created water bodies counted towards Open Space. In the Conservation Subdivision District, the wetland and

waterbody buffer must be undisturbed land with only minimal impacts allowed for an unimproved single track walking path as permitted by jurisdictional authorities.

Open Space is meant to provide an amenity to the community and should be designed to promote public access. Open Space tracts are encouraged to be placed in the interior of a PUD. Narrow open space tracts, bordering the perimeter of a PUD, being used solely as a buffer, shall not count toward the Open Space requirement. All open space calculations shall be applied at the PUD and shall be phased consistent with development.

4.2 Parks

As a subset of Open Space, the standards for park development support the Guiding Principles of Wellness Way. These principles seek to create a compact urban mixed-use community supported by a diverse mix of uses that provides necessary employment, commercial, housing and lifestyle opportunities for current and future residents of Wellness Way. All parks designed consistent with the standards of this section may be counted toward the required Wellness Space and/or Open Space described in Section 4.1.1 and 4.1.2. The standards for parks are based on the locational relationship between the park and its users. The purpose and intent of the park standards is:

1. To provide a system of parks of varied size, programming, and design that supports a rich mix of land uses that combine to create active, lively neighborhoods and enhance the quality of life for residents of Wellness Way;
2. To design and locate parks in order to create livable and sustainable places that improve with time;
3. To encourage a system of linked parks, wetlands, and lake edges that create a significant network of functional open spaces; and
4. To create an ample supply of parks whose frequent use is encouraged through proper placement, connectivity, and design.

4.2.1 Park Principles

The public realm - parks, plazas, conservation lands, trails, greenways, and public streets - are essential to a high quality of life. The benefits of a well-planned system of parks include increased property values, community identity, improved community aesthetics, opportunities for recreation and socializing, protection of natural resources, and multi-modal transportation linkages. Parks are used by residents, employees, and the general public for many different functions, requiring a range of sizes and types. All parks are connected to each other by a network of sidewalks, trails, and streets. These spaces should be integrated into the fabric of the community along with other public infrastructure systems such as streets, utilities, and stormwater drainage. Therefore, a multitude of parks of different size and character is better than a small number of larger parks. Different aspects of each park fall along a spectrum:

- design ranging from formal to informal
- use ranging from active to passive
- activities ranging from planned and structured to spontaneous and unstructured
- sizes ranging from tiny to expansive
- single- to multiple-purpose
- settings ranging from urban to rural
- orientation of the intended users ranging from the local community to the general public
- frequency ranging from daily activities to annual events
- stormwater design ranging from structured to naturalistic
- park shapes and proportions ranging from rectangular to curvy to linear

4.2.2 Required Park Area

In order to accommodate a wide range of park sizes and types, all new development within Wellness Way districts shall provide park space classified in the following levels:

- **Level 1: County Park.** The County Park is intended to be a regional-scale park with a target size of at least 100 acres. The location of the County Park is shown on Figure 2.1: Wellness Way Development District Framework Map. This park is intended to be scaled and designed to ultimately fall under County ownership and maintenance, and is meant to serve the entire Wellness Way community.
- **Level 2: Close-to-Home Parks.** Close-to-Home Parks are intended to serve day-to-day park needs, provide for the spatial organization of the community, and link homes, offices, and workplaces with outdoor spaces. Close-to-Home Parks shall make up at least five percent of the net residential acreage of each district. Their locations are specified through PUD zoning and the site plan approval process. These parks shall be owned and maintained by a HOA or other similar entity acceptable to the City.

4.2.3 Park Location and Service Areas

All residential units and all public entrances of non-residential uses included in the development shall be within the service radius of a Close-to-Home Park. Park service radii are measured from the edge of the park parcel or lot and shall be as listed in Table 4.2.3.

Park Size ¹	Service Area
Less than or equal to 1 Acre	400'
Greater than 1 Acre	500' + 200' for each additional acre or portion thereof ²

Table 4.2.3: Park Service Area

¹ Park size criteria listed in Section 4.2.5.
² Example: a 4.5 acre park has a service radius of 1200'.

4.2.4 Park Type Standards

All Close-to-Home Parks shall be classified as one of the following park types and conform to the following standards specific to each type. Open spaces not meeting these criteria are allowed within the development but shall not be eligible for either Required Park Area or Location credit. The park types are as listed below. In addition to minimum and maximum sizes and other design criteria, each contains a required group of uses that must be provided within that type of park. Other permitted uses are allowed at the developers' discretion. All park sizes referenced herein are to be calculated per Section 4.2.5.

Neighborhood Park. A Neighborhood Park is a natural landscape consisting of open and wooded areas or lawns, typically furnished with paths, benches, and open shelters. Neighborhood parks are often irregularly shaped but may be linear in order to parallel creeks, canals, or other corridors. The minimum size shall be 2 acres and the maximum shall be 5 acres. The park shall have at least 25% canopy coverage. A neighborhood park must front on at least one street. At least one neighborhood park shall be provided for each 100 acres of residential development area.

Passive Recreation		Specialty Facilities	
Open Lawn	■①	Playground	■①
Nature Area	■	Swimming Pool	■
Kiosks	■	Skate Park	■
Picnic Table Area	■①	Dog Park	■
Multi-Use Trail	■①	BMX Facility	□
Trailhead	■	Boat Ramp	□
Seating Area	■①	Canoe/Kayak Launch	■
Fountain	■	Fishing Area	■
Active Recreation		Market	
Football/Soccer Field	□	Buildings	
Basketball/Tennis Court	■	Meeting Hall	■
Volleyball Court	■	Gymnasium	■
Baseball/Softball Field	□	Cultural/Arts Center	■
Multi-Purpose Field	■①	Horse Stables	□
Gardens		Aquatic Center	■
Ornamental Garden	■	Special Events Facility	■
Fruit + Vegetable Garden	■	Amenity Center	■

Figure 4.2.4 (a1): Neighborhood Park Uses

- Legend:
- Permitted Use in Park
 - ① Required Group of Uses
 - Prohibited Use in Park



Figure 4.2.4 (a2): Neighborhood Park Illustrative Diagram

Note: This layout is indicative of the intent of the park standards. Other comparable layouts that achieve the stated intent are permitted without exception.

Square. A square is a formal open space available for passive recreational and civic uses and spatially defined by abutting streets and building frontages. Landscaping in a square consists of lawn, trees, and shrubs planted in formal patterns and it is typically furnished with paths, benches, and open shelters. Natural wooded areas are not appropriate for a square. The minimum size shall be 1/2 acre and the maximum shall be 2 acres. A square must front on at least three streets.

Passive Recreation		Specialty Facilities	
Open Lawn	■①	Playground	□
Nature Area	□	Swimming Pool	□
Kiosks	■	Skate Park	□
Picnic Table Area	□	Dog Park	□
Multi-Use Trail	■	BMX Facility	□
Trailhead	□	Boat Ramp	□
Seating Area	■①	Canoe/Kayak Launch	□
Fountain	■	Fishing Area	□
Active Recreation		Market	
Football/Soccer Field	□		■
		Buildings	
Basketball/Tennis Court	□	Meeting Hall	■
Volleyball Court	□	Gymnasium	□
Baseball/Softball Field	□	Cultural/Arts Center	□
Multi-Purpose Field	□	Horse Stables	□
Gardens		Aquatic Center	□
Ornamental Garden	■	Special Events Facility	□
Fruit + Vegetable Garden	■	Amenity Center	■

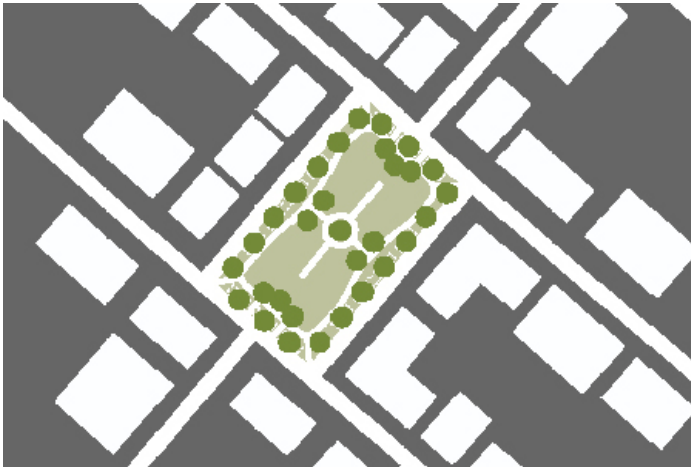
Figure 4.2.4 (b1): Square Uses

Legend:

- Permitted Use in Park
- ① Required Group of Uses
- Prohibited Use in Park

Figure 4.2.4 (b2): Square Illustrative Diagram

Note: This layout is indicative of the intent of the park standards. Other comparable layouts that achieve the stated intent are permitted without exception.



Green. A Green is an open space consisting of lawn and informally arranged trees and shrubs, typically furnished with paths, benches, and open shelters. Greens are spatially defined by abutting streets. The minimum size shall be 1 acre. There is no maximum size. No more than one half of the area of a green may consist of natural landscape or wooded area. A green must front on at least two streets.

Passive Recreation		Specialty Facilities	
Open Lawn	■①	Playground	■
Nature Area	■	Swimming Pool	■
Kiosks	■	Skate Park	□
Picnic Table Area	■	Dog Park	■
Multi-Use Trail	■①	BMX Facility	□
Trailhead	■	Boat Ramp	□
Seating Area	■①	Canoe/Kayak Launch	■
Fountain	■	Fishing Area	■
Active Recreation		Market	
Football/Soccer Field	□	Market	■
Buildings			
Basketball/Tennis Court	■	Meeting Hall	■
Volleyball Court	■	Gymnasium	□
Baseball/Softball Field	□	Cultural/Arts Center	■
Multi-Purpose Field	■	Horse Stables	□
Gardens			
Ornamental Garden	■	Aquatic Center	□
Fruit + Vegetable Garden	■	Special Events Facility	■
		Amenity Center	■

Figure 4.2.4 (c1): Green Uses

- Legend:
- Permitted Use in Park
 - ① Required Group of Uses
 - Prohibited Use in Park

Figure 4.2.4 (c2): Green Illustrative Diagram

Note: This layout is indicative of the intent of the park standards. Other comparable layouts that achieve the stated intent are permitted without exception.



Playground. A Playground is a fenced open space, typically interspersed within residential areas, which is designed and equipped for the recreation of children. Playgrounds may be freestanding or located within parks, greens, or school sites. The minimum size shall be 1/8 acre and the maximum shall be 1 acre. A playground is not required to front on any streets. No more than one playground for each 20 acres of residential development may be used to meet the location criteria of Section 4.2.2.

Passive Recreation		Specialty Facilities	
Open Lawn	■	Playground	■①
Nature Area	■	Swimming Pool	□
Kiosks	■	Skate Park	□
Picnic Table Area	■①	Dog Park	□
Multi-Use Trail	■	BMX Facility	□
Trailhead	■	Boat Ramp	□
Seating Area	■①	Canoe/Kayak Launch	□
Fountain	■	Fishing Area	□
Active Recreation		Market	
Football/Soccer Field	□	Market	□
Buildings			
Basketball/Tennis Court	■	Meeting Hall	□
Volleyball Court	■	Gymnasium	□
Baseball/Softball Field	□	Cultural/Arts Center	□
Multi-Purpose Field	□	Horse Stables	□
Gardens			
Ornamental Garden	■	Aquatic Center	□
Fruit + Vegetable Garden	■	Special Events Facility	□
		Amenity Center	□

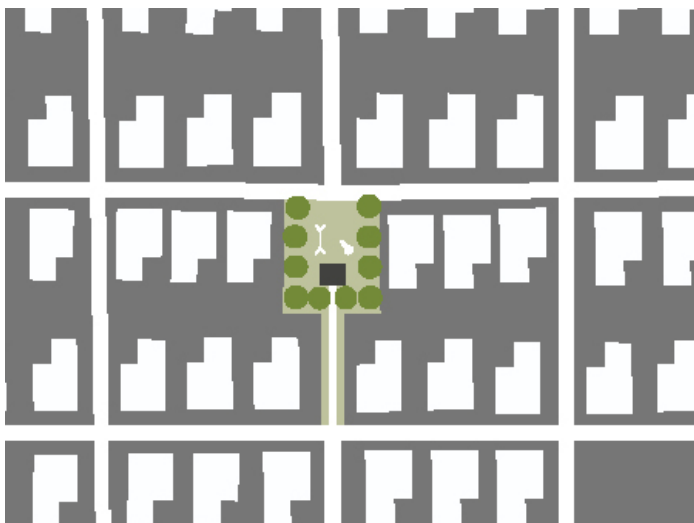
Figure 4.2.4 (d1): Playground Uses

Legend:

- Permitted Use in Park
- ① Required Group of Uses
- Prohibited Use in Park

Figure 4.2.4 (d2): Playground Illustrative Diagram

Note: This layout is indicative of the intent of the park standards. Other comparable layouts that achieve the stated intent are permitted without exception.



Plaza. A Plaza is a formal open space available for civic and commercial uses and spatially defined by building frontages. Landscaping in a plaza consists primarily of pavement; however, at least 25% of the area of the plaza shall be shaded by trees or shade structures integral with the design of the plaza. The minimum size shall be 1/8 acre and the maximum shall be 2 acres. A plaza must front on at least one street.

Passive Recreation		Specialty Facilities	
Open Lawn	□	Playground	□
Nature Area	□	Swimming Pool	□
Kiosks	■	Skate Park	□
Picnic Table Area	■	Dog Park	□
Multi-Use Trail	■	BMX Facility	□
Trailhead	■	Boat Ramp	□
Seating Area	■①	Canoe/Kayak Launch	□
Fountain	■	Fishing Area	□
Active Recreation		Market	■
Gardens		Buildings	
Football/Soccer Field	□	Meeting Hall	■
Basketball/Tennis Court	□	Gymnasium	□
Volleyball Court	□	Cultural/Arts Center	□
Baseball/Softball Field	□	Horse Stables	□
Multi-Purpose Field	□	Aquatic Center	□
Ornamental Garden	□	Special Events Facility	□
Fruit + Vegetable Garden	□	Amenity Center	■

Figure 4.2.4 (e1): Plaza Uses

- Legend:
- Permitted Use in Park
 - ① Required Group of Uses
 - Prohibited Use in Park

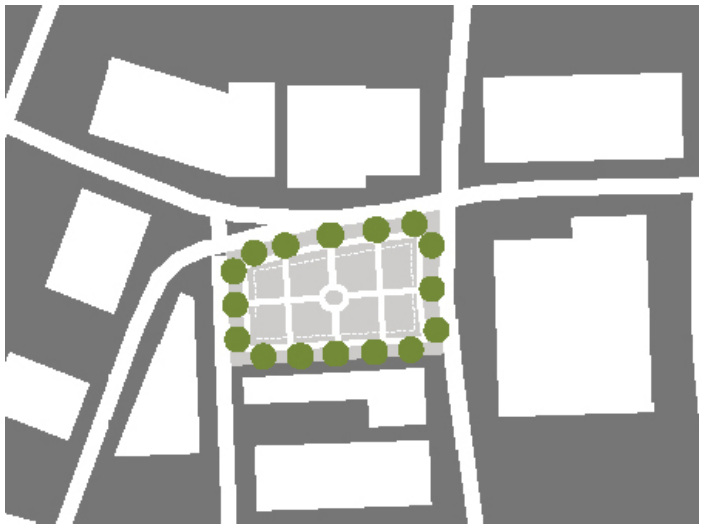


Figure 4.2.4 (f2): Plaza Illustrative Diagram

Note: This layout is indicative of the intent of the park standards. Other comparable layouts that achieve the stated intent are permitted without exception.

Community Garden. A Community Garden is a grouping of garden plots available to nearby residents for small-scale cultivation. The minimum size shall be 1/8 acre and the maximum shall be 1 acre. A community garden is not required to front on any streets.

Passive Recreation		Specialty Facilities	
Open Lawn	■	Playground	■
Nature Area	■	Swimming Pool	□
Kiosks	■	Skate Park	□
Picnic Table Area	■	Dog Park	□
Multi-Use Trail	■	BMX Facility	□
Trailhead	■	Boat Ramp	□
Seating Area	■①	Canoe/Kayak Launch	□
Fountain	■	Fishing Area	□
Active Recreation		Market	
Football/Soccer Field	□	Market	■
Buildings			
Basketball/Tennis Court	□	Meeting Hall	□
Volleyball Court	□	Gymnasium	□
Baseball/Softball Field	□	Cultural/Arts Center	□
Multi-Purpose Field	□	Horse Stables	□
Gardens			
Ornamental Garden	①*	Aquatic Center	□
Fruit + Vegetable Garden	①*	Special Events Facility	□
		Amenity Center	□

Figure 4.2.4 (g1): Community Garden Uses

Legend:

- Permitted Use in Park
- ① Required Group of Uses (* one of these two required; both not required)
- Prohibited Use in Park

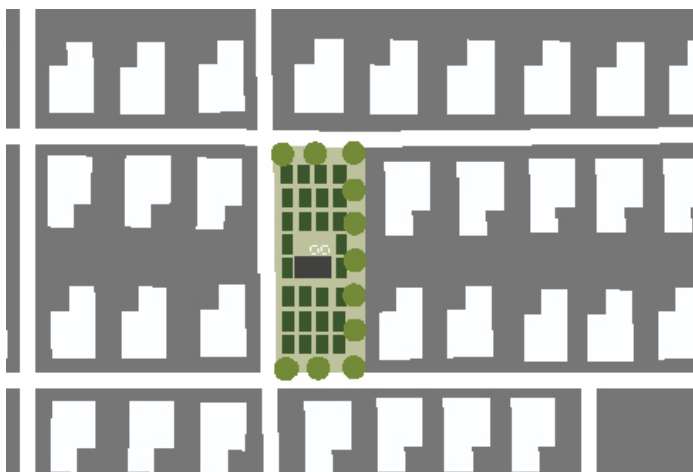


Figure 4.2.4 (g2): Community Garden Illustrative Diagram

Note: This layout is indicative of the intent of the park standards. Other comparable layouts that achieve the stated intent are permitted without exception.

Greenway. A Greenway is a linear open space that ties together park components or preserves important ecological corridors with public access for recreation. Landscaping along a greenway consists of natural wooded areas, lawn, trees, and shrubs planted in informal patterns and it is typically furnished with paths, benches, and open shelters. The minimum width for a greenway shall be 25' of total upland area, and a continuous trail of at least 12' in width shall be provided for the length of the greenway. A greenway is not required to front on any streets, but shall terminate on at least one end in another type of park, Center, or other community facility.

Figure 4.2.4 (h1): Greenway Uses

Passive Recreation		Specialty Facilities	
Open Lawn	□	Playground	■
Nature Area	■	Swimming Pool	□
Kiosks	■	Skate Park	□
Picnic Table Area	■	Dog Park	■
Multi-Use Trail	■①	BMX Facility	□
Trailhead	■①	Boat Ramp	□
Seating Area	■①	Canoe/Kayak Launch	□
Fountain	■	Fishing Area	□
Active Recreation		Market	□
		Buildings	
Football/Soccer Field	□	Meeting Hall	□
Basketball/Tennis Court	□	Gymnasium	□
Volleyball Court	□	Cultural/ Arts Center	□
Baseball/Softball Field	□	Horse Stables	□
Multi-Purpose Field	□	Aquatic Center	□
Gardens		Special Events Facility	□
Ornamental Garden	□	Amenity Center	□
Fruit + Vegetable Garden	□		

Legend:
 ■ Permitted Use in Park
 ① Required Group of Uses
 □ Prohibited Use in Park

Figure 4.2.4 (h2): Greenway Illustrative Diagram

Note: This layout is indicative of the intent of the park standards. Other comparable layouts that achieve the stated intent are permitted without exception.



4.2.5 Park Size Calculation

The size of Close-to-Home Parks credited toward the Required Park Area (Section 4.2.2) shall be calculated as follows.

1. The following areas may be counted for park size credits:
 - Upland acreage designed per Park Type Standards, including adjacent upland buffer areas
 - Dry bottom stormwater management ponds designed as depressional lawns and integrated with other park features consistent with a given park type provided they are sodded, include a skimmer, are dry within 72 hours after a 25-year storm event, and make up less than 75% of the total size of the park they are within
 - Other accepted LID¹ practices that make up less than 15% of the total size of the park they are within
 - Pools, recreation centers, and other community-use structures that make up less than 25% of the total size of the park they are within
2. The following areas may be incorporated into a park, however their acreage shall not be included in the Required Park Area calculation under Section 4.2.2 or applied toward Location criteria under Section 4.2.3.
 - Wetlands or natural lakes
 - Wet bottom stormwater management ponds
 - Parking lots
3. Close-to-Home Parks may be co-located with County Parks. However their acreage shall be counted separately and the County Park area shall not be eligible for incentives and/or bonuses as described in Section 4.2.6.

¹ Low impact design (LID) is an approach to stormwater management that works with nature to manage stormwater as close to its source as possible. LID employs principles such as preserving and recreating natural landscape features, minimizing imperviousness to create functional and appealing site drainage that treat stormwater as a resource rather than a waste product. Example LID practices include bioretention cells, infiltration basins (dry ponds) bioswales, recharge trenches, and constructed wetlands.

4.2.6 Incentives and Bonuses

In order to encourage joint planning of adjacent developments and to facilitate a system of well-connected park spaces, the following incentives may be utilized:

1. A development may utilize the service radius of a park in an adjoining development provided street connections are present. The acreage of the park, however, may only be counted toward the Required Park Area of the development in which it is located.
2. Where parks of different types are co-located, the service radius for location credit shall be calculated on the total contiguous acreage. ¹

¹ Example: a 2 acre “Greenway” which connects a 1/2 acre “Playground,” a 1/2 acre “Community garden,” and a 2 acre “Green” has the service radius of a 5 acre park (1200’).

4.2.7 Contextual Design Standards

The following design standards shall apply to all development (including both non-residential, residential, and mixed uses) that fronts on a park. These standards are in addition to the District Standards in Section 2.

1. **Orientation.** Development surrounding a park shall be designed to:
 - spatially define parks and adjacent streets as positive, usable community elements around which to organize;
 - promote a positive physical character that supports convenient access to and use of parks;

- give prominence to park spaces as a defining element of community character; and
 - organize and orient buildings to promote pedestrian activity and a sense of security and community.
2. **Building Form.** The form of buildings surrounding a park shall:
- Respond to the surrounding context and reinforce nodes of activities.
 - Provide a consistent street edge through rear-accessed vehicular use areas to enhance the character of the context.
 - Define streets to promote pedestrian activity and sense of place.
 - Reinforce the character and quality of parks with designs that provide pedestrian orientation and access to the sidewalk.
3. **Street Design.** Streets that front parks shall:
- Be designed foremost for pedestrian comfort, with shade, sidewalks, crosswalks, connected destinations, and protection from automobiles.
 - Be interconnected and offer direct route options among all locations.
 - Be designed to keep automobile traffic slow and drivers alert to their surroundings.
 - Provide on-street parking.
4. **Building Design.** Buildings surrounding a park shall:
- Encourage transparency of windows at ground level to activate the edges of the park.
 - Give prominence to and visually clarify public entrances.
 - Use fenestration, color, and materials to establish scale, variation, and patterns to create visually interesting and human-scaled building facades.
 - Provide direct and convenient access to park uses.

4.2.8 Flexibility in Standards

A 10% variation shall be considered in compliance with the numerical standards of Section 4.2.3 and 4.2.4 provided the park otherwise meets or exceeds the intent and purpose of all other Sections.

4.2.9 Timing of Development of Close-to-Home Parks

Plans for Close to Home Parks shall be approved as part of a PUD. Construction of Close to Home Parks shall be completed prior to issuance of a Certificate of Completion for improvements associated with the approved phase of subdivision or development plans.

4.2.10 Park Maintenance

The developer shall be required to maintain all Close to Home Parks at no expense to the City. Ownership and maintenance of Close to Home Parks shall be in the name of an HOA, CDD, or other entity acceptable to the City.

Section 5 | Landscape and Natural Resources

5.1 Landscape Standards

All development within Wellness Way shall be subject to the Landscaping Standards found in City of Clermont Land Development Code Chapter 118 as applicable. The following additional standards shall also apply.

The landscape in all required buffer areas in Wellness Way shall be composed 100% of native Florida species¹. Through the PUD process, exceptions may be granted for designs that receive irrigation solely from retained stormwater.

¹Native Florida landscape material lists may be found from multiple sources including:
Florida Native Plant Society
<https://www.fnps.org/plants/browse> UF/IFAS
<https://gardeningsolutions.ifas.ufl.edu/plants/ornamentals/native-plants.html>

5.1.1 Landscape Irrigation

All landscape irrigation shall be provided by reclaimed water. Another type of non-potable water supply may be used for landscape irrigation if reclaimed water is not available to the PUD. In no instance shall potable water be used for landscape irrigation unless authorized by the St. Johns River Water Management District pursuant to part II of Chapter 373, F.S. Conservation programs, system interconnections and alternative water supply options such as reclaimed water reuse and storage, shall occur when accessible. All development containing irrigated open space shall be required to accept reclaimed water for irrigation when such reclaimed water is available adjacent to the development's boundary. Connection shall be made at the developer's cost.

5.2 Conservation and Preservation Lands

5.2.1 Regionally Significant Natural Resources

The Critical Lands and Waters Identification Project (CLIP), and Florida Fish and Wildlife Conservation Commission (FFWCC) databases shall be consulted during the preparation of PUDs within Wellness Way. Areas designated as Priority 1 or 2 within the CLIP database and areas within the FFWC database containing known locations of rare and imperiled species of plants and animals shall be given the highest consideration for protection or preservation within a PUD.

5.2.2 Identification and Preservation of Xeric Uplands

During the preparation of PUDs, upland areas containing xeric or scrub habitats should be analyzed closely for permanent preservation. Large habitat patches in close proximity to each other provide for the greatest species diversity and minimizes

extinction probabilities; small patches that are isolated are less likely to preserve species. Habitat fragmentation shall be discouraged. If preserved, these areas may serve as relocation sites for gopher tortoises, sand skinks, and other xeric-adapted species that may be present within the Urban Service Area and surrounding areas.

5.2.3 Conservation Lands

PUDs in Wellness Way shall provide for the conservation of significant natural, scenic and cultural resources through the creation of an interconnected open space network. These resources and corridors shall be specifically demonstrated in each PUD.

The determination of areas most suitable for permanent preservation shall occur during the preparation of a PUD. The permanent preservation of suitable areas through recordation of conservation easements, consistent with s. 704.06 FS, as amended, shall correspond with each development phase or stage. Once an area is placed in permanent preservation, either through easement or acquisition, the Future Land Use Map designation of that area may be amended to Conservation.

5.2.4 Wetlands and Water Bodies

Wetlands and water bodies shall be delineated during PUD zoning. The types, values, functions, sizes, conditions and locations of wetlands within the planning area, shall be determined through on site studies and field verification as the primary data source conducted by qualified professionals in accordance with state and federal regulations, guidelines and procedures. The existing wetland systems have several important functions, including flow of water (lakes are connected by waterways and streams), and habitat for plants and wildlife. Wetland impacts shall be carefully planned to avoid inordinate impacts to the wetlands system and be integrated into the overall conservation plan for the PUD.

5.2.5 Wetland Setbacks

A mandatory minimum setback of 50 feet from all retained jurisdictional wetland lines shall be established in the PUDs, and a minimum 50-foot-wide buffer shall apply to isolated wetlands, non-isolated wetlands, and rivers and streams, except where the required buffer makes a lot unbuildable, in which case a variable buffer consisting of a minimum width of 15 feet and average width of 50 feet shall be provided.

Development should preserve wetlands and portions of developable uplands containing designated species or rare upland habitats. The permanent preservation of suitable areas through recordation of conservation easements, consistent with s.

704.06 FS, as amended, shall correspond with each development phase or stage.

5.2.6 Protection of Trees and Native Vegetation

PUDs shall ensure the protection of specimen trees (live oak and magnolia trees). Special consideration shall be given to rare upland habitats and designated species within ecologically significant areas identified herein. The extent to which preservation of vegetative communities and wildlife habitats shall be protected and incorporated into protected open space on a development site, shall be determined during the PUD process.

1. *Tree Replacement.* Tree replacement ratios shall be as follows:

- a) Replacement of non-specimen trees shall be based on a one-to-one ratio of the cumulative DBH of the trees to be removed to the cumulative caliper of the trees to be installed.
- b) Specimen trees shall be replaced on a two-to-one ratio of the cumulative caliper of the trees to be installed to the cumulative DBH of the trees removed.

5.2.7 Wildlife Data

An applicant for a PUD shall submit baseline data consistent with the guidelines for any state or federally listed wildlife or plant species, based on Florida Fish and Wildlife Conservation Commission (FWWCC) and U.S. Fish and Wildlife Service survey methodologies and casual observation of non-listed wildlife and plant species. The purpose of the baseline data is to recognize the cumulative effects of development within Wellness Way on species diversity and habitat over a period of time.

5.3 Wellness Corridor Network

At build-out, Wellness Way shall contain a large, interconnected network of open spaces comprised of water bodies, wetlands, passive open space, important upland habitats and publicly owned lands. This system, referred to as Wellness Corridors, shall serve to protect environmentally sensitive lands, allow for the continued and safe movement of wildlife and provide for significant passive recreation areas for the residents, employees and visitors. Wellness Corridors shall be indicated on each PUD.

5.3.1 Native Vegetation within Corridors

Non-native landscape species shall be prohibited within these corridors, with the exception of turf grass used as road or yard stabilizer. Vegetation identified on the Florida Exotic Pest Plant Council's List of Invasive Plant Species shall be prohibited.

5.3.2 Movement of Wildlife Crossings

Collaboration with the Florida Fish and Wildlife Conservation Commission (FWWCC), the U.S. Fish and Wildlife Service, and the Florida Department of Transportation shall be required to establish standards and locations for the movement of wildlife on public roads and other corridors, as well as ensuring the crossings or corridors are of the appropriate size.

5.4 Water Conservation

To maximize water conservation, all new construction shall incorporate WaterSense® plumbing fixtures (faucets, showerheads and toilets) and ENERGY STAR® appliances to the greatest extent possible.

To maximize water conservation and minimize fertilizer/pesticide runoff, all new construction must be certified as Florida Water StarSM Silver. Where Florida Water Star Certification will not be obtained, a “Letter of Certification of the Design for an Irrigation System” signed by the contracted irrigation installation/design professional certifying the design is consistent with Florida Water StarSM criteria shall be required before issuance of a building permit. In addition, where Florida Water StarSM Certification will not be obtained, a “Letter of Completion Certifying Compliance with Design for an Irrigation System” signed by the contracted irrigation installation/design professional certifying the installation is consistent with Florida Water StarSM criteria shall be required before issuance of a certificate of occupancy.

5.5 Dark Skies

All new development within Wellness Way, including residential, non-residential, and all public rights-of-way shall utilize lighting fixtures designed and located to minimize glare and reduce light trespass and overhead skyglow. All fixtures shall be certified by the International Dark Sky Association’s Fixture Seal of Approval program.

Section 6 | Public Facilities / Utilities

6.1 Intent

All development in Wellness Way must be consistent with the Capital Improvements Element and approved facility and service plans in order to discourage urban sprawl, meet adopted level of service standards, and thereby minimize associated public costs.

6.2 Identification of Water Supplies

All new development shall connect to non-potable sources of water, such as reclaimed water, for landscape irrigation, when available. The availability of, and requirement to connect to, Alternative Water Supplies, including reclaimed water, will be determined during the PUD approval process unless the use of water from other water sources is authorized by the St. Johns River Water Management District pursuant to part II of Chapter 373, F.S.

6.3 Potable and Reclaimed Water Facilities

PUDs within Wellness Way shall include an analysis of potable and reclaimed water facilities, including sources, treatment capacity and delivery infrastructure, required to accommodate projected impacts and maintain the City or private utility provider's adopted level of service (LOS) for such facilities. If it is determined that treatment plant sites and/or right-of-way/easements are needed to accommodate the projected impacts, then those sites and/or right-of-way/easements shall be conveyed prior to the issuance of building permits for development within the PUD.

6.4 Sanitary Sewer Facilities

1.4.1. PUDs within Wellness Way shall include an analysis of sanitary sewer facilities, including treatment capacity and delivery infrastructure, required to accommodate projected impacts and maintain the City or private utility provider's adopted level of service (LOS) for such facilities. If it is determined that treatment plant sites and/or right-of-way/easements are needed to accommodate the projected impacts, then those sites shall be conveyed prior to the issuance of building permits for development within the PUD.

6.5 Solid Waste Facilities

PUDs within Wellness Way shall include an analysis of solid waste impacts and, when necessary, mitigation plans that ensure adequate capacity exists to accommodate proposed demand.

6.6 Educational Facilities

PUDs within Wellness Way shall include an analysis of impacts to public schools and, when necessary, mitigation consistent with the policies and procedures identified in the City of Clermont Comprehensive Plan. If it is determined that one or more school sites within the proposed PUD are needed to accommodate projected impacts, then those sites shall be consistent with the PSFE's School Facility Siting objective and policies.

PUDs shall analyze the impacts of the future residential land uses on public schools and identify the facilities needed.

6.6.1 School Sites

1. In addition to the PSFE's school facility siting objective and policies, the public-school siting provisions of Sections 333.03 and 1013.36, F.S., and the First Amended Interlocal Agreement between Lake County and Lake County School Board and Municipalities for School Facilities Planning and Siting (the ILA) be followed when identifying and dedicating public school sites.
2. Future school sites shall be suitable for development as a public school and have the ability to be served with the necessary infrastructure, such as the following: potable and non-potable water, sanitary sewer, electrical power, high-speed internet service and transportation facilities.
3. When it is not possible to avoid soil conditions on a public-school site that would require remediation in order to permit vertical construction, such remediation will be included in the applicant's PUD plan for mitigation of the impacts on public schools.

6.7 Public Safety

PUDs within Wellness Way shall include an analysis of law enforcement, fire protection and emergency services impacts and shall include coordination with the agencies providing these services to determine if facility sites are required within the PUD to ensure the provision of adequate public facilities and services. If it is determined that land is needed to accommodate the siting of facilities required to address the impacts of the proposed PUD, these lands shall be conveyed prior to the issuance of building permits for development within the PUD.

6.8 Technology Infrastructure

The delivery of high-speed data transfer to businesses and homes is critical to advancing high value, high wage job creation. Each PUD shall demonstrate how technology infrastructure and services will be delivered to each residential home and commercial business.

Section 7 | Signage

7.1 Signage

Except as provided herein, signage within Wellness Way shall be subject to the applicable City of Clermont Signage Code.

7.1.1 Public Realm Signage

Public realm signage creates brand awareness and wayfinding clarity along transportation routes. They are intended to be located at important entry access points to projects and site features/amenities. These freestanding signs allow for fluid traffic movement and will be sized appropriately for maximum visibility, placed in optimal locations and display the information necessary to provide easy navigation throughout Wellness Way.

The following types of signs are allowed within Wellness Way:

- Wellness Way Identification and Wayfinding Signs
 - Primary Regional Gateway
 - Secondary Regional Wayfinding
- Parcel Identification Signs
 - Single Use Non-Residential
 - Multi-Tenant Commercial
 - Office Complex
 - Residential Subdivision
 - Multi-Family Residential

Electronic message signs are prohibited within Wellness Way except for price signage for gas stations.

7.1.1 (a) Primary Regional Gateway Signs.

Sign Standards	
Maximum Height	Tower: 20' / Copy Area: 8'
Maximum Width	15'
Maximum Copy Area	60sf limited to "Wellness Way"
Identification	
Minimum Distance from Intersecting ROW	Allowed in ROW by License
Minimum Setback from ROW	Agreement or Easement. Setback
Minimum Setback from Side/Rear PL	from back of curb TBD per each
Minimum Setback from Residential Zoning	location
Maximum Number of Signs Allowed	Locations consistent with Gateway
Signage Plan	
Building Material	Split Face Block/stucco for structure; finished metal trim; wood accents; pin mounted raised lettering
Landscape Area	100sf Minimum
Additional Signs for Multiple Street Frontages	N/A
Sign Lighting Allowed	Internal or External

Table 7.1.1 (a): Primary Regional Gateway Sign Standards



7.1.1 (b) Secondary Regional Wayfinding Signs.

Sign Standards	
Maximum Height	20'
Maximum Width	6'
Maximum Copy Area	48sf
Minimum Distance from Intersecting ROW	Allowed in ROW by License Agreement or Easement. Setback from back of curb TBD per each location
Minimum Setback from ROW	
Minimum Setback from Side/Rear PL	
Minimum Setback from Residential Zoning	
Maximum Number of Signs Allowed	Locations consistent with Gateway Signage Plan
Building Material	Split Face Block/stucco for structure; finished metal trim; wood accents; pin mounted raised lettering
Landscape Area	100sf Minimum
Additional Signs for Multiple Street Frontages	N/A
Sign Lighting Allowed	Internal or External

Table 7.1.1 (b): Secondary Regional Wayfinding Sign Standards



7.1.1 (c) Single Use Non-Residential Signs.

Sign Standards	
Maximum Height	10' US27, 8' Collector, 6' Internal
Maximum Width	10'
Maximum Copy Area	60sf Arterial, 48sf Collector, 32sf Internal
Minimum Distance from Intersecting ROW	30' (50' from US27)
Minimum Setback from ROW	5'
Minimum Setback from Side/Rear PL	10'
Minimum Setback from Residential Zoning	20'
Maximum Number of Signs Allowed	1 per street frontage
Building Material	Split Face Block/stucco for structure; finished metal trim; wood accents; pin mounted raised lettering
Landscape Area	100sf Minimum
Additional Signs for Multiple Street Frontages	Yes, with no more than 50% sf of primary sign
Sign Lighting Allowed	Internal or External

Table 7.1.1 (c): Single Use Non-Residential Sign Standards



7.1.1 (d) Multi-Tenant Commercial Signs.

Sign Standards	
Maximum Height	15'
Maximum Width	10'
Maximum Copy Area	>75KSF bldg area: 60sf 10KSF-75KSF bldg area: 75sf <10KSF bldg area: 60sf
Minimum Distance from Intersecting ROW	30' (50' from US27)
Minimum Setback from ROW	10'
Minimum Setback from Side/Rear PL	50'
Minimum Setback from Residential Zoning	20'
Maximum Number of Signs Allowed	1 per street frontage
Building Material	Split Face Block/stucco for structure; finished metal trim; wood accents; pin mounted raised lettering
Landscape Area	100sf Minimum
Additional Signs for Multiple Street Frontages	Yes, with no more than 50% sf of primary sign
Sign Lighting Allowed	Internal or External

Table 7.1.1 (d): Multi-Tenant Commercial Sign Standards

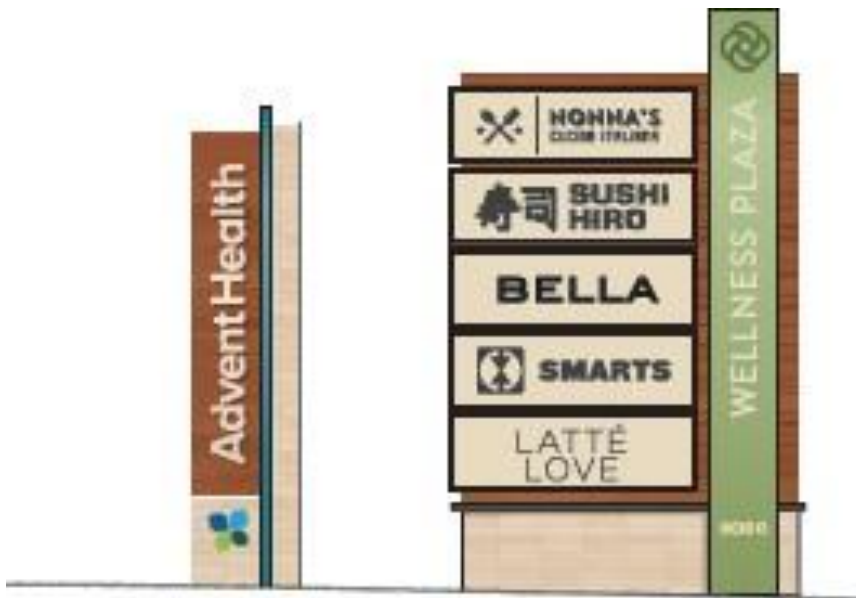


Figure 7.1.1 (d): Example of Multi-Tenant Commercial Sign

7.1.1 (e) Office Complex, Commerce Park, or Logistic Center Signs.

Sign Standards	
Maximum Height	10'
Maximum Width	20'
Maximum Copy Area	>25KSF bldg area: 120sf <25KSF bldg area: 100sf
Minimum Distance from Intersecting ROW	30' (50' from US27)
Minimum Setback from ROW	5'
Minimum Setback from Side/Rear PL	20'
Minimum Setback from Residential Zoning	N/A
Maximum Number of Signs Allowed	1 per street frontage
Building Material	Split Face Block/stucco for structure; finished metal trim; wood accents; pin mounted raised lettering
Landscape Area	100sf Minimum
Additional Signs for Multiple Street Frontages	Yes, with no more than 50% sf of primary sign
Sign Lighting Allowed	Internal or External

Table 7.1.1 (e): Office Complex Sign Standards

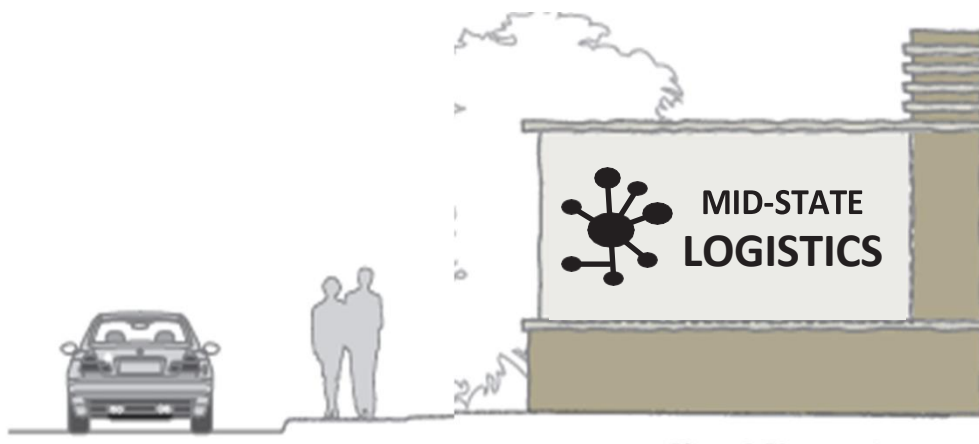


Figure 7.1.1 (e): Example of Office Complex Sign

7.1.1 (f) Residential Subdivision Signs.

Sign Standards	
Maximum Height	10' Primary, 4' Secondary
Maximum Width	20' Primary, 15' Secondary
Maximum Copy Area	48sf Primary, 20sf Secondary
Minimum Distance from Intersecting ROW	N/A
Minimum Setback from ROW	10'
Minimum Setback from Side/Rear PL	N/A
Minimum Setback from Residential Zoning	N/A
Maximum Number of Signs Allowed	2 signs at main entrance, 1 sign at secondary entrance
Building Material	Split Face Block/stucco for structure; finished metal trim; wood accents; pin mounted raised lettering
Landscape Area	100sf Minimum
Additional Signs for Multiple Street Frontages	Yes, with no more than 50% sf of primary sign
Sign Lighting Allowed	Internal or External

Table 7.1.1 (f): Residential Subdivision Sign Standards



Figure 7.1.1 (f): Example of Residential Subdivision Sign

7.1.1 (g) Multi-Family Residential Signs.

Sign Standards	
Maximum Height	10' Primary, 4' Secondary
Maximum Width	20' Primary, 15' Secondary
Maximum Copy Area	48sf Primary, 20sf Secondary
Minimum Distance from Intersecting ROW	N/A
Minimum Setback from ROW	10'
Minimum Setback from Side/Rear PL	N/A
Minimum Setback from Residential Zoning	N/A
Maximum Number of Signs Allowed	2 signs at main entrance, 1 sign at secondary entrance
Building Material	Split Face Block/stucco for structure; finished metal trim; wood accents; pin mounted raised lettering
Landscape Area	100sf Minimum
Additional Signs for Multiple Street Frontages	Yes, with no more than 50% sf of primary sign
Sign Lighting Allowed	Internal or External

Table 7.1.1 (g): Multi-Family Residential Sign Standards



Figure 7.1.1 (g): Example of Multi-Family Residential Sign



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

Order Confirmation

Not an Invoice

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

Date:	05/11/2022
Order Number:	7284008
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	64.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	2	05/23/2022 - 06/13/2022	Govt Public Notices
LEE dailycommercial.com	2	05/23/2022 - 06/13/2022	Govt Public Notices

Total Order Confirmation

\$196.88

Ad Preview

LEGAL NOTICE

Notice is hereby given that the City Council of 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. 2022-019

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 122 ZONING, ARTICLE III DISTRICTS, DIVISION XVI WELLNESS WAY COMMUNITY DESIGN GUIDELINES AND STANDARDS; PROVIDING FOR CODIFICATION; SEVERABILITY; EFFECTIVE DATE; AND PUBLICATION.

The City of Clermont will hold public meetings regarding the proposed ordinance on Tuesday, June 7, 2022 at 6:30 PM before the Planning and Zoning Commission, and before the City Council on Tuesday, June 28, 2022 at 6:30 PM for final reading and adoption.

All public meetings are held in the Clermont City Hall, 1st Floor Council Chambers, located at 685 West Montrose Street, Clermont, FL 34711.

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

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

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

Tracy Ackroyd Howe, MMC
City Clerk

5/23, 6/13



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date		
Tuesday, June 14, 2022		
Agenda Item Name		
Ordinance No. 2022-027 <i>Intro Rogers Place</i>		
Requested Action		
Recommend approval of Ordinance No. 2022-027		
Staff Report		
The applicant is requesting annexation, small-scale land use change and rezoning for the 9.8-acre parcel located on State Road 50 and west of Autoplex Lane. The existing land use in Lake County is Regional Commercial and the current zoning is Lake County Planned Commercial designation. The current use of the property is Heavy Industrial and Manufacturing. The property is located within the Clermont Joint Planning Area (JPA) and Utility Services Boundaries. The annexation request would allow for the connection to Clermont water and sewer services for redevelopment of the subject property. The property boundaries are contiguous to the city boundaries, as required by Florida Statutes for annexation. The Lake County Commissioners approved (Ordinance No. 2022-9) rezoning the property from Planned Industrial (MP) to Planned Commercial (CP) to allow for commercial permitted uses. The applicant is requesting Clermont Planned Unit Development (PUD) zoning, which is consistent with the existing property zoning. The PUD will allow for the development of a new automobile dealership with up to 75,000 square footage and will allow for any other permitted uses in the C-2 General Commercial zoning district. The proposed commercial development intensity shall not exceed the maximum allowed by the Clermont Comprehensive Plan. All development must comply with Clermont Land Development Regulations and the Comprehensive Plan goals, objectives and policies for commercial development. The proposed future land use and zoning designations are consistent with the adjacent properties and will not be out of character with the surrounding development patterns and zoning classifications. Staff recommends approval of Ordinance No. 2022-027.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Staff Report Analysis-Rogers Place Commercial-Final	Staff Report Analysis-Rogers Place Commercial-Final.pdf	
2. Ord 2022-027 Rogers Place annexation	Ord 2022-027 Rogers Place annexation.pdf	
3. Maps	Maps.pdf	
4. Conceptual Site Plan-Final 5-25-2022	Conceptual Site Plan-Final 5-25-2022.pdf	
5. Elevations 5-26-2022	Elevations 5-26-2022.pdf	
6. STATEMENT IN SUPPORT - ROGERS PLACE COMMERCIAL PUD	STATEMENT IN SUPPORT - ROGERS PLACE COMMERCIAL PUD.pdf	
7. Annexation Application	Annexation Application.pdf	
8. Legal ad Ord. 2022-027 Rogers Place ANEX	Legal ad Ord. 2022-027 Rogers Place ANEX.PDF	



CITY OF CLERMONT

Staff Analysis Report

OWNER: GK Rogers Construction, LLC.

APPLICANT: First Team Commercial, LLC.

PROJECT NAME: Rogers Place Commercial

REQUESTED ACTION: Request Annexation, Small Scale Comprehensive Plan Amendment and Rezoning of subject property.

SIZE OF PARCEL: 9.8 acres +/-

LOCATION: Property located on the State Road 50, and west of Autoplex Boulevard.

EXISTING ZONING: Planned Unit Development PUD (Lake County)

EXISTING LAND USE: Regional Commercial (Lake County)

FUTURE LAND USE CATEGORY: Clermont Commercial Land Use

SITE UTILITIES: City of Clermont Water and Sewer

ANALYSIS:

The applicant is requesting annexation, small-scale land use change and rezoning for the 9.8-acre parcel located on State Road 50 and west of Autoplex Lane. The existing land use in Lake County is Regional Commercial and the current zoning is Lake County Planned Commercial designation. The current use of the property is Heavy Industrial and Manufacturing. The property is located within the Clermont Joint Planning Area (JPA) and Utility Services Boundaries. The annexation request would allow for the connection to Clermont water and sewer services for redevelopment of the subject property. The property boundaries are contiguous to City Boundaries, as required by Florida Statutes for annexation.

The Lake County Commissioners approved (Ordinance No. 2022-9) rezoning the property from Planned Industrial (MP) to Planned Commercial (CP) to allow for commercial permitted uses. The applicant is requesting Clermont Planned Unit Development (PUD) zoning, which is consistent with the existing property zoning. The PUD will allow for the development of a new automobile dealership with up to 75,000 maximum square footage. The property may also be used for any other permitted uses in the C-2 General Commercial zoning district. The proposed commercial development intensity shall not exceed the maximum allowed by the Clermont Comprehensive Plan. All development must comply with Clermont Land Development Regulations and the Comprehensive Plan goals, objectives and policies for commercial development. The proposed future land use and zoning designations are consistent with the adjacent properties and will not be out of character with the surrounding development patterns and zoning classifications. The project will be required to comply with any recommended traffic mitigation improvements identified in the Traffic Impact Study conducted by the City's Traffic Engineer Consultant.

Staff recommends approval of Ordinance No. 2022-027 Annexation; and the approval of Ordinance No. 2022-028 land use change, and the rezoning of subject property with Ordinance No. 2022-029.



CITY OF CLERMONT
ORDINANCE NO. 2022-027

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

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

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

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

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

SECTION 1.

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

LEGAL DESCRIPTION

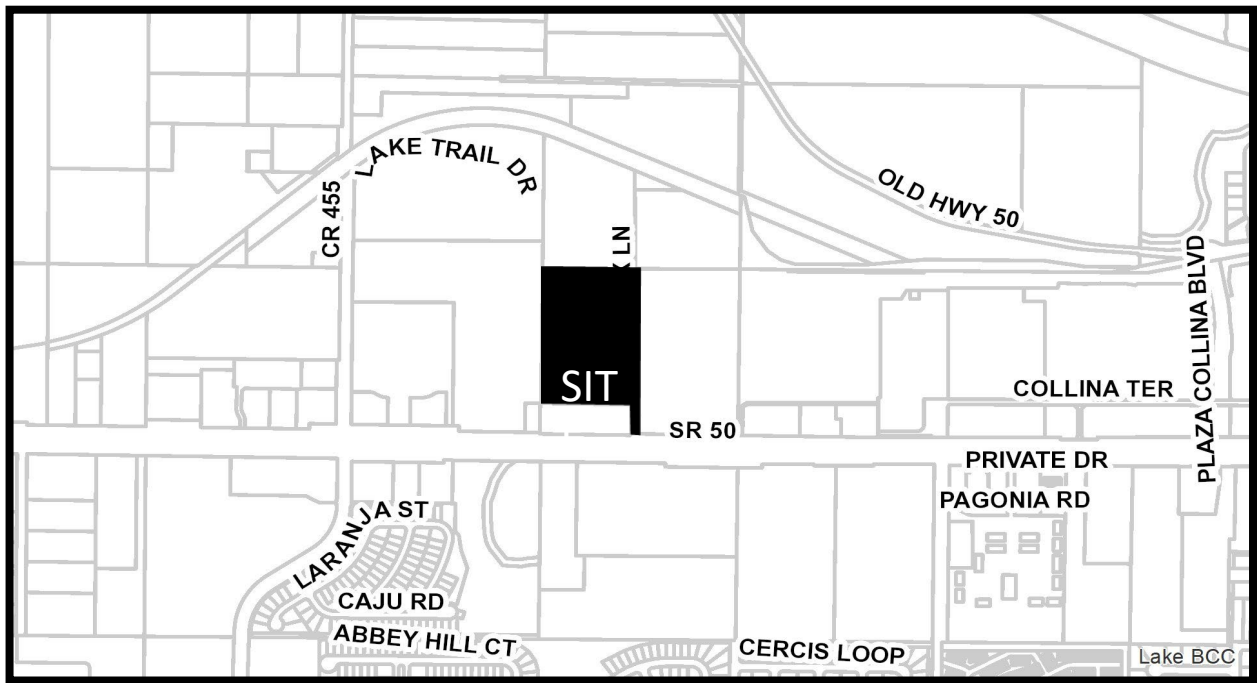
A PORTION OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, RUN SOUTH 00°40'13" WEST, ALONG THE EAST LINE OF SAID SECTION 26, A DISTANCE OF 1183.62 FEET TO A POINT ON THE NORTHERLY RIGHT—OF—WAY LINE OF WEST COLONIAL DRIVE (STATE ROAD NO. 50), ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT—OF—WAY MAP SECTION NO. 11070—2505; THENCE RUN NORTH 89°06'47" WEST, ALONG SAID NORTHERLY RIGHT—OF—WAY LINE, A DISTANCE OF 680.32 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 89°06'47" WEST, CONTINUING ALONG SAID NORTHERLY RIGHT—OF—WAY LINE, A DISTANCE OF 37.58 FEET TO THE SOUTHEASTERLY CORNER OF THE FLORIDA DEPARTMENT OF TRANSPORTATION RETENTION AREA AS RECORDED IN OFFICIAL RECORDS BOOK 591, PAGE 1209 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN NORTH 00°53'29" EAST,

CITY OF CLERMONT
ORDINANCE NO. 2022-027

ALONG THE EASTERLY LINE OF SAID RETENTION AREA, A DISTANCE OF 208.00 FEET TO THE NORTHEASTERLY CORNER OF SAID RETENTION AREA; THENCE RUN NORTH 89°05'47" WEST, ALONG THE NORTHERLY LINE OF SAID RETENTION AREA, A DISTANCE OF 609.73 FEET; THENCE RUN NORTH 00°35'14" EAST, DEPARTING SAID NORTHERLY LINE, A DISTANCE OF 659.86 FEET; THENCE RUN, PARALLEL TO SAID NORTHERLY LINE, SOUTH 89°05'47" EAST, A DISTANCE OF 630.78 FEET TO A POINT ON THE EASTERLY LINE OF THAT CERTAIN ACCESS, INGRESS AND EGRESS EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 2754, PAGE 2316 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN SOUTH 00°25'53" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 868.21 FEET TO THE POINT OF BEGINNING. SITE CONTAINS 9.8 +/- ACRES.

LOCATION:

Vacant parcel located north of State Road 50 and west of Auto Plex Lane
 (Alternate Key 3835575)



SECTION 2:

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



CITY OF CLERMONT
ORDINANCE NO. 2022-027

SECTION 3:

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

SECTION 4: CONFLICT

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

SECTION 5: SEVERABILITY

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

SECTION 6: ADMINISTRATIVE CORRECTION

This Ordinance may be re-numbered or re-lettered and the correction of typographical and/or scrivener's errors which do not affect the intent may be authorized by the City Manager or designee, without need of public hearing, by filing a corrected or re-codified copy of same with the City Clerk.

SECTION 7: RECORDING

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

SECTION 6: PUBLICATION AND EFFECTIVE DATE

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



CITY OF CLERMONT
ORDINANCE NO. 2022-027

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 28th day of June 2022.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

Exhibit - Location Map – Rogers Place Commercial

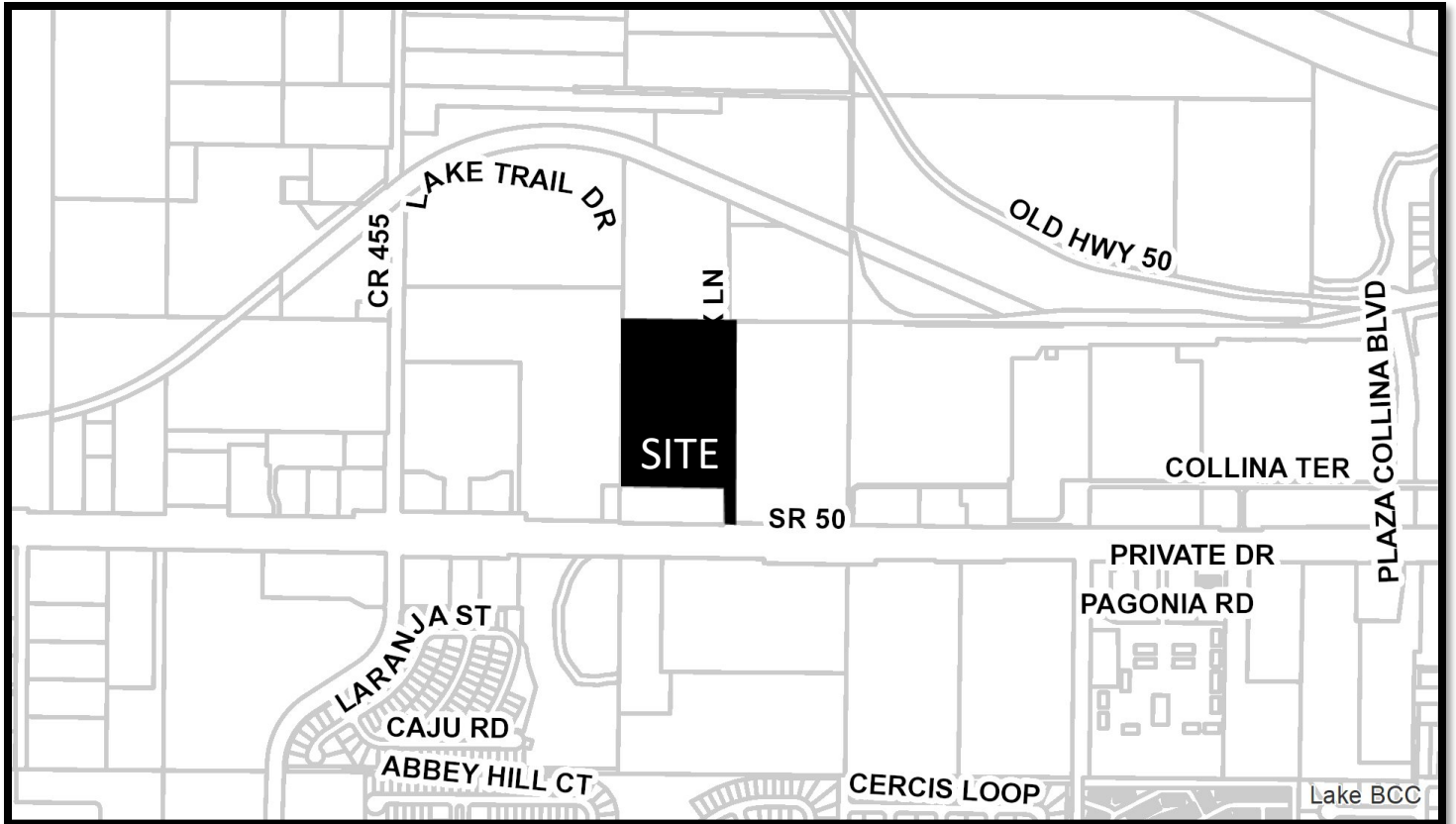


Exhibit - Zoning Map – Rogers Place Commercial

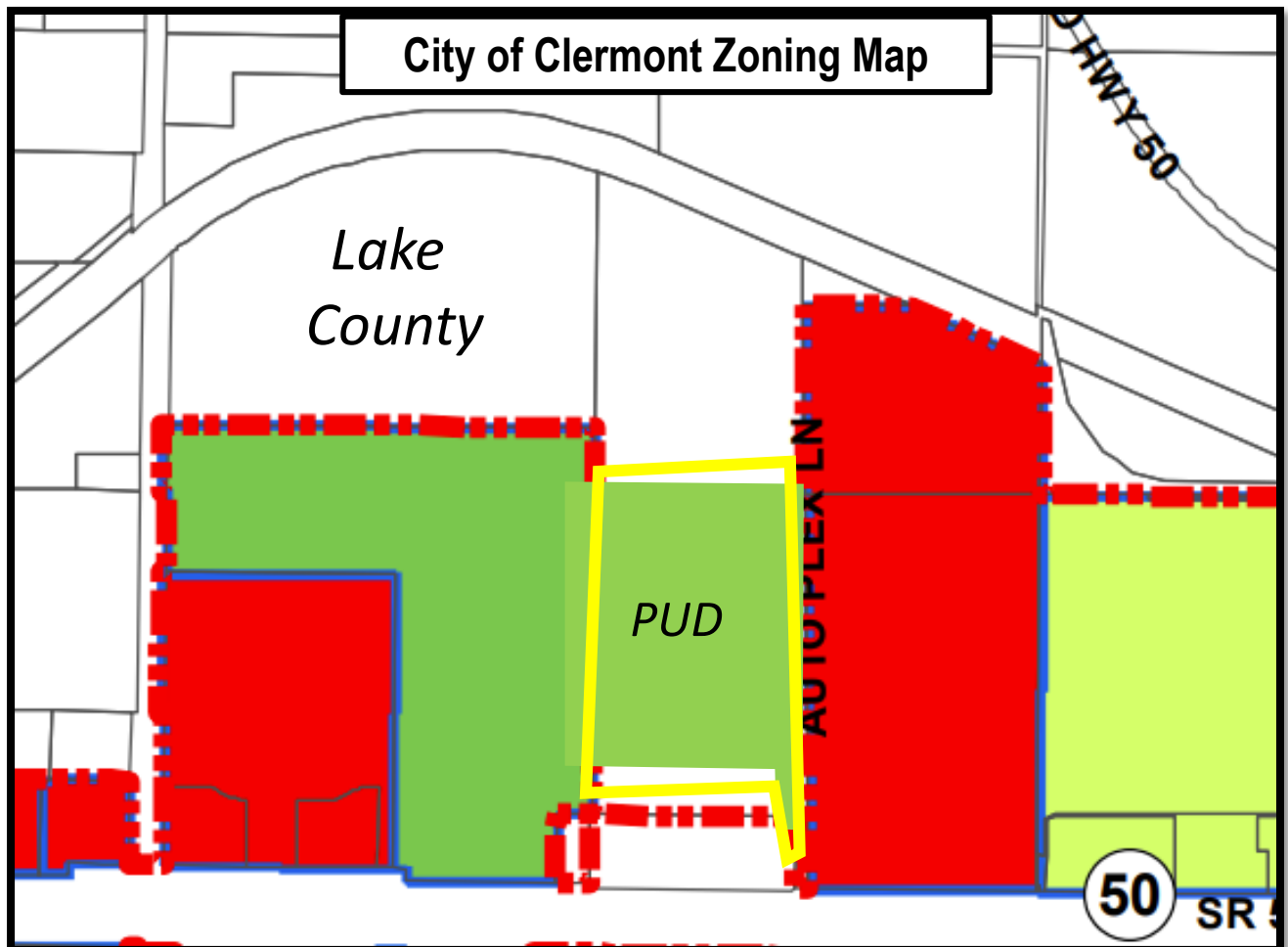
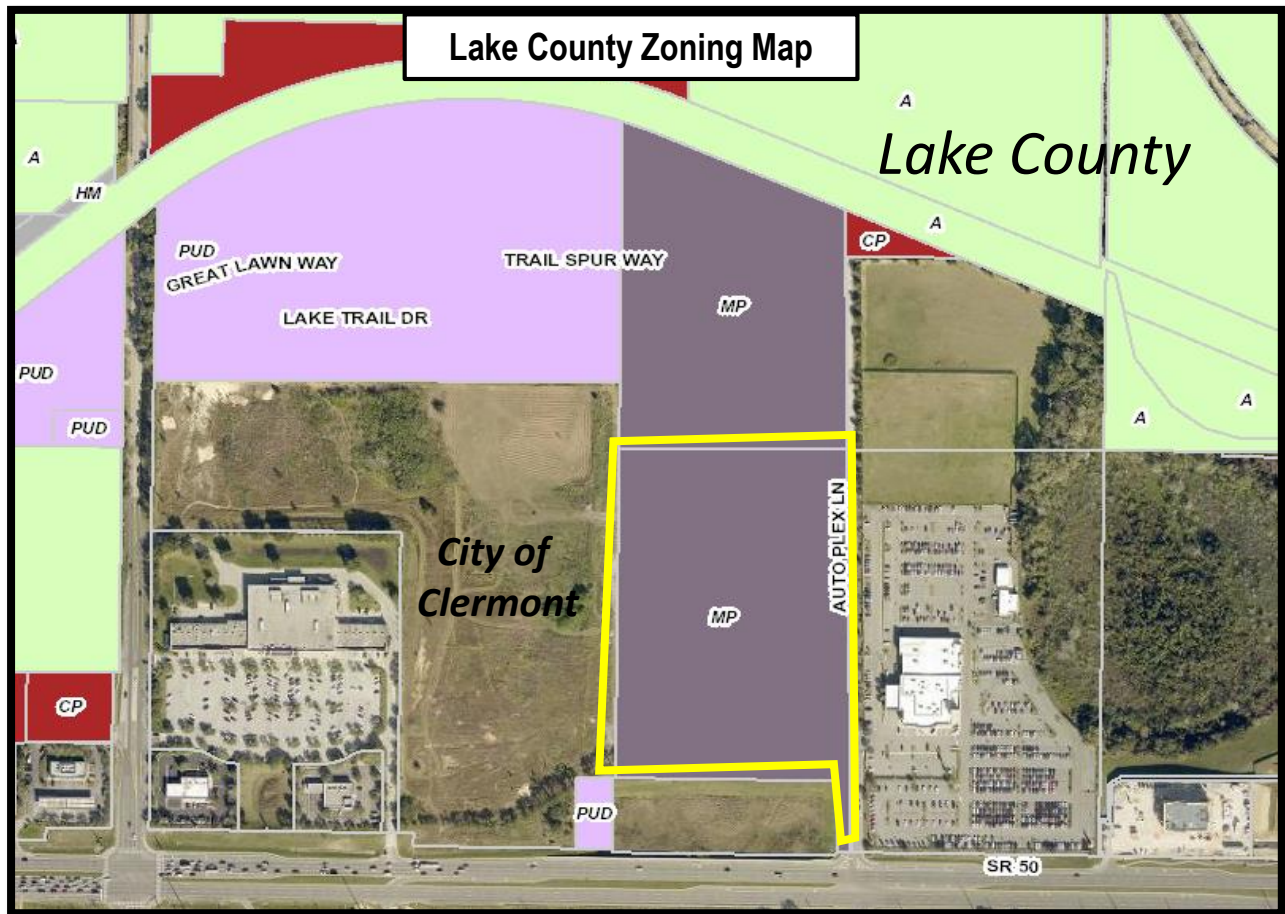
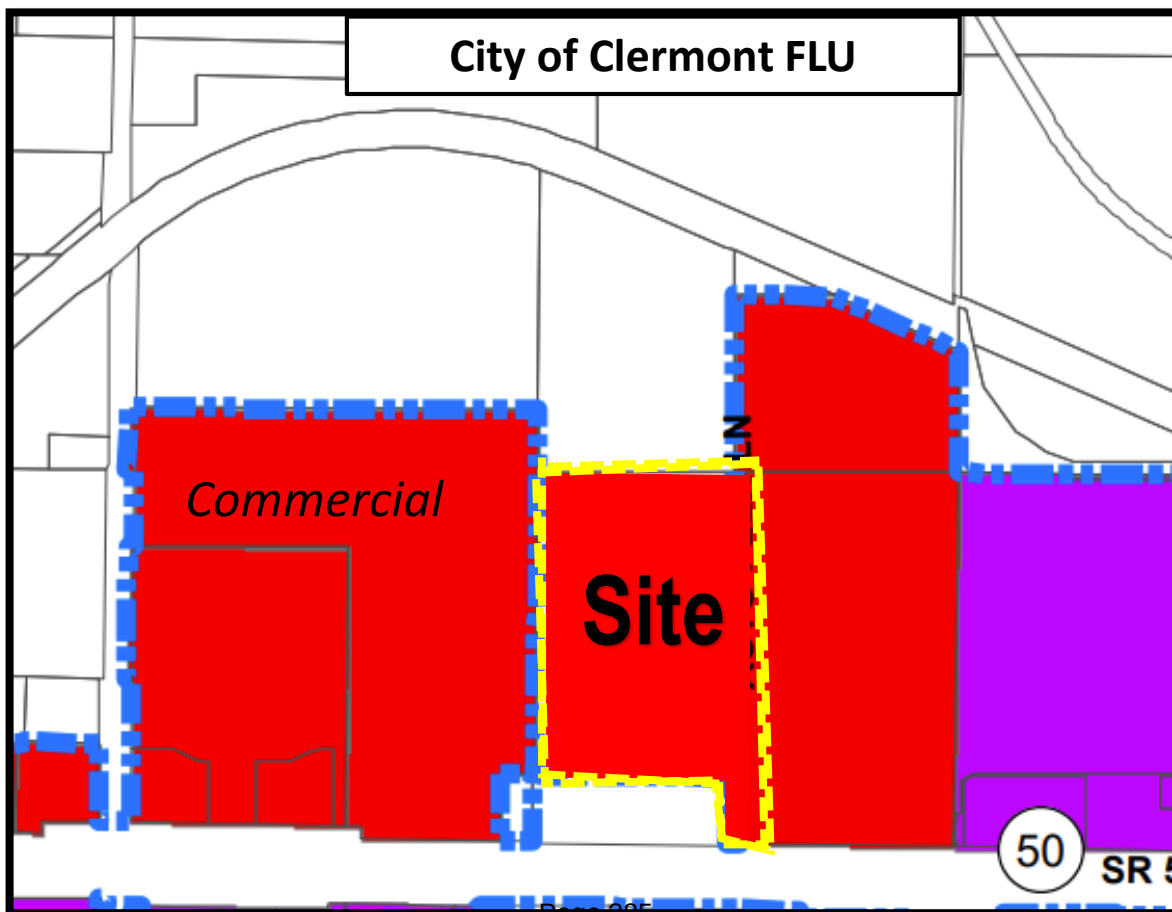
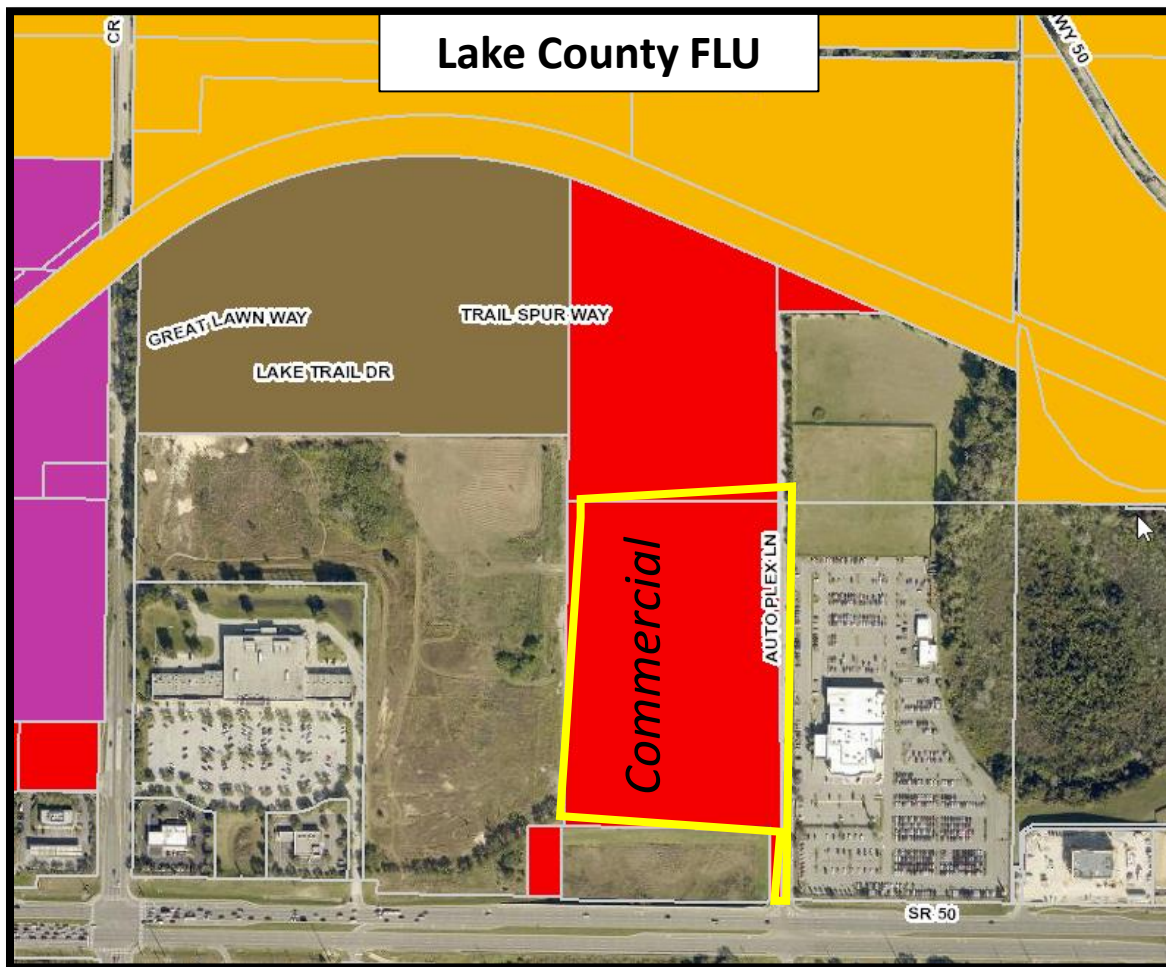
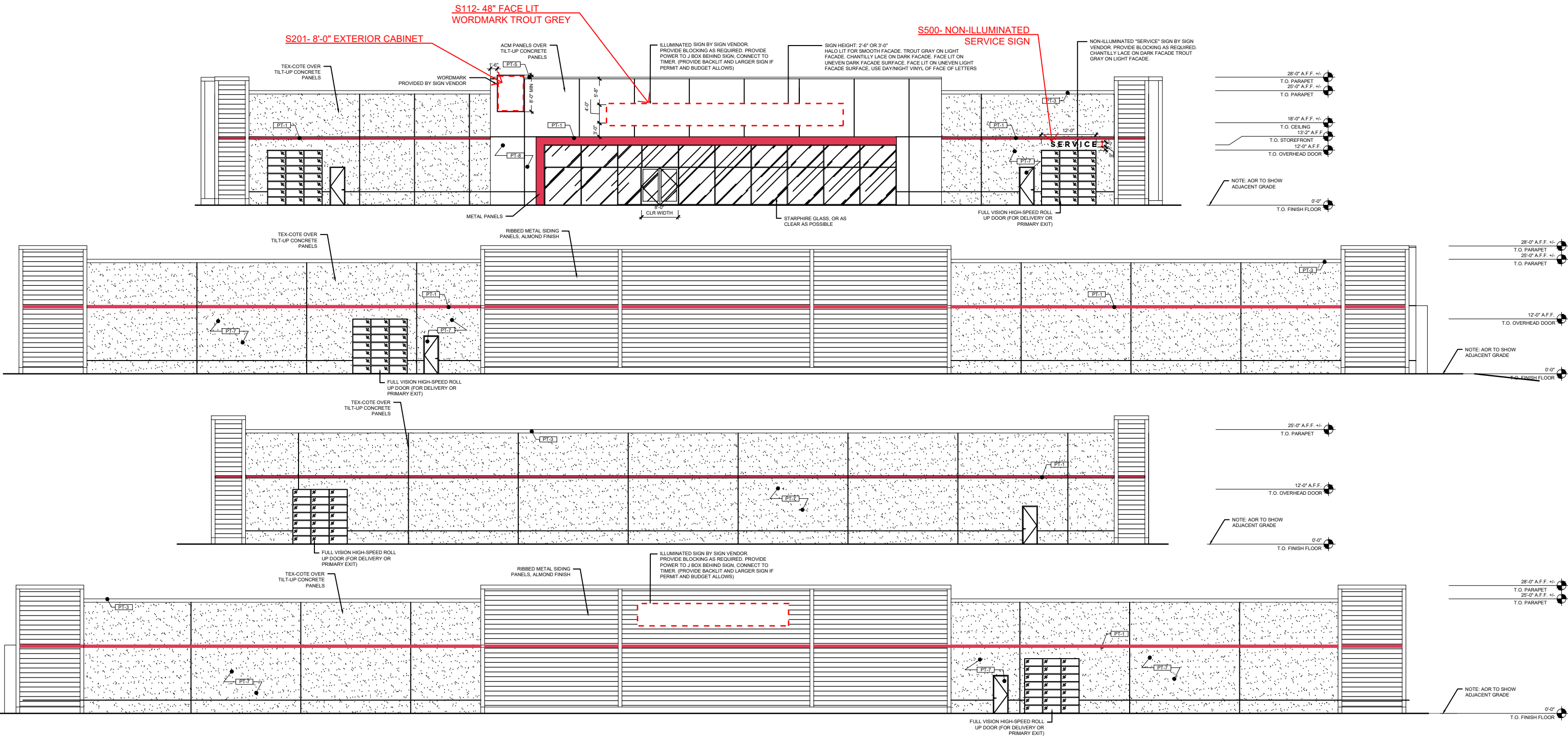


Exhibit – Future Land Use Map – Rogers Place Commercial





ROGERS PLACE COMMERCIAL PUD STATEMENT IN SUPPORT

GK Rogers Construction, LLC, is applying for annexation, land use plan amendment and rezoning for 9.8 acres of property lying north of SR 50 and west of Autoplex Lane; abutting Carmax (west) and Toyota of Clermont (east).

The specific user planned for the property is an automotive sales/service facility. However, the development will not be a traditional dealership, since this particular user sells many vehicles through factory direct orders. See Concept Plan.

The Property currently has Planned Unit Development zoning in Lake County (copy attached for your convenience) which authorizes Lake County CP uses with several ‘carve-outs’ for uses not allowed. The applicant is not requesting an expansion or change in the uses already authorized by Lake County.

The area of east Clermont along SR 50 has urbanized over the past twenty years, and the current Property use of heavy industrial is no longer the highest and best use of the Property – Class A commercial development is more appropriate at that location.

Because the property already has zoning entitlements for this request, utility service will come from the City, and the development standards of the City of Clermont are more stringent than Lake County (and the developer agrees to build to City standards), we believe it is in the best interests of Clermont and its citizens to annex, grant land use classification and rezoning to allow the use to be constructed and operated in the City.

Thank you for your consideration; we would be happy to supply any additional information requested.



APPLICATION & PETITION

DATE: 4-22-22

FEE: \$155.⁰⁰
+ cost of advertising

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

PROJECT NAME (if applicable): ROGERS PLACE COMMERCIAL

APPLICANT: First Team Commercial, LLC, Thomas A Dixon

Address: 1300 Country Lane

City: Orlando State: Florida Zip: 32804

Phone: 321-594-6771 Fax: _____

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

OWNER: GK ROGERS CONSTSRUCTION, LLC

Address: 4240 Martin Luther King Jr. Drive SW

City: Atlanta State: Georgia Zip: 30336

Phone: 321-594-6771 Fax: _____

AGENT NAME (Affidavit required): (Same as applicant)

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____

E-Mail: _____

Property address and/or general location: Autoplex Lane

Area of property: 9.8 +/- acres, and/or _____ +/- sq. ft.

The property is PRESENTLY used for: Heavy Industrial

The property is PROPOSED to be used for: Commercial,PUD



Existing Lake County Land Use* : Regional Commercial

Existing Lake County Zoning* : PUD

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

Number of existing structures on the property and their present use: _____
Metal Building, Industrial.

State the reason or basis for this request: To obtain City services for commercial development.

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

Section 09, Township 22, Range 26

See attached legal description

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



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

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

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

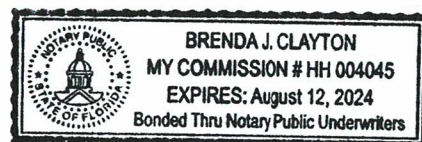
hereby petition that the hereinafter described real estate be annexed to, and become a part of the city limits of the City of Clermont, a municipal corporation in Lake County, Florida, created and existing pursuant to Chapter 9820, Laws of Florida, Special Acts of 1923, and amendatory and supplementary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

IN WITNESS WHEREOF, we, the undersigned landowners, as petitioners, have hereunto set our hands and seals as of the 28th day of April, 2022.

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

[Signature]
Landowner (Petitioner)
4-28-2022
Date

[Signature]
Notary Public
8/12/24
My Commission Expires



LEGAL NOTICE

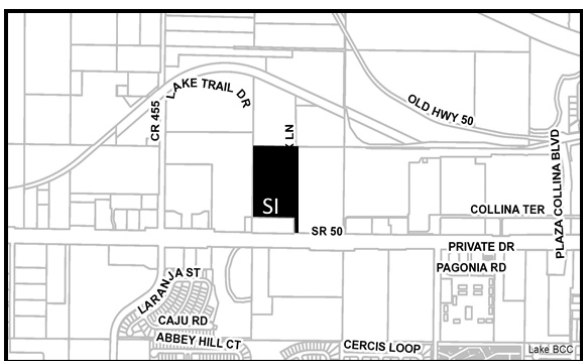
The Clermont City Council will consider the enactment of the following proposed Ordinance at their regularly scheduled meeting to be held Tuesday, June 28, 2022 at 6:30 PM. All public hearings are held at the Clermont City Hall, Council Chambers located at 685 West Montrose Street. All interested parties will be given an opportunity to express their views on this matter.

ORDINANCE NO. 2022-027

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

LOCATION:

Vacant parcel located north of SR 50
and west of Auto Plex Lane
(Alternate Key 3835575)



LEGAL DESCRIPTION

A PORTION OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, RUN SOUTH 00°40'13" WEST, ALONG THE EAST LINE OF SAID SECTION 26, A DISTANCE OF 1183.62 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WEST COLONIAL DRIVE (STATE ROAD NO. 50), ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION NO. 11070-2505; THENCE RUN NORTH 89°06'47" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 680.32 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 89°06'47" WEST, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 37.58 FEET TO THE SOUTHEASTERLY CORNER OF THE FLORIDA DEPARTMENT OF TRANSPORTATION RETENTION AREA AS RECORDED IN OFFICIAL RECORDS BOOK 591, PAGE 1209 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN NORTH 00°53'29" EAST, ALONG THE EASTERLY LINE OF SAID RETENTION AREA, A DISTANCE OF 208.00 FEET TO THE NORTHEASTERLY CORNER OF SAID RETENTION AREA; THENCE RUN NORTH 89°05'47" WEST, ALONG THE NORTHERLY LINE OF SAID RETENTION AREA, A DISTANCE OF 609.73 FEET; THENCE RUN NORTH 00°35'14" EAST, DEPARTING SAID NORTHERLY LINE, A DISTANCE OF 659.86 FEET; THENCE RUN, PARALLEL TO SAID NORTHERLY LINE, SOUTH 89°05'47" EAST, A DISTANCE OF 630.78 FEET TO A POINT ON THE EASTERLY LINE OF THAT CERTAIN ACCESS, INGRESS AND EGRESS EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 2754, PAGE 2316 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN SOUTH 00°25'53" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 868.21 FEET TO THE POINT OF BEGINNING.

SITE CONTAINS 9.8 +/- ACRES.

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

The proposed ordinance may be inspected at the Clermont Development Services Department, located at 685 W. Montrose Street, Clermont, FL 34711 between 8 AM and 5 PM Monday to Friday.

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

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

Tracy Ackroyd Howe, MMC
City Clerk



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date		
Tuesday, June 14, 2022		
Agenda Item Name		
Ordinance No. 2022-028 <i>Intro Rogers Place</i>		
Requested Action		
Recommend approval of Ordinance No. 2022-028.		
Staff Report		
The applicant is requesting annexation, small-scale land use change and rezoning for the 9.8-acre parcel located on State Road 50 and west of Autoplex Lane. The existing land use in Lake County is Regional Commercial and the current zoning is Lake County Planned Commercial designation. The current use of the property is Heavy Industrial and Manufacturing. The property is located within the Clermont Joint Planning Area (JPA) and Utility Services Boundaries. The annexation request would allow for the connection to Clermont water and sewer services for redevelopment of the subject property. The property boundaries are contiguous to the city boundaries, as required by Florida Statutes for annexation. The Lake County Commissioners approved (Ordinance No. 2022-9) rezoning the property from Planned Industrial (MP) to Planned Commercial (CP) to allow for commercial permitted uses. The applicant is requesting Clermont Planned Unit Development (PUD) zoning, which is consistent with the existing property zoning. The PUD will allow for the development of a new automobile dealership with up to 75,000 maximum building square footage and any other permitted uses in the C-2 General Commercial zoning district. The proposed commercial development intensity shall not exceed the maximum allowed by the Clermont Comprehensive Plan. All development must comply with Clermont Land Development Regulations and the Comprehensive Plan goals, objectives and policies for commercial development. The proposed land use and zoning is consistent with the adjacent properties and will not be out of character with the surrounding development patterns and zoning classifications. The project will be required to comply with any recommended traffic mitigation improvements identified in the Traffic Impact Study conducted by the City's Traffic Engineer Consultant. Staff recommends approval of Ordinance No. 2022-028, to change the current Future Land Use Map designation from Lake County Regional Commercial to Clermont Commercial designation.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Staff Report Analysis-Rogers Place Commercial-Final	Staff Report Analysis-Rogers Place Commercial-Final.pdf	
2. Ord 2022-028 Rogers Place CPA	Ord 2022-028 Rogers Place CPA.pdf	

3.	Maps	Maps.pptx
4.	Site Plan	Site Plan.pdf
5.	Elevations	Elevations.pdf
6.	STATEMENT IN SUPPORT - ROGERS PLACE COMMERCIAL PUD	STATEMENT IN SUPPORT - ROGERS PLACE COMMERCIAL PUD.pdf
7.	Comp Plan Application	Comp Plan Application.pdf
8.	Legal ad Ord. 2022-028 Rogers Place CPA	Legal ad Ord. 2022-028 Rogers Place CPA.pdf



CITY OF CLERMONT

Staff Analysis Report

OWNER: GK Rogers Construction, LLC.

APPLICANT: First Team Commercial, LLC.

PROJECT NAME: Rogers Place Commercial

REQUESTED ACTION: Request Annexation, Small Scale Comprehensive Plan Amendment and Rezoning of subject property.

SIZE OF PARCEL: 9.8 acres +/-

LOCATION: Property located on the State Road 50, and west of Autoplex Boulevard.

EXISTING ZONING: Planned Unit Development PUD (Lake County)

EXISTING LAND USE: Regional Commercial (Lake County)

FUTURE LAND USE CATEGORY: Clermont Commercial Land Use

SITE UTILITIES: City of Clermont Water and Sewer

ANALYSIS:

The applicant is requesting annexation, small-scale land use change and rezoning for the 9.8-acre parcel located on State Road 50 and west of Autoplex Lane. The existing land use in Lake County is Regional Commercial and the current zoning is Lake County Planned Commercial designation. The current use of the property is Heavy Industrial and Manufacturing. The property is located within the Clermont Joint Planning Area (JPA) and Utility Services Boundaries. The annexation request would allow for the connection to Clermont water and sewer services for redevelopment of the subject property. The property boundaries are contiguous to City Boundaries, as required by Florida Statutes for annexation.

The Lake County Commissioners approved (Ordinance No. 2022-9) rezoning the property from Planned Industrial (MP) to Planned Commercial (CP) to allow for commercial permitted uses. The applicant is requesting Clermont Planned Unit Development (PUD) zoning, which is consistent with the existing property zoning. The PUD will allow for the development of a new automobile dealership with up to 75,000 maximum square footage. The property may also be used for any other permitted uses in the C-2 General Commercial zoning district. The proposed commercial development intensity shall not exceed the maximum allowed by the Clermont Comprehensive Plan. All development must comply with Clermont Land Development Regulations and the Comprehensive Plan goals, objectives and policies for commercial development. The proposed future land use and zoning designations are consistent with the adjacent properties and will not be out of character with the surrounding development patterns and zoning classifications. The project will be required to comply with any recommended traffic mitigation improvements identified in the Traffic Impact Study conducted by the City's Traffic Engineer Consultant.

Staff recommends approval of Ordinance No. 2022-027 Annexation; and the approval of Ordinance No. 2022-028 land use change, and the rezoning of subject property with Ordinance No. 2022-029.



CITY OF CLERMONT
ORDINANCE NO. 2022-028

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

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

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

WHEREAS, the Planning and Zoning Commission and the City Council of the City of Clermont have held public hearings on the proposed amendment to the plan in light of written comments, proposals and objections from the general public;

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

SECTION 1.

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

LEGAL DESCRIPTION:

A PORTION OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, RUN SOUTH 00°40'13" WEST, ALONG THE EAST LINE OF SAID SECTION 26, A DISTANCE OF 1183.62 FEET TO A POINT ON THE NORTHERLY RIGHT—OF—WAY LINE OF WEST COLONIAL DRIVE (STATE ROAD NO. 50), ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT—OF—WAY MAP SECTION NO. 11070—2505; THENCE RUN NORTH 89°06'47" WEST, ALONG SAID NORTHERLY RIGHT—OF—WAY LINE, A

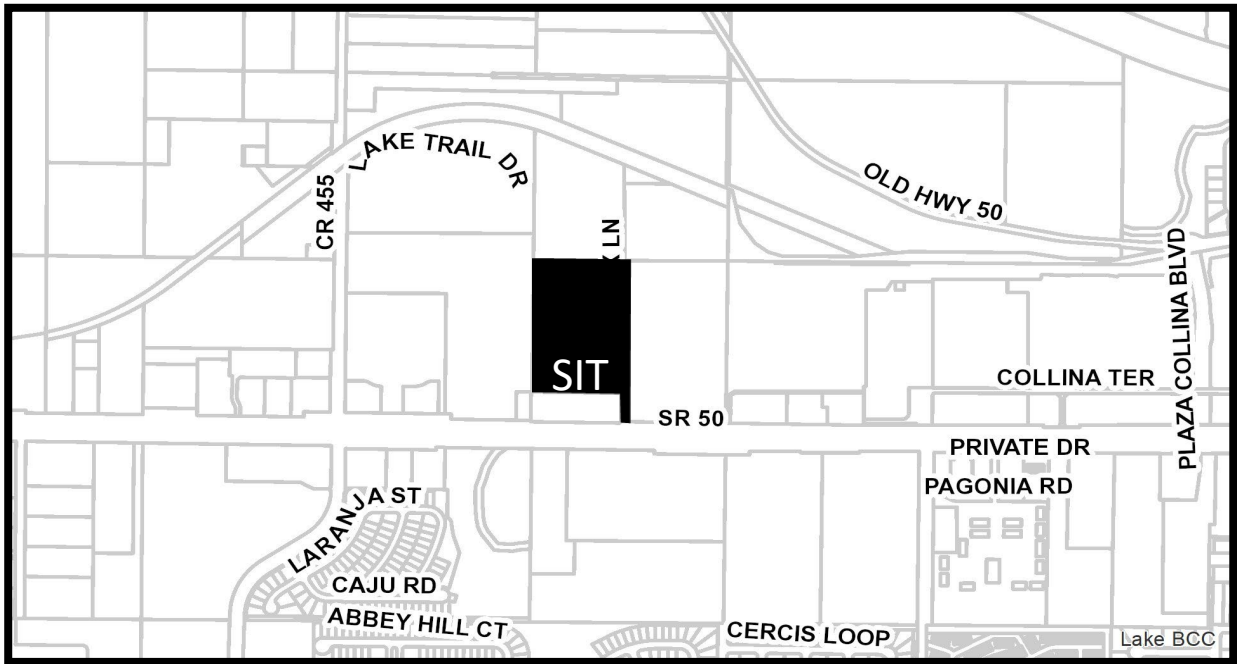
CITY OF CLERMONT
ORDINANCE NO. 2022-028

DISTANCE OF 680.32 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 89°06'47" WEST, CONTINUING ALONG SAID NORTHERLY RIGHT—OF—WAY LINE, A DISTANCE OF 37.58 FEET TO THE SOUTHEASTERLY CORNER OF THE FLORIDA DEPARTMENT OF TRANSPORTATION RETENTION AREA AS RECORDED IN OFFICIAL RECORDS BOOK 591, PAGE 1209 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN NORTH 00°53'29" EAST, ALONG THE EASTERLY LINE OF SAID RETENTION AREA, A DISTANCE OF 208.00 FEET TO THE NORTHEASTERLY CORNER OF SAID RETENTION AREA; THENCE RUN NORTH 89°05'47" WEST, ALONG THE NORTHERLY LINE OF SAID RETENTION AREA, A DISTANCE OF 609.73 FEET; THENCE RUN NORTH 00°35'14" EAST, DEPARTING SAID NORTHERLY LINE, A DISTANCE OF 659.86 FEET; THENCE RUN, PARALLEL TO SAID NORTHERLY LINE, SOUTH 89°05'47" EAST, A DISTANCE OF 630.78 FEET TO A POINT ON THE EASTERLY LINE OF THAT CERTAIN ACCESS, INGRESS AND EGRESS EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 2754, PAGE 2316 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN SOUTH 00°25'53" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 868.21 FEET TO THE POINT OF BEGINNING.

SITE CONTAINS 9.8 +/- ACRES.

LOCATION:

Vacant parcel located north of State Road 50 and west of Auto Plex Lane
(Alternate Key 3835575)





CITY OF CLERMONT
ORDINANCE NO. 2022-028

CHANGE IN FUTURE LAND USE CLASSIFICATION:

**FROM: LAKE COUNTY REGIONAL COMMERCIAL DESIGNATION
TO: CITY OF CLERMONT COMMERCIAL DESIGNATION**

SECTION 2: CONFLICT

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

SECTION 3: SEVERABILITY

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

SECTION 4: ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR

This Ordinance may be re-numbered or re-lettered and the correction of typographical and/or scrivener's errors which do not affect the intent may be authorized by the City Manager or designee, without need of public hearing, by filing a corrected or re-codified copy of same with the City Clerk.

SECTION 5: PUBLICATION AND EFFECTIVE DATE

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



CITY OF CLERMONT
ORDINANCE NO. 2022-028

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida, this 28th day of June 2022.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

Exhibit - Location Map – Rogers Place Commercial

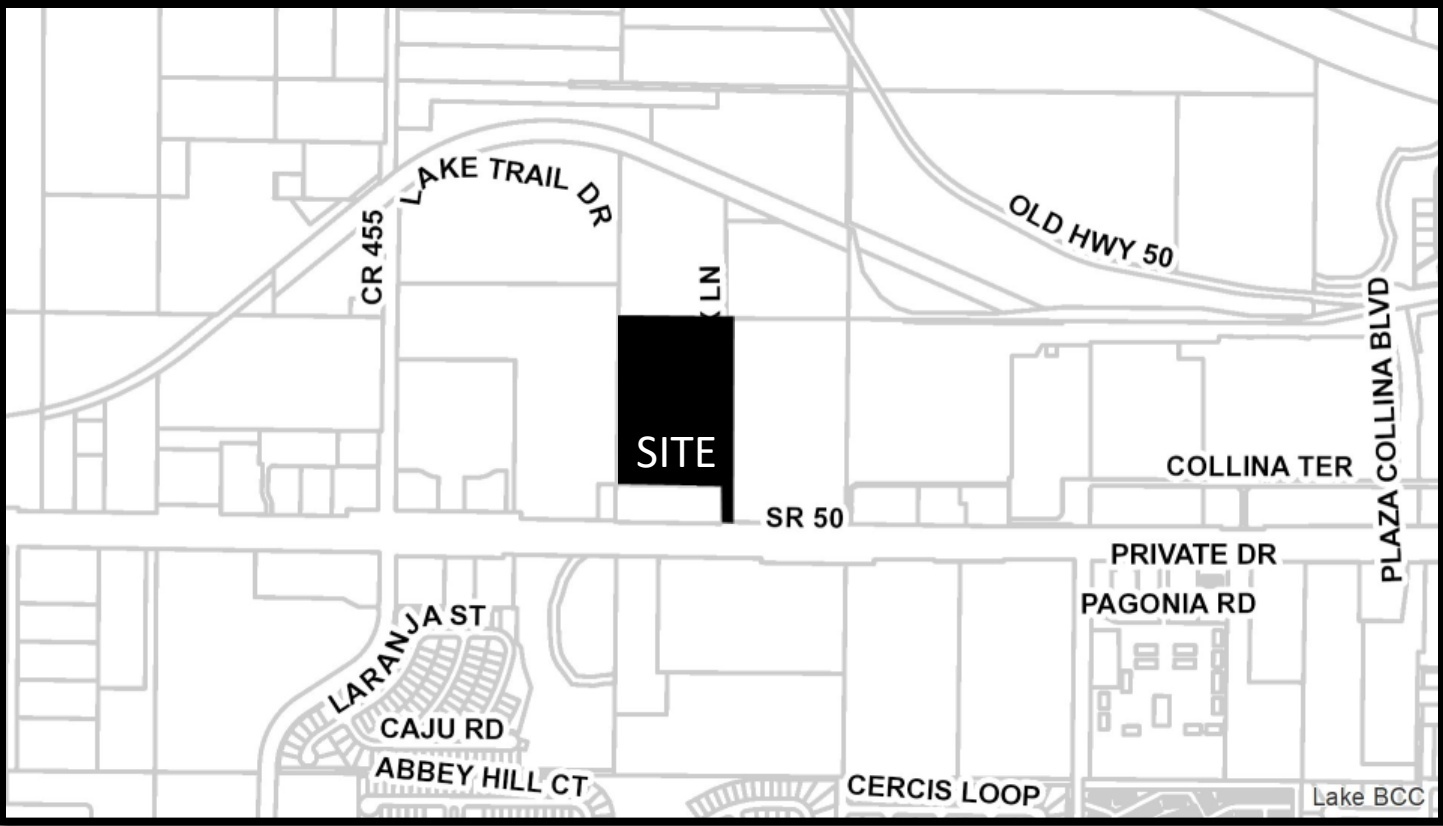


Exhibit - Zoning Map – Rogers Place Commercial

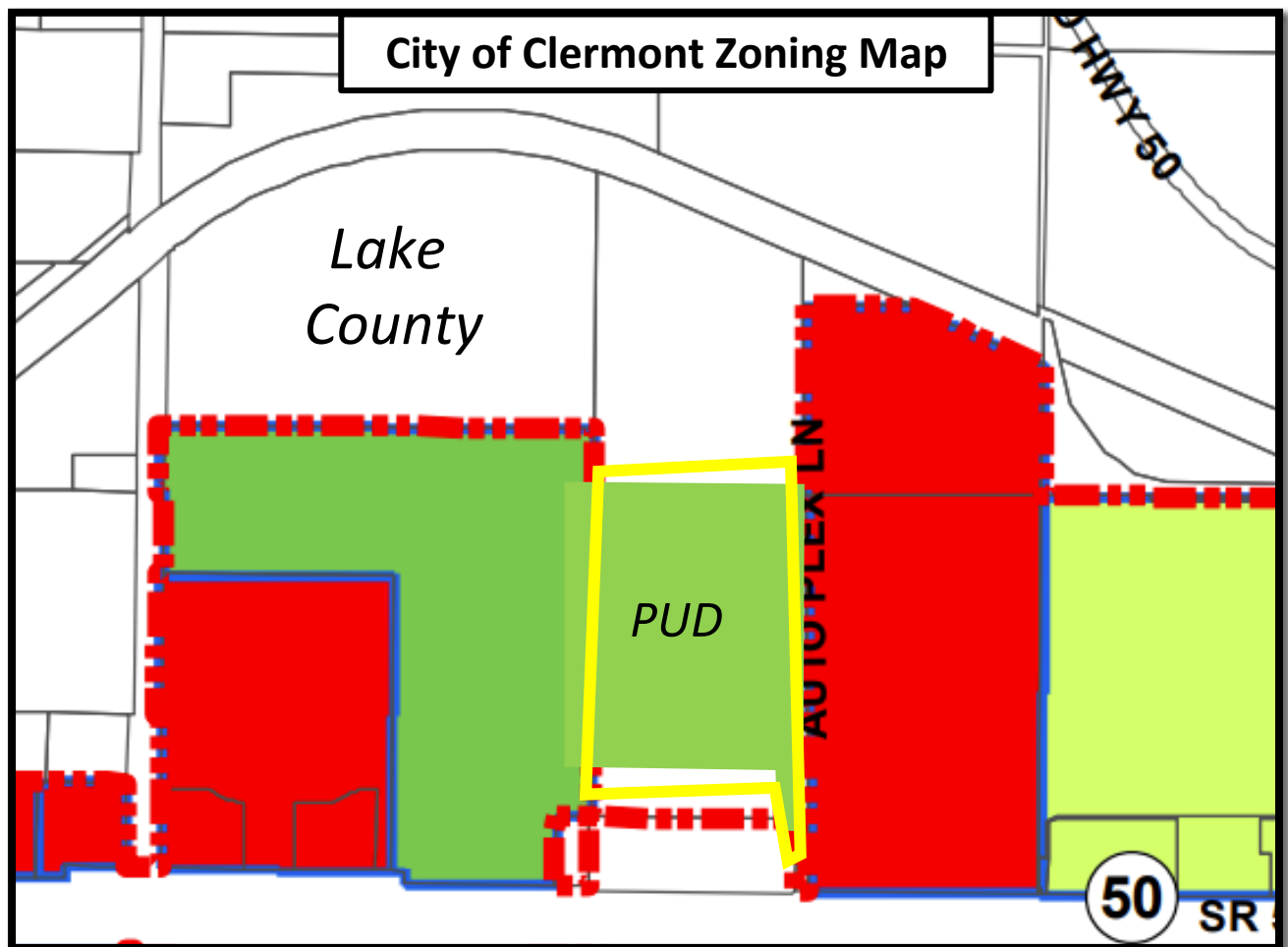
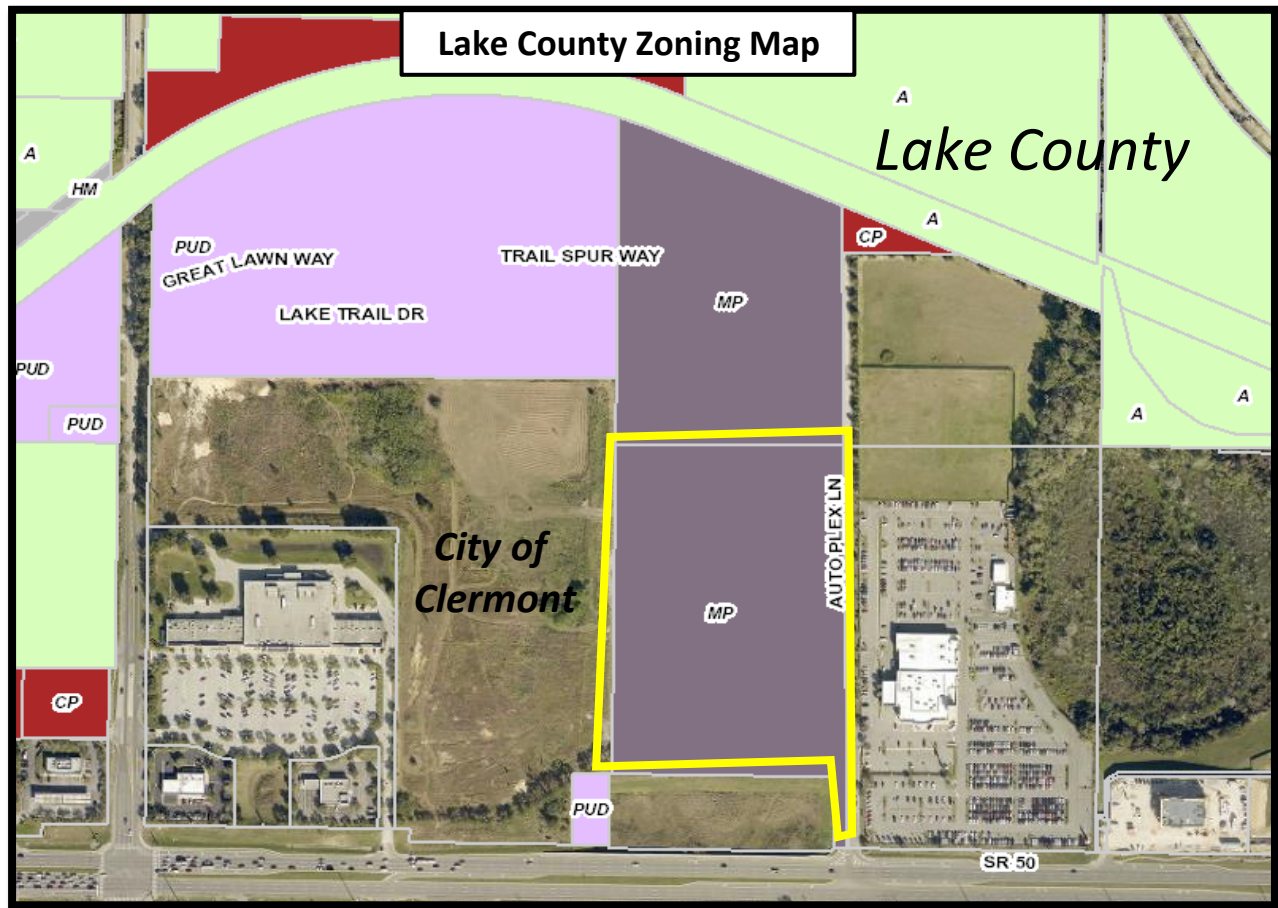
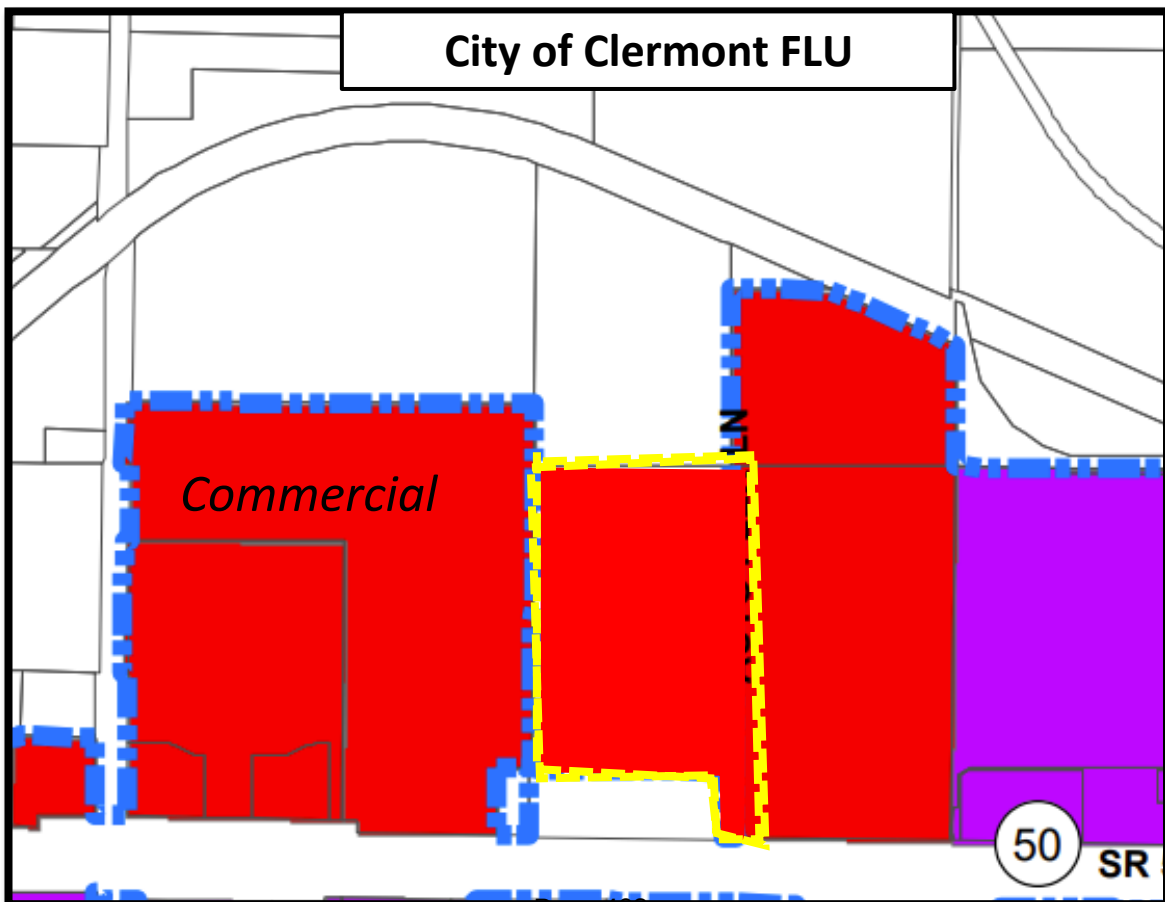
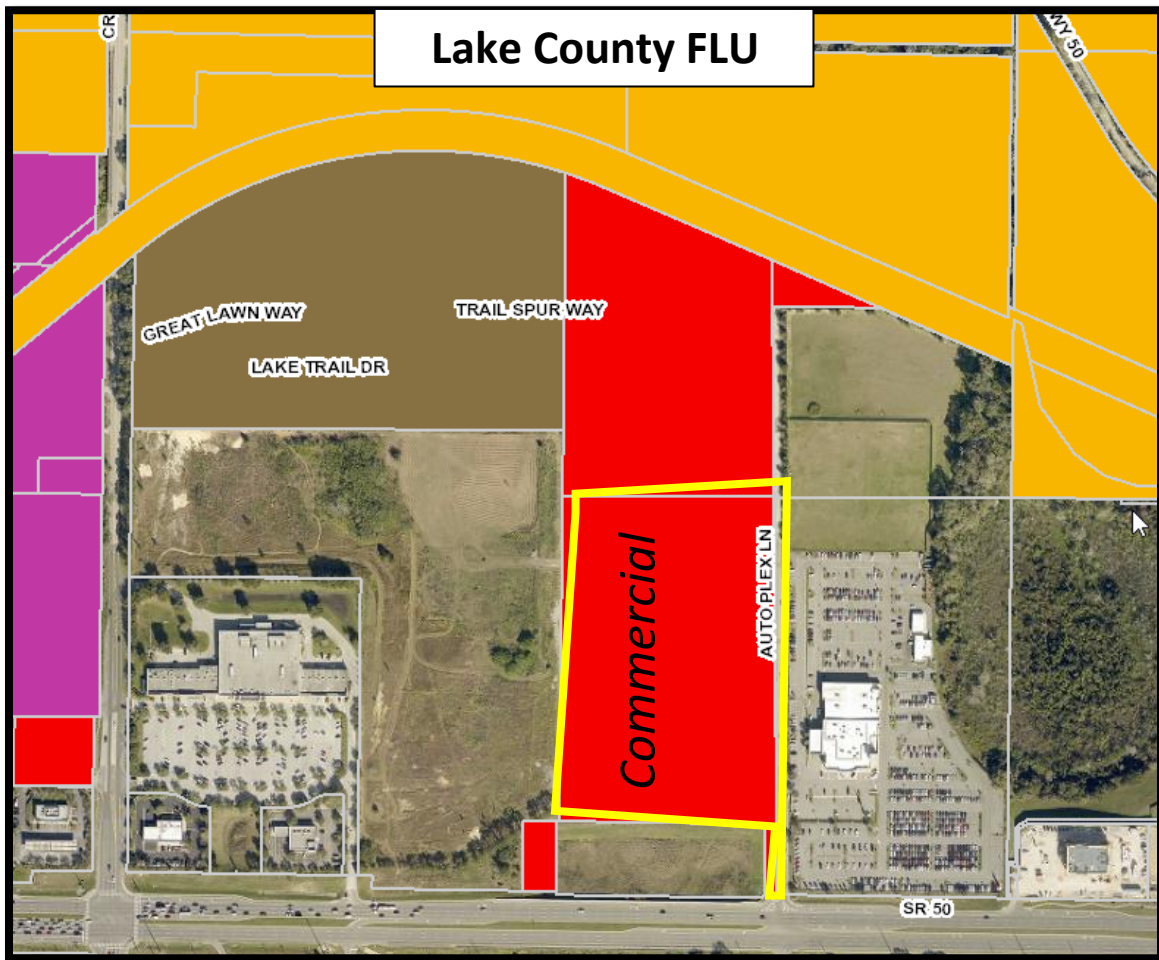
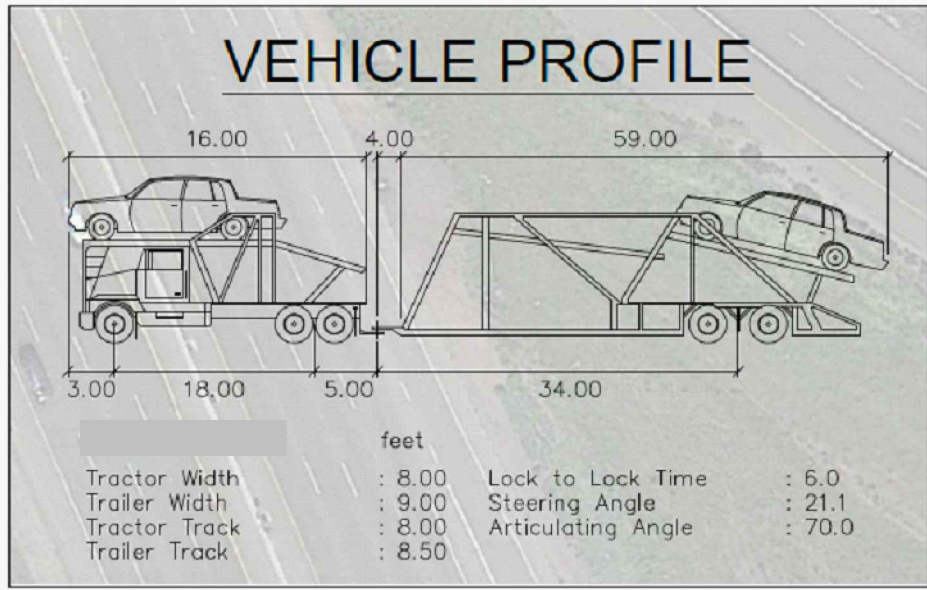
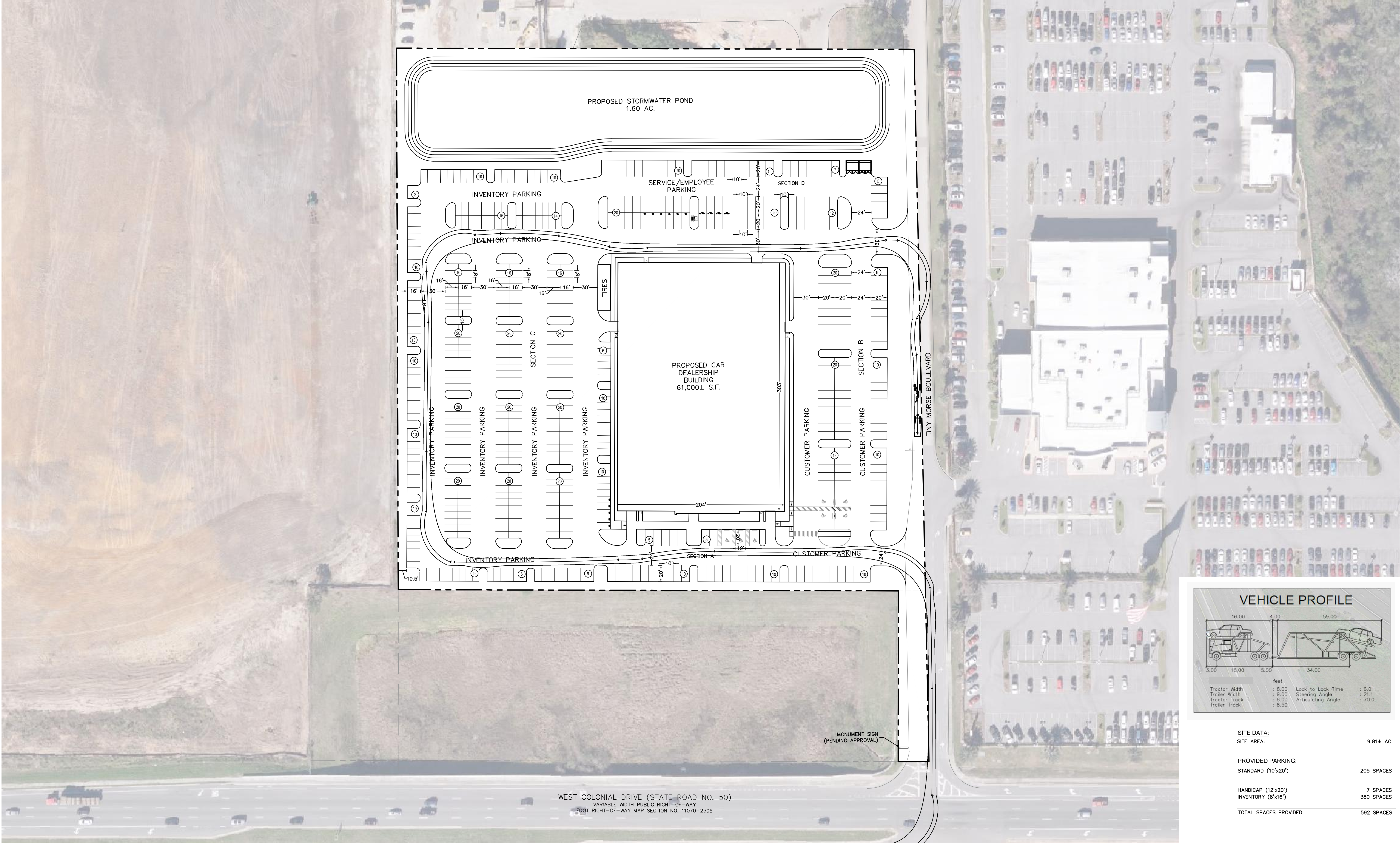


Exhibit – Future Land Use Map – Rogers Place Commercial





SITE DATA:	
SITE AREA:	9.81± AC
PROVIDED PARKING:	
STANDARD (10'x20')	205 SPACES
HANDICAP (12'x20')	7 SPACES
INVENTORY (8'x16')	380 SPACES
TOTAL SPACES PROVIDED	592 SPACES

Top View

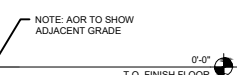
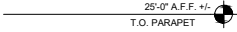
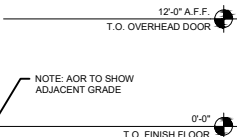
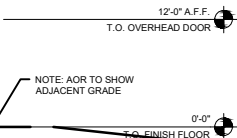
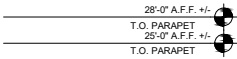
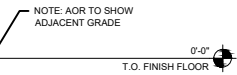
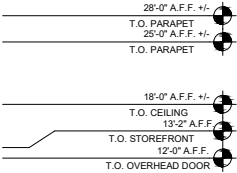
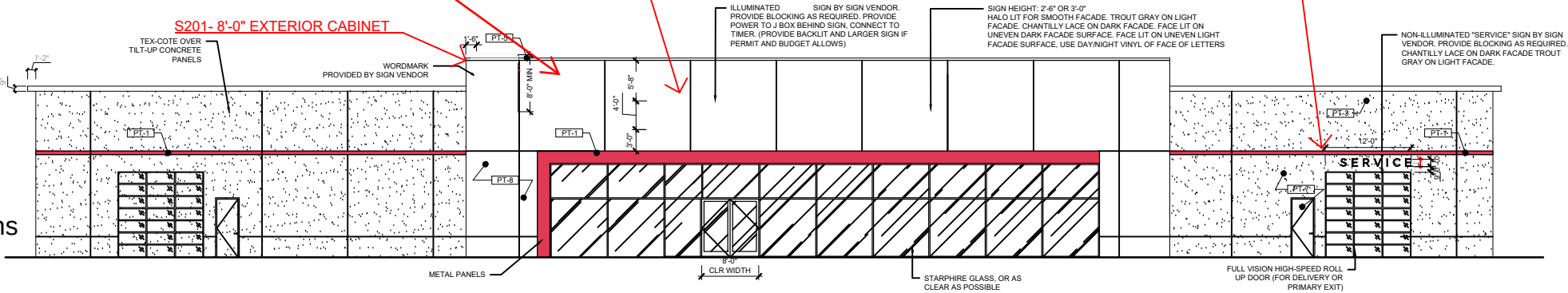
Front View

ACM PANELS OVER TILT-UP
CONCRETE PANELS

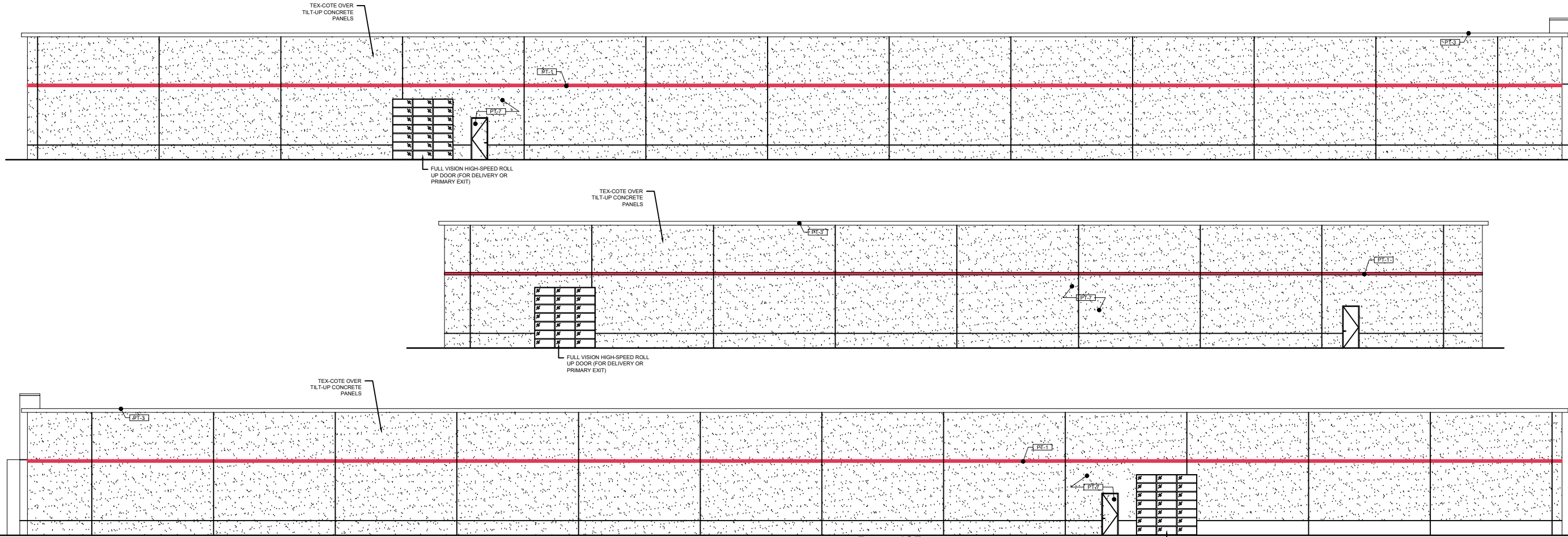
S112- 48" FACE LIT
WORDMARK TROUT GREY

S500- NON-ILLUMINATED
SERVICE SIGN

S201- 8'-0" EXTERIOR CABINET



Proposed step in concrete panels on N,E,W elevations
to provide required facade breaks as required



ROGERS PLACE COMMERCIAL PUD STATEMENT IN SUPPORT

GK Rogers Construction, LLC, is applying for annexation, land use plan amendment and rezoning for 9.8 acres of property lying north of SR 50 and west of Autoplex Lane; abutting Carmax (west) and Toyota of Clermont (east).

The specific user planned for the property is an automotive sales/service facility. However, the development will not be a traditional dealership, since this particular user sells many vehicles through factory direct orders. See Concept Plan.

The Property currently has Planned Unit Development zoning in Lake County (copy attached for your convenience) which authorizes Lake County CP uses with several ‘carve-outs’ for uses not allowed. The applicant is not requesting an expansion or change in the uses already authorized by Lake County.

The area of east Clermont along SR 50 has urbanized over the past twenty years, and the current Property use of heavy industrial is no longer the highest and best use of the Property – Class A commercial development is more appropriate at that location.

Because the property already has zoning entitlements for this request, utility service will come from the City, and the development standards of the City of Clermont are more stringent than Lake County (and the developer agrees to build to City standards), we believe it is in the best interests of Clermont and its citizens to annex, grant land use classification and rezoning to allow the use to be constructed and operated in the City.

Thank you for your consideration; we would be happy to supply any additional information requested.



CITY OF CLERMONT
COMPREHENSIVE PLAN AMENDMENT
Application

DATE: 4-28-22

FEE: \$755.00

Project Name (if applicable): Rogers Place Commercial

Applicant: First Team Commercial, LLC

Contact Person: Thomas A Dixon and Jimmy Crawford

Address: 1300 Country Lane

City: Orlando State: Florida Zip: 32804

Phone: 321-594-6771 Fax: _____

E-Mail: tad@dixoncap.com, jcrawford@cmhlawyers.com

OWNER: GK Rogers Construction, LLC

Address: 4240 Martin Luther King Jr. Drive SW

City: Atlanta State: Georgia Zip: 30336

Phone: 321-594-6771 Fax: _____

E-Mail: tad@dixoncap.com, jcrawford@cmhlawyers.com

General Location: Autoplex Lane

Legal Description (include copy of survey): See attached.

Property size (in acres or square feet): _____

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

Existing (Actual) Land Use: Heavy Industrial

Existing Zoning: PUD (Lake County)

Existing Future Land Use: Regional Commercial (Lake County)

Proposed Future Land Use: Commercial (City of Clermont)

Type of development proposed: Commercial



Proposed density (dwelling units/acre) or intensity: Maximum 75,000 sf commercial

Proposed Zoning District: PUD

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

The Property is currently used by the Owner has a heavy industrial asphalt/concrete recycling and soil remediation facility.

As the SR 50 corridor in East Clermont has grown and changed from a suburban/industrial/agricultural area, the heavy industrial use has ceased to be the highest and best use of the Property, for the Owner or the City.

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

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

*** * * * * NOTICE * * * * ***

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

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



APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Thomas A Dixon for First Team Commercial, LLC, who being

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

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

Thomas A Dixon

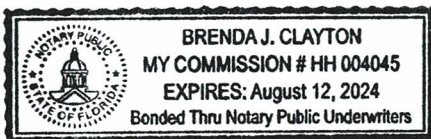
Affiant - Applicant Name (print)

X

Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 28th day of April, 2022



X

Notary Public, State of Florida at Large

My Commission Expires:

8/12/24

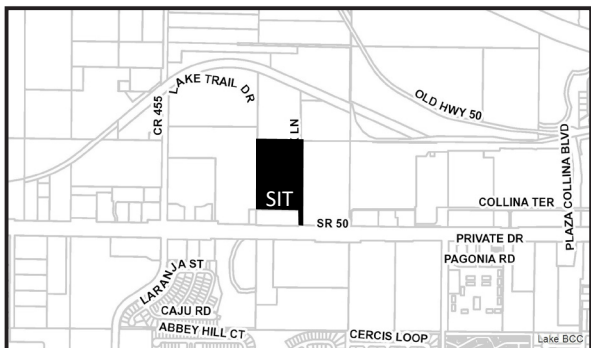
CITY OF CLERMONT NOTICE OF PROPOSED LAND USE CHANGE

Comprehensive Plan Amendment ORDINANCE NO. 2022-028

The Clermont Planning and Zoning Commission will hold a public meeting on Tuesday, June 7, 2022 at 6:30 p. m., and the Clermont City Council will hold a public meeting on Tuesday, June 28, 2022 at 6:30 p.m. for the (final reading and ordinance adoption) to consider a proposed change to the City's Future Land Use Map. The map amendment would change the Future Land Use designation for the parcel below from Lake County Regional Commercial to Clermont Commercial Land Use Designation.

ORDINANCE 2022-028

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



LOCATION:

Vacant parcel located north of SR 50 and west of Auto Plex Lane (Alternate Key 3835575)

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

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

Tracy Ackroyd Howe, MMC
City Clerk



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date		
Tuesday, June 14, 2022		
Agenda Item Name		
Ordinance No. 2022-029 <i>Intro Rogers Place</i>		
Requested Action		
Recommend approval of Ordinance No. 2022-029.		
Staff Report		
The applicant is requesting annexation, small-scale land use change and rezoning for the 9.8-acre parcel located on State Road 50 and west of Autoplex Lane. The existing land use in Lake County is Regional Commercial and the current zoning is Lake County Planned Commercial designation. The current use of the property is Heavy Industrial and Manufacturing. The property is located within the Clermont Joint Planning Area (JPA) and Utility Services Boundaries. The annexation request would allow for the connection to Clermont water and sewer services for redevelopment of the subject property. The property boundaries are contiguous to the city boundaries, as required by Florida Statutes for annexation. The Lake County Commissioners approved (Ordinance No. 2022-9) rezoning the property from Planned Industrial (MP) to Planned Commercial (CP) to allow for commercial permitted uses. The applicant is requesting Clermont Planned Unit Development (PUD) zoning, which is consistent with the existing property zoning and current development patterns for the surrounding areas. The PUD will allow for the development of a new automobile dealership with up to 75,000 maximum building square footage and allow for any other permitted uses in the C-2 General Commercial zoning district. The proposed commercial development intensity shall not exceed the maximum allowed by the Clermont Comprehensive Plan. All development must comply with Clermont Land Development Regulations and the Comprehensive Plan goals, objectives and policies for commercial development. The proposed land use and zoning is consistent with the adjacent properties and will not be out of character with the surrounding development patterns and zoning classifications. The project will be required to comply with any recommended traffic mitigation improvements identified in the Traffic Impact Study conducted by the City's Traffic Engineer Consultant. Staff recommends approval of Ordinance No. 2022-029, rezoning the subject parcel from Lake County Planned Commercial (CP) to the City of Clermont Planned Unit Development (PUD) with the provisions of Ordinance No. 2022-029.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Staff Report Analysis-Rogers Place Commercial-Final	Staff Report Analysis-Rogers Place Commercial-Final.pdf	
2. ORD 2022-029 Rogers Place Rezoning (06.02.2022)	ORD 2022-029 Rogers Place Rezoning (06.02.2022).pdf	

3.	Maps	Maps.pdf
4.	Conceptual Site Plan-Final 5-25-2022	Conceptual Site Plan-Final 5-25-2022.pdf
5.	Elevations 5-26-2022	Elevations 5-26-2022.pdf
6.	2022-06-01-Auto Plex Lane TIA Review (002) Kittelson	2022-06-01-Auto Plex Lane TIA Review (002) Kittelson.pdf
7.	Zoning Application	Zoning Application.pdf
8.	Rogers Rezoning legal ad	Rogers Rezoning legal ad.pdf



CITY OF CLERMONT

Staff Analysis Report

OWNER: GK Rogers Construction, LLC.

APPLICANT: First Team Commercial, LLC.

PROJECT NAME: Rogers Place Commercial

REQUESTED ACTION: Request Annexation, Small Scale Comprehensive Plan Amendment and Rezoning of subject property.

SIZE OF PARCEL: 9.8 acres +/-

LOCATION: Property located on the State Road 50, and west of Autoplex Boulevard.

EXISTING ZONING: Planned Unit Development PUD (Lake County)

EXISTING LAND USE: Regional Commercial (Lake County)

FUTURE LAND USE CATEGORY: Clermont Commercial Land Use

SITE UTILITIES: City of Clermont Water and Sewer

ANALYSIS:

The applicant is requesting annexation, small-scale land use change and rezoning for the 9.8-acre parcel located on State Road 50 and west of Autoplex Lane. The existing land use in Lake County is Regional Commercial and the current zoning is Lake County Planned Commercial designation. The current use of the property is Heavy Industrial and Manufacturing. The property is located within the Clermont Joint Planning Area (JPA) and Utility Services Boundaries. The annexation request would allow for the connection to Clermont water and sewer services for redevelopment of the subject property. The property boundaries are contiguous to City Boundaries, as required by Florida Statutes for annexation.

The Lake County Commissioners approved (Ordinance No. 2022-9) rezoning the property from Planned Industrial (MP) to Planned Commercial (CP) to allow for commercial permitted uses. The applicant is requesting Clermont Planned Unit Development (PUD) zoning, which is consistent with the existing property zoning. The PUD will allow for the development of a new automobile dealership with up to 75,000 maximum square footage. The property may also be used for any other permitted uses in the C-2 General Commercial zoning district. The proposed commercial development intensity shall not exceed the maximum allowed by the Clermont Comprehensive Plan. All development must comply with Clermont Land Development Regulations and the Comprehensive Plan goals, objectives and policies for commercial development. The proposed future land use and zoning designations are consistent with the adjacent properties and will not be out of character with the surrounding development patterns and zoning classifications. The project will be required to comply with any recommended traffic mitigation improvements identified in the Traffic Impact Study conducted by the City's Traffic Engineer Consultant.

Staff recommends approval of Ordinance No. 2022-027 Annexation; and the approval of Ordinance No. 2022-028 land use change, and the rezoning of subject property with Ordinance No. 2022-029.



CITY OF CLERMONT
ORDINANCE NO. 2022-029

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

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

SECTION 1.

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

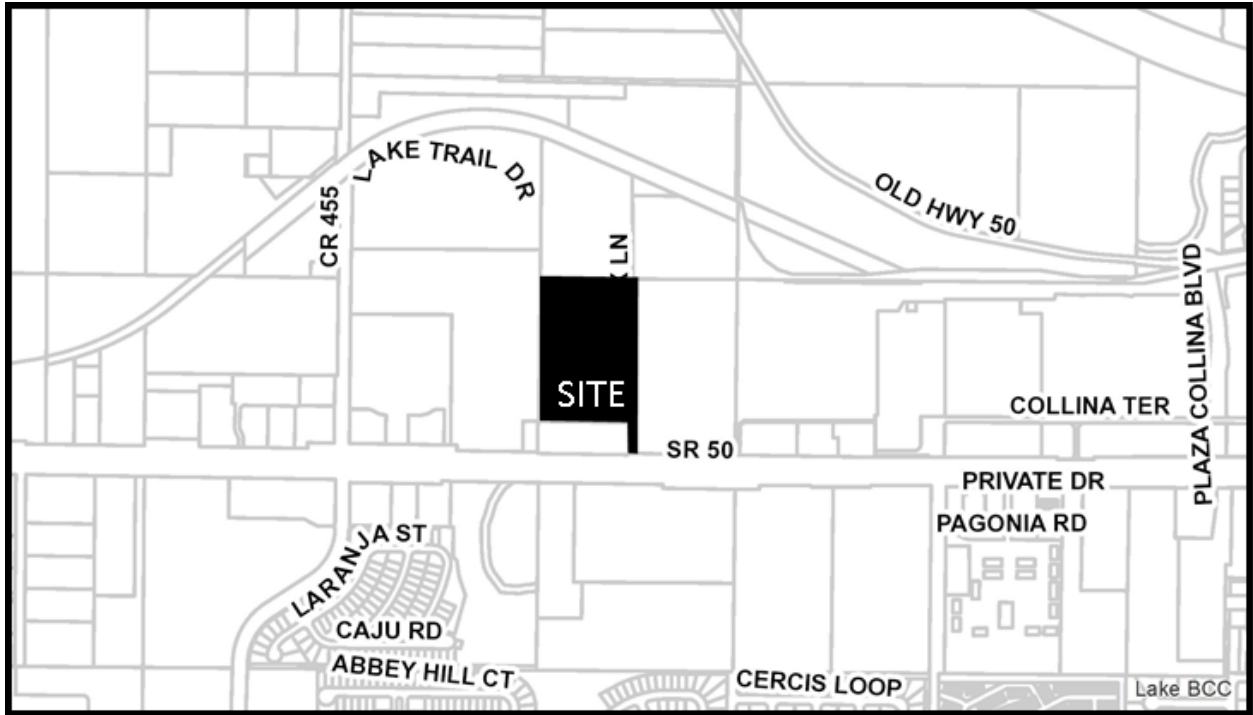
LEGAL DESCRIPTION

A PORTION OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, RUN SOUTH 00°40'13" WEST, ALONG THE EAST LINE OF SAID SECTION 26, A DISTANCE OF 1183.62 FEET TO A POINT ON THE NORTHERLY RIGHT—OF—WAY LINE OF WEST COLONIAL DRIVE (STATE ROAD NO. 50), ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT—OF—WAY MAP SECTION NO. 11070—2505; THENCE RUN NORTH 89°06'47" WEST, ALONG SAID NORTHERLY RIGHT—OF—WAY LINE, A DISTANCE OF 680.32 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 89°06'47" WEST, CONTINUING ALONG SAID NORTHERLY RIGHT—OF—WAY LINE, A DISTANCE OF 37.58 FEET TO THE SOUTHEASTERLY CORNER OF THE FLORIDA DEPARTMENT OF TRANSPORTATION RETENTION AREA AS RECORDED IN OFFICIAL RECORDS BOOK 591, PAGE 1209 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN NORTH 00°53'29" EAST, ALONG THE EASTERLY LINE OF SAID RETENTION AREA, A DISTANCE OF 208.00 FEET TO THE NORTHEASTERLY CORNER OF SAID RETENTION AREA; THENCE RUN NORTH 89°05'47" WEST, ALONG THE NORTHERLY LINE OF SAID RETENTION AREA, A DISTANCE OF 609.73 FEET; THENCE RUN NORTH 00°35'14" EAST, DEPARTING SAID NORTHERLY LINE, A DISTANCE OF 659.86 FEET; THENCE RUN, PARALLEL TO SAID NORTHERLY LINE, SOUTH 89°05'47" EAST, A DISTANCE OF 630.78 FEET TO A POINT ON THE EASTERLY LINE OF THAT CERTAIN ACCESS, INGRESS AND EGRESS EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 2754, PAGE 2316 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN SOUTH 00°25'53" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 868.21 FEET TO THE POINT OF BEGINNING. (SITE CONTAINS 9.8 +/- ACRES).

CITY OF CLERMONT
ORDINANCE NO. 2022-029

LOCATION:

Vacant parcel located North of State Road 50
and west of Auto Plex Lane
Alternate Key# 3835575



PROPERTY REZONING:

FROM: Lake County Planned Commercial District (CP)
TO: Clermont Planned Unit Development District (PUD)

SECTION 2: CONDITIONS

1. The conditions as set forth in this Planned Unit Development shall be legally binding upon any heirs, assigns and successors in title or interest.
2. No other construction shall be started on the property without formal construction plans incorporating all conditions stated in this Ordinance being submitted for review and approval by the Site Review Committee prior to the issuance of a zoning clearance, any development orders and/or building permits.
3. Other than construction authorized by the Lake County Site Plan, no person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the



CITY OF CLERMONT
ORDINANCE NO. 2022-029

boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.

4. This Ordinance will inure to the benefit of, and will constitute a covenant running with the land, and the terms, conditions, and provisions of this Ordinance will be binding upon the present Owners and any successor, and will be subject to every condition set out in this Ordinance.
5. Major changes as determined by the Site Review Committee may require an amendment to the Planned Unit Development (PUD).

SECTION 3: LAND USES AND DEVELOPMENT STANDARDS

1. The property may be used for an automobile dealership with supporting ancillary uses to the car dealership, not to exceed the maximum 75,000 commercial square footage, as shown in the attached conceptual plan. The property may also be developed with any other permitted uses allowed in the C-2 General Commercial zoning district.
2. Building Setbacks and Development Standards:

Front	50 feet from the property line
Side Setback	15 feet from the property line
Rear Setback	25 feet from the property line
Side Street	25 feet from the property line
3. All landscape buffers and screening must be in accordance with Clermont Land Development Regulations (LDR).
4. The automotive dealership building shall be constructed in substantial accordance to the elevations dated May 25, 2022 and depicted at the end of this ordinance. Any other commercial buildings shall adhere to the Clermont Architectural Designs Standards. The property shall be developed according to the C-2 General Commercial zoning district in the Land Development Code, unless expressly stated above.
5. The open space, impervious surface ratio, floor area ratio, building height, and the maximum intensity and density shall be in accordance with the Clermont Comprehensive Plan and Land Development Regulations (LDR). The maximum development intensity shall not exceed 0.25 Floor Area Ratio (FAR), and the maximum impervious surface ratio shall not exceed 80 percent for the entire site.
6. All off street parking requirements must be in accordance with Clermont Land Development Regulations.
7. Any fencing shall be ornamental metal fencing, chain link fencing shall be prohibited.
8. Transportation improvements must be in accordance with FDOT, the Comprehensive Plan, and Clermont Land Development Regulations.



CITY OF CLERMONT
ORDINANCE NO. 2022-029

9. All transportation and road improvements required for this development is binding and shall be coordinated with Lake County Public Works, FDOT and the City of Clermont.
10. All utilities for water and sewer connections must be in accordance to Clermont standards and shall comply with all applicable City of Clermont, State, and Regional policies and regulations.
11. The stormwater management system shall be designed in accordance with all applicable City of Clermont and St. Johns Water Management District (SJWMD) standards and requirements. The additional stormwater drainage from the offsite road improvements shall be accommodated in the master stormwater management for the site.
12. External lightening is required and must comply with Clermont Land Development Regulations.
13. Signage must comply with Clermont Sign Code, Section 102-Signs.
14. The property owner shall comply with the Concurrency Management Sytem (CMS) and shall be subject to all concurrency requirements as set forth in the Clermont Codes of Ordinances.
15. The Developer will be responsible for developing the site with compliance to the Federal Emergency Management (FEMA) regulations, Comprehensive Plan, and the Clermont Land Development Regulations, unless otherwise stated and approved in the Planned Unit Development (PUD).
16. PUD Expiration: Physical development shall commence within three (3) years from the approval date of the Planned Unit Development (PUD) Rezoning Ordinance. Failure to commence construction within three (3) years of approval shall cause the revocation of this ordinance, in accordance with the Coimprehensive Plan or superseding documents amended. Prior to expiration of the three (3) year time frame, the City of Clermont Council may grant, after a Public Hearing, one (1) extension of the time frame for a maximum of two (2) years upon showing that reasonable efforts have been made towards securing the required approvals and commencement of construction work.
17. The City of Clermont, Lake County or Florida Department of Transportation, as a result of the traffic impact analysis, can require the developer be responsible for any mitigation improvements, proportionate fair share improvements or payments. The mitigation improvements, proportionate fair share improvements or payments shall be completed prior to the first Certificate of Occupancy.
18. The development shall comply with all applicable County and Florida Department of Transportation access management requirements. The final access points shall be determined during the final site plan and final engineering review process, which may change from the conceptual plan submitted with the PUD.



CITY OF CLERMONT
ORDINANCE NO. 2022-029

SECTION 4: CONFLICT

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

SECTION 5: SEVERABILITY

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

SECTION 6: ADMINISTRATIVE CORRECTION

This Ordinance may be re-numbered or re-lettered and the correction of typographical and/or scrivener's errors which do not affect the intent may be authorized by the City Manager or designee, without need of public hearing, by filing a corrected or re-codified copy of same with the City Clerk.

SECTION 7: RECORDING

This Ordinance shall be recorded in the Public Records of Lake County, Florida and at the cost of the applicant.

SECTION 8: PUBLICATION & AN EFFECTIVE DATE

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



CITY OF CLERMONT
ORDINANCE NO. 2022-029

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 28th day of June 2022.

CITY OF CLERMONT

Tim Murry, Mayor

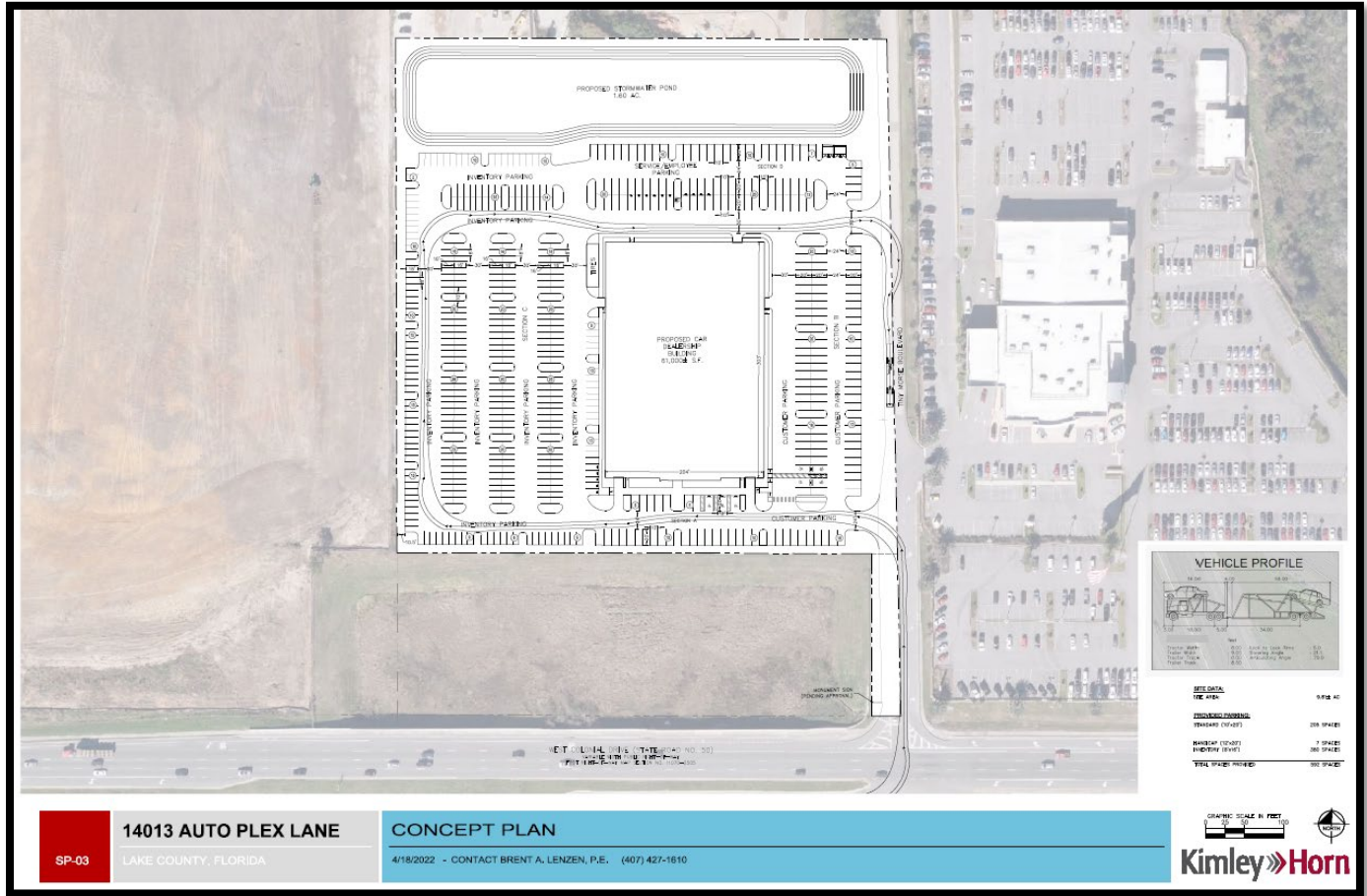
ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

Conceptual Site Plan:



Sample Elevations:

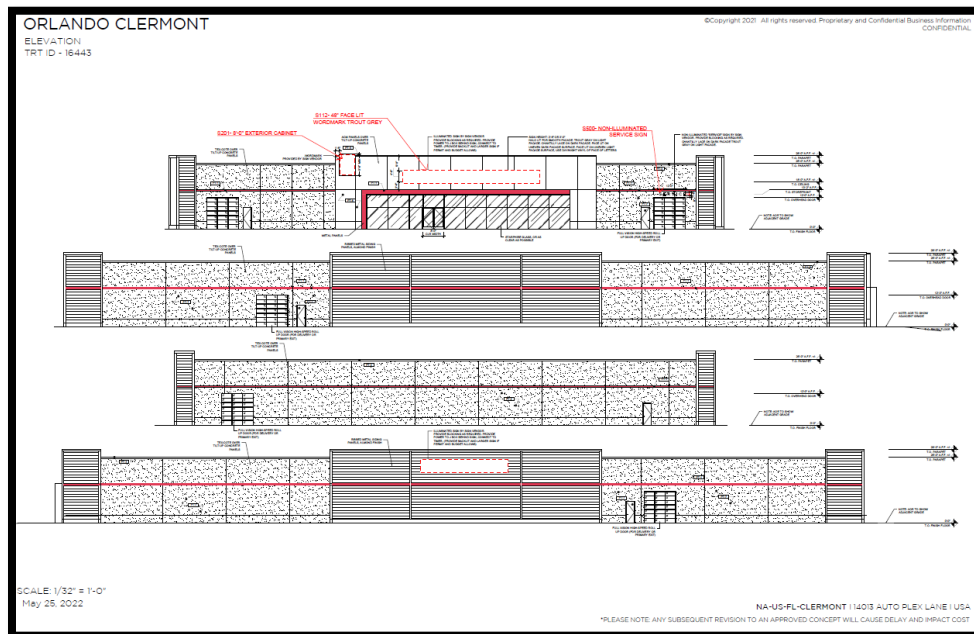


Exhibit - Location Map – Rogers Place Commercial

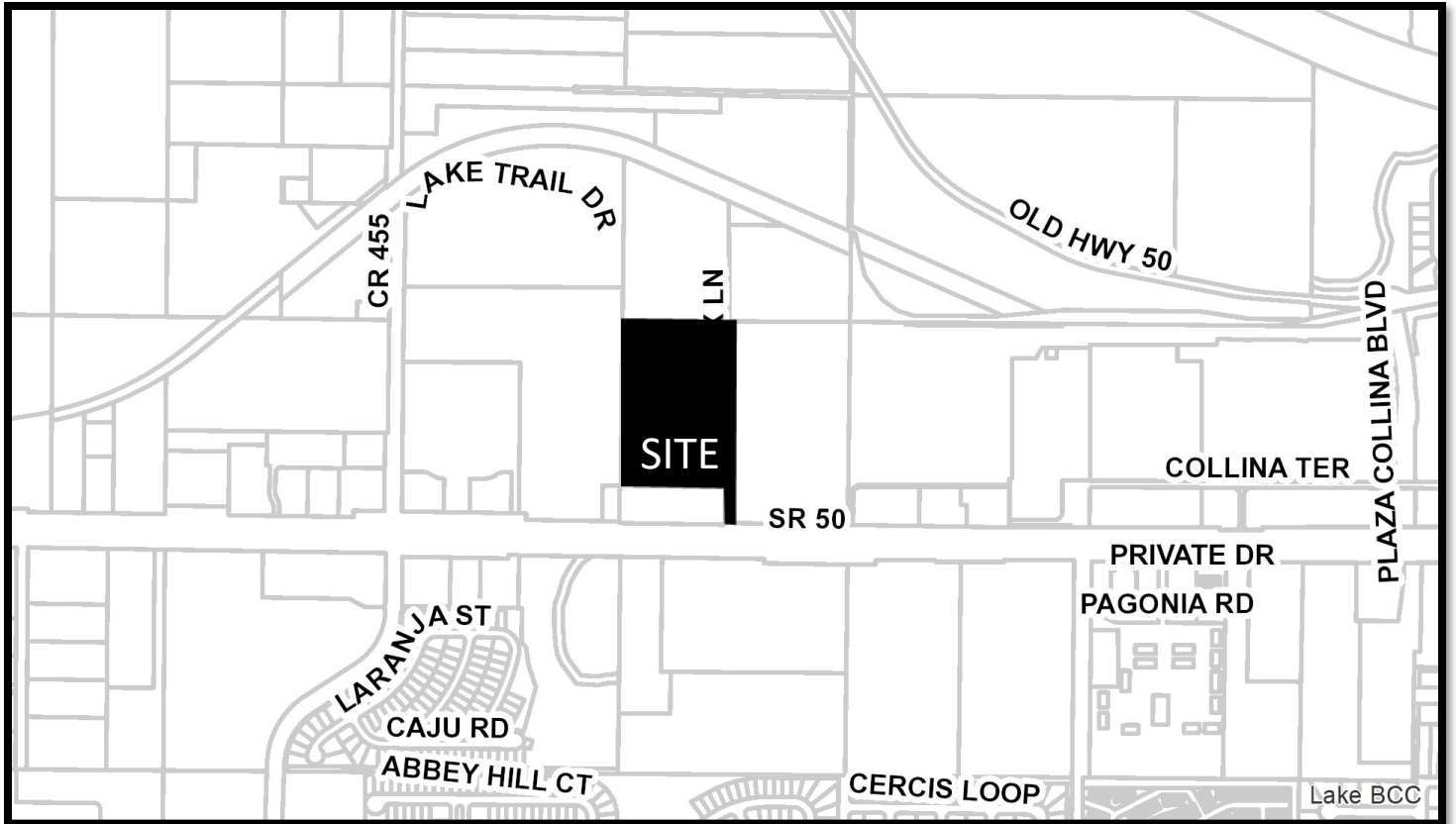


Exhibit - Zoning Map – Rogers Place Commercial

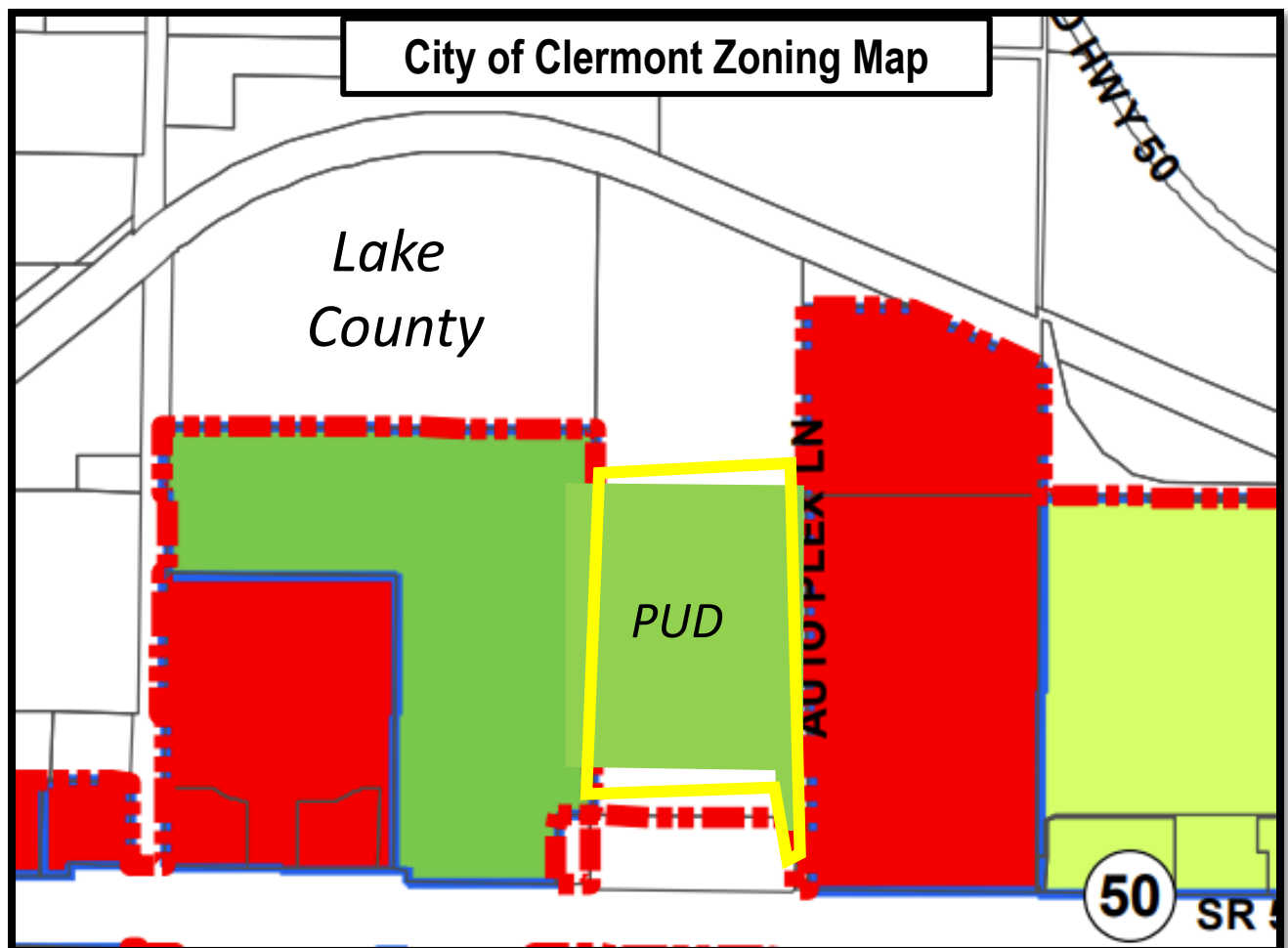
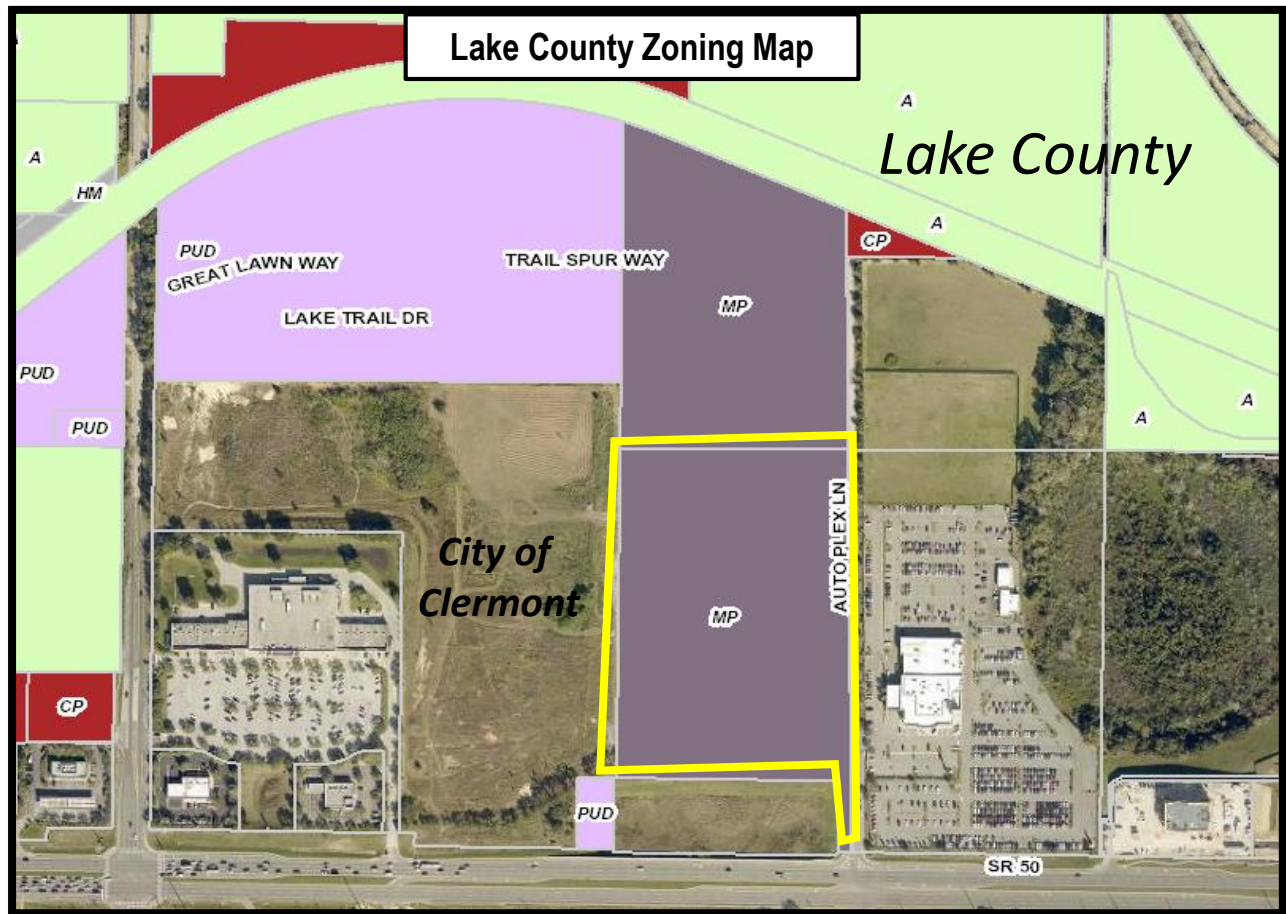
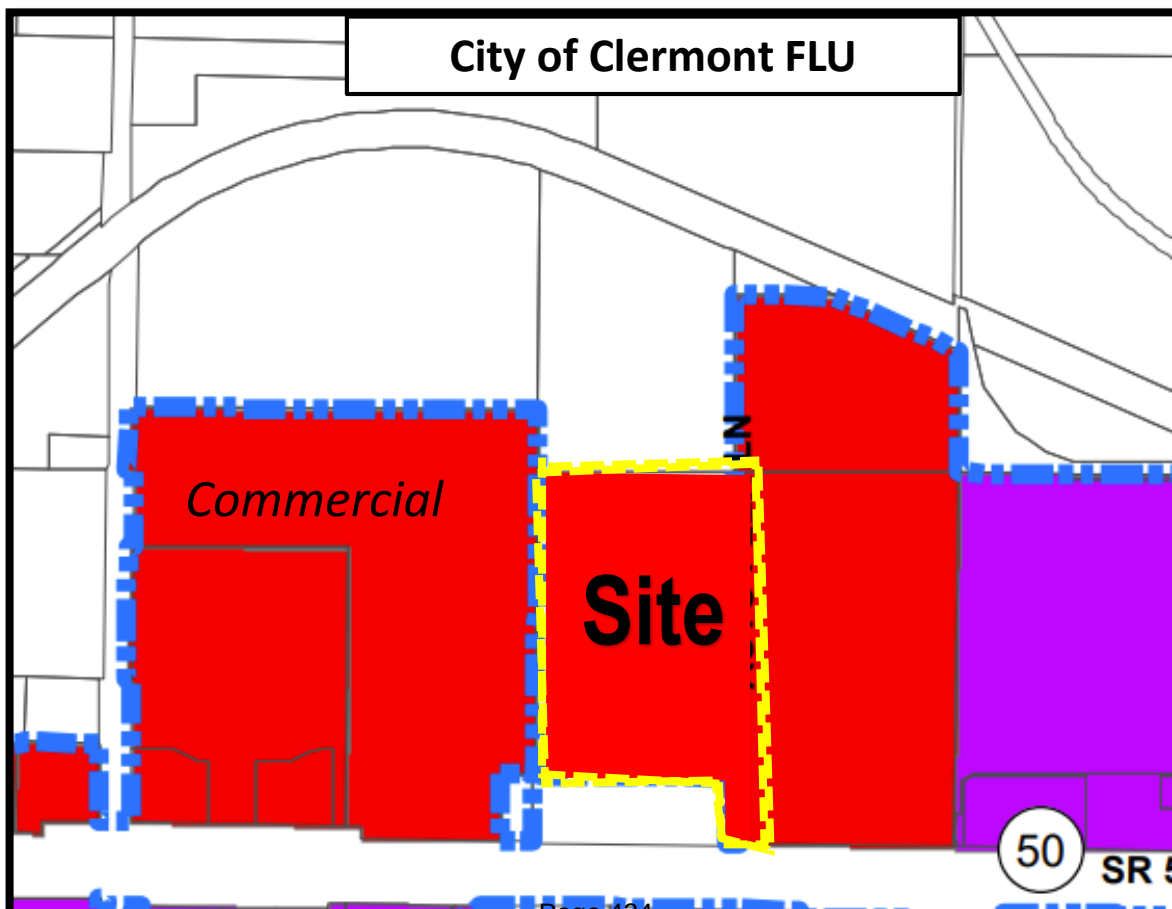
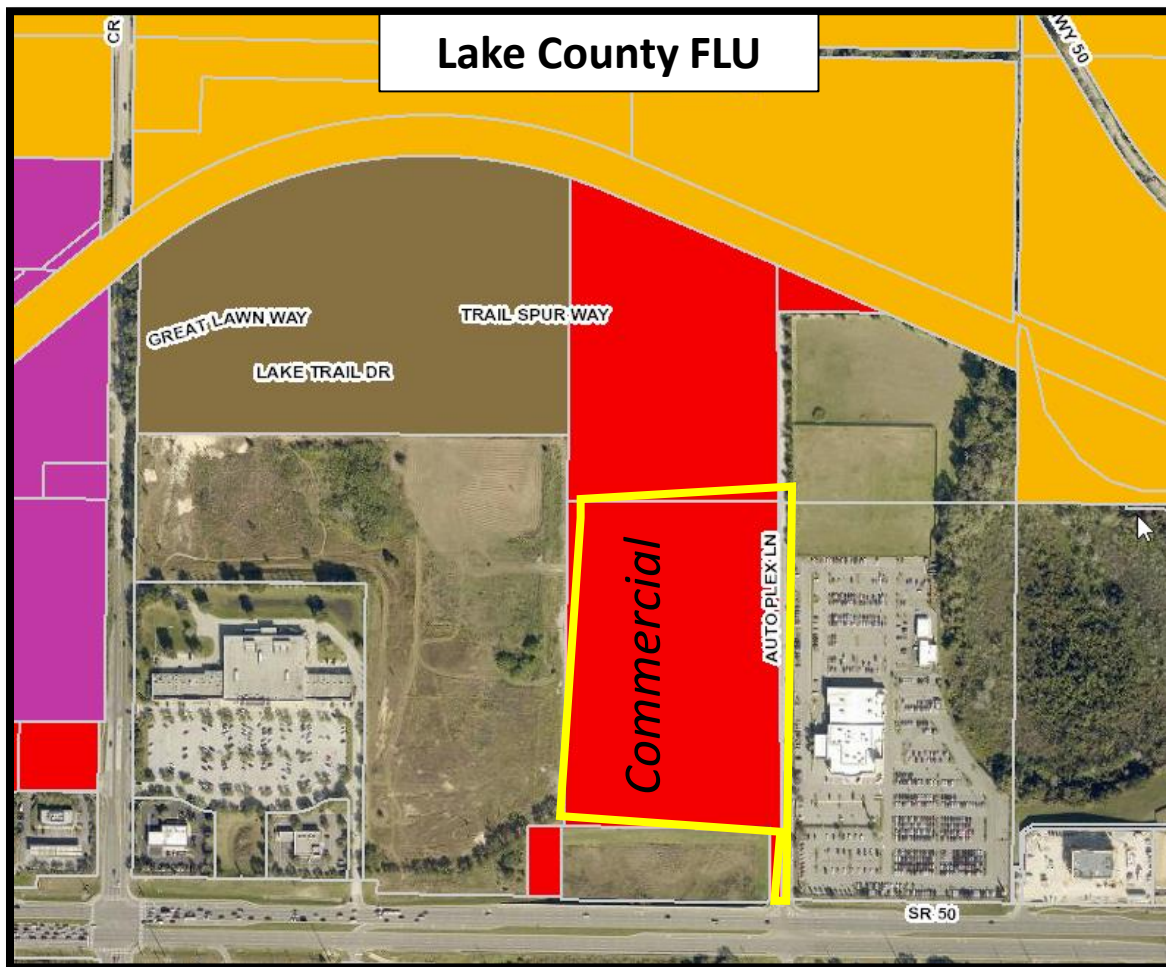
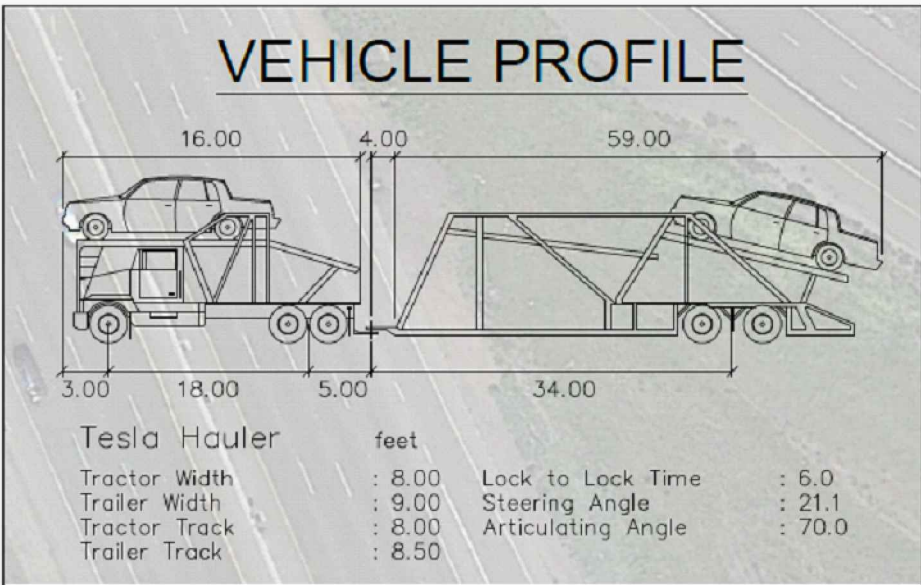
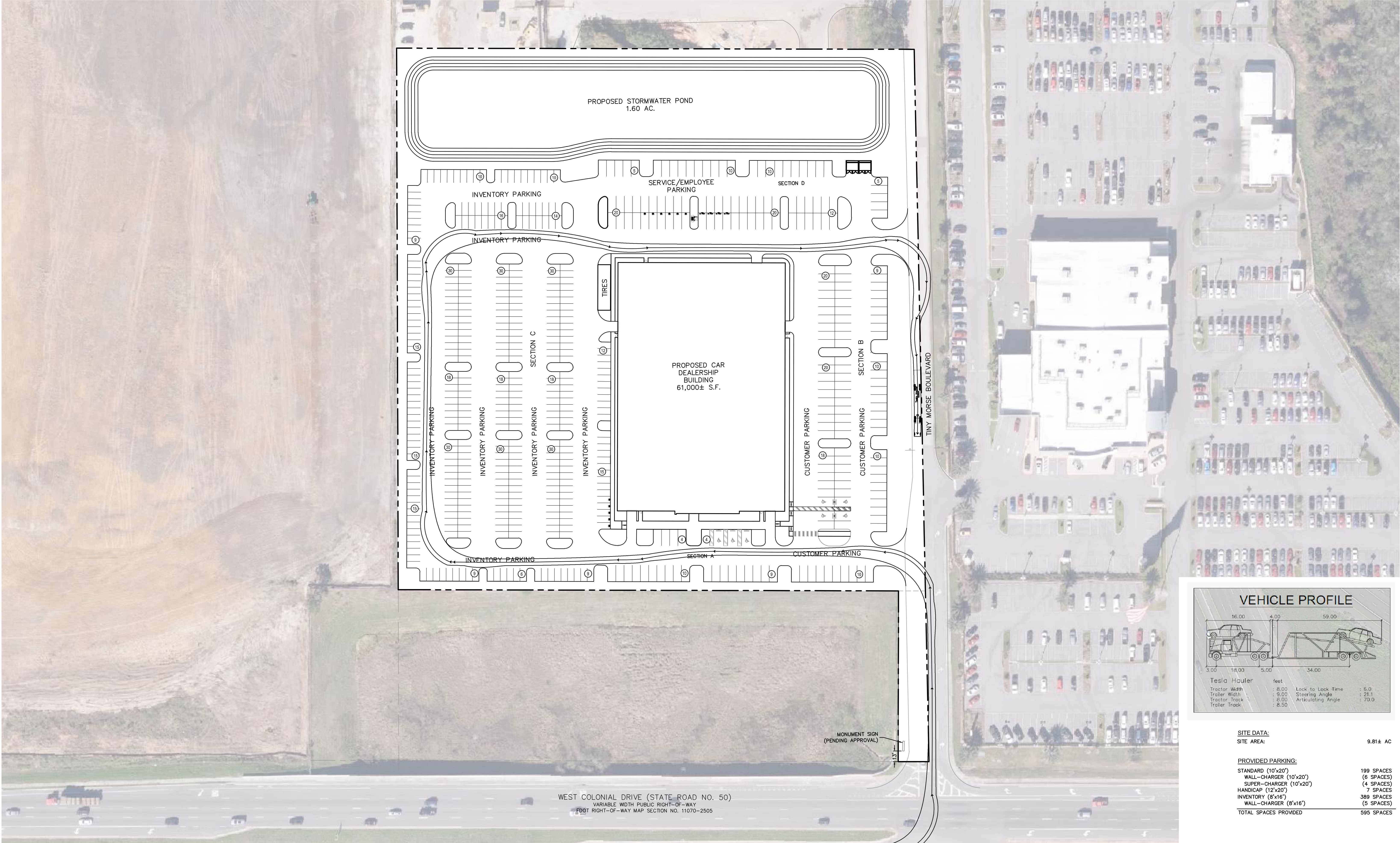


Exhibit – Future Land Use Map – Rogers Place Commercial





SITE DATA:
SITE AREA: 9.81± AC

PROVIDED PARKING:

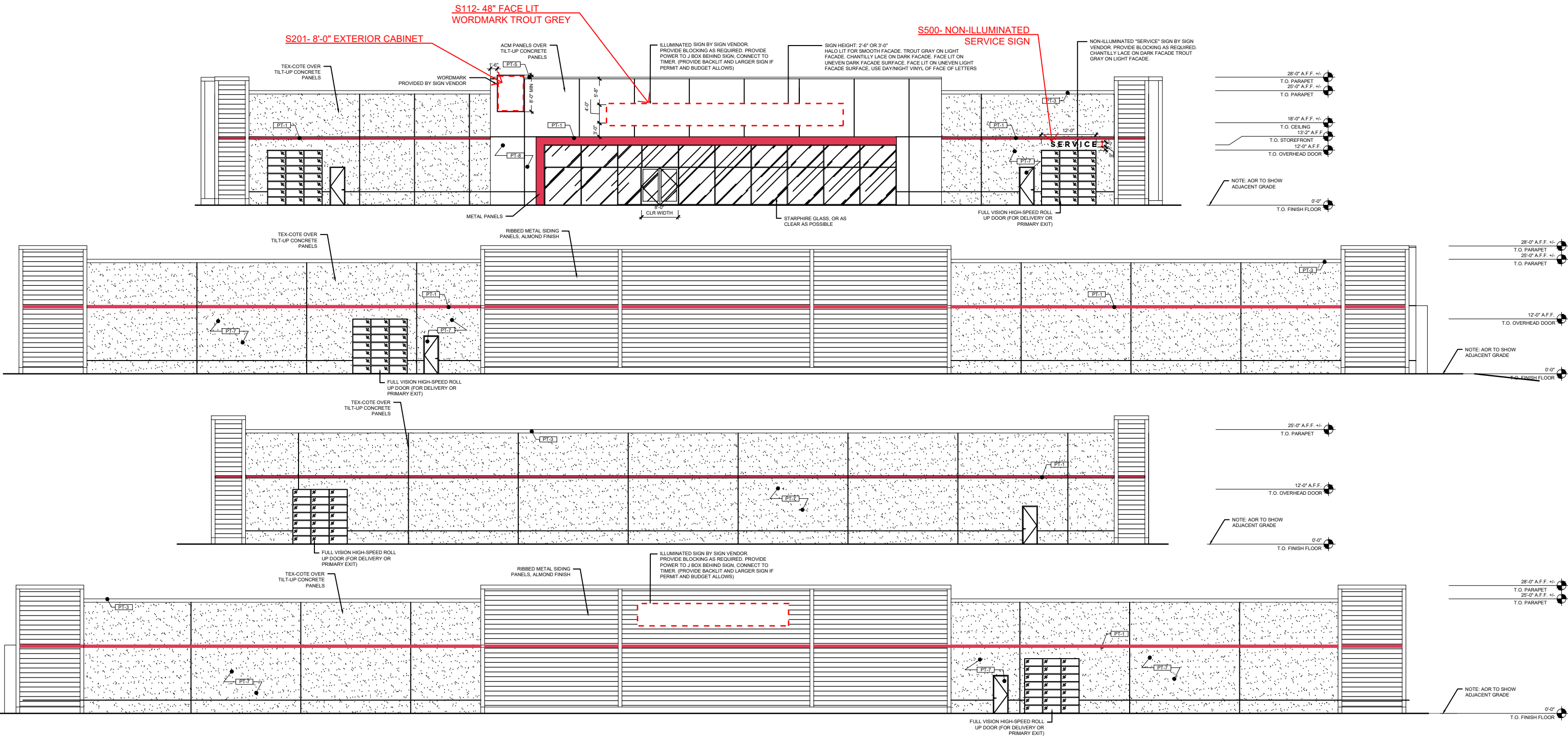
STANDARD (10'x20')	199 SPACES
WALL-CHARGER (10'x20')	(6 SPACES)
SUPER-CHARGER (10'x20')	(4 SPACES)
HANDICAP (12'x20')	7 SPACES
INVENTORY (8'x16')	389 SPACES
WALL-CHARGER (8'x16')	(5 SPACES)
TOTAL SPACES PROVIDED	595 SPACES

WEST COLONIAL DRIVE (STATE ROAD NO. 50)
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY
FDOT RIGHT-OF-WAY MAP SECTION NO. 11070-2505

MONUMENT SIGN
(PENDING APPROVAL)

ORLANDO CLERMONT

ELEVATION
TRT ID - 16443



SCALE: 1/32" = 1'-0"
May 25, 2022

MEMORANDUM

Date: June 1, 2022

Project #: 24449.023

To: Mr. John Kruse
City of Clermont
685 W. Montrose St.
Clermont, FL 34711

From: Stephanie Shealey, PE, PTOE, PTP; Spencer Maddox, EI

Project: Auto Plex Lane

Subject: TIA Review

This memorandum has been prepared to document the review of the Auto Plex Lane. The study was completed by Traffic Planning and Design, Inc., and is dated May 2022. The project proposes to build a proposed 61,253 square feet dealership. The project proposes two access points along Tiny Morse Boulevard.

The roadway segments and intersections analyzed operate at acceptable level of service (LOS). The southbound approach at SR 50 and Tiny Morse Boulevard, however, the southbound stop-controlled approach operates at LOS F under existing conditions. The eastbound left-turn at SR 50 and Tiny Morse Boulevard also operates at LOS F under existing conditions.

The analysis indicated that the existing turns are adequate for the additional project trips. However, the southbound left-turn movement out of the project site is shown to have v/c ratio of 25.21 in the build-out scenario, indicating that the movement is over capacity. This deficiency should be mitigated by the developer by creating a directional median opening at the intersection of SR 50 and Tiny Morse Boulevard.

Auto Plex Lane Transportation Impact Analysis Comments:

1. Report Formatting – Please fix formatting errors in the report including the following:

- “Error! Bookmark not defined.” for Table 4 in the Table of Contents.
- Bulleted list formatting in the Existing Conditions Analysis
- Spacing error on Page 6
- Clarify the control for the Auto Plex Lane Site Access 2 on Page 12
- Typo in the Turn Lane Analysis – “tris”

2. **Intersection Capacity Analysis (Page 5)** – The study references HCM and HCS Methodology was used for the intersection analysis. Please specify which edition of HCS and which edition of HCM were used for the analysis.
3. **Projected Intersection Capacity Analysis (Page 12)** – Please clarify if the existing signal timing was maintained or signal splits were optimized for future conditions.
4. **Projected Intersection Capacity Analysis (Page 12)** – Please state the increases to eastbound left-turn delay at SR 50 and Tiny Morse Boulevard. Based on the HCS reports, the eastbound left-turn delay increases by approximately 130 seconds.
5. **Projected Intersection Capacity Analysis (Page 12)** – The southbound approach delay at SR 50 and Tiny Morse Boulevard operates at LOS F in the existing conditions, with a v/c ratio of 1.0, indicating that the current volumes are at capacity on this approach. With the addition of project traffic, the southbound left-turn movement has a v/c ratio of 25.12 per the analysis, indicating that the volume is 25 times the capacity of the movement. As there is not sufficient intersection spacing for a traffic signal, this intersection should be converted to a directional median opening. Please update the analysis of this intersection to remove the southbound left-turn movement and move these trips to a u-turn on SR 50.
6. **Projected P.M. Peak Hour Traffic Volumes (Figure 5)** – The northbound departure volume from Site Access 1 does not balance with the northbound approach volume from Site Access 2. Please balance the volumes or justify why they should not be balanced.
7. **Turn Lane Analysis (Page 14)** – When evaluating the required turn lane distance, please round up to the nearest vehicle, then calculate the storage length required.
8. **Findings and Conclusions (Page 15)** – Please remove the statement “The projected intersection capacity analysis indicates the same results as existing.” Although movements at the intersection operate at LOS F in the existing condition, the future conditions analysis indicate that the southbound left-turn movement exceeds capacity with a v/c ratio of 25.12. This deficiency needs to be mitigated as part of this project.



CITY OF CLERMONT REZONING APPLICATION

DATE 4-28-2022		FEE: \$542.00 + cost of advertisement + cost of traffic review, if necessary	
Project Name (if applicable) Rogers Place			
Applicant First Team Commercial, LLC			
Contact Person Thomas A Dixon or Jimmy Crawford			
Address 1300 Country Lane		City Orlando	State FL Zip 32804
Telephone 321-594-6771		Fax	
Email tad@dixoncap.com, jcrawford@cmhlawyers.com			
OWNER INFORMATION			
Owner's Name GK Rogers Construction, LLC			
Owner Address 4240 Martin Luther King Jr. Drive SW		City Atlanta	State GA Zip 30336
Telephone 321-594-6771		Email tad@dixoncap.com	
PROPERTY INFORMATION			
Address of Subject Property Auto Plex Lane		City Clermont	State FI Zip 34711
Legal Description (include copy of survey) attached			
Acreage 9.8		Land Use (City verification required) Lake County Regional Commercial	
Present Zoning (City verification required) Lake County PUD		Proposed Zoning Clermont PUD	



CITY OF CLERMONT
REZONING
APPLICATION

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

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

Annexation

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

Thomas A Dixon

Applicant Name (print)



Applicant Name (signature)

Owner Name (print)

x _____
Owner Name (signature)

City of Clermont

Development Services Department

685 W. Montrose St.

P.O. Box 120219

Clermont, FL 34712-0219

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

5/22/2020

LEGAL NOTICE

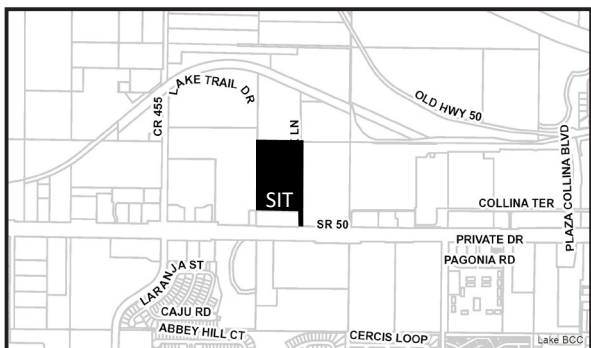
Notice is hereby given that the City Council of the City of Clermont will consider the enactment of following proposed ordinance. All interested parties will be given an opportunity to express their views on this matter.

ORDINANCE 2022-029

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

LOCATION:

Vacant parcel located north of SR 50 and west of Auto Plex Lane
(Alternate Key 3835575)



LEGAL DESCRIPTION

A PORTION OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, RUN SOUTH 00°40'13" WEST, ALONG THE EAST LINE OF SAID SECTION 26, A DISTANCE OF 1183.62 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WEST COLONIAL DRIVE (STATE ROAD NO. 50), ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION NO. 11070-2505; THENCE RUN NORTH 89°06'47" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 680.32 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 89°06'47" WEST, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 37.58 FEET TO THE SOUTHEASTERLY CORNER OF THE FLORIDA DEPARTMENT OF TRANSPORTATION RETENTION AREA AS RECORDED IN OFFICIAL RECORDS BOOK 591, PAGE 1209 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN NORTH 00°53'29" EAST, ALONG THE EASTERLY LINE OF SAID RETENTION AREA, A DISTANCE OF 208.00 FEET TO THE NORTHEASTERLY CORNER OF SAID RETENTION AREA; THENCE RUN NORTH 89°05'47" WEST, ALONG THE NORTHERLY LINE OF SAID RETENTION AREA, A DISTANCE OF 609.73 FEET; THENCE RUN NORTH 00°35'14" EAST, DEPARTING SAID NORTHERLY LINE, A DISTANCE OF 659.86 FEET; THENCE RUN, PARALLEL TO SAID NORTHERLY LINE, SOUTH 89°05'47" EAST, A DISTANCE OF 630.78 FEET TO A POINT ON THE EASTERLY LINE OF THAT CERTAIN ACCESS, INGRESS AND EGRESS EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 2754, PAGE 2316 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN SOUTH 00°25'53" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 868.21 FEET TO THE POINT OF BEGINNING.

SITE CONTAINS 9.8 +/- ACRES.

PROPERTY REZONING

**From: Lake County (CP) Planned Commercial
To: City of Clermont (PUD) Planned Unit Development**

The Planning & Zoning Commission will consider the request on Tuesday, June 7, 2022 at 6:30 PM and the Clermont City Council will hold a public meeting to consider the request on Tuesday, June 28, 2022 at 6:30 PM for the final enactment.

All public meetings will be held at the Clermont City Hall, Council Chambers, located at 685 W. Montrose Street. The proposed ordinance may be inspected at the Clermont Development Services Department located at 685 W. Montrose Street, Clermont, FL 34711 between 8 AM and 5 PM Monday to Friday.

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

Tracy Ackroyd Howe, MMC
City Clerk