



**CITY OF CLERMONT
CITY COUNCIL MEETING
CLERMONT CITY HALL
AGENDA**

6:30 PM, Tuesday, September 27, 2022

Welcome to our Council meeting. In the interest of time efficiency and ensuring that everyone who wishes to address the Council is given the opportunity to do so, the following will apply to all comments made by the public. Each speaker will be permitted 3 minutes to address the Council. These time limits may be extended by the Mayor or by majority vote of the Council. To avoid disruption of the meeting, speakers should avoid inappropriate language, personal attacks and derogatory statements and direct comments to the Council. Everyone is requested 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. Thank you for participating in your City Government.

CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

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 minutes of the August 23, 2022 and September 13, 2022 Council meeting and the September 7, 2022 First Budget Public Hearing.

Item No. 2 - Resolution No. 2022-031R

Consider approval of Fiscal Year 2022 Budget Amendment to the Enterprise Funds.

Item No. 3 - Grant Acceptance

Consider approval to participate in a grant agreement for a Low-Income Household Water Assistance Program with Lake Community Action Agency.

Item No. 4 - Proposal Award

Consider the award and term contract to Southern Cleaning Service, Inc. to provide janitorial services to the Highlander Building, Kehlror Building, and Public Restrooms for the annual budgeted amount of \$98,400.

Item No. 5 - Proposal Award

Consider award and term contract to Southern Cleaning Service, Inc. to provide janitorial services for recreational facility restrooms in the budgeted amount of \$38,400.

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Item No. 6 - Event and Road Closure Request
Veteran's Day

Consider the event and parade request with road closures on November 11, 2022, at West Park and continuing to Waterfront Park.

Item No. 7 - Event and Road Closure Request
Cookies & Cocoa

Consider the event request with road closures on December 9, 2022 in Downtown Clermont.

UNFINISHED BUSINESS

Item No. 8 - Variance Request
2470 Linkwood Avenue

Consider the request to allow a reduction to the rear yard setback.

Item No. 9 - Ordinance No. 2022-009 *Final*
Chicone Annexation

Consider tabling final hearing to October 11, 2022.

Item No. 10 - Ordinance No. 2022-010 *Final*
Chicone Large-scale CPA

Consider tabling the final hearing to October 11, 2022.

Item No. 11 - Ordinance No. 2022-011 *Final*
Chicone Rezoning

Consider tabling the final hearing to October 11, 2022.

Item No. 12 - Ordinance No. 2022-032 *Final*
The Vue Rezoning

Consider amending Planned Unit Development to allow multi-family apartments on parcels 7 through 13 on the southern portion of a project located on the northwest corner of Hooks Street and Miss Florida Avenue.

Item No. 13 - Ordinance No. 2022-034 *Final*
111 Apartments Annexation
(Entitlements approved by Lake County)

Consider annexing property into the Clermont city limits located north of State Rd 50 and east of County Rd 455.

Item No. 14 - Ordinance No. 2022-035 *Final*
111 Apartments Comprehensive Plan Amendment
(Entitlements approved by Lake County)

Consider changing the future land use to High Density Residential for the property located at 14006 County Road 455.

Item No. 15 - Ordinance No. 2022-036 *Final*
111 Apartments Rezoning
(Entitlements approved by Lake County)

Consider rezoning to Planned Unit Development for the property located at 14006 County Road 455.

Item No. 16 - Ordinance No. 2022-037 *Final*
Land Development Code Amendment-Murals

Consider amending Chapter 102 Signs; Section 102-26 Other Signs.

Item No. 17 - Ordinance No. 2022-039 *Final*
Lakeview Preserve Annexation
(Entitlements approved by Lake County)

Consider annexing property into the city limits located north of Hartwood Marsh Road and east of the city boundaries.

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Item No. 18 - Ordinance No. 2022-040 *Final*
Lakeview Preserve Comprehensive Plan
Amendment
(Entitlements approved by Lake County)

Consider changing the future land use to Low Density Residential for the property located north of Hartwood Marsh Road and east of the city boundaries.

Item No. 19 - Ordinance No. 2022-041 *Final*
Lakeview Preserve Rezoning
(Entitlements approved by Lake County)

Consider changing the zoning to Planned Unit Development for property located north of Hartwood Marsh Road and east of the city boundaries.

Item No. 20 - Ordinance No. 2022-042 *Final*
Clermont Hills Apartments Rezoning

Consider amending PUD Ordinance 2021-015 to expand and amend the previously approved site plan, which includes additional acreage and additional apartment units on property located southwest of Hooks Street and Excalibur Road intersection.

ADJOURN

Public Notice

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

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

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

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

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

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
August 23, 2022

CALL TO ORDER

The City Council met in a regular meeting on Tuesday, August 23, 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 Bates, Pines, Entsuah, and Purvis.

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

INVOCATION AND PLEDGE OF ALLEGIANCE

The invocation was given by Police Chaplain Michael J. Saxe followed by the Pledge of Allegiance.

OPENING COMMENTS

City Manager Bulthuis informed the Council of the following agenda changes:

Item No. 7 – Ordinance No. 2022-010, Chicone Large-Scale CPA

Ordinance No. 2022-010, Chicone Large- Scale CPA

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

City Clerk Howe read the title aloud.

City Manager Bulthuis informed the Council this is a request to table this item to September 27, 2022.

Council Member Bates moved to table Ordinance No. 2022-010 to September 27, 2022; Seconded by Council Member Pines. Passed unanimously 5-0 with all members present voicing aye.

Item No. 12 – Ordinance No. 2022-033, Clonts Property Rezoning

Ordinance No. 2022-033, Clonts Property Rezoning

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

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City Clerk Howe read the title aloud.

City Manager Bulthuis informed the Council this is a request to table this item to October 11, 2022.

Council Member Bates moved to table Ordinance No. 2022-033 to October 11, 2022;
Seconded by Council Member Purvis. Passed unanimously 5-0 with all members present
voicing aye.

Item No. 14 – Resolution No. 2022-021R, Senninger Irrigation CUP

Resolution No. 2022-021R, Senninger Irrigation CUP

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR A BUILDING OVER 100,000 SQUARE FEET IN THE M-1 INDUSTRIAL ZONING DISTRICT; PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

City Clerk Howe read the title aloud.

City Manager Bulthuis informed the Council this is a request to table this item to October 11, 2022.

Council Member Bates moved to table Resolution No. 2022-021R to October 11, 2022;
Seconded by Council Member Purvis. Passed unanimously 5-0 with all members present
voicing aye.

Item No. 15 – Ordinance No. 2022-011, Chicone Rezoning

Ordinance No. 2022-011, Chicone Rezoning

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

City Clerk Howe read the title aloud.

City Manager Bulthuis informed the Council this is a request to table this item to September 27, 2022.

Council Member Bates moved to table Ordinance No. 2022-011 to September 27, 2022;
Seconded by Council Member Pines. Passed unanimously 5-0 with all members present
voicing aye.

Item No. 16 – Ordinance No. 2022-032, The Vue Rezoning

Ordinance No. 2022-032, The Vue Rezoning

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

City Clerk Howe read the title aloud.

City Manager Bulthuis informed the Council this is a request to table this item to September 27, 2022.

Council Member Bates moved to table Ordinance No. 2022-032 to September 27, 2022; Seconded by Council Member Purvis. Passed unanimously 5-0 with all members present voicing aye.

Item No. 21 – Variance Request, 987 W. Magnolia Street

City Manager Bulthuis informed the Council this is a request to table this item to October 25, 2022.

Council Member Entsuah moved to table the variance request to October 25, 2022; Seconded by Council Member Bates. Passed unanimously 5-0 with all members present voicing aye.

PUBLIC COMMENTS

Charlene Forth, 939 W. Desoto Street – commented on the salaries of city employees.

REPORTS

Commissioner Parks was unable to attend the meeting.

CITY MANAGER REPORT

City Manager Bulthuis –

- September 2 is First Friday Food Truck.
- City offices will be closed on September 5 for Labor Day.
- The First Budget Public Hearing will be on September 7 at 6:30pm. Will be publishing the proposed budget with a millage rate of 5.75 the week before the meeting.
- Annual 9/11 ceremony will be held at the Arts and Recreation Center at 2pm on September 11.
- Thanked Chief Broadway and Chief Ezell for the great program last Friday to recognize first responders.
- Next Tuesday, August 30 at 6:30pm will host a Town Hall meeting where residents can ask questions to staff regarding the budget.

CITY ATTORNEY REPORT

City Attorney Mantzaris – No report.

CITY COUNCIL REPORT

Council Member Bates – No report.

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Council Member Purvis – Spoke on salaries of city staff.

Council Member Entsuh – No report.

Council Member Pines – thanked all city staff.

Mayor Murry –

- The first annual breakfast for first responders was well attended.
- Attended the Florida League of Cities conference last week.
- There will not be a Mayor's luncheon in September.
- Expressed appreciation to city staff.

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.

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| Item No. 1 – Meeting Minutes | Consider approval of the July 12, 2022 and July 26, 2022 Council minutes. |
| Item No. 2 – Proposal Award | Consider award and term contract to the Florida League of Cities, Inc. for insurance and risk management services in the annual budgeted amount of \$1,172,933.22. |
| Item No. 3 – Task Order Approval | Consider an engineering services task order from Halff Associates, Inc. to remove the 8 th Street pier and replace it with a marina in the budgeted amount of \$104,690. |
| Item No. 4 – Contract Amendment and Budget Amendment | Consider an amendment to the Traverse Group contract and a budget amendment of \$208,586.78. |
| Item No. 5 – Resolution No. 2022-025R | Consider approval of Fiscal Year 2022 Budget Amendment for Special Revenue funds. |
| Item No. 6 – Resolution No. 2022-026R | Consider approval of Fiscal Year 2022 Budget Amendment for CRA and General Fund. |

Council Member Bates moved to approve the Consent Agenda as presented for August 23, 2022; Seconded by Council Member Purvis. Passed unanimously 5-0 with all members present voicing aye

UNFINISHED BUSINESS

Item No. 7 – *This item was addressed earlier in the meeting and tabled to the September 27, 2022 meeting.*

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Item No. 8 – Ordinance No. 2022-014, Final City side Townhomes

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

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

Development Services Director Henschel presented the request. The applicant is requesting a rezoning to a Planned Unit Development (PUD) to construct a single family attached townhome project on 8 acres. The property is located on the northwest corner of US 27 and Hwy 50, directly north of the Crown Lounge and south of Highland Ave. The project has been revised due to previous comments from the Council. The applicant has provided an updated PUD concept plan, dated August 5, 2022 that has increased the lot width from 24 feet to 35 feet and increased the lot size to 3,500 square feet. In doing so, they have decreased the number of units from 68 to 56 townhomes, reducing the density from 8.45 dwelling units per acre to 6.96 dwelling units per acre. The updated plan has eliminated the one-way streets and rearranged the placement of the pool and amenities. The updated PUD concept plan does not have any waiver requests and will be developed according to the city code. Staff recommends approval with the changes made to the Ordinance due to the updated PUD concept plan.

In the ordinance under Section 3 Land Uses and Specific Conditions, Item No. 7, the language will be amended regarding their two (2) year time frame to develop or it reverts back to General Commercial (C2) standards. City Attorney Mantzaris explained that the language was amended to be more consistent with the city code.

Cecelia Bonifay, Esq, Akerman Law Firm, represented the applicant. Accompanying Ms. Bonifay was Alex Stringfellow, Planning Consultant, along with the owners and developers of the property. Ms. Bonifay went over the changes they have made since the last time they presented the project to Council. All variances have been eliminated and there are no waiver requests with the current proposal.

Mayor Murry opened the public hearing.

Charlene Forth, 939 W. Desoto Street - prefers commercial at that location.

Mayor Murry closed the public hearing.

Council discussed the setbacks in the alleyways and the townhomes facing Hwy 50.

Council Member Purvis expressed that this project is a prime example of when an applicant, staff and Council all work to get a common ground. The Council appreciates the effort of the applicant and Ms. Bonifay.

Council Member Bates moved to approve Ordinance No. 2022-014 with the amended language; Seconded by Council Member Pines. The motion passed by roll call vote 5-0.

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Items No. 9, 10 and 11 were heard concurrently and voted on separately.

City Clerk Howe read the following three ordinances aloud by title only.

Item No. 9 – Ordinance No. 2022-024, Final Lost Lake Assemblage Annexation

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. 10 – Ordinance No. 2022-025, Final Lost Lake Assemblage CPA

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

Item No. 11 – Ordinance No. 2022-026, Final Lost Lake Assemblage Rezoning

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

Planning Manager Kruse presented the Lost Lake Assemblage Annexation, CPA and Rezoning. The applicant, Cecelia Bonifay Esq, Akerman Law Firm, is requesting an Annexation, Small-Scale Comprehensive Plan Amendment, and a PUD rezoning for property being voluntary annexed into the city. The property, approximately 48 acres collectively, is located ¼ mile west of the intersection of Johns Lake Road and Hancock Road, north of Grace Community Church.

The property has been historically used for agricultural uses with a transition to 5 acre agricultural/residential type use. The proposal is an assemblage of seven (7) properties consisting of 5 and 10 acre tracts combined together for the proposed low density housing development. The applicant is requesting City services for the project, in which the City can fully serve and meets the requirements for voluntary annexation under Florida Statutes Chapter 171. Staff recommends approval of the annexation.

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The property currently has a Lake County future land use designation of Urban Low Density. This future land use allows up to four dwelling units per acre. The applicant is requesting a change to City of Clermont Low Density Residential future land use, which allows up to three dwelling units per acre. This land use change would reduce the dwelling units by one unit per acre compared to Lake County. The surrounding County land use is Urban Low Density and the City's is Master Planned Development and Low Density Residential.

The requested Low Density Residential future land use would provide for an appropriate transition and would be compatible with existing densities and intensities in the area. The City's Low Density Residential future land use is the most compatible future land use for a residential project when transiting from Lake County Urban Low Density. Staff is able to support the requested change and recommends approval of the comprehensive plan amendment to City of Clermont Low Density Residential future land use.

The property is currently in Lake County and consists of the following zoning designations: Agriculture, Ranchette Agriculture, and Urban Residential. The applicant is requesting a Planned Unit Development (PUD) for 99 single family lots with a density of 2.70 dwelling units per net acre. The property is adjacent to three existing single family subdivisions: Greater Pines with a density at 1.84 dwelling units per acre, Southern Pines with a density at 3.00 dwelling units per acre, and The Reserve at Lost Lake with a density of 1.88 dwelling units per acre.

The applicant has provided an updated conceptual site plan, dated July 22, 2022, showing the layout and specifics of the subdivision. The applicant is requesting sixty (60) foot wide lots with a minimum lot area of 7,500 square feet. The setbacks will be twenty-five (25) feet front yard, twenty (20) feet rear yard and side yard will be five (5) feet. The subdivision entry point will be from Johns Lake Road with an emergency access from Lost Lake Road. The portion of Lost Lake Road that crosses within the subdivision shall be upgraded to City standards. Lost Lake Road from Hancock to the site will be required to be graded, leveled, and stabilized to support fire and emergency access vehicles. The Traffic Impact Analysis indicated the project shall have an eastbound left turn lane on Johns Lake Road at the project access point. In addition, the project will be responsible for a 1.7% proportionate share cost to the widening of Hancock Road from Hooks Street to Johns Lake Road.

The applicant was requesting several waivers to the code in order to develop the subdivision, but with the latest revision, it has been reduced to the following waivers:

1. Exceed 10 feet of grade modification (cut/fill) on lot area for up to 10% of the site.
2. Reduction in lot width and setbacks to accommodate the specific Ashton Woods homes.

Staff has reviewed the project and concerns were noted. The concerns were expressed to the applicant and with the requested PUD rezoning request, the applicant has the right to seek approval. The access to the northwest property owners was a concern and this appears to have been addressed. A condition has been drafted to add to the PUD to ensure access to these owners, who are represented by Jimmy Crawford. The applicant has also made a few changes from the initial proposal, such as increasing the lot width from fifty (50) feet to sixty (60) feet and increasing the internal right-of-way width to sixty (60) feet from fifty (50) feet. As to the applicant's request to rezone the property to Planned Unit Development, Council shall act as it deems appropriate. If Council does not support the applicant's request, staff recommends the property be designated with a zoning of R-2 Medium Density Residential since this is very similar with the characteristics of the surrounding subdivisions.

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The Planning and Zoning Commission recommended approval to R-2 Medium Density Zoning with no waivers, in which the proposed project could not be developed as proposed.

Please note: the applicant has three applications that are dependent upon each other with the rezoning being the most critical portion.

Cecelia Bonifay, Esq., Attorney with Akerman Law Firm, presented on behalf of Ashton Woods who is the contract purchaser and developer of the project. As staff had stated there are three separate applications but asked to consider them in combination as one is interdependent on the other. Each one will have to be voted on separately, however, we would not want a passage of annexation if it were not going to reflect the rezoning.

Ms. Bonifay gave some background on the project and spoke about the surrounding properties and access points.

Discussion ensued regarding the emergency access for the Fire Department having to be graded, leveled, and stabilized on Lost Lake Road. The city did not find the road suitable for emergency vehicles. Ms. Bonifay stated that she has contacted Lake County and the city regarding the road, her client is willing to improve the road along their property boundary but they will not improve the entire road to Hancock.

There was discussion on other access points to the property and if anything else will work as an emergency access point. Fire Chief Ezell provided an explanation as to the reason Lost Lake Road cannot handle emergency vehicles along with the width the road needs to be. If a road is not up to city standards, then it has the potential to slow down response times in an emergency.

The applicant, Tina Lee stated that they are dedicating additional Right Of Way along the southern portion of the north piece of the property. Ms. Lee explained that Ashton Woods has no issue stabilizing the portion of Lost Lake Road along the boundary of the property line.

Mayor Murry opened the public hearing.

Jimmy Crawford, 702 W. Montrose Street - represents the neighbors to the northwest and stated for the record that as long as the developed language proposed for the PUD stays in the ordinance then his clients are not in opposition.

Charlene Forth, 939 W. Desoto Street – opposed to the project stating growth never pays for itself.

Marion Ringwood, 1808 Nature Cove Lane – expressed concern regarding the subdivision and Lost Lake Road.

Pamela Molesky, 1820 Nature Cove Lane – expressed concern regarding project.

Jean Ann Swords, 2983 Southern Pines Loop – expressed concern regarding project.

Laura Davidson, 12735 Douglas Fir Court – expressed concern regarding project.

Tod Howard, 1986 Brantley Circle - expressed concerns and requested the Council deny until the builder meets the city's requirements.

Mayor Murry closed the public hearing.

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Ms. Bonifay stated this is a transition area. She remarked the client cannot accept the requirement in the ordinance to stabilize Lost Lake Road from the property all the way to Hancock Road. If it is the consensus of Council to not agree on the rezoning then they requested the Council to not approve any part of the project.

Council Member Purvis asked City Attorney Mantzaris the alternative if the Council does not approve the annexation. Mr. Mantzaris explained that the future development will be under purview of the county. They will seek approval from the county and will return to the city for water and sewer. Discussion ensued regarding the emergency access and lot widths.

Council expressed their thoughts on the project. They discussed the developer making changes and possibly returning to Council with a revised plan.

City Attorney Mantzaris asked Ms. Bonifay how the client would like to proceed based on discussion of the City Council. Ms. Bonifay stated that the applicant would like a determination at this meeting.

Council Member Bates moved to deny Ordinance No. 2022-024; Seconded by Council Member Pines. The motion passed by roll call vote 3-2 with Council Members Purvis and Entsuah opposing.

No action was needed on Ordinance No. 2022-025 and Ordinance No. 2022-026 since Ordinance No. 2022-024 was denied.

Item No. 12 - *This item was addressed earlier in the meeting and tabled to the October 11, 2022 meeting.*

Item No. 13 – Resolution No. 2022-016R, APC Roofing CUP

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.

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

Development Services Director Henschel presented the Conditional Use Permit request. The applicant is requesting a Conditional Use Permit (CUP) to allow for the development and construction of a roofing and warehouse building over 5,000 square feet to be located in the C-1 Light Commercial zoning district. The vacant parcel is approximately 0.51 acres and is located on West Broome Street, between Second Street and West Avenue. The Land Development Regulations, Section 122-204 requires a Conditional Use Permit for the warehouse use. The applicant would like to develop the site and construct a 5,500 square foot warehouse building with a small office. The applicant provided an updated site plan on August 15, 2022 reducing the size of the building from 8,000 square feet to 5,500 square feet.

The C-1 Light Commercial zoning district intent and purpose is to provide light retail and office uses that are compatible and less intrusive to the adjacent neighborhood character. The warehouse will be used for the existing roofing company, in which will include the delivery of large quantities of roofing products and materials via large trucks that are inconsistent with the intent of the C-1 Light Commercial zoning district.

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The City's Public Works Department has reviewed the access points identified on the Conceptual Plan and made the determination that West Broome Street, a local street cannot handle this repeated heavy traffic in that area.

Staff has reviewed the CUP application and finds the proposed warehouse use located in the C-1 Light Commercial zoning district is out of character and not consistent with the existing development patterns. The proposed use does not meet the general intent and purpose of the C-1 zoning district.

Staff recommends denial of the requested Conditional Use Permit to allow for the development of a warehouse building and use in the C-1 Light Commercial zoning district.

Jimmy Crawford was present on behalf of the applicant on this project. Mr. Crawford stated that there was miscommunication between the applicant/owner and city staff. The owner of APC Roofing, Alberto Contreras, the Builder and Project Engineer are all in attendance and available for questions. When the business opened, the owner realized he had nowhere to store excess roofing materials from jobs they are on. Mr. Contreras fenced in the back portion of the property and was told by the city that he was not allowed to store materials out in the open.

The building would house 1,200 square feet of office space. The other space would be used to store excess materials. Deliveries of materials would be done only by their company trucks as they come and go from jobsites.

Mayor Murry opened the public hearing.

Tod Howard, 1986 Brantley Circle – expressed support to allow the local business to serve the city and improve property values.

Barry Rubenstein, 1000 East Avenue – thanked Mr. Contreras for reducing the size of the building to one story. Expressed concerns regarding using Broome Street as there are two schools and children walking in the area and during rush hour in that area, it gets congested.

Mayor Murry closed the public hearing.

Discussion ensued regarding delivery days and times along with the type of vehicles that will be in and out of the yard. Council, along with the applicant, agreed that deliveries will only take place Monday through Saturday between the hours of 8am and 5pm. The gross vehicle weight of any vehicle will not exceed 15,000 pounds and that the building height will not exceed 25 feet.

Council Member Bates moved to approve Resolution No. 2022-016R with delivery times being Monday to Saturday 8am-5pm, with the understanding that the building height will not exceed 25 feet, no vehicle shall be making deliveries over 15,000 lbs. using Broome Street access; Seconded by Council Member Pines. Passed unanimously 5-0 with all members present voicing aye

Item No. 14 - *This item was addressed earlier in the meeting and tabled to the October 11, 2022 meeting.*

NEW BUSINESS

Item No. 15 - *This item was addressed earlier in the meeting and tabled to the September 27, 2022 meeting.*

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Item No. 16 - *This item was addressed earlier in the meeting and tabled to the September 27, 2022 meeting.*

Item No. 17 – Resolution No. 2022-022R, Cross Ridge Exchange

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR A MIXED-USE DEVELOPMENT WITH 115,000 MAXIMUM TOTAL BUILDING SQUARE FEET TO BE PERMITTED IN THE PLANNED UNIT DEVELOPMENT (PUD) ZONING DISTRICT; PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND EFFECTIVE DATE.

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

Planning Manager Kruse presented the item. The applicant is requesting a Conditional Use Permit (CUP) to allow for a mixed-use commercial development with up to a maximum of 115,000 total building square footage in the Lost Lake DRI. The Planned Unit Development allows C-2 General Commercial permitted uses in this PUD on parcel K. The vacant parcel is approximately 12 acres and located between the Walmart and BJ Wholesale Club Retail Stores. The parcel is part of the Lost Lake Master DRI and one of the last remaining vacant properties in the PUD.

In the Lost Lake DRI, parcel K was allocated up to 468,000 square feet of commercial use on 41 acres. Wal-Mart was developed on 29 acres and has used 230,000 square feet of commercial use. The proposed 115,000 square feet on the remaining acreage of parcel K puts the total commercial square footage at 345,000, which is substantially less than the 468,000 square feet allowed in the DRI.

Section 122-224 requires Conditional Use Permits when any commercial space or establishment is over 20,000 square foot. The proposed development shall be required to comply with the Clermont Codes and the PUD Development Standards. The project design layout is proposing access points on US Highway 27 and Cross Ridge Road.

When evaluating a request for a Conditional Use Permit, Section 86-144 of the Land Development Code requires specific development standards and provisions are met; Staff has reviewed the application and supporting documents and finds the proposed use does meet the general criteria for granting a Conditional Use Permit. The Development is compatible with the current development patterns and general character of the surrounding areas. The project is consistent with the Clermont Comprehensive Plan goals, objectives and policies

Therefore, staff recommends approval of the Conditional Use Permit with the conditions contained in Resolution No. 2022-022R. The Planning and Zoning Commission voted unanimously to recommend approval of Resolution No. 2022-022R

Jimmy Crawford was present on behalf of the applicant. This is the quintessential infill spot between BJs and Wal-Mart. The applicant is not asking for any waivers from the code. The applicant is present and is available for any questions.

Mayor Murry opened the public hearing.

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Ted Kuriakis, 2577 US 27 – General Manager for BJ's. Expressed concerns regarding the access road.

Mayor Murry closed the public hearing.

Mr. Crawford stated that there is a cross access easement that exists. Traffic will increase and they will work with the surrounding stores. The only clarification that they would request is to be able to have a drive thru speaker as the ordinance prohibits outdoor speakers.

Discussion ensued regarding traffic and the use of a traffic light not being an option with the placement close to the light at Johns Lake Road. When the construction plans are submitted FDOT will take a look at the traffic patterns.

The consensus of the Council was in support of the project. Council Member Entsuah inquired about a stop sign on the access road between this project and BJ's. Mr. Crawford stated they would be willing to commit to having a stop sign at that access road.

Council Member Bates moved to approve Resolution No. 2022-022R with the understating of no outdoor speakers with the exception of your typical restaurant drive thru style and a stop sign at the access road; Seconded by Council Member Pines. Passed unanimously 5-0 with all members present voicing aye

Item No. 18 – Resolution No. 2022-023R, Headquarter Honda

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

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

Development Services Director Henschel presented the request. The applicant is requesting a Conditional Use Permit (CUP) to allow for the expansion of the existing automotive services building located in the C-2 General Commercial zoning district. The Land Development Regulations, Section 122-224, requires a CUP for any type of automotive sales, services, garages, carwash, boats, paint and body shops, which also includes any expansions and building additions for the current auto dealerships. The property Land Use designation is Commercial.

The requested CUP will allow for the construction of the 11,000 sq. ft. service building addition. The addition will be at the rear of the property and will increase the service capacity at the existing dealership.

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

Mary Solik, Counsel for Headquarter Honda, introduced all parties present for this project and all are available for questions. Ms. Solik corrected that the addition is 9,000 sq. ft.

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

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Discussion ensued regarding the enclosure of the detail bay area. Peter Thomas from Thomas Design stated it is partially open and situated behind a wall.

Council Member Bates moved to approve Resolution No. 2022-023R; Seconded by Council Member Purvis. Passed unanimously 5-0 with all members present voicing aye.

Item No. 19 – Variance Request, Mirror Lake Subdivision

Planning Manager Kruse presented the variance request for Mirror Lake Subdivision. The applicant, Nick Asma, is requesting six (6) variances to the Land Development Code to allow for construction of a 21 lot single-family residential subdivision. The vacant parcel is located on the south side of Old Highway 50, just west of the Greater Hills Subdivision. The zoning is R-1 Single Family Medium Density Residential with a Low Density Residential Land Use. The applicant is requesting the following variances:

- 1) To allow for a private gated street, rather than public.
- 2) To construct only one cul-de-sac at the end of the street with no intermediate cul-de-sac.
- 3) To reduce the landscape buffer along the east property line to 5 feet instead of the 10 feet.
- 4) To reduce the road right-of-way width to 50 feet, rather than 60 feet.
- 5) To construct a sidewalk on only one side of the street where homes will be located, rather than both sides of the street.
- 6) To reduce the front yard building setback to 20 feet, rather than 25 feet for lots 5-9.

The proposed 21-lot subdivision as designed would provide one access point off Old Highway 50. The applicant has indicated that because of existing topography changes and construction constraints, the six variances are required to allow for development. The Council previously approved eight variances in 2000, 2007 and 2008, and 2020 to allow for a 21 lot single-family development that was never constructed. City Code Section 86-171 indicates a variance to the Land Development Code may be granted as a hardship relief when strict compliance with the code would render a parcel incapable of reasonable use and development. Staff finds the subject parcel is vacant.

Therefore, it may be designed with a less intense development which may not require variances to the land development codes. The property as designed may provide a challenge for fire and emergency vehicles access due to the request to allow a reduction of the right-of-way from the required 60 feet to a 50 feet width. The request to reduce the landscape buffer from 10 feet to five feet would provide less screening for the east side properties and may be seen as undesirable and intrusive to adjacent property owners. In addition, the request for a 50 foot wide right of way, instead of the 60 feet as required by the Code, may provide access challenges for Emergency Vehicles.

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 does not meet a positive finding. Therefore, staff recommends denial of the variance request to the Land Development Code.

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Nick Asma provided background on this project. Mirror Lake is a proposed 21 lot subdivision with access off of Old Winter Garden Road. The project received approval of 24 lots in 2008. The revised plan is only for 21 lots. Mr. Asma explained they are not asking for anything different than what was approved in 2020.

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

Council discussed the subdivision having a private gated road, road width and landscape buffers.

Mr. Asma requested a continuance to October 11, 2022 to return and further address the issues Council has with the project.

Council Member Bates moved to table the variance request to October 11, 2022; Seconded by Council Member Entsuah. Passed unanimously 5-0 with all members present voicing aye.

Item No. 20 – Variance Request, 2388 Kaley Ridge Road

Development Services Director Henschel presented the variance request. The applicant is requesting a variance to allow for the encroachment of pavers and concrete into the side and rear yard setbacks of the residential lot located at 2388 Kaley Ridge Road. The property is located in the Highland Ranch Planned Unit Development, located on Old Highway 50 and southwest of the Florida Turnpike. The applicant has installed pavers and concrete on the sides and rear yards of the property. The pavers and concrete slabs have been installed without an approved permit. This property currently has an open Code Enforcement investigation.

The existing single-family residential lot requires a 5-foot side yard setback and a 5-foot rear yard setback. The patio project does not exceed the maximum impervious surface ratio requirements for the lot. The applicant has presented supporting documents that include the Homeowner's Association approval letter and pictures of the existing patio and fire pit areas.

In this subdivision, the zoning requires a 5 foot setback from the side yard and rear yard. The applicant has encroached into those areas by approximately 3 feet.

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 this application as submitted and finds the application does not meet a positive finding of the provisions of the review criteria. Therefore, staff recommends denial of the requested variance.

Mr. Nguyen apologized for the pavers and stated he was not aware that he needed a permit to have the pavers in his yard.

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

Council discussed their concerns about drainage of the property with the pavers on the side of the house. The consensus of the Council was that the owner can keep the pavers but needs to come into conformance with the setbacks.

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Council Member Purvis moved to deny the variance request; Seconded by Council Member Bates.

Discussion ensued as to how to assist the applicant on coming into compliance and the work needed to be done in order to accomplish it.

Passed unanimously 5-0 with all members present voicing aye.

Item No. 21 – *This item was addressed earlier in the meeting and tabled to the October 25, 2022 meeting.*

Council Member Bates inquired about Council attending the City Manager Town Hall meeting on August 30, 2022. City Attorney Mantzaris stated the meeting will be noticed and strongly suggested if Council Members attend the meeting, to not participate in the meeting.

ADJOURN: With no further comments, this meeting adjourned at 9:58pm.

APPROVED:

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

City of Clermont
MINUTES
FIRST BUDGET PUBLIC HEARING
SEPTEMBER 7, 2022

CALL TO ORDER

The City Council met in a Special Meeting on Wednesday, September 7, 2022 at City Hall. Mayor Murry called the meeting to order at 6:30 pm with the following Council Members present: Council Members Bates, Purvis, Entsuah, and Pines.

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

The agenda items will be discussed concurrently and voted on separately.

Item No. 1 – Resolution No. 2022-027R – *Tentative FY 2022/2023 Ad Valorem Millage Rate*

A RESOLUTION OF THE CITY OF CLERMONT OF LAKE COUNTY, FLORIDA,
ADOPTING THE TENTATIVE LEVYING OF AD VALOREM TAXES FOR FISCAL
YEAR 2022-2023; PROVIDING FOR COLLECTION OF TAXES; PROVIDING FOR
AN EFFECTIVE DATE.

Item No. 2 – Resolution No. 2022-028R – *Tentative FY 2022/2023 Budget*

A RESOLUTION OF THE CITY OF CLERMONT OF LAKE COUNTY, FLORIDA,
ADOPTING THE TENTATIVE BUDGET FOR THE 2022-2023 FISCAL YEAR;
PROVIDING FOR AN EFFECTIVE DATE.

City Clerk Howe read into the record Resolution No. 2022-027R in its entirety and Resolution No. 2022-028R by title only.

City Manager Bulthuis stated that this first budget public hearing is to adopt a tentative millage rate and tentative budget for Fiscal Year 2022/2023. Mr. Bulthuis reviewed the timeline of the budget workshops. On July 26, 2022, City Council authorized a tentative millage rate of 5.75 mills. Mr. Bulthuis further stated this is the first budget public hearing and the final public hearing will be held on September 20, 2022 for the adoption of the millage rate and budget.

Mr. Bulthuis provided a Power Point presentation reviewing Clermont's millage rate compared to the other cities in Lake County. A breakdown of each fund the city has along with the budget allocation into each fund. Personnel and health insurance costs were explained and shown the estimated cost for the upcoming year. Mr. Bulthuis gave examples of millage rate effects on businesses as well as for homeowners. Also, he calculated a tax bill using different millage rates and provided an overview of the save our home benefit. Finally, there was a list of all the grants the city has applied for from 2019 to present and explained the allowable usage of those funds.

Mr. Bulthuis commented on the current fiscal year budget and financial reports compared to actuals.

Mayor Murry opened the public hearing.

Tod Howard, 1986 Brantley Circle - Expressed concern with raising the millage rate. He requested Council maintain the existing millage rate at 4.2061.

Leo Cloutier, 3972 Longbow Drive - Expressed concern with an increase in the millage rate. He suggested raising the millage rate gradually over time instead of all at once. Furthermore, he is supportive of raising taxes however requested the city consider all avenues for funding instead of the taxpayers.

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Shauna Vaughan, 473 Blue Cypress Drive – Does not live in the city but owns a business in Clermont. In favor of raising millage rate appropriately, not all at once. She spoke regarding what effect raising the millage rate has on businesses.

Dani Page, Tuscany Ridge – Inquired where ARPA funds have been spent.

John Tidona, 3611 Briar Run Drive - Expressed concern with raising the millage rate. He spoke about current infrastructure.

Chandra Myers, 1040 Glen Raven Lane – Opposed to increase in taxes. She suggesting making a list of wants and needs and urged the Council to consider another solution to generate funds.

Chris Davis, 10302 Lake Minneola Shores – Spoke regarding rental properties not receiving tax exemptions.

Tom Day, works for the City of Clermont Public Services – read the City of Clermont’s mission statement. Spoke on the lack of employees and that effects of providing exceptional service to the residents.

Chris Martin, 3600 US Hwy 27 – Thanked Council for being transparent with the budget process and commented on the millage rate having an effect on the Police Department.

Charlene Forth, 939 W. Desoto Street – Spoke on property taxes and the Police Department.

Duane Land, works for the City of Clermont Public Services – Appreciates the transparency with the budget process. He encouraged Council to resolve the deficits in the budget.

Vincent Niemiec, 4569 Barrister Drive - Requested Council to increase in increments and not all at once.

Otis Taylor, 3686 Caladesi – Requested the Council to resolve the budget issues and to make tough decisions.

Mayor Murry closed the public hearing.

Council Member Bates stated he is open to an increase in the millage rate. Mr. Bates suggested setting a tentative millage rate of 5.5 in order to keep discussions open and to give Council Members the opportunity to do more research and speak with staff. Council Member Entsuh expressed his feelings regarding setting the millage rate at 5.5 mills but was open to 5.5 as the tentative rate for discussion purposes.

Discussion ensued regarding the reserve funds being at 26.77 percent. City Manager Bulthuis explained that if reserve funds are used then staff would only look at funding current projects as funding personnel positions requires the budget to have funds every year moving forward.

Mayor Murry asked Mr. Bulthuis to explain the ARPA funds the city has received and where those funds have been used. Mr. Bulthuis explained the city will receive \$19,000,000 over the span of two years. The city has received \$9,000,000 to date and those funds have been used to offset the cost of projects that were over budget and to settle two (2) lawsuits.

City Manager Bulthuis commented on impact fees and the status of the impact fee study approved by Council earlier in the year. Mr. Bulthuis reviewed the health care costs and noted the city is self- funded.

City staff is aware the minimum wage law goes into effect in 2026 however the city is currently not able to fill positions with the salaries that are being offered.

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Council discussed the new state law regarding CDL licenses and the hardship it is causing the Public Works department in finding and retaining employees. Discussion ensued regarding Return on Investments within the city. Mr. Bulthuis explained the city does consider cost effectiveness of either hiring a private company or having a project done with city employees. The city also bids out jobs to ensure the company awarded the project is the best and most cost effective.

Mr. Bulthuis explained that the millage rate will need to be set at 5.75 mills for the funding to repair roads in the city. If the millage is set any lower than 5.75, then there will be not be funds available.

Discussion was had regarding removing hiring new employees from the budget to offset a lower millage rate. Chief Broadway gave an update on the vacancies within the Police Department.

Council Member Bates moved to approve Resolution 2022-027R for a tentative millage of 5.5; Seconded by Council Member Purvis. Passed unanimously 5-0 with all members present voicing aye.

Council Member Bates moved to approve Resolution 2022-028R for a tentative budget based on a revenue number of \$44,277,869.75; Seconded by Council Member Purvis. Passed unanimously 5-0 with all members present voicing aye.

CLOSING COMMENTS

The increase in millage rate of 5.5 would be a 30.76% increase above the current millage rate of 4.2061.

The Final Budget Hearing will be held on September 20, 2022 at 6:30 PM.

ADJOURN: With no further comments, this meeting adjourned at 8:31pm.

APPROVED:

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
September 13, 2022

CALL TO ORDER

The City Council met in a regular meeting on Tuesday, September 13, 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 Bates, Pines, Entsuah, and Purvis.

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

INVOCATION AND PLEDGE OF ALLEGIANCE

The invocation was given by Fire Chaplain Rick Spence followed by the Pledge of Allegiance.

PROCLAMATION

City Clerk Howe read the Proclamation for Constitution Week. Mayor Murry presented the proclamation to Ms. Beverly Oyler of the Tomoka Chapter of the National Society Daughters of the American Revolution.

PRESENTATION

Chief Ezell presented the Fire Department Distinguished Service Awards. There were two crews that were presented with the Unit Citation Award. It is awarded to a company for performing beyond normal expectation in an emergency situation. The event exemplifies a company's team work, dedication, poise and control under pressure and expertise in the field.

The first crew being recognized is Engine 101, C Shift. Lt Erik Strange, Engineer Rodney Urquhart, Firefighter Anthony Hoffman and Firefighter Ridge Litz.

The second crew being recognized is Engine 101, B Shift. Lt Dean Luginbuhl, Engineer Jon Hanlon and Firefighter Stephen Murdock.

Chief Ezell thanked the Mayor and Council for the opportunity to recognize them.

AGENDA CHANGES

City Manager Bulthuis informed the Council of the following agenda changes:

Item No. 3 – Grant Acceptance

City Manager Bulthuis informed the Council that there is an amendment to the request. The Fire Department is requesting approval of Assistance to Firefighter Grant (AFG) fitness equipment for Station 3 in the amount of \$10,000. The Federal Share is \$9,090.90 with a cost-share to the City in the amount of \$909.10. The Fire Department is requesting the City Council to accept the grant with a cost share for the FY 2023 budget. There was another part of the grant which they were not eligible for and asking for that part to be removed.

Council Member Bates moved to approve Item No. 3 as amended; Seconded by Council Member Entsuah. Passed unanimously 5-0 with all members present voicing aye.

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Item No. 8 – Event and Road Closure Request Veteran’s Day

Item No. 9 – Event and Road Closure Request Cookies & Cocoa

City Manager Bulthuis informed the Council this is a request to table these items to September 27, 2022.

Council Member Bates moved to table item no. 8 and 9 to September 27, 2022; Seconded
by Council Member Purvis. Passed unanimously 5-0 with all members present voicing aye.

PUBLIC COMMENTS

Vincent Niemiec, Regency Hills – Thanked the City for the 9/11 event.

Banks Helfrich, 9100 Sams Lake Road – Spoke about community.

REPORTS

CITY MANAGER REPORT

City Manager Bulthuis –

- Sips and Salsa event will be held this weekend at Waterfront Park.
- Family Feud game between Chief Broadway and Commissioner Parks teams on September 24.

CITY ATTORNEY REPORT

City Attorney Mantzaris – No report.

CITY COUNCIL REPORT

Council Member Bates –

- Thanks to staff and both Chief’s for the 9/11 event.

Council Member Purvis –

- 9/11 ceremony was an outstanding event.

Council Member Entsuh – No report.

Council Member Pines –

- Read a statement aloud related to her thoughts on the budget and the millage rate.

Mayor Murry –

- Inquired about appointing a replacement for the Arts and Cultural Alliance.

City Manager Bulthuis stated that city staff is in the process of interviewing for the open position in Parks and Recreation which served on the board. Deputy City Manager Davidoff stated that there is an alternate that serves when the member cannot be there.

- Attended the 911 ceremony on Sunday. Thanked both Chief’s and city staff.

CONSENT AGENDA

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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 the July 20, 2022 and August 15, 2022 Budget Workshops, and August 9, 2022 Council meeting minutes.

Item No. 2 – Surplus Request

Consider declaring surplus from Information Technology, Parks and Recreation, Police, Building Services and dispose of in accordance with the Purchasing Policy.

Item No. 3 – Grant Acceptance

Approved as amended under Agenda Changes

Consider Assistance to Firefighter Grant (AFG) for ballistic gear in the amount of \$29,540, and fitness equipment for Station 3 in the amount of \$10,000 for a total grant project award of \$39,540. The Federal Share is \$35,945.45 with a cost-share to the City in the amount of \$3,594.55.

Item No. 4 – Proposal Award

Consider the award and term contract to American Janitorial, Inc. to provide services to City Hall, Clermont City Center and the Public Works Building in the annual budgeted amount of \$67,644.

Item No. 5 – Piggyback City of Miami Beach Contract and Budget Amendment

Consider piggybacking contract no. R2019-30738 with Vetted Security Solutions, LLC to provide license plate recognition system installation and a budget amendment of \$272,517.94 from the police impact fund

Item No. 6 – Piggyback Lake County Contract

Consider piggybacking contracts no. 22-730B, 22-730C, 22-730D, 22-730F, 22-730G, 22-730H, 22-730I, 22-730J, and 22-730K with Bennett Fire Products Company, Fisher Scientific Company, Henry Schein, Medline Industries, Municipal Emergency Services, Municipal Equipment Company, North American Fire Equipment Co., Ten-8 Fire and TechnicalRescue.com to provide fire equipment, supplies, and services.

Item No. 7 - Utility Service Agreement

Consider potable water service for a single-family home located at 14655 Johns Lake Road.

**Item No. 8 – Event and Road Closure Request
Veteran's Day Tabled to September 27, 2022**

Consider the event and parade request with road closures on November 11, 2022, at West Park and continuing to Waterfront Park.

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Item No. 9 – Event and Road Closure Request
Cookies & Cocoa Tabled to September 27, 2022

Consider the event request and to close certain roads on December 9, 2022 in Downtown Clermont.

Council Member Bates moved to approve consent items 1, 2,4,5,6 and 7; Seconded by Council Member Pines. Passed unanimously 5-0 with all members present voicing aye.

NEW BUSINESS

Item No. 10 – Variance Request, 2470 Linkwood Avenue.

Development Services Director Henschel stated the applicant is present however has requested a postponement to September 27, 2022.

Council Member Bates moved to table item number 10 to September 27, 2022; Seconded by Council Member Pines. Passed unanimously 5-0 with all members present voicing aye.

Police Chief Broadway introduced Lake County Commissioner Sean Parks. Mr. Parks gave an update on Wellness Way. Spoke on the Central Florida Expressway 516 Toll Road construction beginning in 2023 and will take two (2) years to complete.

There will be a joint planning meeting on September 26 which will include all fourteen (14) Lake County cities. These meetings give the cities the opportunity to share information, make sure there is a common strategy, as well as address county wide conservation strategies.

Commissioner Parks gave an update on raising impact fees in the County. There were two (2) workshops to show need and necessity and will go to the County Commission to be voted on.

Council inquired about a proposed wall on Hartwood Marsh Road in the update to the road. Mr. Parks stated that he will look into information regarding the wall.

Mayor Murry opened to the public.

Otis Taylor, 3686 Caladesi – inquired about the benefits of having Wellness Way as a part of the city.

Commissioner Parks stated this project brings opportunities such as controlling what is developed and having developments such as Olympus. There will be an employment center for City and Lake County residents.

Mayor Murry thanked Commissioner Parks.

Item No. 11 – Ordinance No. 2022-009, Introduction Chicone Annexation

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 IN ACCORDANCE WITH THE INTERLOCAL SERVICE BOUNDARY AGREEMENT DATED DECEMBER 2, 2014; PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, RECORDING, PUBLICATION AND AN EFFECTIVE DATE.

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

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Council Member Bates moved to introduce Ordinance No. 2022-009; Seconded by Council Member Pines. Passed unanimously 5-0 with all members present voicing aye.

Item No. 12 – Ordinance No. 2022-011, Introduction Chicone Rezoning

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

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

Council Member Bates moved to introduce Ordinance No. 2022-011; Seconded by Council Member Purvis. Passed unanimously 5-0 with all members present voicing aye.

Item No. 13 – Ordinance No. 2022-032, Introduction The Vue Rezoning

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

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

Council Member Bates moved to introduce Ordinance No. 2022-032; Seconded by Council Member Purvis. Passed unanimously 5-0 with all members present voicing aye.

Item No. 14 – Ordinance No. 2022-034, Introduction 111 Apartments Annexation

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.

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

Council Member Bates moved to introduce Ordinance No. 2022-034; Seconded by Council Member Purvis. Passed unanimously 5-0 with all members present voicing aye.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
September 13, 2022

Item No. 15 – Ordinance No. 2022-035, Introduction 111 Apartments CPA

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

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

Council Member Bates moved to introduce Ordinance No. 2022-035; Seconded by Council Member Purvis. Passed unanimously 5-0 with all members present voicing aye.

Item No. 16 – Ordinance No. 2022-036, Introduction 111 Apartments Rezoning

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

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

Council Member Bates moved to introduce Ordinance No. 2022-036; Seconded by Council Member Pines. Passed unanimously 5-0 with all members present voicing aye.

Item No. 17 – Ordinance No. 2022-037, Introduction Land Development Code Amendment – Murals

AN ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE; CHAPTER 102 SIGNS; ADDING SECTIONS 102-26 “OTHER SIGNS”; PROVIDING FOR CONFLICT; SEVERABILITY; CODIFICATION; THE ADMINISTRATIVE CORRECTION OF SCRIVENERS ERRORS; RECORDING; PUBLICATION AND AN EFFECTIVE DATE.

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

Council Member Bates moved to introduce Ordinance No. 2022-037; Seconded by Council Member Purvis. Passed unanimously 5-0 with all members present voicing aye.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
September 13, 2022

Item No. 18 – Ordinance No. 2022-039 Introduction Lakeview Preserve Annexation

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.

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

Council Member Bates moved to introduce Ordinance No. 2022-039; Seconded by Council Member Purvis. Passed unanimously 5-0 with all members present voicing aye.

Item No. 19 – Ordinance No. 2022-040, Introduction Lakeview Preserve CPA

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

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

Council Member Bates moved to introduce Ordinance No. 2022-040; Seconded by Council Member Purvis. Passed unanimously 5-0 with all members present voicing aye.

Item No. 20 – Ordinance No. 2022-041, Introduction Lakeview Preserve Rezoning

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

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

Council Member Bates moved to introduce Ordinance No. 2022-041; Seconded by Council Member Purvis. Passed unanimously 5-0 with all members present voicing aye.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
September 13, 2022

Item No. 21 – Ordinance No. 2022-042, Introduction Clermont Hills Apartments Rezoning

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

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

Council Member Bates moved to introduce Ordinance No. 2022-042; Seconded by Council Member Purvis. Passed unanimously 5-0 with all members present voicing aye.

ADJOURN: With no further comments, this meeting adjourned at 7:43pm.

APPROVED:

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, September 27, 2022		
Agenda Item Name		
Resolution No. 2022-031R		
Requested Action		
Request approval of Resolution No. 2022-031R to amend the Fiscal Year 2022 Budget.		
Staff Report		
Resolution No. 2022-031R is proposed to amend the Fiscal Year 2022 Budget. This resolution formally amends the budget for Council actions since October 2021 along with subsequent requested department updates to the Fiscal Year 2022 annual budget for the Enterprise Funds. The funds being amended are the Water Fund, Sewer Fund, Stormwater Fund, and Sanitation Fund. This resolution will result in an increase to fund balance in these funds in the total amount of \$10,307,799.05. This increase is mainly due to projects that will not be completed before the end of the Fiscal Year that will be included in the Fiscal Year 2023 budget.		
Additional Analysis		
Fiscal Impact Summary		
The total increase to fund balance for all funds is \$10,307,799.05.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. 2022-031R - BA#7 Amendment Final (09.20.2022) 2022-031R - BA#7 Amendment Final (09.20.2022).pdf		



**CITY OF CLERMONT
RESOLUTION NO 2022-031R**

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

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

WATER FUND

Water Fund Revenue Account Description	2022 Current Budget	Proposed Budget Amendments	Total 2022 Revised Budget
Beginning Reserves	10,610,378.00	3,366,538.72	13,976,916.72
Water Sales	5,200,000.00	-	5,200,000.00
Reuse Irrigation	2,448,000.00	-	2,448,000.00
Meter Sales	200,000.00	400,000.00	600,000.00
Interest Earnings	78,000.00	(20,000.00)	58,000.00
Sale Of Fixed Assets	2,500.00	-	2,500.00
Surplus Property Sales	5,000.00	-	5,000.00
Reimbursements	6,000.00	-	6,000.00
Miscellaneous	300,000.00	50,000.00	350,000.00
Transfer From W/S Impact Fund	331,319.00	-	331,319.00
Water Fund Revenue Totals	8,570,819.00	430,000.00	9,000,819.00

Water Fund Expense Account Description	2022 Current Budget	Proposed Budget Amendments	Total 2022 Revised Budget
Regular Salaries	1,630,142.00	(130,000.00)	1,500,142.00
Part-Time Salaries	20,980.00	-	20,980.00
Overtime Salaries	28,700.00	-	28,700.00
Fica	119,808.00	-	119,808.00
Defined Contribution Pension	140,950.00	-	140,950.00
Group Insurance	513,570.00	-	513,570.00
Life Insurance	5,135.00	-	5,135.00
Employee Assistance Plan	1,174.00	-	1,174.00
Workers Compensation	20,308.00	-	20,308.00
Pro Svc-General	232,500.00	-	232,500.00
Background Investigations	2,000.00	-	2,000.00
Drug Screens	1,500.00	-	1,500.00
Medical Services	2,000.00	-	2,000.00



CITY OF CLERMONT
RESOLUTION NO 2022-031R

Water Fund Expense Account Description	2022 Current Budget	Proposed Budget Amendments	Total 2022 Revised Budget
Pro Svc-Alternative Water	100,000.00	-	100,000.00
Pro Svcs-Laboratory	25,000.00	-	25,000.00
Pro Svcs-Investment Advisor	4,402.00	-	4,402.00
Pro Svcs-Safety Training	10,000.00	-	10,000.00
Pro Svcs-Utility Locates	2,500.00	-	2,500.00
Pro Svcs-Cup Requirements	50,000.00	-	50,000.00
Contract Svcs-General	10,000.00	-	10,000.00
Contract Svcs-General UB 30000	6,000.00	-	6,000.00
Contract Svcs-Cleaning	3,600.00	-	3,600.00
Contract Svcs-Mowing	9,300.00	-	9,300.00
Contract Svcs-Pest Cont	2,400.00	-	2,400.00
Contract Svcs-Gate Maintenance	1,200.00	-	1,200.00
Travel & Per Diem UB 30000	1,200.00	-	1,200.00
Travel & Per Diem-Treatment	460.00	-	460.00
Travel & Per Diem-Distribution	7,200.00	-	7,200.00
Telephone	32,000.00	-	32,000.00
Internet Service	8,000.00	-	8,000.00
Postage & Freight	-	1,500.00	1,500.00
Postage & Freight UB 30000	65,018.00	-	65,018.00
Electric & Gas Svc-West Trtmnt	62,000.00	-	62,000.00
Water & Sewer Service	7,500.00	-	7,500.00
Solid Waste Disposal Fees	20,000.00	-	20,000.00
Electric & Gas Svc-East Trmnt	500,000.00	-	500,000.00
Rentals-Equipment	3,000.00	-	3,000.00
Commercial Insurance	155,455.00	-	155,455.00
R&M-Buildings	33,500.00	-	33,500.00
Repair & Maint-Vehicles	16,000.00	-	16,000.00
Repair & Maint-Sod	3,500.00	-	3,500.00
Repair & Maint-Tanks	11,000.00	-	11,000.00
Repair & Maint-Systems	1,100,000.00	-	1,100,000.00
Repair & Maint-Equip-Treatment	60,000.00	-	60,000.00
Repair & Maint-It Equip	5,500.00	-	5,500.00
Repair & Maint-Water Wells	25,000.00	-	25,000.00
Repair & Maint-Security System	15,000.00	-	15,000.00
R&M-Meter Replacements	850,000.00	-	850,000.00
R&M Meters For New Customers	460,000.00	40,000.00	500,000.00
Repair & Maint-Copiers	1,000.00	-	1,000.00
Printing	3,000.00	-	3,000.00
Printing UB 30000	23,050.00	-	23,050.00



CITY OF CLERMONT
RESOLUTION NO 2022-031R

Water Fund Expense Account Description	2022 Current Budget	Proposed Budget Amendments	Total 2022 Revised Budget
Advertising	1,500.00	-	1,500.00
Other Current Charges UB 30000	3,000.00	-	3,000.00
Administrative Services	529,391.00	-	529,391.00
Uncollectible Accounts	11,550.00	-	11,550.00
Bank Service Charges	18,100.00	-	18,100.00
Security/Monitoring Service	23,000.00	-	23,000.00
Permit Fees	8,000.00	-	8,000.00
Collection Agency Fee UB 30000	1,200.00	-	1,200.00
Payments In Lieu Of Taxes	101,292.00	-	101,292.00
Office Supplies	4,500.00	-	4,500.00
Office Supplies UB 30000	500.00	-	500.00
Operating Supplies-Treatment	10,000.00	-	10,000.00
Operating Supplies-Distributn	10,000.00	-	10,000.00
Operating Supplies-Constructn	1,000.00	-	1,000.00
Gas & Oil	60,000.00	20,000.00	80,000.00
Tires & Batteries	8,000.00	-	8,000.00
Uniforms	11,000.00	-	11,000.00
Minor Equipment-Treatment	5,000.00	-	5,000.00
Minor Equipment-Distribution	12,500.00	-	12,500.00
Minor Equipment-Construction	12,500.00	-	12,500.00
Minor Equipment ES Admin Bldg	3,000.00	-	3,000.00
Safety Equipment	5,000.00	-	5,000.00
Chlorine	42,000.00	18,000.00	60,000.00
Corrosion Control	25,000.00	-	25,000.00
Safety Shoes	5,000.00	-	5,000.00
Laboratory Supplies	5,000.00	-	5,000.00
Community Relations	12,000.00	-	12,000.00
Water Conservation Supplies	3,000.00	-	3,000.00
Software Renewals/Support	96,000.00	-	96,000.00
Software Renew/Supp UB 30000	18,132.00	-	18,132.00
Subscriptions & Dues	3,600.00	-	3,600.00
Training & Education UB 30000	426.00	-	426.00
Training & Education-Treatment	3,700.00	-	3,700.00
Training & Education-Distribtn	6,300.00	-	6,300.00
Licenses & Certifications	2,500.00	-	2,500.00
Cap Out-Water System	100,491.00	-	100,491.00
Cap Out-Johns Lk Wtr Lin-33115	489,500.00	(489,500.00)	-
Cap Out-Wtrsys Ut Relocat33600	10,963.00	-	10,963.00
Cap Out-Wtrsys Stscape	1,200,000.00	-	1,200,000.00



CITY OF CLERMONT
RESOLUTION NO 2022-031R

Water Fund Expense Account Description	2022 Current Budget	Proposed Budget Amendments	Total 2022 Revised Budget
Cap-Wells/Houses Pumps 33201	100,000.00	-	100,000.00
Cap-Recl Wtr Reuse Tank 33203	45,000.00	-	45,000.00
Capital Equipment	56,000.00	44,000.00	100,000.00
Cap Out-Pro Svc	200,000.00	(125,000.00)	75,000.00
Cap Out-Pro Sv Altwtrsup 33103	100,000.00	-	100,000.00
Cap Out-Ps John Lk Wtrmn 33115	70,650.00	-	70,650.00
Cap Out-Pro Ut Relocate 33600	1,450.00	-	1,450.00
Cap Out-Pro Ut Relocate-Hartwood Mar	-	50,000.00	50,000.00
Capout-Prosvc Cdbg Ffy17 38123	12,560.00	-	12,560.00
Debt Svc-2017 W/S Bond Prin	316,440.00	-	316,440.00
Debt Svc-2017 W/S Bond Interes	80,021.00	-	80,021.00
Tfr To Gen Fund-Water Sales	1,155,000.00	-	1,155,000.00
Tfr To Gen-Confin/Trench 33116	41,542.00	-	41,542.00
Water Fund Expense Totals	11,453,860.00	(571,000.00)	10,882,860.00
Ending Reserves	7,727,337.00	4,367,538.72	12,094,875.72

WATER FUND BALANCE – Net Increase of \$4,367,538.72

SEWER FUND

Sewer Fund Revenue Account Description	2022 Current Budget	Proposed Budget Amendment	Total 2022 Revised Budget
Beginning Reserves	11,503,353.00	475,291.66	11,978,644.66
State Grant-Cost Reim Dep 35301	1,000,000.00	(1,000,000.00)	-
Sewer Service Fees	8,350,000.00	150,000.00	8,500,000.00
Interest Earnings	60,000.00	(20,000.00)	40,000.00
Reimbursements	1,000.00	-	1,000.00
Transfer From W/S Impact Fund	589,258.00	-	589,258.00
Sewer Fund Revenue Totals	10,000,258.00	(870,000.00)	9,130,258.00

Sewer Fund Expense Account Description	2022 Current Budget	Proposed Budget Amendments	Total 2022 Revised Budget
Regular Salaries	1,670,659.00	(70,659.00)	1,600,000.00
Overtime Salaries	33,700.00	-	33,700.00
Fica	121,491.00	-	121,491.00
Defined Contribution Pension	148,757.00	-	148,757.00



CITY OF CLERMONT
RESOLUTION NO 2022-031R

Sewer Fund Expense Account Description	2022 Current Budget	Proposed Budget Amendments	Total 2022 Revised Budget
Group Insurance	506,850.00	-	506,850.00
Life Insurance	5,248.00	-	5,248.00
Employee Assistance Plan	1,163.00	-	1,163.00
Workers Compensation	18,102.00	-	18,102.00
Pro Svcs-General	152,500.00	-	152,500.00
Background Investigations	1,500.00	-	1,500.00
Drug Screens	500.00	-	500.00
Pro Svcs-Laboratory	32,000.00	(9,000.00)	23,000.00
Pro Svcs-Investment Advisor	3,433.00	-	3,433.00
Pro Svcs-Safety Training	5,000.00	-	5,000.00
Pro Svcs-Utility Locates	2,500.00	-	2,500.00
Pro Svcs-Sewer Readings	22,500.00	(22,500.00)	-
Cont Svcs-General	4,000.00	-	4,000.00
Cont Svcs-General UB 30000	2,000.00	-	2,000.00
Contract Svcs-Cleaning	2,400.00	-	2,400.00
Contract Svcs-Mowing	20,000.00	-	20,000.00
Contract Svcs-Pest Cont	2,400.00	-	2,400.00
Cont Svcs-Odor Control Ea	30,000.00	-	30,000.00
Contract Svcs-Gate Maint	1,200.00	-	1,200.00
Travel & Per Diem	220.00	-	220.00
Travel & Per Diem UB 30000	1,016.00	-	1,016.00
Travel & Per Diem - Collection	300.00	-	300.00
Telephone	37,000.00	-	37,000.00
Internet Service	5,000.00	-	5,000.00
Postage & Freight UB 30000	21,673.00	-	21,673.00
Water & Sewer Service	15,000.00	-	15,000.00
Solid Waste Disposal Fees	2,700.00	-	2,700.00
Electric & Gas Svc-East Plant	510,000.00	-	510,000.00
Electric & Gas Svc-W Lift Sta	70,000.00	-	70,000.00
Electric & Gas Svc-E Lift Sta	320,000.00	-	320,000.00
Sludge Disposal-East	225,000.00	-	225,000.00
Rentals-Equipment	2,000.00	-	2,000.00
Commercial Insurance	192,894.00	-	192,894.00
R&M-Buildings	10,000.00	-	10,000.00
Repair & Maint-Vehicles	40,000.00	-	40,000.00
Repair & Maint-Sod	300.00	-	300.00
Repair & Maint-Systems	40,000.00	-	40,000.00
Repair & Maint-Equip-Treat	50,000.00	-	50,000.00
Repair & Maint-Equip-Lift Stat	130,000.00	-	130,000.00
Repair & Maint-It Equip	1,200.00	-	1,200.00
Rep & Maint-Security System	10,000.00	-	10,000.00



CITY OF CLERMONT
RESOLUTION NO 2022-031R

Sewer Fund Expense Account Description	2022 Current Budget	Proposed Budget Amendments	Total 2022 Revised Budget
Repair & Maint-Copiers	1,200.00	-	1,200.00
Repair & Maint-Copiers UB 30000	-	750.00	750.00
Printing	850.00	-	850.00
Printing UB 30000	7,800.00	-	7,800.00
Advertising	600.00	-	600.00
Other Current Charges	1,000.00	-	1,000.00
Other Curr Charges UB 30000	100.00	-	100.00
Administrative Services	510,828.00	-	510,828.00
Uncollectible Accounts	15,750.00	-	15,750.00
Bank Service Charges	17,554.00	-	17,554.00
Security/Monitoring Service	10,000.00	-	10,000.00
Payments In Lieu Of Taxes	107,161.00	-	107,161.00
Office Supplies	2,500.00	-	2,500.00
Office Supplies UB 30000	500.00	500.00	1,000.00
Operating Supplies-Treatment	5,500.00	-	5,500.00
Operating Supplies - Construc	500.00	-	500.00
Operating Supplies-Collection	5,500.00	-	5,500.00
Gas & Oil	60,000.00	10,000.00	70,000.00
Tires & Batteries	9,000.00	-	9,000.00
Uniforms	11,000.00	(5,000.00)	6,000.00
Minor Equipment UB 30000	-	500.00	500.00
Minor Equipment-Treatment	8,000.00	-	8,000.00
Minor Equipment - Construct	8,000.00	-	8,000.00
Minor Equipment-Collection	8,000.00	-	8,000.00
Safety Equipment	5,000.00	-	5,000.00
Chlorine	90,000.00	110,000.00	200,000.00
Safety Shoes	5,000.00	-	5,000.00
Laboratory Supplies	3,500.00	-	3,500.00
Polymer	35,000.00	5,000.00	40,000.00
Software Renewals/Support	17,345.00	-	17,345.00
Software Renew/Supp UB 30000	1,364.00	1,200.00	2,564.00
Training & Education UB 30000	426.00	750.00	1,176.00
Training & Education-Treat	1,940.00	-	1,940.00
Training & Education-Collect	3,775.00	-	3,775.00
Licenses & Certifications	330.00	-	330.00
Cap Out-Wwtp Cost Reim 35301	1,000,000.00	(1,000,000.00)	-
Sewer Manhole/Lat Reh35108	105,000.00	-	105,000.00
Cap Out-Sewer Sys Main 95113	250,000.00	-	250,000.00
Lift Station Improvements	699,000.00	-	699,000.00
Ls Pump Replace 35104	455,000.00	-	455,000.00
Cap Out-Equipment UB 30000	-	2,500.00	2,500.00



CITY OF CLERMONT
RESOLUTION NO 2022-031R

Sewer Fund Expense Account Description	2022 Current Budget	Proposed Budget Amendments	Total 2022 Revised Budget
Debt Svc-2017 W/S Bond Princip	562,560.00	-	562,560.00
Debt Svc-2017 W/S Bond Interes	142,260.00	-	142,260.00
Tfr To Gen Fund-Sewer Svc Fee	1,260,000.00	-	1,260,000.00
Sewer Fund Expense Totals	9,901,049.00	(975,959.00)	8,925,090.00
Ending Reserves	11,602,562.00	581,250.66	12,183,812.66

SEWER FUND BALANCE – Net Increase of \$581,250.66

STORMWATER FUND

Stormwater Fund Revenue Account Description	2022 Current Budget	Proposed Budget Amendment	Total 2022 Revised Budget
Beginning Reserves	34,174.00	105,227.76	139,401.76
LCWA Grant Winona 12A 38125	30,000.00	-	30,000.00
Stormwater Fees	1,734,000.00	66,000.00	1,800,000.00
Interest Earnings	2,000.00	-	2,000.00
Stormwater Fund Revenue Totals	1,766,000.00	66,000.00	1,832,000.00

Stormwater Fund Expense Account Description	2022 Current Budget	Proposed Budget Amendment	Total 2022 Revised Budget
Regular Salaries	467,598.00	-	467,598.00
Overtime Salaries	5,750.00	-	5,750.00
Fica	33,790.00	-	33,790.00
Defined Contribution Pension	47,335.00	-	47,335.00
Group Insurance	149,534.00	-	149,534.00
Life Insurance	1,473.00	-	1,473.00
Employee Assistance Plan	391.00	-	391.00
Workers Compensation	10,740.00	-	10,740.00
Pro Svc-General	10,000.00	-	10,000.00
Background Investigations	100.00	-	100.00
Drug Screens	400.00	-	400.00
Medical Services	400.00	-	400.00
Contract Svcs-General	3,000.00	-	3,000.00
Contract Svcs-General UB 30000	1,000.00	-	1,000.00
Contract Svcs-Cleaning	1,200.00	-	1,200.00
Cont Svc-Clean Victor Pt 38110	9,500.00	-	9,500.00
Contract Svcs-Mowing	7,500.00	-	7,500.00



CITY OF CLERMONT
RESOLUTION NO 2022-031R

Stormwater Fund Expense Account Description	2022 Current Budget	Proposed Budget Amendment	Total 2022 Revised Budget
Contract Svcs-Pest Cont	200.00	-	200.00
Cont Svc-Pest Vict Pt 38110	1,588.00	-	1,588.00
Con Svc-Elev Mtc Vic Pt 38110	1,460.00	-	1,460.00
Travel & Per Diem UB 30000	169.00	-	169.00
Telephone	1,000.00	-	1,000.00
Postage & Freight UB 30000	10,836.00	-	10,836.00
Elec & Gas Svc Vic Pt 38110	9,300.00	-	9,300.00
W&S Svc Vic Pt 38110	1,825.00	-	1,825.00
Solid Waste Disposal Fees	25,000.00	-	25,000.00
Rentals-Equipment	500.00	-	500.00
Commercial Insurance	47,485.00	-	47,485.00
R&M-Buildings Vic Pt 38110	2,200.00	-	2,200.00
Repair & Maint-Vehicles	25,000.00	-	25,000.00
Repair & Maint-Streets	1,000.00	-	1,000.00
R&M-Grounds Vic Pt 38110	2,500.00	-	2,500.00
R&M-Sod Vict Pt 38110	350.00	-	350.00
Repair & Maint-Systems	15,000.00	-	15,000.00
R&M-Systems Victory Pt 38110	1,000.00	-	1,000.00
Repair & Maint-Equipment	10,000.00	-	10,000.00
R&M-Fishing Piers VP 38110	2,000.00	-	2,000.00
Repair & Maint Storm Drains	5,000.00	-	5,000.00
Repair & Maint-Copiers	200.00	-	200.00
Printing	150.00	-	150.00
Printing UB 30000	4,200.00	-	4,200.00
Advertising	500.00	-	500.00
Other Current Charges	100.00	-	100.00
Other Curr Charges UB 30000	50.00	-	50.00
Aquatic Weed Control	2,800.00	-	2,800.00
Aquatic Weed Ctrl Vic Pt 38110	9,500.00	-	9,500.00
Administrative Services	162,947.00	-	162,947.00
Uncollectible Accounts	2,625.00	-	2,625.00
Bank Service Charges	6,365.00	-	6,365.00
Sec/Mon Svc Vic Pt 38110	2,100.00	(2,100.00)	-
Payments In Lieu Of Taxes	4,482.00	-	4,482.00
Office Supplies	500.00	-	500.00
Office Supplies UB 30000	150.00	-	150.00
Operating Supplies	4,000.00	-	4,000.00
Operating Supp Vic Pt 38110	1,200.00	-	1,200.00
Gas & Oil	25,000.00	5,000.00	30,000.00
Tires & Batteries	6,500.00	-	6,500.00
Uniforms	3,000.00	-	3,000.00



CITY OF CLERMONT
RESOLUTION NO 2022-031R

Stormwater Fund Expense Account Description	2022 Current Budget	Proposed Budget Amendment	Total 2022 Revised Budget
Minor Equipment	2,000.00	-	2,000.00
Safety Equipment	1,000.00	-	1,000.00
Safety Shoes	1,500.00	-	1,500.00
Community Relations	3,000.00	-	3,000.00
Software Renewals/Support	3,000.00	-	3,000.00
Software Renew/Supp UB 30000	718.00	-	718.00
Subscriptions & Dues	500.00	-	500.00
Training & Education	2,000.00	-	2,000.00
Cap Out-Stormwater System	81,494.00	-	81,494.00
Capout-Prosv CDBG FFY17-38123	4,885.00	-	4,885.00
Cap-Pro Svc Swtr Lk Minn 38124	80,000.00	(40,000.00)	40,000.00
Capout-Prosv Winona 12A 38125	96,169.00	-	96,169.00
Debtsvc-17 MP Loan Pri 20000	288,888.00	-	288,888.00
Debtsvc-17 MP Loan Int 20000	101,815.00	-	101,815.00
Stormwater Fund Expense Totals	1,816,462.00	(37,100.00)	1,779,362.00
Ending Reserves	(16,288.00)	208,327.76	192,039.76

STORMWATER FUND BALANCE – Net Increase of \$208,327.76

SANITATION FUND

Sanitation Fund Revenue Account Description	2022 Current Budget	Proposed Budget Amendment	Total 2022 Revised Budget
Beginning Reserves	2,853,350.00	3,734,082.92	6,587,432.92
Sanitation Fees	3,825,000.00	175,000.00	4,000,000.00
Interest Earnings	23,000.00	(6,000.00)	17,000.00
Sale Of Fixed Assets	2,000.00	-	2,000.00
Surplus Property Sales	5,000.00	-	5,000.00
Sanitation Fund Revenue Totals	3,855,000.00	169,000.00	4,024,000.00

Sanitation Fund Expense Account Description	2022 Current Budget	Proposed Budget Amendment	Total 2022 Revised Budget
Regular Salaries	947,084.00	20,001.01	967,085.01
Overtime Salaries	12,000.00	68,000.00	80,000.00
Fica	66,535.00	-	66,535.00
Defined Contribution Pension	89,530.00	-	89,530.00
Group Insurance	293,647.00	-	293,647.00



CITY OF CLERMONT
RESOLUTION NO 2022-031R

Sanitation Fund Expense Account Description	2022 Current Budget	Proposed Budget Amendment	Total 2022 Revised Budget
Life Insurance	2,983.00	-	2,983.00
Employee Assistance Plan	681.00	-	681.00
Workers Compensation	26,664.00	-	26,664.00
Pro Svcs-General	166,550.00	-	166,550.00
Background Investigations	500.00	-	500.00
Drug Screens	1,000.00	-	1,000.00
Medical Services	500.00	-	500.00
Pro Svcs-Investment Advisor	997.00	-	997.00
Pro Svcs-Safety Training	500.00	-	500.00
Contract Svcs-General	15,000.00	-	15,000.00
Contract Svcs-Gen UB 30000	1,000.00	500.00	1,500.00
Contract Svcs-Gate Maint	800.00	-	800.00
Travel & Per Diem UB 30000	169.00	500.00	669.00
Telephone	1,500.00	-	1,500.00
Postage & Freight UB 30000	10,836.00	-	10,836.00
Solid Waste Disposal Fees	540,600.00	60,000.00	600,600.00
Commercial Insurance	79,120.00	-	79,120.00
R&M-Buildings	500.00	-	500.00
Repair & Maint-Vehicles	216,000.00	-	216,000.00
Repair & Maint-Equipment	500.00	-	500.00
Repair & Maint-Copiers	1,000.00	-	1,000.00
Repair & Maint-Copiers UB 30000	-	1,000.00	1,000.00
Printing	2,650.00	-	2,650.00
Printing UB 30000	4,200.00	-	4,200.00
Advertising	500.00	-	500.00
Other Curr Charges	100.00	-	100.00
Other Curr Charges UB 30000	50.00	50.00	100.00
Administrative Services	257,361.00	-	257,361.00
Uncollectible Accounts	10,500.00	-	10,500.00
Bank Service Charges	9,812.00	-	9,812.00
Payments In Lieu Of Taxes	2,346.00	-	2,346.00
Office Supplies	500.00	-	500.00
Office Supplies UB 30000	150.00	150.00	300.00
Operating Supplies	226,560.00	-	226,560.00
Gas & Oil	170,000.00	-	170,000.00
Tires & Batteries	45,000.00	-	45,000.00
Uniforms	6,000.00	-	6,000.00
Minor Equipment	5,000.00	-	5,000.00
Minor Equipment UB 30000	-	200.00	200.00
Safety Equipment	500.00	-	500.00
Safety Shoes	3,400.00	-	3,400.00



**CITY OF CLERMONT
RESOLUTION NO 2022-031R**

Sanitation Fund Expense Account Description	2022 Current Budget	Proposed Budget Amendment	Total 2022 Revised Budget
Community Relations	6,000.00	-	6,000.00
Software Renewals/Support	3,200.00	-	3,200.00
Software Renew/Supp UB 30000	1,784.00	-	1,784.00
Subscriptions & Dues	450.00	-	450.00
Training & Education	1,000.00	-	1,000.00
Training & Education UB 30000	-	500.00	500.00
Licenses & Certifications	200.00	-	200.00
Cap-Bldg PS Fac 49000	2,820,036.00	(1,400,000.00)	1,420,036.00
Cap Out-Other Improvement	65,000.00	-	65,000.00
Cap Out-Vehicles	350,000.00	-	350,000.00
Cap Out-Equipment UB 30000	-	1,500.00	1,500.00
Cap-Pro Svc PS Fac 49000	54,556.00	-	54,556.00
Debtsvc-17 MP Loan Pri 20000	89,013.00	-	89,013.00
Debtsvc-17 MP Interest 20000	31,371.00	-	31,371.00
Sanitation Fund Expense Totals	6,643,435.00	(1,247,598.99)	5,395,836.01
Ending Reserves	64,915.00	5,150,681.91	5,215,596.91

SANITATION FUND BALANCE – Net Increase of \$5,150,681.91

Change to Fund Balance – All Funds – Net Increase of \$10,307,799.05



**CITY OF CLERMONT
RESOLUTION NO 2022-031R**

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

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 27th day of September, 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 2

Meeting Date		
Tuesday, September 27, 2022		
Agenda Item Name		
Grant Acceptance		
Requested Action		
Request approval to participate in a grant agreement for a Low-Income Household Water Assistance Program with Lake Community Action Agency.		
Staff Report		
The City of Clermont's Utility Billing Office has been contacted by the Florida Department of Economic Opportunity about an assistance program for low income customers. The Low-Income Household Water Assistance Program, known as LIHWAP, is Federal grant money, administered through Florida Department of Economic Opportunity (DEO) and Lake Community Action Agency, to pay for the drinking water and wastewater services of low-income households. The purpose of LIHWAP is to restore household water services, reducing arrearages, and rates charged to households to ensure that low-income households are able to stay in their homes and communities, creating stability in the local workforce and economy. The program started on October 1, 2021 and ends September 30, 2023. The City of Clermont has recently been asked to be a vendor of this program. The responsibilities of a vendor include assisting in recruitment of participants and receiving payments from Lake Community Action Agency for customer utility accounts. All eligibility will be decided through Lake Community Action Agency, which processes the applications and manages the funding, sending payments to the vendors directly upon approval of eligibility. Once approved, Lake Community Action Agency will send us an approval voucher with the candidate's name and amount to be paid. Utility Billing will then notate the account so we do not disconnect the customer for non-payment, and track the payments received under this program. City of Clermont's Utility Billing Office will also refer potential candidates to Lake Community Action Agency's appointment line at (352)434-0554. We will post this number on our website and in the office, while also giving it over the phone to any customer who is having difficulty paying their utility bills. This is a great program available to our water and wastewater customers who may be struggling to keep up with their bills and frequently get disconnected. We look forward to helping customers get some assistance. The link below has additional details on this program that was created through the American Rescue Plan Act of 2021 with funds distributed through Florida DEO via Lake Community Action Agency. https://www.floridajobs.org/community-planning-and-development/community-services/low-income-household-water-assistance-program		
Additional Analysis		
Fiscal Impact Summary		
The maximum amount allowed under this program is \$1,000 for each eligible participant in the program.		
Fiscal Impact	Fund Number and Description	Available Budget Amount

Exhibits Attached (copies of original agreements)	
1. City of Clermont Water Vendor Agreement 9.6.22	City of Clermont Water Vendor Agreement 9.6.22.pdf
2. water-vendor-consolidated-toolkit	water-vendor-consolidated-toolkit.pdf

LOW-INCOME HOUSEHOLD WATER ASSISTANCE PROGRAM

VENDOR PAYMENT AGREEMENT

WITH

Lake Community Action Agency, Inc.

501 North Bay Street

Eustis, FL 32726

(352) 357-5550

&

WATER UTILITY PROVIDER

City of Clermont

685 West Montrose Street

Clermont, FL 34711

(352) 241-7322

The undersigned home water supplier ("**City of Clermont**") and County of ("**Lake Community Action Agency, Inc.**") hereby agree to and entered into this Agreement to receive vendor payments from the Low-Income Household Water Assistance Program (LIHWAP)("Agreement").

This Agreement ("Agreement") shall govern the purchase of water services from the Vendor on behalf of households eligible for the Low-Income Household Water Assistance Program (LIHWAP). As set by Term Eleven in the supplemental terms and conditions, Federal funds awarded under this grant shall be used as part of an overall emergency effort to prevent, prepare for, and respond to the coronavirus, with the public health focus of ensuring that low-income households have access to drinking water and wastewater services. The funds will be used to cover and/or reduce arrearages, rates and fees associated with reconnection or preventions of disconnection of service, and rate reduction to eligible households for such services. This Agreement is a contract between the LIHWAP Subgrantee and [WATER UTILITY AGENCY]("**City of Clermont**") for the provision of water bill payments to assist low-income households with water and wastewater reconnection and ongoing services.

The parties acknowledge that this Agreement and the services provided by the Vendor are governed by and subject to the federal and state laws and regulations in accordance with the Low Income Household Water Assistance Program supplemental terms and conditions.

NOW, THEREFORE, in consideration of the foregoing recital which is incorporated herein by reference, and other specific consideration set forth in this Agreement, the receipt and sufficiency of which is acknowledged by the Vendor and Subgrantee, the parties agree and stipulate as follows:

1. Purpose

This Agreement ("Agreement") shall govern the purchase of water services from the Vendor on behalf of households eligible for the Low-Income Household Water Assistance Program (LIHWAP). As set by Term Eleven in the supplemental terms and conditions, Federal funds awarded under this grant shall be used as part of an overall emergency effort to prevent, prepare for, and respond to the COVID-19 pandemic, with the public health focus of ensuring that low-income households have access to drinking water and wastewater services. The funds will be used to cover and/or reduce arrearages, rates and fees associated with reconnection or preventions of disconnection of service, and rate reduction to eligible households for such services. This Agreement is a contract between the [AGENCY ADMINISTERING LIHWAP], ("**Lake Community Action Agency, Inc.**"), and the [WATER UTILITY AGENCY OR OVERSEEING GOVERNMENTAL BODY] ("**City of Clermont**") for the provision of water bill payments to assist low-income households with water and wastewater reconnection and ongoing services.

The parties acknowledge that this Agreement and the services provided by the Vendor are governed by and subject to the federal and state laws and regulations in accordance with the Low Income Household Water Assistance Program supplemental terms and conditions.

2. Term of Agreement

This Agreement will begin on October 1, 2021 and end on September 30, 2023. The Agreement will be reviewed/renewed no later than September 30, 2023

3. Modifications of Agreement

Any and all modifications to this Agreement shall be in writing and agreed upon by both parties.

4. Termination of Agreement

This Agreement will terminate effective immediately upon determination by the Agency that the Vendor is not in compliance with the terms of this Agreement. The Vendor will be notified within 15 calendar days of the termination.

Either the Agency or the Vendor may terminate this Agreement with or without cause and without cost by giving the other party at least 60 calendar days written notice. Termination by either party shall not discharge any obligation owed by either party on behalf of the household that has been awarded the benefit.

5. Agency Responsibilities

The Agency will:

a. Provide outreach activities in an equitable manner to ensure notification of program is given to the potentially eligible households.

b. Screen for low-income households—particularly those with the lowest incomes—that pay a high proportion of household income for drinking water and wastewater services.

c. Based on established criteria, determine household eligibility for LIHWAP based on the State/Territory or Tribal approved Grantee Plan in a timely manner.

d. Accept referrals for LIHWAP benefits by the Vendor.

e. Provide authorization for approved and services.

f. Review invoice(s) submitted by the Vendor. The AGENCY may request additional documentation and/or clarification of charges as needed. No payment will be made without all required documentation/clarification of charges.

g. Provide payment to the Vendor after receipt of proper invoices, and any additional required documentation or clarification, for services rendered pursuant to this Agreement, upon full compliance by the Vendor with the terms herein.

h. Payment Set up: Agency will record approved water assistance services per eligible household in the DEO approved case manager application according to the LIHWAP field manual distributed to the Agency upon implementation of the program for that fiscal year. Agency will obligate funds according to subrecipient grant award and submit requests for reimbursement to the Department.

i. Comply with all relevant state and federal laws and regulation in its implementation of the LIHWAP. Follow all supplemental terms and conditions as set forth by the Administration for Children and Families. The Agency shall provide notice of any changes or amendments to policies or guidelines for the LIHWAP. Such notice may be distributed by email.

The Agency will be responsible to collect and retain the following program data indicators from the households set forth in Terms Ten and Eleven of the supplemental terms and conditions:

i. Track the number and income levels of households assisted by this award;

ii. Collect the number of households that received such assistance and include one or more individuals who are 60 years or older, include a household member with a disability, or include young children (ages 5 and younger);

iii. Gather administrative information regarding local providers (if applicable), agreements with water utilities, recommendations, accomplishments, unmet needs and lessons learned.

j. Be responsible for planning and prioritizing funds for households in communities throughout their jurisdiction with the exception of households within tribal jurisdictions for which OCS has reserved a portion of LIHWAP funds.

6. Vendor Responsibilities

The Vendor shall:

- a. Provide the AGENCY a copy of the Employer Identification Number document or Social Security card which was issued to the Vendor and which displays the number used by the IRS as the Vendor's tax identification number.
- b. Provide the AGENCY with at least one designated contact person who shall be available to respond by telephone and electronic mail to all reasonable inquiries regarding LIHWAP household accounts, including but not limited to bills, payments, and services.
- c. Notify the AGENCY immediately when the tax identification number is changed. A new W-9 form will be completed and returned to the AGENCY
- d. Notify the AGENCY within 10 days when the name of the company, ownership of the company, contact person, contact/billing information, services to be provided, or service coverage area changes.
- e. Notify the AGENCY if the business owner or other key employee is employed by the AGENCY well as if a member of his/her immediate family is employed by the AGENCY. ("Immediate family" means either a spouse or any other person who resides in the same household as the owner and who is a dependent of the owner.) [Applies to privately owned Water Companies]

The AGENCY will evaluate the relationship to determine if there is a conflict of interest that will preclude the Vendor from providing LIHWAP services to a designated locality(s). (Conflict of Interest is defined as a situation that has the potential to undermine the impartiality of a person in an official position because of the possibility of a clash between the person's self-interest and professional interest or public interest.)

- f. Not serve as the vendor for a household in which s/he is a current recipient of assistance from the LIHWAP. (For these purposes, current will be defined as during the present federal fiscal year.) [Applies to privately owned Water Companies]
- g. Not serve as the vendor for a dwelling/property that s/he owns. [Applies to privately owned Water Companies]

Financial Information/Billing:

- h. Provide water and/or wastewater services to each eligible and approved residential households for which payment is provided under LIHWAP.
- i. Charge LIHWAP households using the Vendor's normal billing process.
- j. Restore water services upon payment [OCS DOES NOT RECOMMEND PAYMENT IF IT WILL NOT RESULT IN WATER RESTORATION]
- k. After receiving LIHWAP payment for restoration of water services, maintain services for at least 90 days

l. Charge all LIHWAP eligible households the same price charged for home drinking water and/or wastewater services billed to non-eligible households, as determined by the approved rate setting process.

m. Not apply LIHWAP payments to account balances that have previously been written off or paid with other funds.

n. Not apply LIHWAP payments to commercial accounts. LIHWAP payments should only be applied to residential accounts.

o. Not discriminate against a LIHWAP eligible household with respect to terms, deferred payment plans, credit, conditions of sale, or discounts offered to other customers.

p. Post all payments to customer accounts within 3-5 business days. Note: LIHWAP payments may be used to pay past due and/or outstanding balances for customers whose accounts are currently open/active and the household is approved for LIHWAP assistance.

q. Clearly enter, on LIHWAP households' bill, the amount of LIHWAP payment(s) received in a manner which identifies the payment as received from the LIHWAP.

r. Provide a statement to LIHWAP households clearly indicating the cost of home drinking water and/or wastewater services provided.

s. Continually maintain accurate records of LIHWAP credit balances and annually reconcile accounts. After one year, credit balances must be refunded to the AGENCY, in compliance with LIHWAP Vendor Refund Policies, no later than 45 days following the end of the program year 2021.

t. Not exchange the household's credit authorization for cash or give any cash equivalent for excess credit.

u. Cooperate with any Federal, State, or local investigation, audit, or program review. The Vendor shall allow AGENCY representatives access to all books and records relating to LIHWAP households for the purpose of compliance verification with this Agreement.

v. Understand that failure to cooperate with any Federal, State, or local investigation, audit, or program review may result in the immediate disqualification from participation in the LIHWAP.

w. Take corrective action in the time frame specified by the AGENCY if violations of this Agreement are discovered. Corrective action may include, but is not limited to, providing detailed documentation of changes made and detailed plans for future changes that will bring the Vendor into compliance.

x. Understand that failure to implement corrective actions may result in the immediate disqualification from participation in the LIHWAP.

Data Collection:

The data must be provided within a time frame specified by the AGENCY and must be provided in the format requested by the AGENCY. The data must be provided to the AGENCY (or an authorized agent for the AGENCY) for the purposes of verification, research, evaluation, analysis, and reporting. The household's signed LIHWAP application will authorize the Vendor to release this information to the AGENCY.

y. Provide, at no cost to the AGENCY or the household, the data requested below by or on behalf of the AGENCY, as set forth in the supplemental terms and conditions;

- Provide written information to the Agency on an applicant household's home drinking water and/or wastewater costs, bill payment history, and/or arrearage history for no more than the previous 12 monthly billing periods even when it may be from a prior occupant household.
- Provide the itemized amount, cost, and type of water assistance and services provided for households approved for assistance under this award.
- Provide the type of water assistance used by household, i.e., drinking water, wastewater etc.
- Identify the impact of each grantee's LIHWAP program on recipient and eligible households (e.g., amount of assistance to each household, and whether assistance restored water service or prevented shutoff).
- Notify the Agency of any household situation that threatens life, health, or safety.

7. Joint Duties

Both the Vendor and the Agency agree to meet with designated staff bi-annually to review any recommendations, accomplishments, unmet needs and lessons learned as specified in the supplemental terms and conditions.

8. General Conditions

a. **AUTHORITIES:** Nothing herein shall be construed as authority for either party to make commitments that will bind the other party beyond the scope of services contained herein.

b. **DISCRIMINATION:** The Vendor shall not discriminate against any household because of race, religion, color, sex, national origin, age, disability, political beliefs, sexual orientation, gender identity, or any other basis prohibited by state law relating to discrimination.

c. **CONFIDENTIALITY:** The Vendor and the AGENCY agree that any information and data obtained as to personal facts and circumstances related to households shall be collected and held confidential, during and following the term of this Agreement, and shall not be disclosed without the individual's and AGENCY's written consent and only in accordance with federal or state law. Vendors who utilize, access, or store personally identifiable information as part of the performance of this Agreement are required to safeguard this information and immediately notify the AGENCY of any breach or suspected breach in the security of such information. The Vendor shall allow the AGENCY to both participate in the investigation of incidents and exercise control over decisions regarding external reporting.

d. SUBCONTRACTS: The AGENCY reserves the right to require the Vendor to obtain permission to subcontract any portion of the work. If requested by the AGENCY, the Vendor shall furnish the AGENCY the names, qualifications, and experience of their proposed subcontractors. The Vendor shall, however, remain fully liable and responsible for the work to be done by its subcontractor(s) and shall assure compliance with all requirements of the Agreement.

e. FRAUD: The Vendor will be permanently disqualified from participating in the LIHWAP upon the first finding of LIHWAP fraud. Fraud includes, but is not limited to, intentionally providing false information to the AGENCY or knowingly allowing others to do so; intentional failure to notify the AGENCY of a change in circumstances that affects payments received by the Vendor; intentionally accepting payments that the Vendor knows, or by reasonable diligence would know, the Vendor is not entitled to by virtue of an overpayment or otherwise; or intentionally making a claim for a payment to which the Vendor is not entitled pursuant to the terms of this Agreement and all applicable rules, regulations, laws and statutes. Repayment must be made unless contrary to a court order.

f. NON-FRAUD OVERPAYMENTS: For overpayments received by the Vendor that are not the result of intent to defraud, the Vendor shall be required to repay the full amount to the AGENCY.

g. BINDING ON HEIRS AND ASSIGNS. This Agreement shall be binding upon and inure to the benefit of the respective successors and assign of each party, but does not otherwise create, and shall not be construed as creating, any rights enforceable by any person not a party to this Agreement.

h. DUE AUTHORIZATION. The persons executing this Agreement on behalf of a party represent and warrant to the other party that he or she has been duly authorized by such party to so execute this Agreement.

i. SEVERABILITY. If any provision of this Agreement or the application thereof to any person or circumstance is held to be invalid, the invalidity shall not affect other provisions of this Agreement, which shall be given effect without regard to the invalid provision or application.

The parties to this Agreement acknowledge the responsibilities, specified above, and will provide the accomplishment of this service in a mutually acceptable and efficient manner.

SUBGRANTEE

VENDOR

Lake Community Action Agency
501 N. Bay Street
Eustis, FL 32726

City of Clermont
685 West Montrose Street
Clermont, FL 34711

BY: _____



James H. Lowe

(Printed Name)

Executive Director

(Position/Title)

September 9, 2022

(Date)

BY: _____

(Printed Name)

(Position/Title)

(Date)



Low-Income Household Water Assistance Program Outreach Toolkit for Water Vendors

Florida Department of Economic Opportunity

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Water Vendor Toolkit – Quick Start Guide

Purpose:

- This toolkit is made available for you to conduct outreach to your customers who need assistance with their unpaid water and wastewater bills. These resources will also help educate your customers on the Low-Income Household Water Assistance Program (LIHWAP).

Rationale:

- In addition to the benefits of LIHWAP for Floridians who are eligible, this program can also help to recoup lost revenue from late or overdue water utility payments. Your participation in accomplishing this initiative is paramount, as water vendors have a direct connection with residents across the state and can help to identify households in need of water utility payment assistance.

Key Steps:

- Update your website to include notifications that provide information on LIHWAP, so customers can access additional details.
- Using the example provided, create a pre-recorded telecommunication script that educates customers about LIHWAP prior to selecting a call extension or speaking to a service representative.
- For customers who receive a paper invoice, include an insert that provides information about LIHWAP and how to apply for assistance.
- Post LIHWAP informational flyers/posters in your office locations where potential customers can learn more about the program and how to apply.
- Using the example provided, include a notice on billing invoices with additional information about LIHWAP including a contact number and/or website where additional information may be obtained.

Program Summary

The Low-Income Household Water Assistance Program (LIHWAP) was established in December 2020, under the Consolidated Appropriations Act of 2021. LIHWAP is a federally funded program from the U.S. Department of Health and Human Services (HHS) to assist income-qualified families with water and wastewater costs. The Florida Department of Economic Opportunity (DEO or the Department) has been designated to manage and operate LIHWAP on behalf of the state of Florida. Florida received approximately \$75 million in LIHWAP Funds to assist low-income households, particularly those with the lowest incomes, that pay a high proportion of their household income for drinking water and wastewater services. The purpose of LIHWAP is to restore household water services, reducing arrearages, and rates charged to households to ensure that low-income households are able to stay in their homes and communities, creating stability in the local workforce and economy. Florida remains focused on a resilient and vibrant workforce locally which is critical in economic development, gaining the confident of private sector industries and in establishing healthy homes and communities. LIHWAP is yet another program and resource offered in Florida to build healthy, stable, homes.

In accordance with the American Rescue Plan Act of 2021, EC. 2912., (funding for water assistance program), which was published on March 1, 2021, and defined in the LIHWAP State Plan, the income eligibility threshold used for the water benefit is a hybrid of Federal Poverty Level Guidelines (FPL) and State Median Income (SMI). Eligibility for households with nine or more individuals shall be based on 150 percent FPL, while eligibility for households of eight and below shall be based on the 60 percent threshold estimates of the SMI for a household size of four in Florida as developed by the U.S. Census Bureau. In addition, households may be determined categorically eligible for LIHWAP if they are actively receiving Supplemental Security Income (SSI), Supplemental Nutrition Assistance Program (SNAP), Temporary Assistance for Needy Families (TANF), or if they receive Low-Income Home Energy Assistance Program (LIHEAP) benefits during the October 2021 – September 2022 or October 2022 – September 2023 LIHEAP program years.

Eighty-five percent of LIHWAP funds will be disbursed to target populations through Community Action Agencies (CAAs), local government agencies, and non-profit organizations, which are all considered LIHWAP Providers. The target population includes households that are income-eligible with priority in eligibility being given to eligible households with one or more elderly individuals, one or more disabled individuals, one or more children 5 years or younger, as well as those with high water burdens, and clients requiring restoration, prevention of disconnection, or reduction of rate charges. In addition to the existing partnerships being leveraged for LIHEAP, additional partners will be engaged at the state and local levels to spread awareness of the assistance available to prioritized populations.

DEO's approach to administering LIHWAP financial assistance will help socially disadvantaged households become current on their water utilities by focusing on reducing the burden required to receive assistance and distributing payments in an impactful manner. DEO plans to use data analytics from publicly available data sets, as well as those provided by private industry partners, predominately LIHWAP Providers, to prioritize targeting LIHWAP resources to income-eligible households.

Please use the following content, tools, and strategies to assist in the dissemination of these resources to your customers and low-income population within your community.

Sample Website Content

The below content samples can be incorporated on Water Vendor Websites with a hyperlink to the DEO LIHWAP page. The images below are not to scale and are for visual purposes of this Consolidated Toolkit; please double-click on the below customizable images for the full PDF version.



***Low-Income
Household
Water Assistance
Program (LIHWAP)***

Click ***HERE*** to learn if you are eligible for assistance.

***Do you have past-due water bills?
Concerned about services being cut off?
Need your water service utilities restored?***

Low-Income Household Water Assistance Program (LIHWAP) is here to help.

Click ***HERE*** to learn if you are eligible for assistance.




***Let us help you pay your
past-due water utility services bill!***

Low-Income Household Water Assistance Program (LIHWAP) is a temporary assistance program here to help.

Click ***HERE*** to learn if you are eligible for assistance.



Automated Telecommunication Script

Incorporate an automated telecommunication script for your company's call-in location that will provide customers with information about the program's availability.

The below script is an example of what an automated telecommunication recording may include:

Hello, thank you for calling (insert the name of the water utility vendor), where we put our customers' needs first.

Florida residents who have past-due water utility bills or have experienced the disconnection of their water service may qualify for financial assistance through Florida's Low-Income Household Water Assistance Program.

Learn more about the program by visiting (insert website) or by pressing (1) to speak with a representative.

Please hold while we connect your call.



Sample Bill Insert for Customer Distribution

Bill inserts, a traditional method of community outreach, can help to improve program awareness and can be targeted to specific audiences. This method provides an opportunity for Water and Wastewater Vendors to directly engage with target households who can benefit from LIHWAP.

The images below are not to scale and are for visual purposes of this Consolidated Toolkit; please double-click on the below customizable images for the full PDF version.

ARE YOU OR SOMEONE YOU KNOW AT RISK OF LOSING WATER SERVICES?

Help is available for eligible households that qualify.

The **Low-Income Household Water Assistance Program (LIHWAP)** is available through September 30, 2023, to help eligible families and individuals pay their water utility service bills.

Eligible households may receive up to \$1,000 paid directly to their water service provider.

(Insert CAA Logo)



FLORIDA DEPARTMENT of ECONOMIC OPPORTUNITY



Scan for info

Or visit
[https://floridajobs.org/
community-planning-
and-development/
community-services/low-
income-household-water-
assistance-program](https://floridajobs.org/community-planning-and-development/community-services/low-income-household-water-assistance-program)



LET US HELP YOU PAY YOUR PAST-DUE WATER UTILITY BILL

ELIGIBLE HOUSEHOLDS MAY RECEIVE UP TO \$1,000 IN WATER SERVICE PAYMENTS

The **Low-Income Household Water Assistance Program (LIHWAP)** is available through September 30, 2023, to help eligible families and individuals pay their water utility service bills.

FOR MORE INFORMATION

Contact (Insert CAA Name) by calling (Insert CAA Phone #) or visit our website at (Insert CAA Website).

(Insert CAA Logo)



Scan for info

Or visit
[https://floridajobs.org/
community-planning-
and-development/
community-services/low-
income-household-water-
assistance-program](https://floridajobs.org/community-planning-and-development/community-services/low-income-household-water-assistance-program)



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NEED ASSISTANCE WITH YOUR WATER BILLS?



The **Low-Income Household Water Assistance Program (LIHWAP)** is available through September 30, 2023, to help eligible families and individuals pay their water utility service bills.

Eligible households may receive up to \$1,000 paid directly to their water service provider.

FOR MORE INFORMATION

Contact (Insert CAA Name) by calling (Insert CAA Phone #) or visit our website at (Insert CAA Website).

(Insert CAA Logo)



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Scan for info

Or visit
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community-services/low-
income-household-water-
assistance-program](https://floridajobs.org/community-planning-and-development/community-services/low-income-household-water-assistance-program)



Or visit
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and-development/
community-services/low-
income-household-water-
assistance-program](https://floridajobs.org/community-planning-and-development/community-services/low-income-household-water-assistance-program)

(Insert CAA Logo)

DO YOU HAVE PAST-DUE WATER BILLS?

CONCERNED ABOUT WATER SERVICE CUT OFF?

NEED YOUR WATER UTILITY SERVICES RESTORED?



The **Low-Income Household Water Assistance Program (LIHWAP)** is available through September 30, 2023, to help eligible families and individuals pay their water utility service bills.

Eligible households may receive up to \$1,000 paid directly to their water service provider.

FOR MORE INFORMATION

Contact (Insert CAA Name) by calling (Insert CAA Phone #) or visit our website at (Insert CAA Website).



DO YOU NEED HELP PAYING FOR OVERDUE WATER AND WASTEWATER BILLS?

The **Low-Income Household Water Assistance Program (LIHWAP)** is available through September 30, 2023, to help eligible families and individuals pay their water utility service bills.

Eligible households may receive up to \$1,000 paid directly to their water service provider.

Contact your local Community Action Agency today for more details on LIHWAP (Insert CAA Contact Details).



(Insert CAA Logo)



Or visit
[https://floridajobs.org/
community-planning-
and-development/
community-services/low-
income-household-water-
assistance-program](https://floridajobs.org/community-planning-and-development/community-services/low-income-household-water-assistance-program)

Sample Posters

Sample posters are essential to the outreach campaign. Posting posters in high-traffic areas can inform members and consumers about the services available through LIHWAP.

The images below are not to scale and are for visual purposes of this Consolidated Toolkit; please double-click on the below customizable images for the full PDF version.



The Low-Income Household Water Assistance Program (LIHWAP) is currently available to assist Floridians in paying water and wastewater services.

Assistance is also available for deposits to connect or restore water, reconnection charges, fees, and penalties and to pay landlords for past due water bills.

For more
information:
Click QR code



 ***Don't wait to apply – funding is limited.***

 ***Must meet program income requirements.***

LIHWAP: Helps Florida families pay their water bills. Assistance is available for eligible households that qualify.



**Must meet
program
income
requirements.**

Household size	Maximum annual income
1	\$25,295.92
2	\$33,079.28
3	\$40,862.64
4	\$48,646.00
5	\$56,429.36
6	\$64,212.72

How Do I Apply?

Visit your local Community Action Agency's (CAA) office or by scanning the QR code below to apply or for assistance applying.

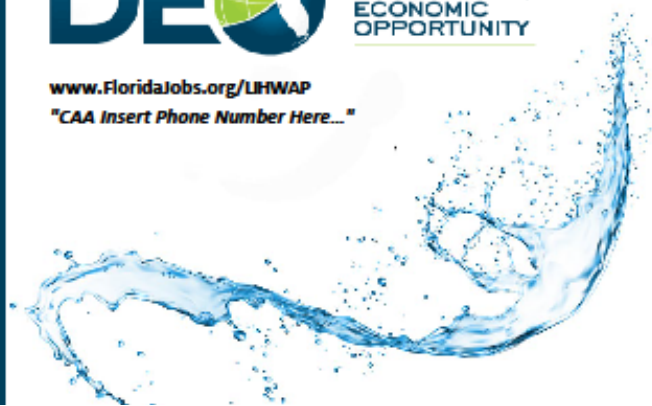
For more
information:
Click QR code



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www.FloridaJobs.org/LIHWAP

"CAA Insert Phone Number Here..."



Sample Flyers

Sample flyers are essential to the outreach campaign. Flyers can be utilized by distributing to customers as a takeaway in-person or electronically.

The images below are not to scale and are for visual purposes of this Consolidated Toolkit; please double-click on the below customizable images for the full PDF version.



LOW-INCOME HOUSEHOLD WATER ASSISTANCE PROGRAM

- Eligibility for program assistance includes household income and size, citizenship or qualified status, and past due amounts owed to water and/or wastewater providers.
- Must meet program income requirements.

Household size	Maximum annual income
1	\$25,295.92
2	\$33,079.28
3	\$40,862.64
4	\$48,646.00
5	\$56,429.36
6	\$64,212.72

For more
information:
Click QR code



LOW-INCOME HOUSEHOLD WATER ASSISTANCE PROGRAM



- **Eligibility for program assistance** includes household income and size, citizenship or qualified status, and past due amounts owed to water and/or wastewater providers.
- Must meet program income requirements.

Household size	Maximum annual income
1	\$25,295.92
2	\$33,079.28
3	\$40,862.64
4	\$48,646.00
5	\$56,429.36
6	\$64,212.72



**For more
information:**
Click QR code



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www.FloridaJobs.org/UHWAP



LOW-INCOME HOUSEHOLD WATER ASSISTANCE PROGRAM

- **Eligibility for program assistance** includes household income and size, citizenship or qualified status, and past due amounts owed to water and/or wastewater providers.
- Must meet program income requirements.

Household size	Maximum annual income
1	\$25,295.92
2	\$33,079.28
3	\$40,862.64
4	\$48,646.00
5	\$56,429.36
6	\$64,212.72



For more
information:
Click QR code



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www.FloridaJobs.org/UHWAP

Alachua
Central Florida Community
Action Agency, Inc.
Phone: (352) 373-7667

Baker
Northeast Florida Community
Action Agency, Inc.
Phone: (904) 398-7472

Bay
Bay County Council on Aging,
Inc. Phone: (850) 769-3468
Tri-County Community
Council, Inc. Phone: (850)
215-0173

Bradford
Suwannee River Economic
Council, Inc.
Phone: (386) 362-4115

Brevard
Brevard County Department
of Housing and Human
Services Phone: (321) 633-
2076

Broward
Broward County Department
of Human Services,
Community Action Agency
Phone: (954) 357-5025

Calhoun
Capital Area Community
Action Agency, Inc.
Phone: (850) 674-5067

Charlotte
Charlotte County Department
of Human Services
Phone: (941) 833-6500

Citrus
Citrus County Division of
Housing Services, Inc.
Phone: (855) 806-9648
Mid Florida Community
Services, Inc.
Phone: (352) 796-1425

Clay
Northeast Florida Community
Action Agency
Phone: (904) 398-7472
St. Johns Housing
Partnership, Inc. Phone:
(904) 824-0902

Collier
Agricultural and Labor
Program Inc. Immokalee:
(239) 657-7272
County: (239) 262-4877
Immokalee Multicultural
Multipurpose Community
Action Agency
Phone: (239) 657-2213

Columbia
Suwannee River Economic
Council, Inc.
Phone: (386) 362-4115

Desoto
Desoto County Board of
Commissioners
Phone: (863) 993-4858
Step Up Suncoast, Inc.
Phone: (941) 827-0188

Dixie
Suwannee River Economic
Council, Inc.
Phone: (386) 362-4115

Duval
Northeast Florida Community
Action Agency
Phone: (904) 398-7472

Escambia
Community Action Program
Committee, Inc.
Phone: (850) 438-4021

Flagler
Northeast Florida Community
Action Agency
Phone: (904) 398-7472

Franklin
Capital Area Community
Action Agency, Inc.
Apalachicola: (850) 653-8057
Carrabelle: (850) 697-5337

Gadsden
Capital Area Community
Action Agency, Inc.
Phone: (850) 875-4250

Gilchrist
Suwannee River Economic
Council, Inc.
Phone: (386) 362-4115

Glades
Agricultural and Labor
Program, Inc.
Phone: (239) 357-5191

Gulf
Capital Area Community
Action Agency, Inc.
Phone: (850) 229-1717

Hamilton
Suwannee River Economic
Council, Inc.
Phone: (386) 362-4115

Hardee
Step Up Suncoast, Inc.
Phone: (941) 827-0188

Hendry
Agricultural and Labor
Program, Inc. Clewiston:
(863) 983-2774
LaBelle: (863) 675-0114

Hernando
Mid Florida Community
Services, Inc.
Phone: (352) 796-1425

Highlands
Agricultural and Labor
Program, Inc.
Phone: (844) 358-8138

Hillsborough
Hillsborough Health and
Social Services
(813) 272-6770
Tampa-Hillsborough Action
Plan, Inc. (813) 626-4926

Holmes
Tri-County Community
Council, Inc.
Phone: (850) 547-4921

Indian River
Centro-Campesino
Farmworker Center, Inc.
Phone: (305) 245-7738, ext.
236
Economic Opportunities
Council of Indian River
County, Inc.
Phone: (772) 562-4177

Jackson
Jackson County Senior
Citizens Org. Inc.
Phone: (850) 263-4650
Tri-County Community
Council, Inc. Phone:
(850) 638-4520, ext. 3 or 4

Jefferson
Capital Area Community
Action Agency, Inc.
Phone: (850) 997-8231

Lafayette
Suwannee River Economic
Council, Inc.
Phone: (386) 362-4115

Lake
Lake Community Action
Agency, Inc. Phone:
(352) 357-5550

Lee
Lee County Department of
Human Services
Phone: (239) 533-7900

Leon
Capital Area Community
Action Agency, Inc.
Phone: (850) 222-2043

Levy
Central Florida Community
Action Agency, Inc.
Phone: (352) 373-7667

Liberty
Capital Area Community
Action Agency, Inc.
Phone: (850) 674-5067

Madison
Suwannee River Economic
Council, Inc.
Phone: (386) 362-4115

Manatee
Step Up Suncoast, Inc.
Phone: (941) 827-0188

Marion
Central Florida Community
Action Agency, Inc.
Phone: (352) 373-7667

Martin
Agricultural and Labor
Program, Inc.
Phone: (863) 958-3491
St. Lucie County
Department of Human
Services
Phone: (772) 462-1777

Miami-Dade
Miami-Dade County
Community Action Agency
Phone: (786) 469-4640

Monroe
Centro-Campesino
Farmworker Center, Inc.
Phone: (305) 245-7738,
extension
236
Monroe County Board of
County Commissioners
Phone: (305) 282-4408

Nassau
Northeast Florida Community
Action Agency, Inc.
Phone: (904) 398-7472

Okaloosa
Tri-County Community
Council, Inc. Crestview:
(850) 306-1134
Ft. Walton: (850) 200-4425

Okeechobee
St. Lucie County Department
of Human Services
Phone: (772) 462-1777

Orange
Orange County Youth and
Family Services Division
Phone: (407) 836-8333
Osceola County Council on
Aging, Inc.
Phone: (407) 846-8532

Osceola
Osceola County Council on
Aging, Inc.
Phone: (407) 846-8532

Palm Beach
Palm Beach County
Community Action, Inc.
Jupiter: (561) 694-5471
Riviera Beach:
(561) 694-7467
Lake Worth: (561) 694-5415
Belle Glade: (561) 996-0660

Pasco
Mid Florida Community
Services, Inc.
Phone: (352) 796-1425

Pinellas
Pinellas County Urban
League, Inc.
Phone: (727) 327-0977
Pinellas Opportunity Council
Phone: (727) 823-4101

Polk
Agricultural and Labor
Program, Inc.
Phone: (844) 358-8138
Tampa-Hillsborough Action
Plan, Inc.
Phone: (813) 626-4826

Putnam
Northeast Florida Community
Action Agency, Inc.
Phone: (904) 398-7472

St. Johns
Northeast Florida Community
Action Agency, Inc.
Phone: (904) 398-7472
St. Johns Housing
Partnership, Inc.
Phone: (904) 824-0902

St. Lucie
Agricultural and Labor
Program, Inc. Phone: (772)
461-7788
St. Lucie County Board of
County Commissioners,
Housing & Community
Services Department
Phone:
(772) 462-1777

Santa Rosa
Tri-County Community
Council, Inc. Phone: (850)
981-0036

Sarasota
Sarasota Health and Human
Services Phone: (941) 954-
4673
The Salvation Army Phone:
(941) 954-4673

Seminole
City of Sanford
Phone: (407) 688-5166
Seminole County
Community Assistance
Phone: (407) 685-2300

Sumter
Mid Florida Community
Services, Inc. Phone: (352)
769-1425

Suwannee
Suwannee River Economic
Council, Inc.
Phone: (386) 362-4115

Taylor
Suwannee River Economic
Council, Inc.
Phone: (386) 362-4115

Union
Suwannee River Economic
Council, Inc.
Phone: (386) 362-4115

Volusia
Volusia County Community
Assistance Division
Phone: (386) 736-5958

Wakulla
Capital Area Community
Action Agency
Phone: (850) 926-3122

Walton
Tri-County Community
Council, Inc. Phone: (850)
892-3615

Washington
Tri-County Community
Council, Inc. Phone: (850)
638-4520 extension 3 or
extension 4



www.FloridaJobs.org/UHWP



Water Customer Invoice Insert/Enclosure Example

Invoice inserts/enclosures are an important communication tool that can include information about the LIHWAP program for existing customers, since each existing customer of a water service provider already receives an electronic or mailed utility bill.

Below is an example of how the disclosure information can be provided on an invoice. The following information could also be added to the Water Vendor's online payment portal for customers.

You may qualify for Florida's Low-Income Housing Water Assistance Program (LIHWAP). LIHWAP provides assistance to individuals that need help paying their water utility service bills. Visit (insert website information) or call (name of Community Action Agency) at (305) 555-5555 for more information.

Water Utility Company			Invoice	
Water Utility Company Address				
Customer Name			Invoice #	0000006
Customer Address			Invoice Date	01/24/2022
			Due Date	02/20/2022

Item	Description	Unit Price	Quantity	Total
Service	Water	\$ 74.25	1.00	\$ 74.25
Service	Wastewater	\$10.25	1.00	\$ 10.25

Notes:

IMPORTANT INFORMATION

You may qualify for Florida's Low-Income Housing Water Assistance Program (LIHWAP). LIHWAP provides assistance to individuals that need help paying their water utility service bills. Visit (insert website information) or call (name of Community Action Agency) at (305) 555-5555 for more information.

Subtotal	\$84.50
Total	\$ 84.50
Amount Paid	\$ 0.00
Balance Due	\$ 84.50



Additional Resources

Sample Web Content

The images below are condensed options for sample website content.



Social Media – Graphics, Sample Posts

Please refer to the “Social Media” section of the LIHWAP Providers Consolidated Toolkit.

Sample Press Release

Please visit: <https://floridajobs.org/news-center>

Sample Newsletter Information

Placeholder



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, September 27, 2022		
Agenda Item Name		
Proposal Award		
Requested Action		
Requesting approval of RFP award recommendation and term contract between the City of Clermont and Southern Cleaning Service, Inc. to provide janitorial services to the Highlander Building, Kehlror Building, and Public Restrooms.		
Staff Report		
The evaluation committee recommends approval of the above action. The existing contract for janitorial services is coming to an end on September 30, 2022. The Procurement Services Department issued a Request for Proposal (RFP) number 22-032 on June 27, 2022, to obtain the services of a qualified janitorial company. The RFP was fully competed, advertised, and complied with the City of Clermont Procurement Services Policy. There were ten (10) 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. Southern Cleaning Service, Inc. was the top-ranked firm selected for their qualifications, knowledge, and experience. The current janitorial services contract annual cost is \$120,709.44 and the new contract annual cost is \$98,400, a difference of \$22,309.44. The new contract, if approved, would start October 1, 2022. The award recommendation is being made to the most qualified respondent, Southern Cleaning Service, Inc.		
Additional Analysis		
Fiscal Impact Summary		
The fiscal impact of \$98,400 is included in the Fiscal Year 2023 proposed budget. Department Account Code: The object code for this is 53402 - the org and project codes vary by location.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. RFP 22-032 Response Tabulation	RFP 22-032 Response Tabulation.pdf	
2. RFP 22-032 Evaluation Summary	RFP 22-032 Evaluation Summary.pdf	
3. RFP 22-032 Award Recommendation	RFP 22-032 Award Recommendation.pdf	
4. Cost of Services	Cost of Services.pdf	



RESPONSE TABULATION

RFP 22-032 JANITORIAL SERVICES FOR HIGHLANDER BUILDING, KEHLOR BUILDING AND PUBLIC RESTROOM

DUE DATE/TIME: AUGUST 4, 2022 AT 2:00 P.M. (EST)

COMPANY NAME
Well Done Services a subsidiary of Adams Enterprise USA, Inc. – Miami, FL
Emerald Facility Management – Largo, FL
Clean Space, Inc. – Coral Springs, FL
American Janitorial, Inc. – Umatilla, FL
High Sources, Inc. – Tampa, FL
SCSI Southern Cleaning Service, Inc. – Jacksonville, FL
Padegenis Cleaning, Inc. – Titusville, FL
Florida Cleaning Systems, Inc. dba FCS Facility Services – Lake Mary, FL
Gemilang Solutions, LLC – Kissimmee, FL
EcoBrite Services, LLC – Lehi, UT



EVALUATION TABULATION

EVAL No. RFP 22-032

Janitorial Services for Highlander Building, Kehlor Building and Public Restrooms

RESPONSE DEADLINE: July 27, 2022 at 8:30 am

Report Generated: Wednesday, September 7, 2022

EVALUATORS

Name	Title
Todd Lewis	Public Services Operations Chief - Facilities
Joe McMahon	Public Services Manager
Jennifer Stills	Parks and Recreation Coordinator
Freddy Suarez	Procurement Services Director (non-voting)

AGGREGATE SCORES SUMMARY

Vendor	Evaluator 1	Evaluator 2	Evaluator 3	Total Score (Max Score 100)
Southern Cleaning Service, Inc.	92.5	83.5	97	91
EcoBrite Services, LLC.	81	78.5	94	84.5
American Janitorial, Inc.	83	95	72	83.33
High Sources, Inc.	84.5	85	77	82.17
Florida Cleaning Systems, Inc. d/b/a FCS Facility Services	63.5	79	86	76.17
Gemilang Solutions, LLC.	76	67	78.5	73.83
Clean Space, Inc.	68.5	72	80.5	73.67

EVALUATION TABULATION

EVAL No. RFP 22-032

Janitorial Services for Highlander Building, Kehlor Building and Public Restrooms

Vendor	Evaluator 1	Evaluator 2	Evaluator 3	Total Score (Max Score 100)
Emerald Facility Management, LLC.	70.5	65	77	70.83
Padegenis Cleaning, Inc.	57.5	53.5	65	58.67
Adams Enterprise USA, Inc.	32	53.5	75	53.5

VENDOR SCORES BY EVALUATION CRITERIA

Vendor	<u>TAB A - Introduction Letter</u> 0-10 Points 10 Points (10%)	<u>TAB B - License & Insurance</u> 0-5 Points 5 Points (5%)	<u>TAB C - Company Background</u> 0-10 Points 10 Points (10%)	<u>TAB D - Company Project Experience</u> 0-10 Points 15 Points (15%)	<u>TAB E - Personnel Experience</u> 0-10 Points 15 Points (15%)	<u>TAB F - Methodology and Approach</u> 0-10 Points 15 Points (15%)	<u>TAB G - Cost of Services</u> 0-10 Points 15 Points (15%)	<u>TAB H - Business Location</u> 0-5 Points 5 Points (5%)	<u>TAB I - Quality of Submittal</u> 0-10 Points 10 Points (10%)	Total Score (Max Score 100)
Southern Cleaning Service, Inc.	9.3	5	8.3	9	8.3	9.3	10	4	9.3	91
EcoBrite Services, LLC.	9	5	9.7	9.7	8	10	5.3	2	9.3	84.5
American Janitorial, Inc.	8.7	5	8.7	9	7.7	8	7.3	5	8	83.33
High Sources, Inc.	8	5	8.3	8.7	7.7	8.7	8.7	2	8.3	82.17
Florida Cleaning Systems, Inc. d/b/a FCS Facility Services	8.7	3.3	7	8.3	8.3	9.3	5	2	8.7	76.17
Gemilang Solutions, LLC.	8.3	5	7.3	8.3	6.7	6.3	7.7	2	7.7	73.83
Clean Space, Inc.	8.7	5	9	9.7	6.7	8	3.7	2	7	73.67

EVALUATION TABULATION

RFP 22-032 - Janitorial Services for Highlander Building, Kehlor Building and Public Restrooms

Page 2

EVALUATION TABULATION

EVAL No. RFP 22-032

Janitorial Services for Highlander Building, Kehlor Building and Public Restrooms

Vendor	TAB A - Introduction Letter 0-10 Points 10 Points (10%)	TAB B - License & Insurance 0-5 Points 5 Points (5%)	TAB C - Company Background 0-10 Points 10 Points (10%)	TAB D - Company Project Experience 0-10 Points 15 Points (15%)	TAB E - Personnel Experience 0-10 Points 15 Points (15%)	TAB F - Methodology and Approach 0-10 Points 15 Points (15%)	TAB G - Cost of Services 0-10 Points 15 Points (15%)	TAB H - Business Location 0-5 Points 5 Points (5%)	TAB I - Quality of Submittal 0-10 Points 10 Points (10%)	Total Score (Max Score 100)
Emerald Facility Management, LLC.	8	3.3	7	7	7.3	6.3	8.3	2	7	70.83
Padegenis Cleaning, Inc.	7	5	5.7	6	7.3	6.7	2	2	6	58.67
Adams Enterprise USA, Inc.	7.3	5	5.3	4.7	4.3	4.7	5.3	2	5.3	53.5

MEETING SUMMARY

The Evaluation Committee met on August 30, 2022, at 2:00 pm. to discuss the proposals. The scoring of the proposals was done individually by each evaluator, electronically through OpenGov. 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 will meet with Southern Cleaning Service, Inc. for an informal interview.



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

AWARD RECOMMENDATION
SEPTEMBER 7, 2022

**RFP 22-032 – JANITORIAL SERVICES FOR HIGHLANDER BUILDING, KEHLOR BUILDING,
AND PUBLIC RESTROOMS**

Based on the evaluation of the Request for Proposals submittals, the evaluation committee is recommending an award to the number one ranked company, Southern Cleaning Service, Inc.

SECTION – K COST OF SERVICES

L.N.	Description / Location	Price Per Month	Annual Price (Price Per Month x 12)
1	Highlander Building, 330 Third Street, Clermont, FL 34711	\$ 800.00	\$ 9,600.00
2	Waterfront Park Restrooms, 3 rd Street, Clermont, FL 34711	\$ 660.00	\$ 7,920.00
3	West Beach Restrooms, 215 12 th Street, Clermont, FL 34711	\$ 660.00	\$ 7,920.00
4	Trail Head Restrooms, 797 West Minneola Avenue, Clermont, FL 34711	\$ 660.00	\$ 7,920.00
5	Historic Village Restrooms, 490 W. Ave., Clermont, FL 34711	\$ 660.00	\$ 7,920.00
6	Lake Hiawatha Restrooms, 450 N. 12 th Street, Clermont, FL 34711	\$ 660.00	\$ 7,920.00
7	Lake Hiawatha Restrooms, 451 N. 12 th Street, Clermont, FL 34711	\$ 660.00	\$ 7,920.00
8	Rowing Boathouse Restrooms, 140 East Ave., Clermont, FL 34711	\$ 660.00	\$ 7,920.00
9	Waterfront Pavilion Building, 330 Third Street, Clermont, FL 34711	\$ 660.00	\$ 7,920.00
10	Victory Pointe Restrooms, 1050 Victory Way, Clermont, FL 34711	\$ 660.00	\$ 7,920.00
11	Kehlor Recreation Center, 466 W. Minneola Ave., Clermont, FL 34711	\$ 800.00	\$ 9,600.00
12	Boat Ramp Restrooms, 938 West Lake Minneola Dr., Clermont, FL 34711	\$ 660.00	\$ 7,920.00
Total Annual Price (add lines 1-12)			\$ 98,400.00

SECTION – K COST OF SERVICES

ADDITIONAL PRICING FOR NON-ROUTINE JANITORIAL SERVICES

L.N.	Description / Location	Unit	Unit Cost
1	Special Event Cleaning (Porter Service)	Per Person – Per Hour	\$ 25.00
2	Carpet Cleaning	Per Square Feet	\$ 0.23
3	Floor Stripping/Sealing/Waxing	Per Square Feet	\$ 0.23
4	Tile and Grout Cleaning	Per Square Feet	\$ 0.23

Minimum charge per event for the above services is \$350

Identify below the management facility/office from which services under this project will be supported.

Facility Type: Satelite Office

Primary Point of Contact: Vanessa Sanchez Area Supervisor
Name Title

Provide facility address, primary contact phone number, fax number and email address.

Address: 7925 American Way, Groveland, FL. 34736

Primary Contact: Vanessa Sanchez

Phone Number: 904-855-5052

Fax Number: 904-260-3111

Email Address: vsanchez@scsione.com

END OF SECTION K



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, September 27, 2022		
Agenda Item Name		
Proposal Award		
Requested Action		
Requesting approval of RFP award recommendation and term contract between the City of Clermont and Southern Cleaning Service, Inc. to provide janitorial services for recreational facility restrooms.		
Staff Report		
The evaluation committee recommends approval of the above action. The existing contract for janitorial services is coming to an end on September 30, 2022. The Procurement Services Department issued a Request for Proposal (RFP) number 22-033 on June 27, 2022, to obtain the services of a qualified janitorial company. The RFP was fully competed, advertised, and complies with the City of Clermont Procurement Services Policy. There were seven (7) 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. Southern Cleaning Service, Inc. was the top-ranked firm selected for their qualifications, knowledge, and experience. The current janitorial services contract annual cost is \$40,560 and the new contract annual cost is \$38,400, a difference of \$2,160. The new contract, if approved, would start October 1, 2022. The award recommendation is being made to the most qualified respondent, Southern Cleaning Service, Inc.		
Additional Analysis		
Fiscal Impact Summary		
The fiscal impact of \$38,400 is included in the Fiscal Year 2023 proposed budget. Department Account Code: 10542-53402 (some of the locations also include a project code).		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. RFP 22-033 Response Tabulation	RFP 22-033 Response Tabulation.pdf	
2. RFP 22-033 Evaluation Summary	RFP 22-033 Evaluation Summary.pdf	
3. RFP 22-033 Award Recommendation	RFP 22-033 Award Recommendation.pdf	
4. Cost of Services	Cost of Services.pdf	



RESPONSE TABULATION

RFP 22-033 JANITORIAL SERVICES FOR RECREATIONAL FACILITY RESTROOMS

DUE DATE/TIME: AUGUST 4, 2022 AT 2:00 P.M. (EST)

COMPANY NAME
Well Done Services a Subsidiary of Adams Enterprise USA, Inc. – Miami, FL
Clean Space, Inc. – Coral Springs, FL
SCSI Southern Cleaning Service, Inc. – Jacksonville, FL
American Janitorial, Inc. – Umatilla, FL
Padegenis Cleaning, Inc. – Titusville, FL
High Sources, Inc. – Tampa, FL
Gemilang Solutions, LLC – Kissimmee, FL



EVALUATION TABULATION

EVAL No. RFP 22-033

Janitorial Services for Recreational Facility Restrooms

RESPONSE DEADLINE: August 4, 2022 at 10:09 am

Report Generated: Wednesday, September 7, 2022

EVALUATORS

Name	Title
Todd Lewis	Public Services Operations Chief - Facilities
Joe McMahon	Public Services Manager
Jennifer Stills	Parks and Recreation Coordinator
Freddy Suarez	Procurement Services Director (non-voting)

AGGREGATE SCORES SUMMARY

Vendor	Evaluator 1	Evaluator 2	Evaluator 3	Total Score (Max Score 100)
Southern Cleaning Service, Inc.	95	76	97	89.33
Gemilang Solutions, Inc.	82	71.5	88.5	80.67
American Janitorial, Inc.	83.5	89	68.5	80.33
Clean Space, Inc.	88.5	76	72	78.83
High Sources, Inc.	73	74.5	88	78.5
Padegenis Cleaning, Inc.	63	69.5	71.5	68
Adams Enterprise USA, Inc.	51.5	47.5	71	56.67

EVALUATION TABULATION

EVAL No. RFP 22-033

Janitorial Services for Recreational Facility Restrooms

VENDOR SCORES BY EVALUATION CRITERIA

Vendor	TAB A - Introduction Letter 0-10 Points 10 Points (10%)	TAB B - License & Insurance 0-5 Points 5 Points (5%)	TAB C - Company Background 0-10 Points 10 Points (10%)	TAB D - Company Project Experience 0-10 Points 15 Points (15%)	TAB E - Personnel Experience 0-10 Points 15 Points (15%)	TAB F - Methodology and Approach 0-10 Points 15 Points (15%)	TAB G - Cost of Services 0-10 Points 15 Points (15%)	TAB H - Business Location 0-5 Points 5 Points (5%)	TAB I - Quality of Submittal 0-10 Points 10 Points (10%)	Total Score (Max Score 100)
Southern Cleaning Service, Inc.	7.7	3.3	9	9	9	9.3	10	4	9.3	89.33
Gemilang Solutions, Inc.	8	5	8	8.7	8.3	6.7	9	2	8.7	80.67
American Janitorial, Inc.	8	5	8.3	9	8	6.7	6.3	4.3	9.7	80.33
Clean Space, Inc.	8.7	5	8.7	8.3	6.3	8.7	7	2	9	78.83
High Sources, Inc.	9.3	5	8	7	7	8	8.3	2	8.7	78.5
Padegenis Cleaning, Inc.	7.3	5	7	6	6.7	7	5.7	3	7.7	68
Adams Enterprise USA, Inc.	6	5	6.3	4.7	3.7	5	7.3	2	6.3	56.67

MEETING SUMMARY

The Evaluation Committee met on August 30, 2022, at 2:00 pm. to discuss the proposals. The scoring of the proposals was done individually by each evaluator, electronically through OpenGov. 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 will meet with Southern Cleaning Service, Inc. for an informal interview.



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

AWARD RECOMMENDATION
SEPTEMBER 7, 2022
RFP 22-033 – JANITORIAL SERVICES FOR RECREATIONAL FACILITY RESTROOMS

Based on the evaluation of the Request for Proposals submittals, the evaluation committee is recommending an award to the number one ranked company, Southern Cleaning Service, Inc.

SECTION – K COST OF SERVICES

L.N.	Description / Location	Price Per Month	Annual Price (Price Per Month x 12)
1	McKinney Park Pavilion Restrooms, 801 Bloxam Avenue, Clermont, FL 34711	\$ 400.00	\$ 4,800.00
2	Bishop Field Restrooms, 950 East Avenue, Clermont, FL 34711	\$ 400.00	\$ 4,800.00
3	West Park Restrooms, 650 12 th Street, Clermont, FL 34711	\$ 500.00	\$ 6,000.00
4	Palatlakaha Park Concession Stand Restrooms and Playground Restrooms, 1250 12 th Street, Clermont, FL 34711	\$ 700.00	\$ 8,400.00
5	Hancock Park Restrooms and Pavilion Restrooms, 3301 South Hancock Road, Clermont, FL 34711	\$ 700.00	\$ 8,400.00
6	Lake Felter Park Restrooms, 1750 Johns Lake Road, Clermont, FL 34711	\$ 500.00	\$ 6,000.00
Total Annual Price (add lines 1-6)			\$ 38,400.00

SECTION – K COST OF SERVICES

ADDITIONAL PRICING FOR NON-ROUTINE JANITORIAL SERVICES

L.N.	Description / Location	Unit	Unit Cost
1	Special Event Cleaning (Porter Services)	Per Person – Per Hour	\$ 25.00
2	Carpet Cleaning	Per Square Feet	\$ 0.23
3	Floor Stripping/Sealing/Waxing	Per Square Feet	\$ 0.23
4	Tile and Grout Cleaning	Per Square Feet	\$ 0.23

Minimum charge per event for the above services is \$350

Identify below the management facility/office from which services under this project will be supported.

Facility Type: Satelite Office

Primary Point of Contact: Vanessa Sanchez Area Supervisor
Name Title

Provide facility address, primary contact phone number, fax number, and email address.

Address: 7925 American Way, Groveland, FL. 34736

Primary Contact: Vanessa Sanchez

Phone Number: 904-855-5052

Fax Number: 904-260-3111

Email Address: vsanchez@scsione.com

END OF SECTION K



CITY OF CLERMONT

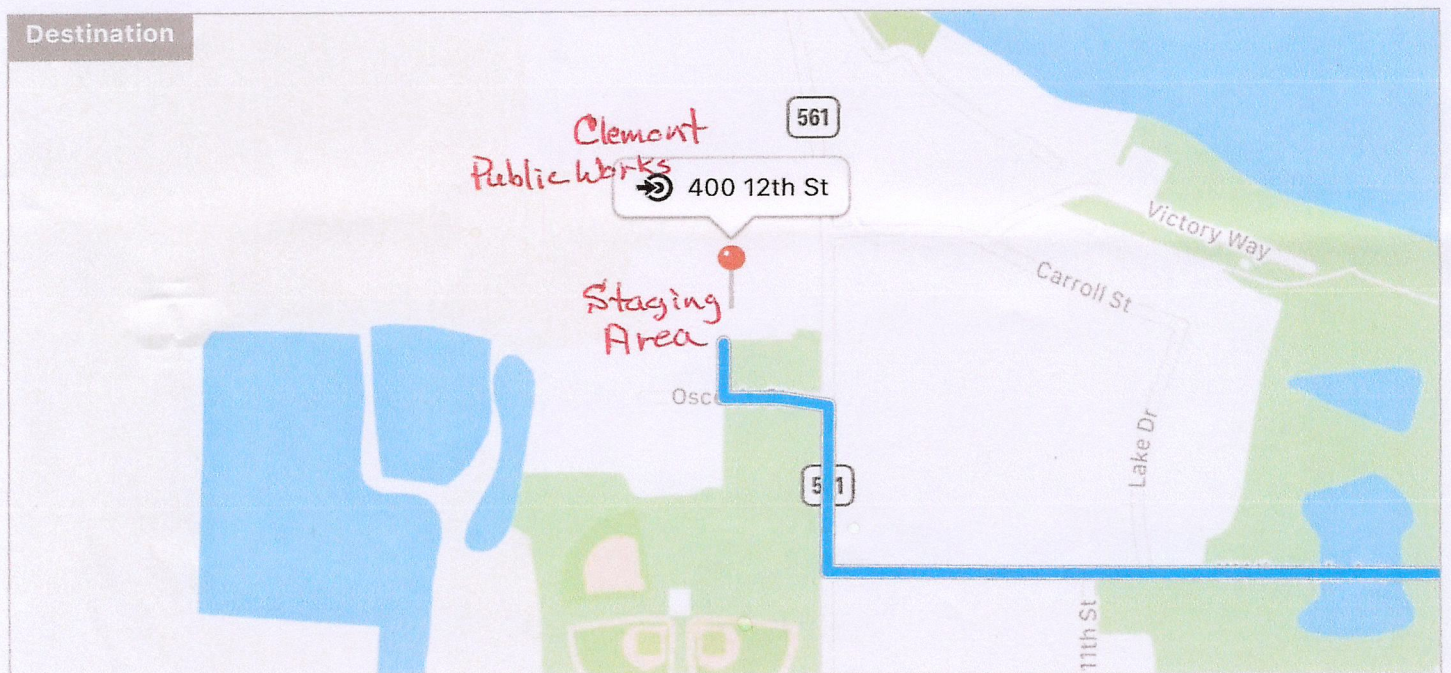
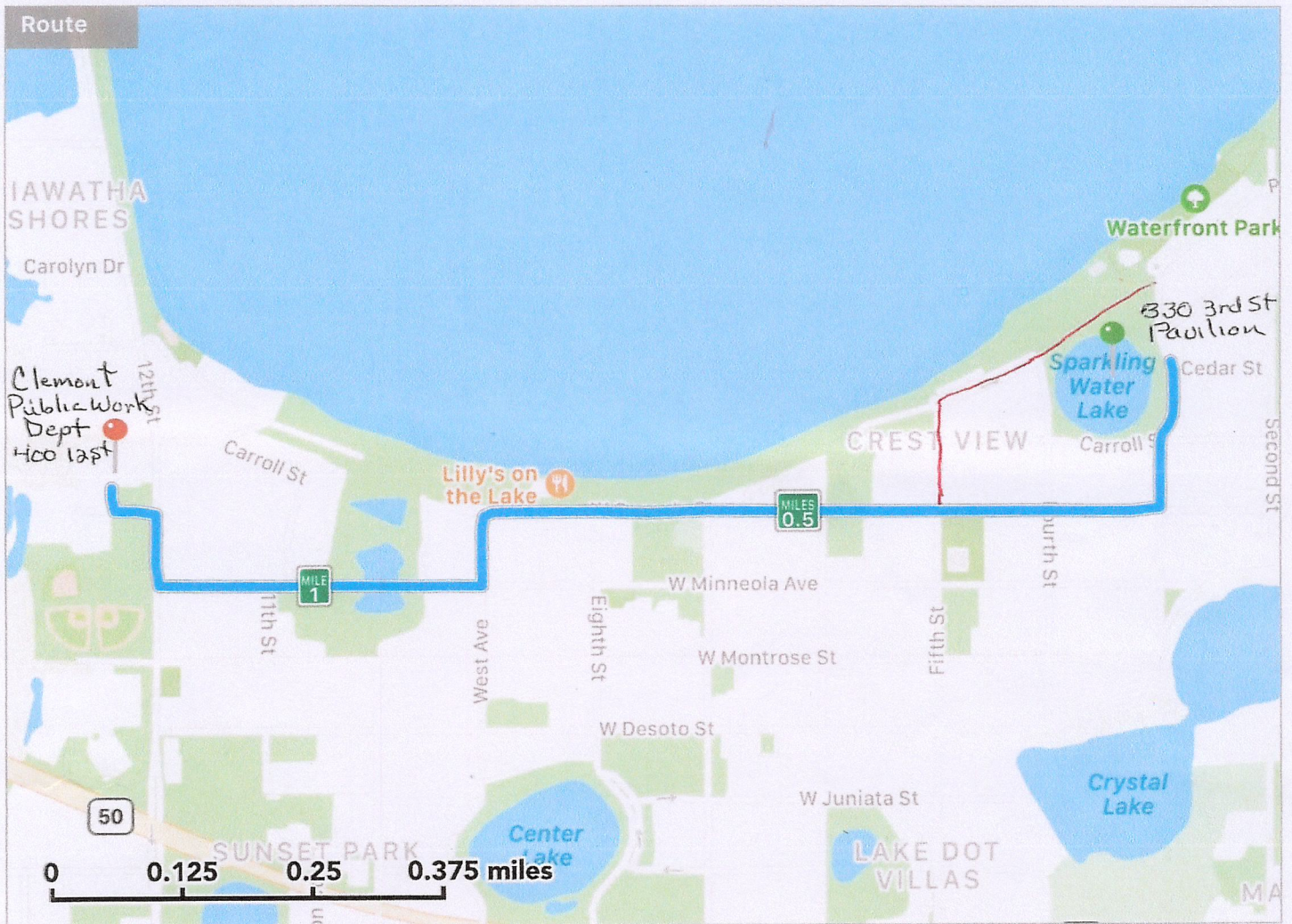
AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, September 27, 2022		
Agenda Item Name		
Event and Road Closure Request <i>Veteran's Day</i>		
Requested Action		
Recommend allowing South Lake Florida Base Submarine Vets to have the Veteran's Day event and parade, with road closures. The event begins at West Park and will continue to Waterfront Park on November 11, 2022.		
Staff Report		
South Lake Florida Base Submarine Vets are requesting to have a Veteran's Day event, parade, with road closures. The event will begin at West Park and continue to Waterfront Park on November 11, 2022. The event is co-sponsored by the City. Road closures would begin at 9:00 a.m. and would be as follows: -12th Street at West Park, traveling East down Minneola Ave. to North on West Ave. -West Ave. until Osceola Ave, going East to 3rd Street heading into Waterfront Park Letters will be hand-delivered to residents and businesses on the parade route in advance.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. 8-3-2022 parade route	8-3-2022 parade route.pdf	
2. 2022 Veterans Day Parade Letter to Residents	2022 Veterans Day Parade Letter to Residents.docx	
3. SKM_C360i22091615180	SKM_C360i22091615180.pdf	

 330 Third St to 400 12th St

1.3 miles, 5 min



1 of 2



Notice to Area Residents and Businesses
Clermont's Veterans Day Parade and Veterans Day Celebration
Presented by South Lake Florida Base

Dear resident/business owner,

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

On November 11, 2022 South Lake Florida Base (local Submarine Veterans Group). Clermont VFW Post and the Marine Corps League Detachment 1120 are organizing Clermont's Veterans Day Parade and Veterans Day Celebration for Downtown Clermont. Celebrating Veterans Day with a morning parade, it will not only attract our local veterans' residences and their local families, but it will bring participants from outside Lake County adding awareness to our beautiful growing Downtown area and all that it has to offer.

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

- Friday morning November 11. The parade will start at West Park on 12th Street, travel East down Minneola Ave to West Ave. The parade will turn left onto West Ave until Osceola Ave traveling East to 3rd Street. Signs placed on the route will remind residents and businesses of the following morning's temporary road closures.
- November 11, 10:00 the Parade will step off/start.
- Street closure will be between 9:00AM – 11:00 AM. As soon as the last participant is on their way, we will start reopening the roads behind them.

For any questions or more information on the event, please contact
Ed Lashbrook at edlashbrook@gmail.com/ 757-503-1365 or
Robert Mock at rmock3@cfl.rr.com /321-536-9964

You may also contact us if your business or club would like to be a sponsor or be involved in any way.
We ask that you please take this event into consideration when planning your for 11 November Veterans Day.

Thank you for helping our community grow and live actively!!
South Lake Florida Base Submarine Veterans

From: [Jennifer Stills](#)
To: [Maritza Rivera](#)
Subject: FW: Veteran's day parade staffing
Date: Thursday, August 25, 2022 12:03:09 PM
Attachments: [image001.png](#)

From: Jason Sayre <JSayre@clermontfl.org>
Sent: Thursday, August 11, 2022 11:25 AM
To: Jennifer Stills <jstills@clermontfl.org>
Subject: Veteran's day parade staffing

Good afternoon,

Just to follow up from yesterday, I believe that we will need 11 officers and approximately 4 or so water barriers for this event. I am basing the officer numbers on the upcoming triathlon (7) and adding additional officers in locations not staffed. I think it is necessary to ensure we have an officer present at all intersections along the route. The barriers are necessary to supplement the officers at several intersections where we have traffic from both north and south. Please let me know if you have any questions.

Thanks,



Lieutenant Jason Sayre
Professional Standards
Clermont Police Department
3600 US Highway 27.
Clermont, FL 34711
Tel 352-536-8413
jsayre@clermontfl.org
www.clermontfl.gov

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



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, September 27, 2022		
Agenda Item Name		
Event and Road Closure Request <i>Cookies & Cocoa</i>		
Requested Action		
Request approval to close certain roads during the Cookies & Cocoa event on December 9, 2022, in Downtown Clermont.		
Staff Report		
Requesting approval for road closures to accommodate crowd safety during the Cookies & Cocoa as part of Light Up Clermont on December 9, 2022, in Downtown Clermont. Start: December 9, 2022 - 4:00 PM Finish and Reopen: December 9, 2022 - 10:00 PM Actual event time: 6-9 PM Road closures in the following locations: - Montrose Street between 8th Street and Lake Avenue - 7th Street between Desoto Street and Minneola Avenue - 8th Street between Montrose Street and Minneola Avenue (Road closures are subject to change because of potential construction) Hand-delivered letters to businesses and residents in the area will be distributed in advance.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Cookies & Cocoa Map	Cookies & Cocoa Map.pdf	
2. Notice to Area Residents and Businesses-Cookies & Cocoa	Notice to Area Residents and Businesses-Cookies & Cocoa.pdf	



Notice to Area Residents and Businesses



Traffic Delays / Parking Restrictions / Street Closures in Your Neighborhood

Dear Neighbor,

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

The Cookies & Cocoa Event will be on Friday, December 9, 2022. The public will be invited to Downtown Clermont to enjoy cookies and cocoa at participating stores while doing their last minute shopping and watching community acts on the stage at City Hall Park. Below you will see road closure times for the event and specific streets that will be impacted by the special event.

Restricted Parking Times & Road Closures

Start: December 9, 2022 - 4:00 PM

Finish and Reopen: December 9, 2022 - 10:00 PM

Actual event time: 6-9 PM

- Montrose Street between 8th Street and Lake Avenue
 - 7th Street between Desoto Street and Minneola Avenue
 - 8th Street between Montorse Street and Minneola Avenue
- (Road closures subject to change because of potential construction)

The City will have signage posted along these routes reminding citizens about the event, road closures, and no parking for the event. We ask that you please take this event into consideration as you make your plans.

Thank you for your patience and understanding and please know all City of Clermont employees are working diligently to present the best Holiday Event ever.

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



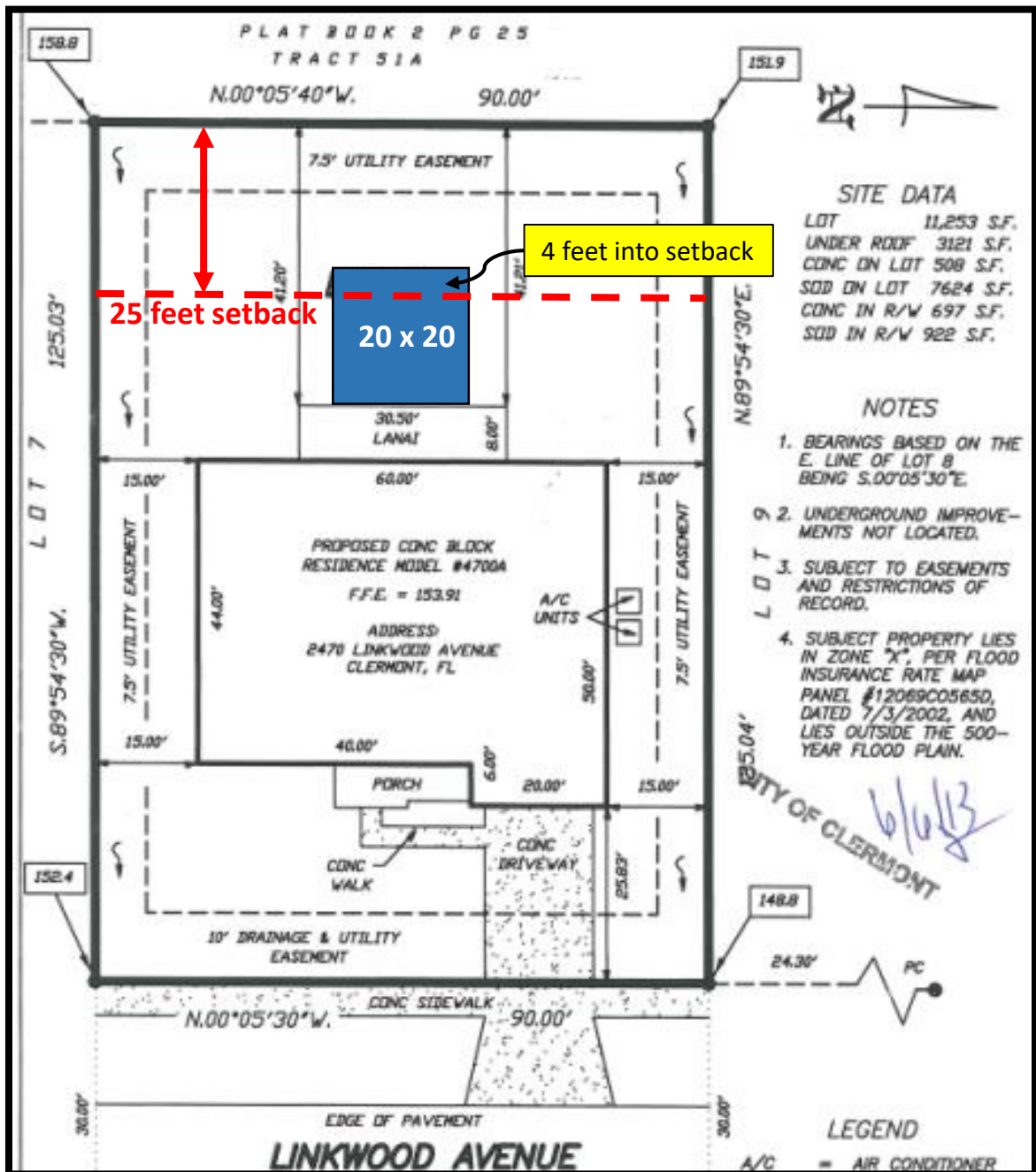
CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, September 27, 2022		
Agenda Item Name		
Variance Request 2470 Linkwood Avenue		
Requested Action		
Recommend denial of the requested variance.		
Staff Report		
<i>This item was tabled from the September 13, 2022 City Council meeting in order for the applicant to provide additional information. The applicant provided an amended application with information on the drainage of the site and additional pictures. The applicant is requesting a variance for a rear yard setback to be less than the minimum 25 feet required for property located at 2470 Linkwood Avenue. The requested variance would allow for a solid roof pergola accessory structure to be located in the rear yard of the existing single family home. The existing pergola accessory structure would allow for a 4 foot encroachment into the required 25 foot rear yard setback. The current Land Development Codes, Section 122-342, require any solid roof structures or buildings must be able to meet the minimum setbacks for the primary residence. The required rear yard setback in this subdivision is 25 feet from the rear property line. The proposed pergola porch addition with a solid roof would increase the existing impervious surface ratio for lot coverage, but does not appear to be over the minimum requirements permitted by the Land Development Code. The applicant has amended his application to indicate underdrain systems will be installed in order to facilitate drainage on the lot. The applicant has received approval from the HOA.</i> Section 86-174 of the Land Development Code requires a positive finding on the review criteria in order to grant a variance. Staff has reviewed the application as submitted and finds the application does not meet a positive finding on all of the five review criteria. The applicant is not adhering to the rear yard setback and no hardship has been documented. Therefore, staff recommends denial of the requested variance.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. CC Exhibit	CC Exhibit.pdf	
2. New 86-174 Review Criteria-2470 Linkwood	New 86-174 Review Criteria-2470 Linkwood.pdf	
3. Amended Site Plan	Amended Site Plan.pdf	
4. Survey	Survey.pdf	
5. Pictures (9-15-2022)	Pictures (9-15-2022).pdf	
6. HOA Approval (9-15-2022)	HOA Approval (9-15-2022).pdf	
7. 2470 Linkwood - insulated roof pergola approval (2)	2470 Linkwood - insulated roof pergola approval (2).pdf	
8. Amended Application	Amended Application.pdf	
9. Application	Application.pdf	
10. Legal ad-2470 Linkwood	Legal ad-2470 Linkwood.pdf	

2470 Linkwood Ave.



2470 Linkwood Avenue -- Variance

The requirements for a variance are as follows:

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

FINDINGS:

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

Applicant response: No. The variance request will not affect the adjacent owners negatively. Our home has a rear 25 ft. easement behind our land before the next gated community begins. Should our variance request be granted there will be another 21 feet before the roofed pergola structure from our rear. In addition both adjacent neighbors are a coded 15 feet to our sides. We have planned for deco and/or french drains. These runoff drains will be evenly placed throughout our paved project to avoid any slow or improper drainage that could affect the adjacent neighbors. In addition, we are using interlocking pavers which will absorb some portion of excess downpour. No neighbor's standard of living will be negatively impacted on either side of our home. Additionally, we will be requesting a screen enclosure that will not go beyond the allowed impervious boundaries.

Staff comments: The proposed variance request to allow for encroachment into the rear yard setback may cause interference with reasonable enjoyment of adjacent or nearby property owners. The owner did provide information on how drainage would not affect the property owners, but it has not been evaluated by an engineer. The mentioned 25 ft. easement behind the property owner's land is owned by the adjacent subdivision's HOA and is used for drainage of that development. The property owner has not produced any documents stating they have the right to drain into this easement.

Negative finding

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

Applicant response: Yes. This variance request will create an outdoor covered seating area for family activities, and enjoyment. The pergola will also provide cover from the heat and rain elements. This requested pergola will not be out of character with any other similar structure.

Staff comments: The variance request is not out of character with other properties in this zoning district.

Positive finding

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

Applicant response: *This variance request will not interfere in any city objectives, or benefits.*

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

Positive finding

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

Applicant response: *No response provided.*

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

Positive finding

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

Applicant response: *The granting of this variance will provide enormous relief from the sun, light rain and heat, from the installed fans, while allowing our family to enjoy outdoor activities. Our rear neighbors will be unaffected by this variance request because of the distance between our properties. Additionally, our strategic placement of deco and/or french drains will reduce any significant water runoff issues with our adjacent neighbors.*

Staff comments: *The requested variance is not the minimum allowed for reasonable use of the land. The proposed encroachment into the rear yard setback may impede proper drainage and water runoff as required by the code. The applicant did provide additional information regarding drainage, however, it has not been evaluated by an engineer. The code requires a 25 foot setback and the proposed structure is intruding into this without any hardship documented.*

Negative finding

STAFF RECOMMENDATION: Section 86-174 of the Land Development Code requires a positive finding on all Review Criteria and Findings requirements for granting a variance, staff has reviewed the application as presented and finds the application can meet a positive finding. Therefore, staff recommends denial of the variance request to the Land Development Code.

Mark Patterson



LOT 8, LOST LAKE RESERVE TRACT A, AS
RECORDED IN PLAT BOOK 57, PAGES 23 AND 24,
PUBLIC RECORDS OF LAKE COUNTY, FLORIDA

Mark Patterson

LAKE HIGHLAND COMPANY
PLAT BOOK 2 PG 25
TRACT 51A

157.1

N.00°05'40"W. 90.00'

151.7

NOTES

1. BEARINGS BASED ON THE E. LINE OF LOT 8 BEING S.00°05'30"E.
2. UNDERGROUND IMPROVEMENTS NOT LOCATED.
3. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
4. SUBJECT PROPERTY LIES IN ZONE "X", PER FLOOD INSURANCE RATE MAP PANEL #12069C0565D, DATED 7/3/2002, AND LIES OUTSIDE THE 500-YEAR FLOOD PLAIN.
5. DATE OF FIELD SURVEY: 9/13/13.
6. ELEVATIONS BASED ON SITE BENCHMARK PER CONSTRUCTION PLANS.

125.03'

LOT 7

S.89°54'30"W.

7.5' UTILITY EASEMENT

15.00'

44.00'

CONC BLOCK SINGLE FAMILY RESIDENCE
MODEL #4700A

F.F.E. = 153.91
(PROPOSED & MEASURED)
ADDRESS:
2470 LINKWOOD AVENUE
CLERMONT, FL

A/C UNITS

50.00'

7.5' UTILITY EASEMENT

25.63'

152.5

TRANS-FORMER

10' DRAINAGE & UTILITY EASEMENT

PORCH

BRICK WALK

20.00'

BRICK PAVER DRIVEWAY

N.00°05'30"W.

CONC SIDEWALK

90.00'

30.00'

EDGE OF PAVEMENT

30.00'

2470 LINKWOOD AVENUE, Clermont FL. 34711

CENTERLINE OF 60' PLATTED R/W

LEGEND

148.8 = FINISHED GRADE

REG = REGISTERED

A/C = AIR CONDITIONER

FFE = FINISHED FLOOR ELEVATION

CONC = CONCRETE

R/W = RIGHT-OF-WAY

PC = POINT OF CURVATURE

● = SET 5/8" IRON ROD #4887

148.8

24.30'

PC

FINAL SURVEY / BOUNDARY SURVEY

DESCRIPTION:

LOT 8, LOST LAKE RESERVE TRACT A, AS
RECORDED IN PLAT BOOK 57, PAGES 23 AND 24,
PUBLIC RECORDS OF LAKE COUNTY, FLORIDA



Mark Patterson
Amended 9/15/22: 2470 Linkwood Ave.
Clermont, FL 34711

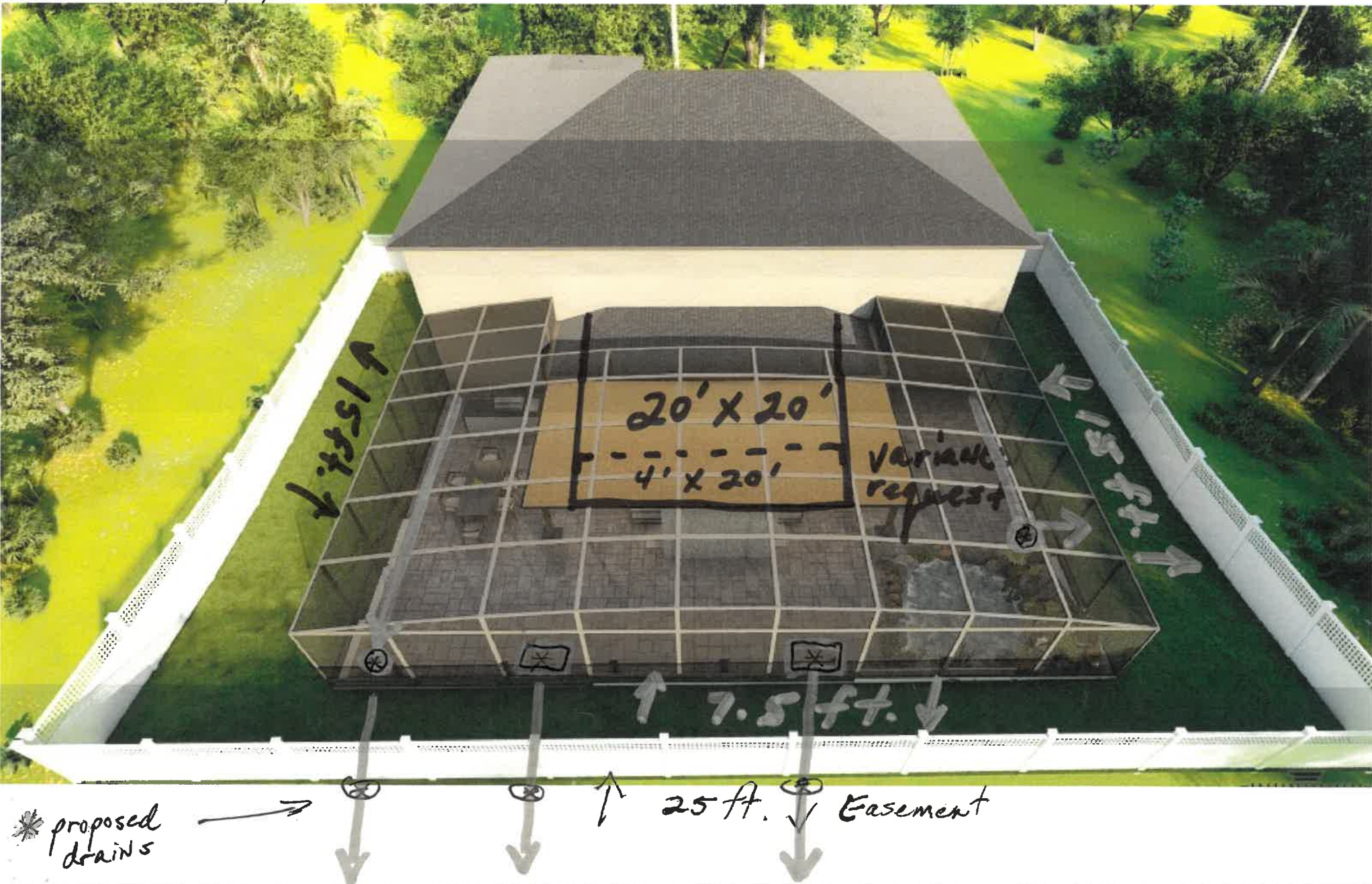


Amended 9/15/22: Mark Patterson
2470 Linkwood Ave.
Clermont, FL 34711



4 ft. variance request

Mark Patterson
2470 Linkwood Ave.
Clermont, FL 34711
Amended 9/25/22





August 19, 2022

CM8400 0A0008
Mark Patterson
2470 Linkwood Ave
Clermont, FL 34711

RE: ARB Application: 2470 Linkwood Ave

Dear Homeowner:

This letter is being written on behalf of and at the direction of the Board of Directors for the Lost Lake Residential Property Owner's Association, Inc.

The Board of Directors has **Approved** your request for the installation of an **insulated roofed pergola attached to the lanai with a 12' x 9' x 2' entertainment wall with tv and fireplace surrounded in tan porcelain tiles. Pergola will be bronze aluminum.**

If you have any questions at all, please feel free in contacting me at the Lost Lake Residential Property Owner's Association, Inc. c/o Sentry Management 1645 E. Hwy. 50, Suite 201, Clermont, FL 34711.

Sincerely,

Janna Laine, LCAM
Community Association Manager



August 19, 2022

CM8400 0A0008
Mark Patterson
2470 Linkwood Ave
Clermont, FL 34711

RE: ARB Application: 2470 Linkwood Ave

Dear Homeowner:

This letter is being written on behalf of and at the direction of the Board of Directors for the Lost Lake Residential Property Owner's Association, Inc.

The Board of Directors has **Approved** your request for the installation of **brick pavers** or travertine fence pattern tiles.

- Dimensions: 2050 SqFt
- Material(s): brick pavers or travertine fence pattern tiles
- Color: Tan/Cream

If you have any questions at all, please feel free in contacting me at the Lost Lake Residential Property Owner's Association, Inc. c/o Sentry Management 1645 E. Hwy. 50, Suite 201, Clermont, FL 34711.

Sincerely,

Janna Laine, LCAM
Community Association Manager



August 19, 2022

CM8400 0A0008
Mark Patterson
2470 Linkwood Ave
Clermont, FL 34711

RE: ARB Application: 2470 Linkwood Ave

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If you have any questions at all, please feel free in contacting me at the Lost Lake Residential Property Owner's Association, Inc. c/o Sentry Management 1645 E. Hwy. 50, Suite 201, Clermont, FL 34711.

Sincerely,

Janna Laine, LCAM
Community Association Manager

LOST LAKE RESIDENTIAL PROPERTY OWNER'S ASSOCIATION, INC.
APPLICATION TO THE ARCHITECTURAL REVIEW BOARD (amended 10/18/2021)

This form is to be completed by the homeowner and submitted to the Architectural Review Board (ARB) for approval **BEFORE** any work commences. Please refer to your Declaration of Covenants and Restrictions for a description of the ARB and its purpose.

Forward Requests to:

Janna Laine
Sentry Management, Inc.
1645 E Highway 50 Suite 201
Clermont, FL 34711

Email: cmreception@sentrymgmt.com
Phone: 352-243-4595 (0 for Receptionist)
Fax: 352-243-4597

Note: Incomplete or improperly submitted requests will be returned without action to the owner for correction and resubmission. All applications are reviewed within 30 days of receipt by Sentry.

THIS SECTION TO BE COMPLETED BY HOMEOWNER

OWNER NAME: Mark Patterson DATE: 8/8/22
ADDRESS: 2470 Linkwood Ave. Clermont FL. Email (REQUIRED): sar000thpcc@optonline.net
PHONE (Home/Cell): (646) 831-1356 (Work): _____

DESCRIBE THE CHANGE/ADDITION INSTALLATION: (i.e., Fence, screen enclosure, pool, shed, widen driveway, etc.)

For Replacement shingles, provide Color: 20'x20' Insulted roofed pergola attached to the lanai with a 12'x9'x2' entertainment wall with TV and fireplace surrounded in tan porcelain tiles. Pergola will be bronze aluminum.

EXTERIOR PAINTING (repaint exterior): LIST SCHEME # _____ (see link below to HOA approved schemes)

Main Body color/ #: bronze, tan Accent stucco color/ #: _____ Front Door color/ #: _____

Garage Door color/ #: _____ Shutter color/ #: _____ **Color(s): ATTACH COLOR CHIPS OR PRINT SCHEME FROM WEBSITE**

<https://www.sherwin-williams.com/homeowners/color/find-and-explore-colors/hoa/clermont/fl/the-reserve-at-lost-lake/>

SPECIFICATIONS: (Attach copies of plans, estimate or pictures. Fence requests include style, size and finish. Additionally, fence posts must face inward on fence installations with the smooth side facing outward.)

Dimensions: 20'x20' pergola - 12'x9'x2' entertainment wall

Material(s): bronze aluminum, tan porcelain tiles

Note: All requests and alterations must conform to all local Zoning and Building Regulations, and you must obtain all necessary permits if your request is approved by the Architectural Review Board. A copy of your permit is to be sent to Sentry for your file.

THIS SECTION TO BE COMPLETED BY ARCHITECTURAL REVIEW BOARD

Mgmt. Rec'd Date: _____ Forwarded to: _____ on _____ Sent to Owner: _____

ARB Comments: _____

☒ **APPROVED:** Board Member Signature: 8/15/22 MTG Date: _____

☐ **DENIED:** Board Member Signature: _____ Date: _____

Board Comments or Conditions: _____

NOTE: Work must be completed no later than 90 days after date the approved form is sent to the Owner for normal requests. In situations where the request is major in nature, such as a pool, work must be started within 90 days of the date the approved form is sent to the Owner and completion must not be unnecessarily delayed by the Owner. Failure to comply with the above deadlines will automatically revoke approval of this form and the Owner will be required to resubmit this form again for approval.



Pergola - Attached insulated roof to lanai





CITY OF CLERMONT VARIANCE APPLICATION

DATE 9/15/22 (AMENDED FROM 8/4/22)		FEE: \$300.00	
Project Name (if applicable) Outdoor Living Project			
Applicant Mark Patterson			
Contact Person Mark Patterson			
Address 2470 Linkwood Ave	City Clermont	State FL	Zip 34711
Telephone 646-831-1356	Fax		
Email smooothpee@optonline.net			
OWNER INFORMATION ☒ (Check box if information is same as Applicant)			
Owner's Name Mark Patterson & Elizabeth F. Fuentes			
Owner Address 2470 Linkwood Ave	City Clermont	State FL	Zip 34711
Telephone 646-831-1356	Email smooothpee@optonline.net		
PROPERTY INFORMATION			
Address of Subject Property 247 Linkwood Ave	City Clermont	State FL	Zip 34711
General Location Lost Lake Reserve			
Legal Description & Alternate Key (include copy of survey) Lost Lake Reserve Tact: A PB 57 PG 23-24 Lot 8 ORB 4399 PG 988 ORB 5195 PG 320 ORB 5763 PG 866			
Land Use (City verification required)			
Zoning (City verification required)			



CITY OF CLERMONT VARIANCE APPLICATION

Amended 9/15/22

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

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

The variance request is from the 25ft. rear setback zoning ordinance from our home. We are requesting a variance of 4ft. into that setback.

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

We are proposing building an insulated roof pergola that will be attached to our existing lanai roof. This pergola would provide enormous relief from the hot sun, cover from light rain and privacy from neighbors.

How does the Code create a hardship?

The 25ft. setback only allows us 16ft. before the lanai. We are requesting another 4ft. for an insulated aluminum roofed pergola which will be attached to the lanai for additional spacing and seating under that roofed pergola.

The following justifications must be completed for any variance requested:

Variance requested – subject and code section:

Sec. 86-174. Review criteria and findings.

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

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

No, the variance request will not affect the adjacent owners negatively. Our home has a rear 25ft. easement behind our land before the next gated community begins. Should our variance request be granted there will be another 21ft. before the roofed pergola structure from our rear. In addition both adjacent neighbors are a coded 15ft. to our sides. We have planned for deco and/or french drains. These runoff drains will be evenly placed throughout our paved project to avoid any slow or improper drainage that could affect the adjacent neighbors. In addition, we are using interlocking pavers which will absorb some portion of excess downpour. No neighbor's standard of living will be negatively impacted on either side of our home. Additionally, we will be requesting a screen enclosure that will not go beyond the allowed impervious boundaries.

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

Yes, this variance request will create an outdoor covered seating area for family activities, and enjoyment. The pergola will also provide cover from the heat and rain elements. This requested pergola will not be out of character with any other similar structure.

- (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;

This variance will not interfere in any city objectives, or benefits.



CITY OF CLERMONT
**VARIANCE
APPLICATION**

Amended 9/15/22

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

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

The granting of this variance will provide enormous relief from the sun, light rain and heat, from the installed fans, while allowing our family to enjoy outdoor activities. Our rear neighbors will be unaffected by this variance request because of the distance between our properties. Additionally, our strategic placement of deco and/or french drains will reduce any significant water runoff issues with our adjacent neighbors.

Mark Patterson

Applicant Name (print)

x *Mark Patterson*

Applicant Name (signature)

Mark Patterson

Owner Name (print)

x *Mark Patterson*

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

DATE 8/4/22		FEE: \$ 300.00	
Project Name (if applicable) Outdoor Living Project			
Applicant Mark Patterson			
Contact Person Mark Patterson			
Address 2470 Linkwood Ave	City Clermont	State FL	Zip 34711
Telephone 646-831-1356	Fax		
Email smooothpee@optonline.net			
OWNER INFORMATION ☒ (Check box if information is same as Applicant)			
Owner's Name Mark Patterson & Elizabeth F. Fuentes			
Owner Address 2470 Linkwood Ave	City Clermont	State FL	Zip 34711
Telephone 646-831-1356	Email smooothpee@optonline.net		
PROPERTY INFORMATION			
Address of Subject Property 2470 Linkwood Ave.	City Clermont	State FL	Zip 34711
General Location Lost Lake Reserve			
Legal Description & Alternate Key (include copy of survey) Lost Lake Reserve Tact: A PB 57 PG 23-24 Lot 8 ORB 4399 PG 988 ORB 5195 PG 320 ORB 5763 PG 866			
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CITY OF CLERMONT VARIANCE APPLICATION

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

We are proposing building an insulated roof pergola that will be attached to our existing lanai roof. This pergola would provide enormous relief from the hot sun, cover from the rain, and privacy from neighbors.

How does the Code create a hardship?

The 25 ft. setback only allows us 16 ft. before the lanai. We are requesting another 4 ft. for an insulated aluminum roofed pergola which will be attached to the lanai.

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

No. The variance request will not affect the adjacent owners negatively. Our home has a rear 25 ft. easement behind our land before the next gated community begins. We then have the additional required rear 7.5 ft. setback before any structure can be built. No neighbors' standards of living will be negatively impacted on either side of our home. In addition we will be requesting a screen enclosure that will not go beyond the allowed boundaries.

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

Yes. This variance request will create an outdoor covered seating area for family activities, and enjoyment. The pergola will also provide cover from the heat and rain elements. This requested pergola will not be out of character with any other similar structure.

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This variance request will not interfere in any city objectives, or benefits.



CITY OF CLERMONT
VARIANCE
APPLICATION

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

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

The granting of this variance will provide enormous relief from the sun, and provide necessary relief from the rain while enjoying outdoor activities.

Mark Patterson

Applicant Name (print)

Mark Patterson

Owner Name (print)

x *Mark Patterson*

Applicant Name (signature)

x *Mark Patterson*

Owner Name (signature)

NOTICE

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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:	08/29/2022
Order Number:	7718651
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	40.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	1	09/06/2022 - 09/06/2022	Govt Public Notices
LEE dailycommercial.com	1	09/06/2022 - 09/06/2022	Govt Public Notices

Total Order Confirmation	\$73.20
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Ad Preview

LEGAL NOTICE

Notice is hereby given that the Clermont City Council will consider a request at a public hearing on Tuesday, September 13, 2022 at 6:30 PM for the following variance: to allow the rear yard setback to be less than 25 feet as required by Section 122-125 Yards of the Land Development Codes, at the following location:

LOCATION

2470 Linkwood Ave.

(Alternate Key 3846842)

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

All public hearings 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

L# 9/6/2022 11



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, September 27, 2022		
Agenda Item Name		
Ordinance No. 2022-009 <i>Final Chicone Annexation</i>		
Requested Action		
Recommend tabling to October 11, 2022		
Staff Report		
The applicant, VHB, is requesting annexation into the City of Clermont consisting of a 304 +/- acre property, which is currently located 3 miles east of Schofield Road and US Hwy 27 intersection, west of the Orange County line, adjacent to McKinney Road. The project is located within the Neighborhood District within the Wellness Way Area Plan.  The subject property lies within the Interlocal Service Boundary Agreement (ISBA) between the City of Clermont and Lake County. The ISBA agreement allows for the annexation of non-contiguous properties into the City of Clermont under certain conditions. The property meets the requirements of the ISBA for annexation and will be annexed through a utility agreement. The developer will be required to provide utilities for the site along with transportation improvements to the site. These utilities shall be installed at the developer's expense. The City has the capacity to serve potable water and sewer for the proposed project. Staff is able to support the request and recommends approval of Ordinance 2022-009.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. ORD 2022-009 - Chicone annexation (08.30.2022)	ORD 2022-009 - Chicone annexation (08.30.2022).pdf	
2. Legal ad - Ord 2022-009 Chicone	Legal ad - Ord 2022-009 Chicone.pdf	



CITY OF CLERMONT
ORDINANCE NO. 2022-009

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 IN ACCORDANCE WITH THE INTERLOCAL SERVICE BOUNDARY AGREEMENT DATED DECEMBER 2, 2014; 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

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



CITY OF CLERMONT
ORDINANCE NO. 2022-009

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.

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



CITY OF CLERMONT
ORDINANCE NO. 2022-009

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

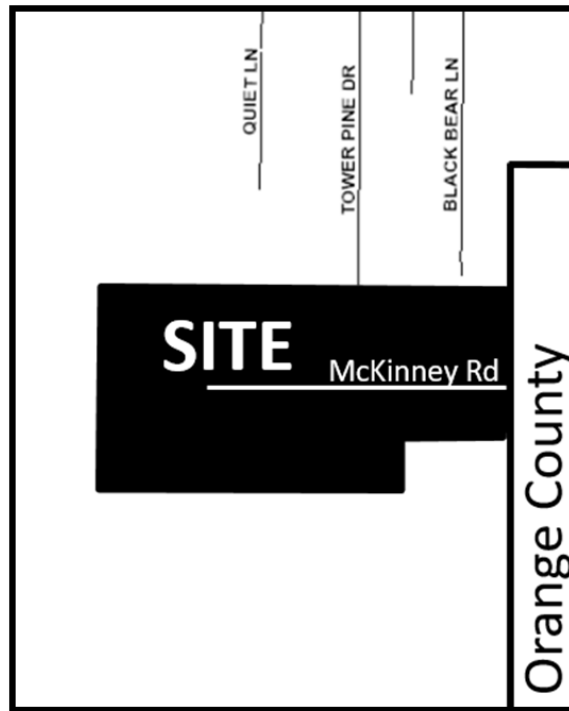
WEST 1/2 OF NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LYING SOUTH OF A RIGHT OF WAY FOR ROAD WHICH RIGHT OF WAY IS DESCRIBED AS FOLLOWS: BEGINNING 1348 FEET SOUTH OF THE NORTHEAST CORNER OF SECTION 24, TOWNSHIP 23 SOUTH, RANGE 26 EAST, RUN THENCE 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

CITY OF CLERMONT
ORDINANCE NO. 2022-009

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



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.

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.



CITY OF CLERMONT
ORDINANCE NO. 2022-009

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. Recording fees will be at the expense of the applicant.

SECTION 8: 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. 2022-009

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 27th day of September 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

LEGAL NOTICE

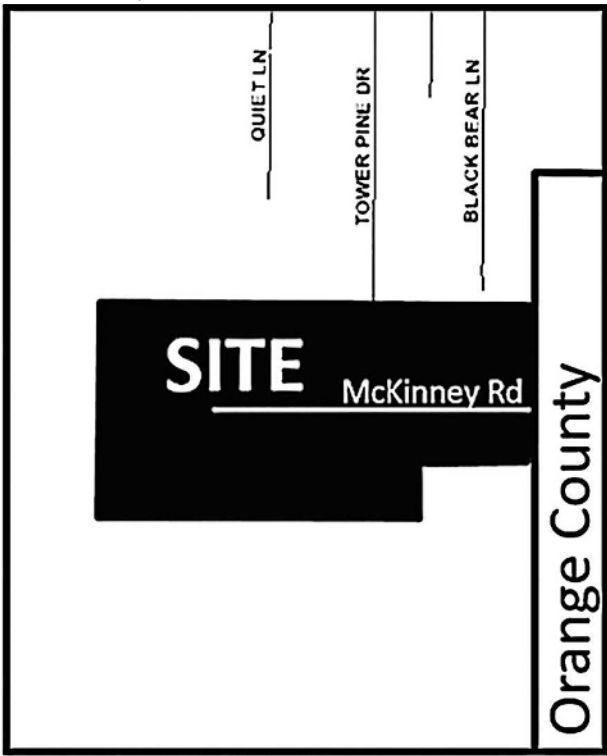
The Clermont City Council will consider the enactment of the following proposed Ordinance at their regularly scheduled meeting to be held Tuesday, September 27, 2022 at 6:30 PM at Clermont City Hall, Council Chambers located at 685 West Montrose Street. All interested parties will be given an opportunity to express their views on this matter.

ORDINANCE NO. 2022-009

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, PROVIDING FOR THE ANNEXATION OF A CERTAIN PARCEL OF LAND IN ACCORDANCE WITH THE INTERLOCAL SERVICE BOUNDARY AGREEMENT DATED DECEMBER 2, 2014; PROVIDING FOR CONFLICT, SERVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, RECORDING, PUBLICATION AND EFFECTIVE DATE.

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



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.

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

All public meetings 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.

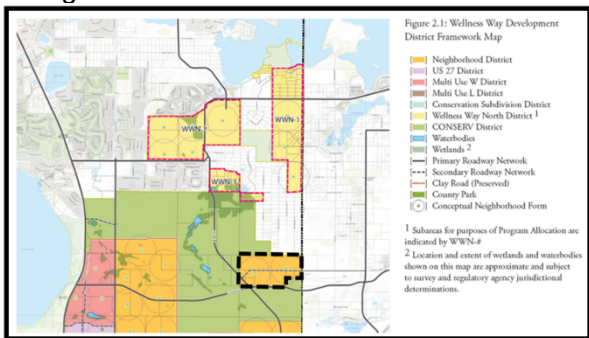
The proposed ordinance may be inspected at the Clermont Development Services Department between 8 AM and 5 PM Monday to Friday.

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

AGENDA ITEM

Meeting Date	
Tuesday, September 27, 2022	
Agenda Item Name	
Ordinance No. 2022-010 <i>Final</i> <i>Chicone Large-scale CPA</i>	
Requested Action	
Recommend tabling to October 11, 2022	
Staff Report	
The applicant, VHB, has requested an amendment to the Future Land Use (FLU) Map. The applicant requested the City to designate the property with a future land use category of Master Planned Development upon annexation. The property is within the Wellness Way Area Plan. The process of the Comprehensive Plan Amendment started before the adoption of the City's Future Land Use portion of Wellness Way. The City adopted the Wellness Way Goal, Objectives and Policies on March 22, 2022. Since this proposed amendment will conclude after this the adoption of the new Wellness Way FLU categories, staff is recommending that the future land use category be designated as Neighborhood FLU under the City's Future Land Use, Policy 2.3.1 (C) and as depicted under Figure 2.1 as shown below in the dashed area. The Neighborhood FLU is the current designation in unincorporated Lake County. The proposed change would be a like for like change. A new legal ad has been ran to indicate this change.  Since the project is greater than 50 acres, a large scale comprehensive plan review was required. The amendment was transmitted for comment to the State of Florida Department of Economic Opportunity (DEO) and other State agencies for review. The City received four responses from the reviewing agencies. Two of the responses had "no comment" and the other two provided comments: 1. The Lake County School Board expressed concern over student capacity and available school sites in the South Lake County Area. The response also indicated that the project may need to participate in proportionate share mitigation prior to moving forward. 2. The Florida Department of Transportation (FDOT) indicated Wellness Way Boulevard will need to be constructed prior to developing the subject property. These comments have been addressed through conditions in the proposed PUD ordinance, particularly the transportation impact fee credit agreement for the roadway network and requirement of school concurrency prior to final plat approval.	

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. The project will be developed to the Neighborhood District Future Land Use standards, which require 30% of the land area be designated open space, a maximum of 65% residential use, and 5% as center use, as required in Policy 2.3.2: Future Land Use Categories Capacity Allocation.

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 Neighborhood FLUC permits. Staff supports the request for a change to Wellness Way Neighborhood FLCU and recommends adoption 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 (09.16.2022)
Neighborhood | Ord 2022-010 - Chicone CPA (09.16.2022)
Neighborhood.pdf |
| 2. | 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



CITY OF CLERMONT
ORDINANCE NO. 2022-010

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.

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

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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.

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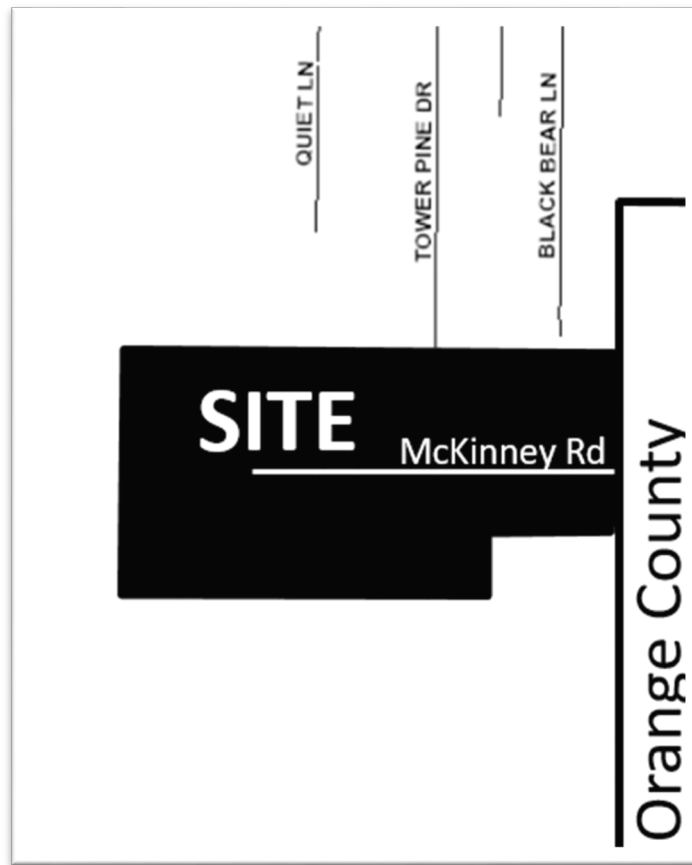
CITY OF CLERMONT
ORDINANCE NO. 2022-010

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LOCATION

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CHANGE IN FUTURE LAND USE CLASSIFICATION

FROM LAKE COUNTY:	WELLNESS WAY NEIGHBORHOOD
TO CITY OF CLERMONT:	WELLNESS WAY NEIGHBORHOOD

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 11th day of October 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

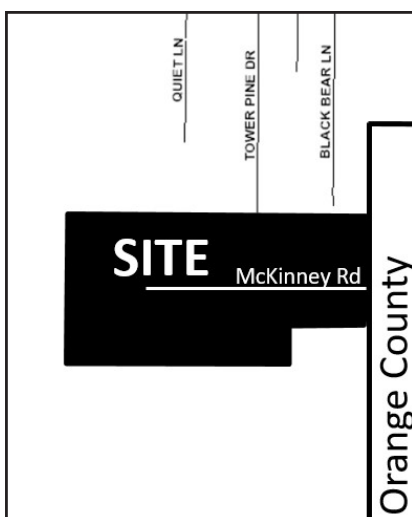
CITY OF CLERMONT

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

AGENDA ITEM

Meeting Date	
Tuesday, September 27, 2022	
Agenda Item Name	
Ordinance No. 2022-011 <i>Final</i> <i>Chicone Rezoning</i>	
Requested Action	
Recommend tabling to October 11, 2022	
Staff Report	
The applicant, VHB, is requesting a rezoning to a Planned Unit Development. The applicant is requesting up to 952 dwelling units and up to 198,000 square feet of non-residential use. 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 project was reviewed under the recently adopted Wellness Way Comprehensive Plan Goal, Objectives and Policies. The project was originally allocated 711 dwelling units under the existing Wellness Way Area Plan in Lake County. The applicant will be donating 49.8 acres (Segment C) towards the right-of-way for the Wellness Way Road Network at no cost to Lake County. The applicant will receive 2 dwelling units per acre for the donation of right-of-way under Policy 2.9.1. This results in an increase of 99 dwelling units. The developer will be responsible for all costs and extensions of utilities to the project as well. The applicant will also be required to construct Wellness Way Boulevard (Segment C) from the Wellness Ridge Development (Lennar) to the Orange County line. This connection will offer an east-west connection into Orange County and this roadway will offer an alternative to Hartwood Marsh Road.  In addition, the applicant will be entering into a community benefit agreement for offsite improvements. Under Policy 2.3.2, the applicant can receive up to a 20% increase in density over the original Wellness Way Area Plan designation. The applicant has agreed to contribute \$15,000 per dwelling unit at 142 additional units for a total of \$2,130,000 to be used for offsite improvements designated by the City of Clermont. The community benefit agreement will memorialize the terms and conditions of the contribution. With the addition of the right-of-way increase of 99 units and 142 units under the community benefit agreement, the total dwelling unit count will be capped at 952 dwelling units.	

The PUD Site Plan, prepared by VHB with a revised date of September 1, 2022, was also reviewed under the recently adopted Wellness Way Guidelines and Standards. The property has a designation of Wellness Way Neighborhood District. Under this designation, the property will be required to have a minimum of 5% of the net useable land for Center uses, 65% for Residential uses, and 30% for Open Space. This equates to approximately 15 acres of Center uses, 197 acres for Residential uses and 91 acres of Open Space. Below is a Conceptual Lotting Plan showing the general layout of the project.



Under 2.1.1 (c) Neighborhood District Development Standards, the table indicates the minimum standards for Single-family Detached and Single-family Attached product types. The proposed lot configuration meets the development standards required for the Neighborhood District.

The project's Open Space is required to meet Section 4 of the Wellness Way Guidelines and Standards for Open Space and Parks. Part of the review was to verify if the project had Close-to-Home park amenities. 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. Each park amenity less than one acre has a maximum service area of 400 feet. Park amenities greater than one acre have an increased distance. On Sheet C-9, Park Plan of the Chicone PUD Plan, it is demonstrated through the park service area boundary that the proposed amenities will meet the requirements of Close-to-Home parks. These parks are owned and maintained by an HOA or other non-City entity.

Staff has reviewed the application and proposed project in regards to Section 122-315 Review Criteria for a Planned Unit Development. The proposed project is in conformance with the Neighborhood Future Land Use of the Wellness Way Goal, Objectives and Policies in the City's Comprehensive Plan. The project meets the requirements of the Wellness Way Guidelines and Standards in the City's Land Development Code. The project has the necessary percentages of Center, Residential, and Open Space incorporated into the project. The property, with the developer's construction of Wellness Way Boulevard, will have access to a major road network. The City's water and sewer service will be required in order to develop the property and capacity is available to serve the project. These utilities shall be installed at the developer's expense. School concurrency shall be met as a requirement prior to site plan approval. The developer is offering a community benefit agreement for offsite improvements that will be used by the City for public facilities within the Wellness Way area. The project will have the mix of uses and residential types that are envisioned in the Wellness Way Area and is in conformance of the code. Staff is able to support the request and recommends approval of Ordinance 2022-011. *The Planning and Zoning Commission recommended approval, 5-0.*

Additional Analysis

Fiscal Impact Summary

Fiscal Impact

Fund Number and Description

Available Budget Amount

Exhibits Attached (copies of original agreements)

- | | | |
|----|---|---|
| 1. | Ord. 2022-011 Chicone Rezoning (09.01.2022) | Ord. 2022-011 Chicone Rezoning (09.01.2022).pdf |
| 2. | Ord. 2022-011 Chicone legal ad | Ord. 2022-011 Chicone legal ad.pdf |



CITY OF CLERMONT
ORDINANCE NO. 2022-011

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:

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.

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.



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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,



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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.

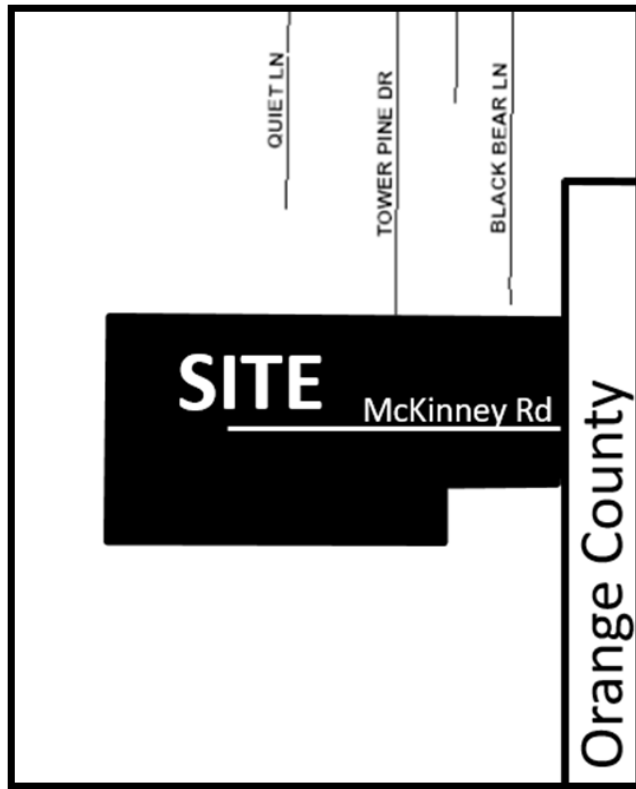
PROPERTY AS SHOWN HEREON CONTAINS: 13,220,321 SQUARE FEET OR 303.50 ACRES MORE OR LESS

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

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ORDINANCE NO. 2022-011



PROPERTY REZONING:

**From: Lake County Agriculture
To: City of Clermont (PUD) Planned Unit Development**

SECTION 2: GENERAL CONDITIONS

This application for a Planned Unit Development is to allow for a 952 lot single-family residential subdivision with up to 198,634 square feet of center uses; be granted subject to the following conditions:

1. The conditions as set forth in this Planned Unit Development shall be legally binding upon any heirs, assigns and successors in title or interest.
2. The property shall be developed in substantial accordance with Attachment A: Chicone PUD Land Use Plan, prepared by VHB with a latest issue date of Sept 1, 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.



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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.

SECTION 3: LAND USES AND SPECIFIC CONDITIONS

This application for a Planned Unit Development to allow for single-family residential development and commercial uses be granted subject to the following conditions:

1. The project may be developed in multiple phases. The project shall be developed according to the Neighborhood District in the Comprehensive Plan and Wellness Way Community Guidelines and Standards, unless expressly stated within this PUD. Conflicts or omissions will be addressed according to Section 1.6 of the Wellness Way Community Guidelines and Standards.
2. The project will be constructed to the Wellness Way Neighborhood Standards contained in the City's Comprehensive Plan and Wellness Way Community Guidelines and Standards, as referenced in Section 122-295 of the Land Development Code, as may be amended from time to time. The project is based upon the Wellness Way Policy 2.3.2 that requires the following:

Total Property Area (TPA)		303.5 Acres
Open Space	30%	91.1 Acres
Center	5%	15.2 Acres
Residential	65%	197.3 Acres

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3. The Residential Program will be developed according to the table below:

Wellness Way Area Program	711 dwelling units
Policy 2.9.1 Density Bonus (49.8 acres of donated ROW x 2 du/acre)	99 dwelling units
Policy 2.3.2 Density Bonus (711 du x 20% for Community Benefit)	142 dwelling units
Total Maximum Residential Units	952 dwelling units

4. Parcel 4 and Parcel 5, as indicated on Sheet C-6, Master Plan, shall have only four residential structures total.
5. The Developer shall enter into a Community Benefit agreement with the City in order to receive the Density Bonus considered under Policy 2.3.2. The Community Benefit agreement must be reviewed and approved by the City at the time of PUD approval by City Council.
6. The Center Program uses, according to Table 2.2.2 for the Neighborhood District in the Wellness Way Community Guidelines and Standards, will be developed according to the table below:

Center Acres	15.2 Acres
Floor Area Ratio	0.30
Total Maximum Center Program Uses	198,634 square feet

7. Open Space shall consist of 91.1 acres, in which 60.7 acres will be used for Wellness Space and the remaining 30.3 acres for Green Space. The Developer shall demonstrate compliance with Section 4 of the Wellness Way Community Guidelines and Standards at time of final site plan/platting approval.
8. An environmental assessment addressing habitat and species shall be submitted to the City during the construction plan approval stage of the overall development. Applicable permits for any gopher tortoises and associated burrow commensal species or other endangered species found on the property must be received from the appropriate regulatory agencies prior to the initiation of the development activity.

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9. The project may have elevation changes over 10 feet of cut/fill on 18.7% or 56.66 acres of the site as indicated on Cut & Fill Analysis, Sheet C-10 of the Chicone PUD Land Use Plan. These changes will be submitted to the City Engineer at the time of final engineering.
10. The project may utilize street trees within the right-of-way along the frontage of a residential lot to count toward the minimum number of required trees on the lot and to allow such trees to be less than 6 feet from curbs and sidewalks as long as a minimum of 5 feet of clearance is provided between the tree and any public potable water, wastewater or reclaimed water main.
11. Development Standards: Development standards for the development of the residential dwelling units shall be based on the size of the lot, as indicated in the table below.

Residential Development Standards			
	Single Family Attached Dwelling Units (Townhomes)	Single Family Detached Dwelling Units	
		Rear Loaded	Front Loaded
Minimum Lot Width	20 ft	34 ft	50 ft
Minimum Living Area (square feet)	1,000	1,200	1,500
Minimum Lot Depth	100 ft	110 ft	120 ft
Minimum Front Building Setback (front load/rear load)	20 ft/15 ft	15 ft	20 ft
Minimum Front Porch Setback	8 ft	8 ft	8 ft
Minimum Garage Setback (front/rear) (measured from edge of pavement)	20 ft/3 ft	3 ft	25 ft
Minimum Side Yard Setback	0 ft/5 ft (end units)	5 ft	5 ft
Setback From Side Street	10 ft	10 ft	10 ft
Minimum Rear Yard Setback	15 ft	N/A	15 ft
Minimum Rear Yard Setback for Pools, Patios, Decks or Ancillary Structures	5 ft	5 ft	5 ft
Rear Setback from Edge of Alley Pavement ³	3 ft	3 ft	N/A
Minimum Building Separation	10 ft	10 ft	10 ft
Maximum Impervious Surface Ratio (ISR) ¹	0.85	0.75	0.75
Maximum Building Height ²	40 ft	40 ft	40 ft
Setback from Normal High Water Line, Mean High Water Line, or Jurisdictional Wetland Line	25 ft	25 ft	25 ft
Minimum Front Yard Utility Easement	10 ft	10 ft	10 ft
Minimum Side and Rear Yard Drainage and Utility Easement	5 ft	5 ft	5 ft



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¹The maximum allowable ISR for the overall PUD development shall be 0.60. Individual lot ISR may exceed 0.60 as shown in the table above as long as overall maximum is not exceeded.

²The maximum height for recreational amenity buildings shall be 55 ft.

³ Detached garages shall be setback a minimum of 3 feet

⁴ Minimum side setback shall be 4 feet on lots less than 40 feet as allowed by the LDC.

12. The Center Program shall be developed according to Section 2.3 Site and Architectural Standards for Centers within the Wellness Way Community Guidelines and Standards.
13. The project may have gated private streets for vehicular access. Pedestrian and bicycle access shall be provided even if vehicular access is gated.
14. The project may have private dead-end streets of less than one-hundred and fifty (150) feet in length to terminate without a cul-de-sac.
15. The project may have twenty (20) foot wide one-way alleys with twelve (12) feet of payment as along as twenty (20) feet of unobstructed emergency access is maintained.
16. The project shall be developed in accordance with the City of Clermont Utility Standards.
17. The Developer shall update the Traffic Impact Study to include the CR 455 Extension in the regional model run to include the percentage of project trips on all segments within the Wellness Way Regional Roadway network. This shall be completed prior to final City Council approval of this PUD.
18. The Developer shall set aside and reserve the CR 455 right-of way and associated drainage for dedication to Lake County. The cross section shall be consistent with figure 3.2.2 (a) in Wellness Way Community Guidelines and Standards.
19. The Developer shall enter into a Proportionate Share Transportation Impact Fee Credit agreement or a road agreement (which may be in the form of a partial assignment of the existing Roadway Improvement Agreement for Wellness Way and Hancock Road Extension last executed March 23, 2021) with Lake County prior to the issuance of any construction including mass grading, infrastructure construction or building permit, subject to final approval by Lake County. The Agreement shall require the Developer to fund improvements for right-of-way, design, permitting, and construction of roadways, traffic signals, intersection improvements for Transportation impact fee credits based upon the following priorities:
 - i. Payment in escrow to Lake County for the acquisition of the four lane right-of-way from Conserv for Wellness Way;
 - ii. Design and permitting of Wellness Way from US 27 to the Orange County line as a four lane roadway;
 - iii. Construction of Wellness Way from Hancock Road to the Orange County line as the first two lanes of the ultimate four lane roadway;

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- iv. Payment in escrow to Lake County for the acquisition of the four lane right-of-way from Conserv for Hancock Road;
 - v. Design and permitting of Hancock Road from Wellness Way to the northern boundary of the Conserv property as a four lane roadway;
 - vi. Construction of Hancock Road from Wellness Way to the entrance of the Fuqua project south of Hartwood Marsh Road as the first 2-lanes of the ultimate 4-lane roadway;
 - vii. Construction of the 3rd and 4th lanes of Wellness Way from US 27 to the Hancock/Schofield intersection;
 - viii. Or as stipulated in the Proportionate Share Agreement.
20. Street lighting shall be included for all Planned Unit Development internal roadways and along Wellness Way and CR 455 adjacent to the project. The Developer shall coordinate with the power utility provider for the installation and placement. The Developer shall be responsible for the cost of installation, operation, and maintenance. The lighting installed shall meet the Dark Sky standards.
21. School concurrency shall be met before final plat approval for the respective phase in accordance with the Comprehensive Plan and Land Development Code.
22. This Planned Unit Development shall expire if all development actions authorized or required hereunder are not taken within a period of two (2) years of the date that this Planned Unit Development is approved by the City Council and becomes legally effective. If the Planned Unit Development becomes null and void, a new application for a PUD shall be required in order to develop the property.

SECTION 4: PUBLIC SERVICES

- 1. The developer shall connect to the existing City potable water, sanitary sewer and reclaimed water (when available) systems at connection point or points approved by the City.
- 2. The route of any off-site lines shall be according to engineering plans produced by the developer and approved by the City.
- 3. Any proposed City-maintained utilities that are not located within a dedicated public right-of-way shall be placed in a utility easement dedicated to the City. Easements shall be provided at no expense to the City and in a form acceptable to the City.
- 4. The Developer shall be responsible for all costs of on-site improvements, including, but not limited to design, material, permitting, connection and installation of sufficient size lines, lift stations and other appurtenances necessary to allow the City to serve the property.
- 5. Any existing dedicated City of Clermont utilities must stay in service throughout construction. If the construction requires that the utilities be relocated or altered, the Developer shall prepare plans, permit the project and construct the modification at the Developer's expense.



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6. No building permits shall be issued until water and sewer are provided to the site or until a bond or letter of credit, acceptable to the City, is in place to guarantee completion of off-site improvements. No Certificate of Occupancy shall be issued until water and sewer extensions have been completed and accepted by the City.
7. The City may require a looped system to provide reliability and redundancy to the property.
8. The project shall be plumbed for reuse water with purple piping to irrigate all uses.
9. All utilities shall be designed and installed as per the City's specifications or as amended and approved by City staff.
10. Drainage/Stormwater Management: The Developer shall submit drainage calculations and a stormwater management plan when filing for final engineering approval. A lawfully created Community Development District or other entity acceptable to the City, shall be responsible for maintenance of all private stormwater ponds and drainage systems and improvements. Unless otherwise provided in the approved plans or plat for the Project, or in a separate agreement approved by the City, all such improvements located on the private property, including, streets, roads and bike or pedestrian paths, shall be maintained by the Community Development District or other entity acceptable to the City.
11. 10 feet utility lateral line easements may be used in lieu of 15 feet in order to accommodate standard 10 feet building separation.
12. Lift station access may utilize 20 feet easement over access ways to connect to public dedicated road.
13. Bulkheads, walls, or non-turf vegetation slope stabilization may be used for stormwater retention side slopes.
14. To the extent that any water, sewer or reclaimed improvements provide capacity additional to that is required to serve the Project, the Developer reserves its rights, pursuant to Section 2-267 – Credits, of the City Code, to enter into an impact fee agreement with the City which shall provide for the establishment of credits and payment of impact fees in a specified manner and time. The terms and conditions of an impact fee agreement between the Developer and the City may replace or supersede the conditions contained in this Planned Unit Development.
15. To the extent that any off-site water, sewer or reclaimed improvements are required to serve the Project, the Developer reserves its rights, pursuant to Section 2-267 – Credits, of the City Code, to enter into an impact fee agreement with the City which shall provide for the establishment of credits and payment of impact fees in a specified manner and time. The terms and conditions of an impact fee agreement between the Developer and the City may replace or supersede the Environmental Service conditions contained in this Planned Unit Development.



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16. The Developer shall enter into a proportionate share agreement for the provision of residential irrigation service with the City of Clermont in order to adequately serve the project. This agreement shall be completed prior to construction plan approval for the first phase of the project, which may include the Wellness Way Boulevard extension. If the Developer elects not to participate in the proportionate share agreement, the Developer shall permit, finance, construct, own, operate and maintain a pumping station and storage facility sufficiently sized to meet the irrigation requirements for the property.

SECTION 5: CONFLICT

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

SECTION 6: 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 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. Recording fees will be at the expense of the applicant.

SECTION 9: 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. 2022-011

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 27th day of September 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. 2022-011

Attachment A:
Chicone PUD Land Use Plan
September 1, 2022
13 pages

CHICONE PUD

Lake County, Florida

Parcel ID: 24-23-26-0001-000-00100, 24-23-26-0002-000-00600,
24-23-26-0002-000-01200, 24-23-26-0001-000-00200,
24-23-26-0001-000-00300, 24-23-26-0001-000-00400.

Development Team

Owner:
Chicone Groves LLP
P.O. Box 547636
Orlando, FL 32854-7336

Catherine E Ross Groves Inc
P.O. Box 398
Windermere, FL 34786

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

Paul E Fabry
P.O. Box 784238
Winter Garden, FL 34778

Jerry Jay Chicone Jr
P.O. Box 547636
Orlando, FL 32854

Land Planner/Civil Engineer:
VHB
225 E. Robinson Street, Suite 300
Orlando, Florida 32801
Phone: 407.839.4006 · Fax: 407.839.4008

Landscape Architect:
Foster Conant & Associates
100 W Lucerne Circle, Suite 401
Orlando, Florida 32801

Developer:
Pulte Home Company, LLC
4901 Vineland Road, Suite 500
Orlando, Florida 32811

Land Use Attorney:
Shutts & Bowen LLP
300 South Orange Ave, Suite 1600
Orlando, Florida 32801

Land Use Plan

Issued for	PUD Approval
Date Issued	September 1, 2022
Latest Issue	September 1, 2022

Sheet Index

Number	Drawing Title	Latest Issue
C-2	Legal Description	9/1/2022
C-3	Existing Conditions Plan	9/1/2022
C-4	Environmental Conditions Plan	9/1/2022
C-5	Wellness Way Boulevard	9/1/2022
C-6	Master PUD Plan	9/1/2022
C-7	Development Standards	9/1/2022
C-8	Typical Road Sections & Lot Diagrams	9/1/2022
C-9	Park Plan	9/1/2022
C-10	Cut & Fill Analysis	9/1/2022
SN-100 - SN-102	Signage Plan	9/1/2022

Request:
Rezone the property to PUD for a proposed development program of up to 952 residential units and approximately 15 acres of non-residential uses.



Site Location Map



0 2500 5000 Feet

LEGAL DESCRIPTION: (per title commitment)

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.

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.

SURVEYOR'S NOTES:

Bearings shown hereon are based on the North line of the Northeast 1/4 of the Northeast 1/4 of Section 24, Township 23 South, Range 26 East, as being South 89°31'44" East. (an assumed bearing for angular designation only)

The legal description hereon is in accord with the description provided by the client.

There may be easements and restrictions of record and/or private agreements not furnished to this surveyor or shown on this boundary survey that may affect property rights and/or land use rights of the subject property.

This survey was performed with the benefit of an insurance title commitment provided by First American Title Insurance Company, File Number 2037-4829765 having a commitment date of November 23, 2020 @ 8:00 AM.

There may be environmental issues and/or other matters regulated by various departments of federal, state or local governments affecting the subject property not shown on this survey.

This survey was performed for the sole and exclusive benefit of the entities listed hereon and shall not be relied upon by any other entity or individual whomsoever.

Adjoining parcel owner and recording information delineated hereon was obtained from the Lake County Property Appraiser's public access system.

This survey is not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.

Underground utilities and improvements were not located, unless shown hereon.

Unless otherwise noted or shown hereon, apparent and/or visible, unobstructed, above ground improvements were located. Underground improvements, such as foundations and utilities, were not located, unless noted otherwise.

Unless otherwise noted or shown hereon, there are no apparent and/or unobstructed, above ground encroachments. The disposition of any potential encroaching improvements shown is beyond professional purview and subject to legal interpretation.

Subject property shown hereon is in Zone X, area of minimal flooding according to Flood Insurance Rate Map panel number 12069C0675F, map revised December 18, 2012.
The above statement is for information only and this surveyor assumes no liability for the correctness of the cited map(s). In addition, the above statement does not represent this surveyor's opinion of the probability of flooding.

Last date in field: December 2, 2019.

We hereby certify that the lands shown hereon and the adjacent parcels of land, where they share a common boundary line, are contiguous with no gaps, gores, hiatus, or overlaps.

There are no platted setback or building restriction lines which have been recorded in subdivision plats and no record documents have been delivered to surveyor for said lines.

There is no observed evidence of cemeteries and burial grounds on the property.

There is no observable evidence of earth moving works, building construction, or additions within recent months.

There is no observed evidence of changes in street right-of-way lines either completed or proposed and recent street or sidewalk construction or repairs.

There is no observable evidence of the site being used as a solid waste dump, sump or sanitary landfill.

There is no evidence of wetlands. No wetland markers were observed.

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



VICINITY MAP NOT TO SCALE

LEGEND & ABBREVIATIONS

- | | | | |
|---|--|--------|--|
| ● | Denotes set 1/2" Iron Rod w/cap or nail with disc stamped LB #6723 | LB | Denotes Licensed Business |
| ○ | Denotes found Iron Rod, Iron Pipe or nail with disk as shown | P.S.M. | Denotes Professional Surveyor and Mapper |
| □ | Denotes found concrete monument as shown | FND. | Denotes found |
| Ⓢ | Denotes drainage manhole | FNC. | Denotes fence |
| Ⓜ | Denotes manhole | O.R.B. | Denotes official records book |
| Ⓦ | Denotes water valve | PG. | Denotes page |
| Ⓡ | Denotes reclaimed water valve | PGS. | Denotes pages |
| Ⓡ | Denotes back flow preventer | I.D. | Denotes identification |
| ○ | Denotes bollard | —X—X— | Denotes fence (hogwire) |
| Ⓢ | Denotes cable tv riser | —OU— | Denotes overhead utility line |
| Ⓦ | Denotes wood power pole | | |
| ← | Denotes guy wire | | |
| Ⓡ | Denotes buried electric marker | | |
| Ⓡ | Denotes clay road | | |

SCHEDULE B – SECTION II OF THE HEREON REFERENCED TITLE COMMITMENT:

- Reservations as set forth in that certain Deed recorded September 27, 1943 in Deed Book 209, Page 502. (As to the Ross Parcels) (does not affect subject property)
- Perpetual easement and right of way for ingress and egress as set forth in that certain Warranty Deed recorded August 23, 1950 in Deed Book 302, Page 51. (As to the Chicone Parcel 2) (affects subject property as shown hereon)
- Terms, conditions and Reservation of perpetual easement as set forth in Warranty Deed recorded November 30, 1967 in Book 348, Page 176. (As to the Chicone Parcel 2) (affects subject property, is blanket in nature, references exception 10 as the only plottable easement)
- Pipeline Easement in favor of Orange County, Florida recorded July 3, 1984 in Book 812, Page 233. (As to the Chicone Parcel 1) (affects subject property as shown hereon)
- Pipeline Easement in favor of Orange County, a political subdivision of the State of Florida as set forth in that certain Order of Taking recorded September 5, 1984 in Book 817, Page 674. (As to the Chicone Parcels 1 and 2) (affects subject property as shown hereon)
- Terms and conditions as set forth in that certain Declaration of Easement by and between RDS Citrus, Inc., a Florida corporation, Gator Pool, Inc., a Florida corporation, Killarney Fruit Co., a Florida corporation, S. Graham Hamilton, John I. Merritt, Ronald H. Watson, Lake Groves, Ltd., a Florida limited partnership, Bayer Groves, Ltd., a Florida limited partnership and Wade Bradford, individually and as Trustee recorded March 22, 1985 in Book 834, Page 1244. (As to the Chicone Parcel 2 and the Ross Parcels) (affects subject property as shown hereon)
- Pipeline Easement in favor of Orange County, recorded August 27, 1985 in Book 849, Page 2158. (As to the Chicone Parcel 2) (affects subject property as shown hereon)
- Permanent Utility Easements in favor of Orange County, a political subdivision of the State of Florida as set forth in that certain Order of Taking recorded March 20, 1987 in Book 915, Page 1252. (As to the Chicone Parcel 2 and the Ross Parcels) (affects subject property as shown hereon)
- Easement Agreement by and between Killarney Fruit Company, a Florida corporation and Hi-Acres, Inc., a Florida corporation recorded March 31, 1988 in Book 959, Page 79, as amended by that certain Amendment to Easement Agreement recorded May 20, 1988 in Book 965, Page 2004. (As to the Chicone Parcel 2) (affects subject property as shown hereon)
- Right-of-Way Easement in favor of Sumter Electric Cooperative, Inc., recorded April 20, 1988 in Book 961, Page 1714. (As to the Chicone Parcel 1) (affects subject property as shown hereon)
- Non-Exclusive Easement Agreement by and between Killarney Fruit Company, a Florida corporation and McKinnon Corporation, a Florida corporation recorded May 20, 1988 in Book 965, Page 2007. (As to the Chicone Parcel 2) (affects subject property as shown hereon)
- Easement Agreement by and between Killarney Fruit Company, a Florida corporation and McKinnon Corporation, a Florida corporation recorded May 20, 1988 in Book 965, Page 2011. (As to the Chicone Parcels 1 and 2) (affects subject property as shown hereon)
- Easement Agreement by and between Killarney Fruit Company, a Florida corporation and McKinnon Corporation, a Florida corporation recorded May 20, 1988 in Book 965, Page 2013. (As to the Chicone Parcel 2 and the Ross Parcels) (affects subject property as shown hereon)
- Easement Agreement by and between Killarney Fruit Company, a Florida corporation and Jerry J. Chicone, Jr., recorded May 27, 1988 in Book 966, Page 2144. (As to the Chicone Parcels 1 and 2) (affects subject property as shown hereon)
- Permanent Easement in favor of the City of Orlando, Florida, a municipal corporation recorded February 22, 1989 in Book 1000, Page 326. (As to the Chicone Parcel 1 and the Ross Parcels) (affects subject property as shown hereon)
- Permanent Easement in favor of the City of Orlando, Florida, a municipal corporation recorded June 19, 1989 in Book 1015, Page 1385. (As to the Chicone Parcel 2) (affects subject property as shown hereon)
- Agreement for the Delivery and Use of Reclaimed Irrigation Water by and between the City of Orlando, a municipal corporation, Orange County, a political subdivision of the State of Florida and Jerry J. Chicone, Jr., as trustee recorded September 26, 1989 in Book 1028, Page 285. (As to the Chicone Parcel 2) (affects a portion of the subject property, is blanket, area affected is noted)
- Permanent Underground Utility Easement in favor of the City of Orlando, Florida, a municipal corporation recorded December 10, 1991 in Book 1139, Page 1468. (As to the Chicone Parcel 1) (affects subject property as shown hereon)
- Permanent Easement for Ingress and Egress in favor of the City of Orlando, Florida, a municipal corporation recorded September 16, 1992 in Book 1185, Page 1762. (As to the Chicone Parcel 1) (affects subject property as shown hereon)
- Permanent Utility Easement in favor of the City of Orlando, Florida, a municipal corporation recorded September 16, 1992 in Book 1185, Page 1764. (As to the Chicone Parcel 1) (affects subject property as shown hereon)
- Terms and condition as set forth in that certain unrecorded Option Agreements by and between Chicone Groves, LLP, a Florida limited liability partnership, Jerry Jay Chicone, Jr., Susan E. Chapin f/k/a Susan E. Chicone, Cathryn C. Hoffelder and Craig T. Usler, Catherine E. Ross Groves Inc., a Florida corporation and Thomas J. Karr, Jr., as assigned to Pulte Home Company, LLC, a Michigan limited liability company. Memorandum of Option Agreements recorded November 6, 2020, in Book 5578, Page 1137. (As to the Chicone Parcels 1 and 2 and the Ross Parcels) (affects subject property, is blanket in nature, there are no plottable easements)

Certified to:

First American Title Insurance Company
Pulte Home Company, LLC, a Michigan limited liability company
Cathryn C. Hoffelder a/k/a Cathryn Chicone Hoffelder,
Susan E. Chapin f/k/a Susan E. Chicone,
Craig Usler
Jerry Jay Chicone, Jr.
Catherine E. Ross Groves, Inc.
Shutts & Bowen LLP

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 minimum standard detail requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 11, 13, 16 and 17 of Table A thereof.

The fieldwork was completed on December 3, 2020.

SIGNATURE _____

JAMES L. RICKMAN, FLORIDA LICENSED SURVEYOR AND MAPPER #5633
FOP TITC LICENSD FIFM OF ALLEN & COMPANY LICENSD BUSINESS #/6723



No.	Revision	Date	Apprv.



Planning + Design Studio
Transportation
Land Development
Environmental Services

225 E. Robinson Street, Suite 300
Orlando, Florida 32801
407-839-4006 • FAX 407-839-4008
Certificate of Authorization Number 3932

Project Title

Chicone PUD

Lake County, Florida

Drawing Title

Legal Description

Drawing

C-2

Scale

Sheet of

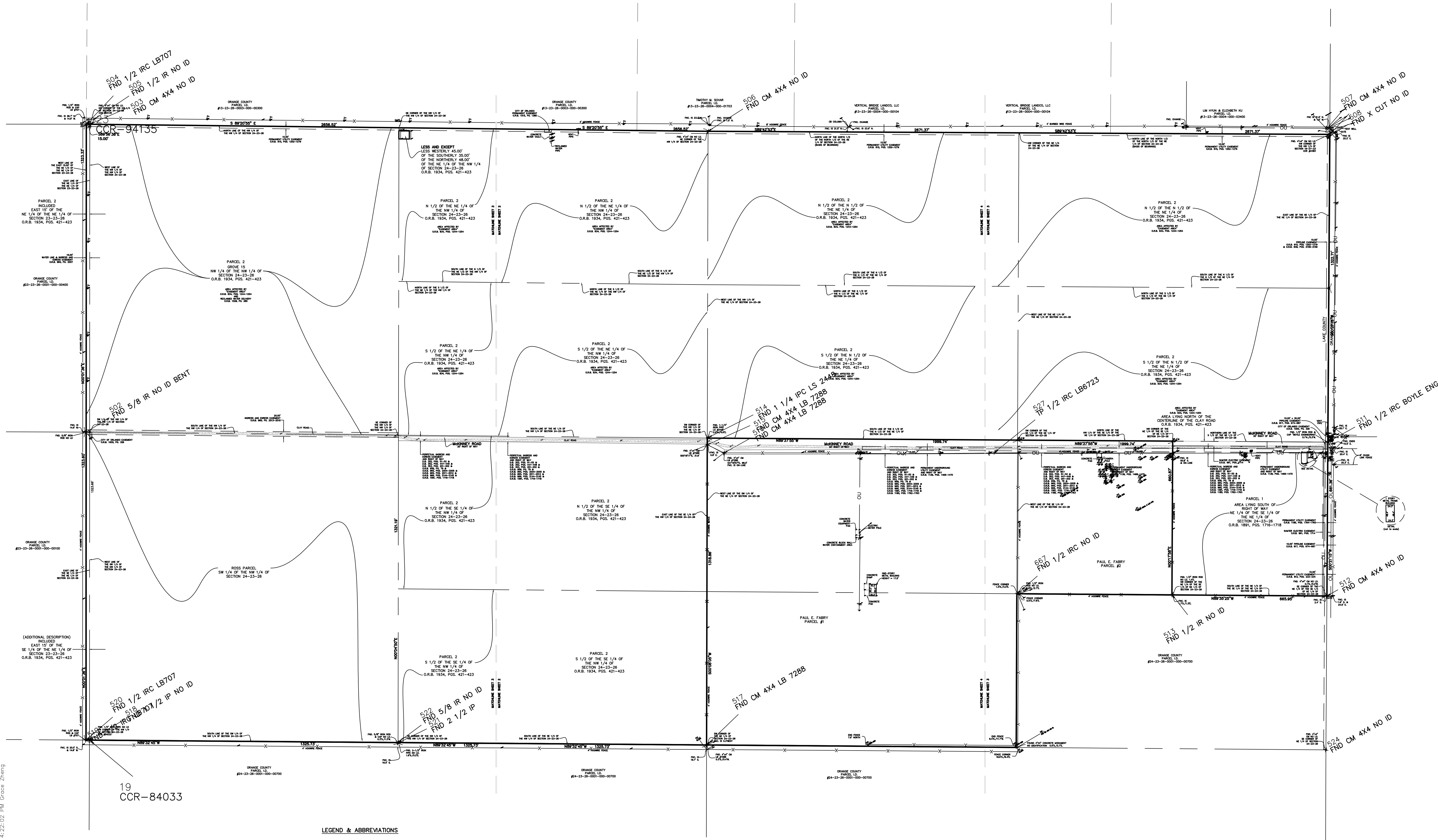
Date

Project Number

Sept. 1, 2022

63679.00

6367900-PD-EC.DWG



No.	Revision	Date	Appvd.



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Environmental Services
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Project Title

Chicone
PUD

Lake County, Florida

Existing
Conditions
Plan

Drawing

C-3

Scale Sheet of

Date Sept. 1, 2022 Project Number 63679.00

6367900-PD-EC_RECOVER.DWG

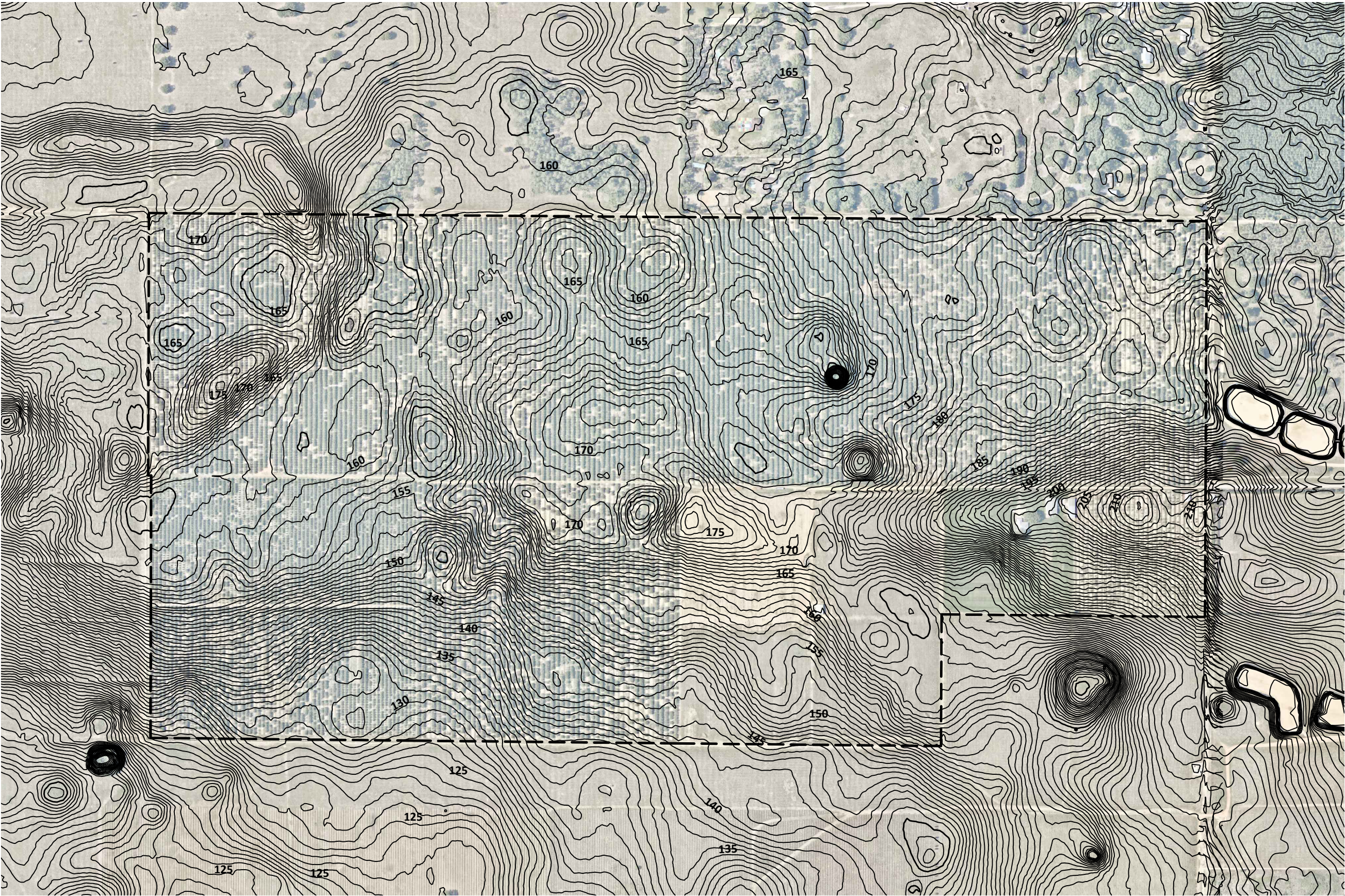


SOURCE:
LAKE COUNTY GIS
ORANGE COUNTY GIS

FLOODPLAIN MAP

SCALE: 1"= 500'

Legend
ZONE X Areas determined to be outside the
0.2% annual chance Floodplain



SOURCE:
LAKE COUNTY GIS
ORANGE COUNTY GIS

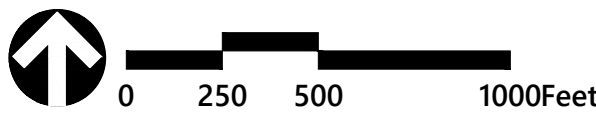
TOPOGRAPHY MAP

SCALE: 1"= 500'

Floodplain & Topography:

90' Topographic Contour

Source:
Orange County GIS



No.	Revision	Date	Appvd.



SOURCE:
NRCS GIS, 2018

SOILS MAP

SCALE: 1"= 500'

MAP SOIL LEGEND		
Map Unit Symbol	Map Unit Name	Hydrologic Group
4	Andicrete and Myakka Soils	A/D
5	Candler Sand, 5 to 12 Percent Slopes	A
8	Candler Sand, 0 to 5 Percent Slopes	A
9	Candler Sand, 5 to 12 Percent Slopes	A
21	Lake Sand, 0 to 5 Percent Slopes	A



SOURCE:
FDEP STATEWIDE LAND USE COVER GIS, 2017

WETLANDS & VEGETATION MAP

SCALE: 1"= 500'

Legend:

Code	Description
118	Residential, Rural - Less than 2 or equal to 0.5 dwelling units per acre
162	Strip Mines
165	Reclaimed Lands
211	Improved Pastures
215	Field Crops
221	Citrus Groves
224	Abandoned Groves
243	Cypress
310	Dry Prairies
411	Pine Flatwoods
441	Coniferous Plantations
821	Communications
843	Sewage Treatment

Legend:

Code	Description
213	Woodland Pastures
310	Dry Prairies
321	Palmetto Prairies
330	Mixed Rangeland
411	Pine Flatwoods
530	Reservoirs
611	Bay Swamps
617	Mixed Wetland Hardwoods
621	Cypress
625	Hydric Pine Flatwoods
630	Wetland Forested Mixed
641	Freshwater Marshes
643	Wet Prairies



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Project Title

Chicone
PUD

Lake County, Florida

Drawing Title

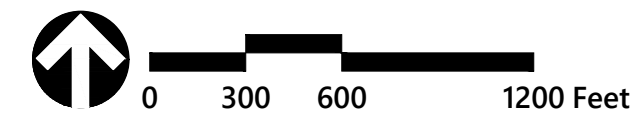
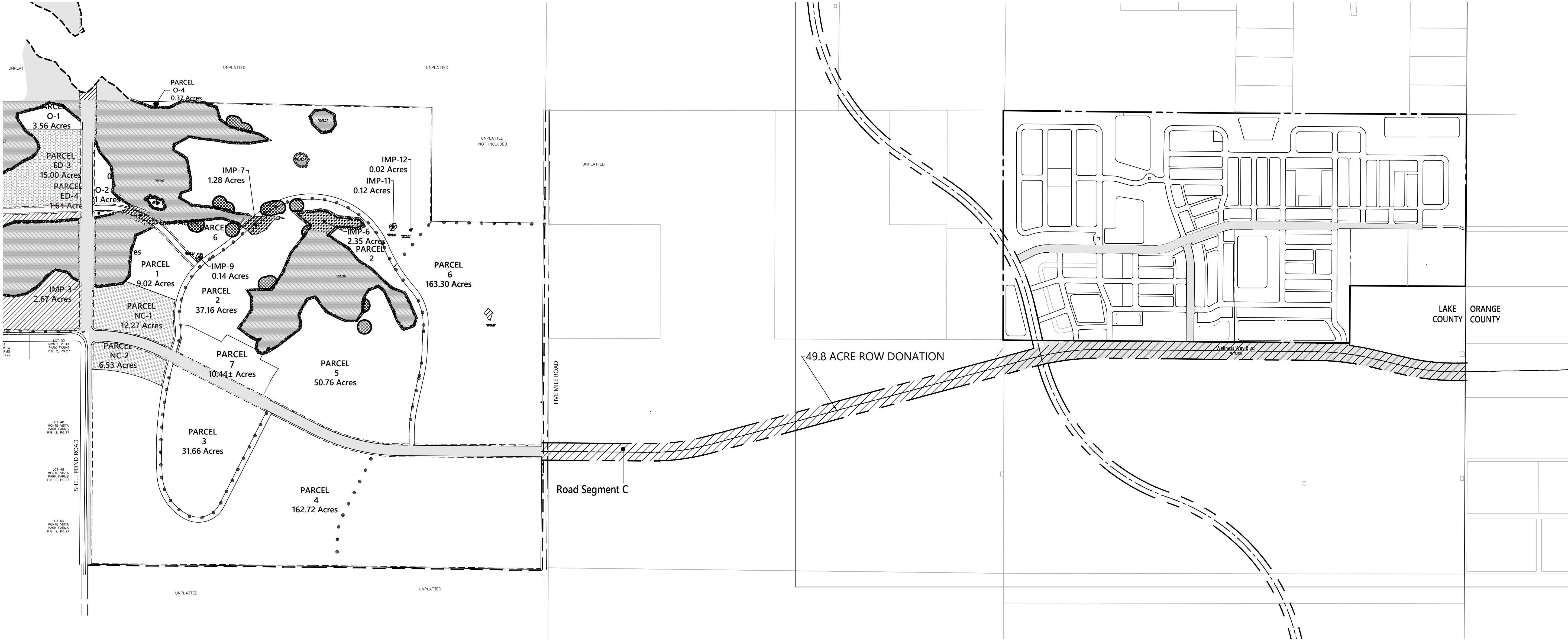
Environmental
Conditions
Plan

Drawing

C-4

Scale	Sheet of
Date	Project Number
Sept. 1, 2022	63679.00

6367900-PD-ENVIRONMENTAL.DWG



No.	Revision	Date	Appvd.



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Certificate of Authorization Number 3932

Project Title

Chicone PUD

Lake County, Florida
Drawing Title

Wellness Way Boulevard

Drawing

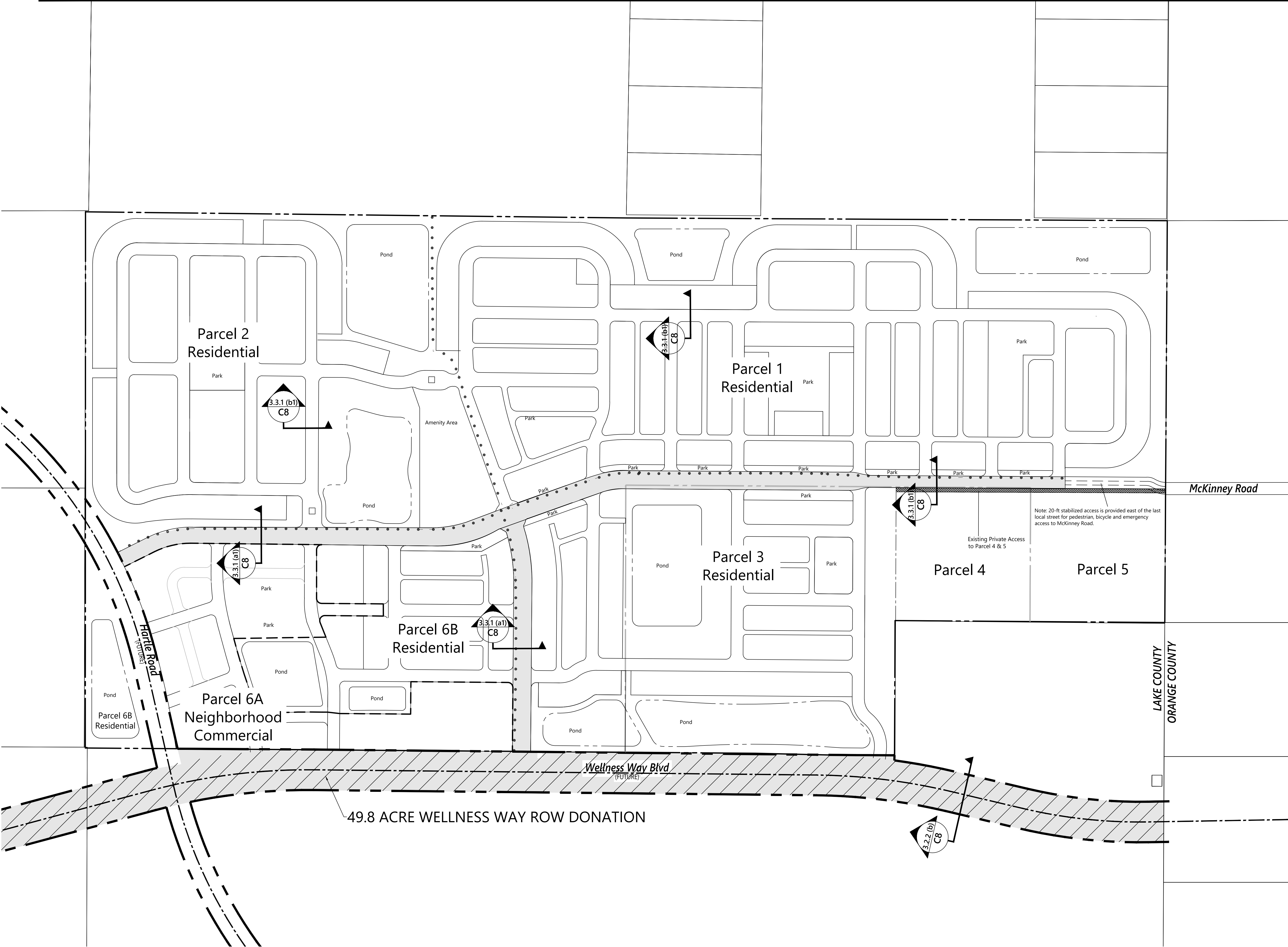
C-5

Scale Sheet of

Date Sept. 1, 2022 Project Number 63679.00

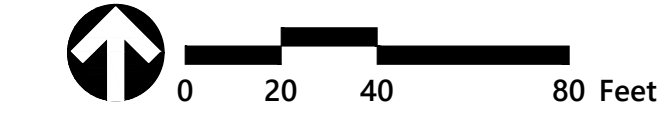
6367900-PD-WW BLVD.DWG

Saved Monday, August 29, 2022 5:08:10 PM GZHENG Plotted Tuesday, August 30, 2022 4:13:33 PM Grace Zheng



LEGEND

- PROPERTY BOUNDARY
- PROPOSED MULTI-USE TRAIL
- ROW DONATION



No.	Revision	Date	Apprd.



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Orlando, Florida 32801
407-839-4006 • FAX 407-839-4008
Certificate of Authorization Number 3932

Project Title
**Chicone
PUD**

Lake County, Florida

Drawing Title
Master Plan

Drawing	C-6
Scale	Sheet of
Date	Project Number
Sept. 1, 2022	63679.00

Site Data

Current Future Land Use:	Wellness Way Neighborhood District (3.6 DU/AC, 0.3 FAR)
Current Zoning:	A (Lake County)
Proposed Zoning:	PUD
Net Developable Area:	303.5 ac
Land Allocation	
Open Space	91.1ac (30%)
Center	15.2 ac (5%)
Residential	197.3 ac (65%)

Program Allocation	
Max Residential Density	4.8 du/ac
Max Residential Units:	952* du
WWAP Units:	711 du
Policy 2.9.1 Density Bonus	99 du (49.8 acres of ROW x 2 du/ac)
Policy 2.3.2 Density Bonus	142 du (711 du x 20% for offsite improvements)
Max Non-Res Intensity:	0.30 FAR
Max Square Feet:	198,634 sf
*1 Parcels 4 & 5 are limited to a total of 4 units.	

Open Space

Open Space Required:	91 ac (30%)
Wellness Space	61 ac (20%)
Green Space	30 ac (10%)

- Open space is provided in two separate categories - Wellness Space and Green Space. Per Wellness Way Design Guidelines, the suitable Green Space area does not allow PUD to reach the required 10%, the remainder shall be designated as Wellness Space.
- Wellness Space shall include area for trails, open gathering places and active/passive recreation.
- Parks shall be designed consistent with the standards in Section 4.2 of the Wellness Way Area Plan (WWAP) Design Guidelines.
- The stormwater ponds shall meet the requirements under Section 4.2.5 (1) for dry bottom stormwater ponds. Stormwater ponds enhanced as amenities using native vegetation shall count towards Wellness Space.
- Open space tracts are placed in the interior of the PUD to promote public access.

Support Service

Potable Water	City of Clermont.
Central Sewer	City of Clermont.
Reclaimed Water	City of Clermont.
Stormwater Management:	
Retention/Detention:	Facilities will be designed to meet the water quality and water quantity criteria of the St. Johns River Water Management District.
Fire Protection:	Lake County Fire Rescue/City of Clermont Fire Department
Police Protection:	City of Clermont Police Department

Neighborhood Form & Structure

- Neighborhoods shall be pedestrian and bicycle friendly so that homes are generally within a ¼-mile of a Center or open space facility.
- The development will meet the intersection density of at least 80 intersections per square mile inclusive of pedestrian/bicycle crossings and street intersections. Detailed intersection analysis will be shown at PSP.
- The Future Development parcel shall act as the Center for the PUD.
- Permitted uses shall include those listed in Section 2.2 of the WWAP Design Guidelines.

General Notes

- Acreages shown are approximate and subject to change with final design and platting.
- Project Phasing: The project will be developed in multiple phases. Each phase shall have sufficient infrastructure to standalone.
- The applicant shall comply with all City of Clermont fire protection requirements.
- Buffers shall be provided consistent with Section 118-73 of the City of Clermont LDC. Interior landscape buffers between abutting property boundaries may have a shared ten (10) foot wide landscape buffer with a five (5) foot wide buffer on each lot to achieve a minimum ten (10) foot wide buffer.
- School concurrency shall be met prior to final plat approval in accordance with the Comprehensive Plan and LDC, as amended.
- Any residential development above 952 units shall process a PD amendment with the City.
- Parking shall be provided per the table of minimum parking space requirements in Section. 98-14 of the City's LDC.
- No block face should have more than two consecutive single-family homes with the same house model, façade and/or exterior materials of color.
- Front facing facades may not be dominated by the garage portion of the elevation.
- Front loaded garage lots must randomly alternate the location of driveways in relation to front façade to avoid repetition, unless utility layouts cause conflicts.

Proposed Uses

Residential:	Uses shall include but not limited to single-family detached, townhomes and apartments within the Center.
	In no event shall the overall program exceed 952 residential units.
Center:	Center permitted uses shall include those listed in Table 2.2.2 of the Wellness Way Standards.

Waiver Requests

- A waiver to Section 110-192(1) of the City Code is requested to allow private streets with gates for vehicular access. Pedestrian and bicycle access shall be provided.
- A waiver to Section 110-192(7) of the City Code is requested to allow private dead-end streets of less than one hundred fifty (150) feet in length to terminate without a cul-de-sac.
- A waiver to Section 110-195(b) of the City Code is requested to allow construction of twenty (20) foot wide one-way alleys with twelve (12) feet of pavement as long as twenty (20) feet of unobstructed emergency access is maintained.
- A waiver to Section 118-71(1) of the LDC is requested to allow street trees within the right-of-way along the frontage of a residential lot to count toward the minimum number of required trees on the lot and to allow such trees to be less than 6 feet from curbs and sidewalks as long as a minimum of 5 feet of clearance is provided between the tree and any public potable water, wastewater or reclaimed water main.
- A waiver to Section 94-195(b)(3) of the City Code is requested to allow for maximum depth of cut or fill for construction of any roadway to exceed fifteen (15) feet for the areas indicated on Sheet C-10, Cut & Fill Analysis.
- A waiver to Section 94-195(c)(2) of the City Code is requested to allow elevation changes in topography to exceed ten (10) feet for the areas indicated on Sheet C-10, Cut & Fill Analysis.

Development Standards

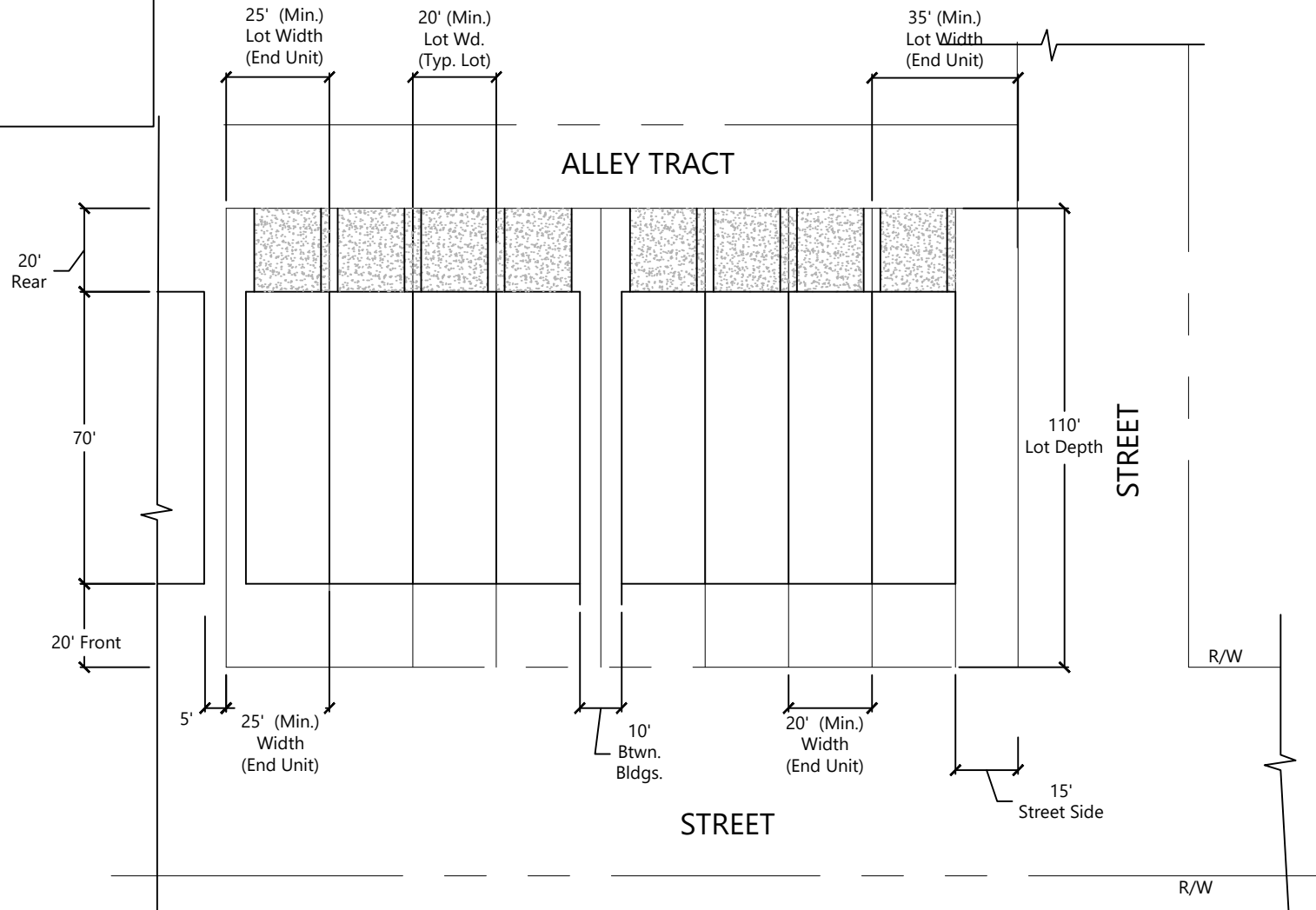
Residential Development Standards			
	Single Family Attached Dwelling Units (Townhomes)	Single Family Detached Dwelling Units	
		Rear Loaded	Front Loaded
Minimum Lot Width	20 ft	34 ft	50 ft
Minimum Living Area (square feet)	1,000	1,200	1,500
Minimum Lot Depth	100 ft	110 ft	120 ft
Minimum Front Building Setback (front load/rear load)	20 ft/15 ft	15 ft	20 ft
Minimum Front Porch Setback	8 ft	8 ft	8 ft
Minimum Garage Setback (front/rear) (measured from edge of pavement)	20 ft/3 ft	3 ft	25 ft
Minimum Side Yard Setback	0 ft/5 ft (end units)	5 ft	5 ft
Setback From Side Street	10 ft	10 ft	10 ft
Minimum Rear Yard Setback	15 ft	N/A	15 ft
Minimum Rear Yard Setback for Pools, Patios, Decks or Ancillary Structures	5 ft	5 ft	5 ft
Rear Setback from Edge of Alley Pavement ³	3 ft	3 ft	N/A
Minimum Building Separation	10 ft	10 ft	10 ft
Maximum Impervious Surface Ratio (ISR) ¹	0.85	0.75	0.75
Maximum Building Height ²	40 ft	40 ft	40 ft
Setback from Normal High Water Line, Mean High Water Line, or Jurisdictional Wetland Line	25 ft	25 ft	25 ft
Minimum Front Yard Utility Easement	10 ft	10 ft	10 ft
Minimum Side and Rear Yard Drainage and Utility Easement	5 ft	5 ft	5 ft

- ¹The maximum allowable ISR for the overall PUD development shall be 0.60. Individual lot ISR may exceed 0.60 as shown in the table above as long as overall maximum is not exceeded.
- ²The maximum height for recreational amenity buildings shall be 55 ft.
- ³Detached garages shall be setback a minimum of 3 feet
- ⁴Minimum side setback shall be 4 feet on lots less than 40 feet as allowed by the LDC.

Trip Generation Comparison

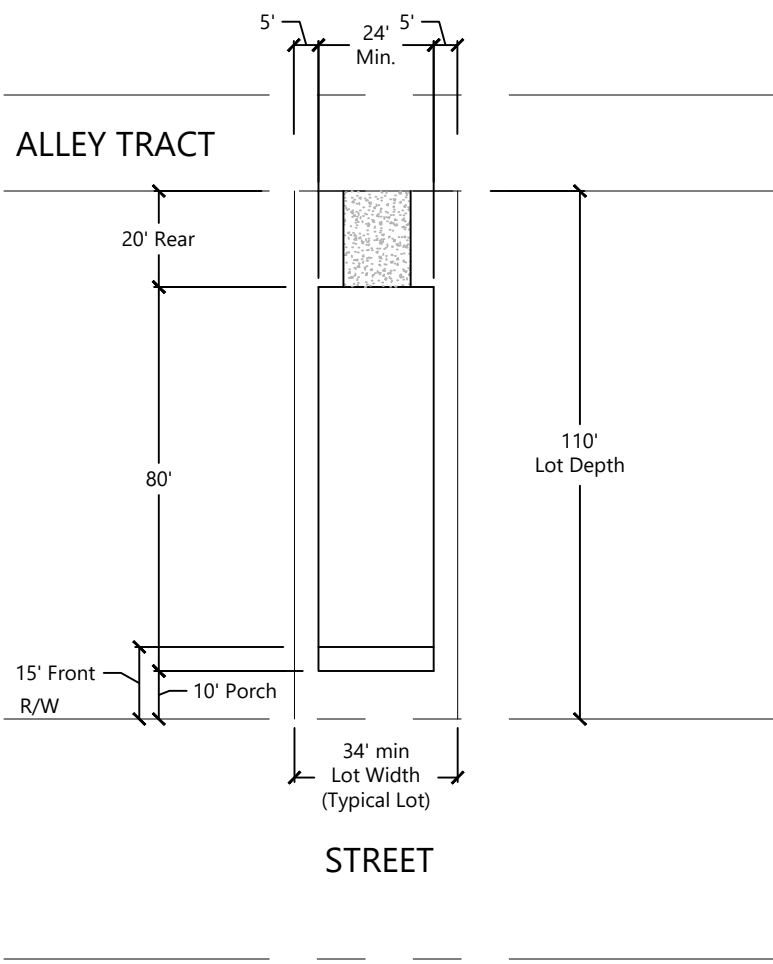
ITE Code	Land Use	Size	Daily Trips		PM Peak Hour Trips				
			method used	Trips	method used	Total	% In	Enter	Exit
820	Shopping Center	200,000 SF	rate	7,402	rate	1,038	49%	509	529
210	Single Family	713 DUs	equation	6,148	equation	630	63%	397	233
220	Townhomes	237 DUs	equation	1,594	rate	122	63%	77	45
Total New External Trips				15,144		1,790		983	807
Internal Capture 9.79%/12.3%)				1,196		379		190	190
Pass By Trips (34%)				100		100		50	50
Total New External Trips				13,848		1,311		744	568

Source: Institute of Transportation (ITE) Trip Generation Manual, 11th Edition
NCHRP Report 684
ITE Trip Generation Handbook, 3rd Edition
Note: ¹ Pass By % assumptions: Based on 10% of 2025 background volume (1,004)



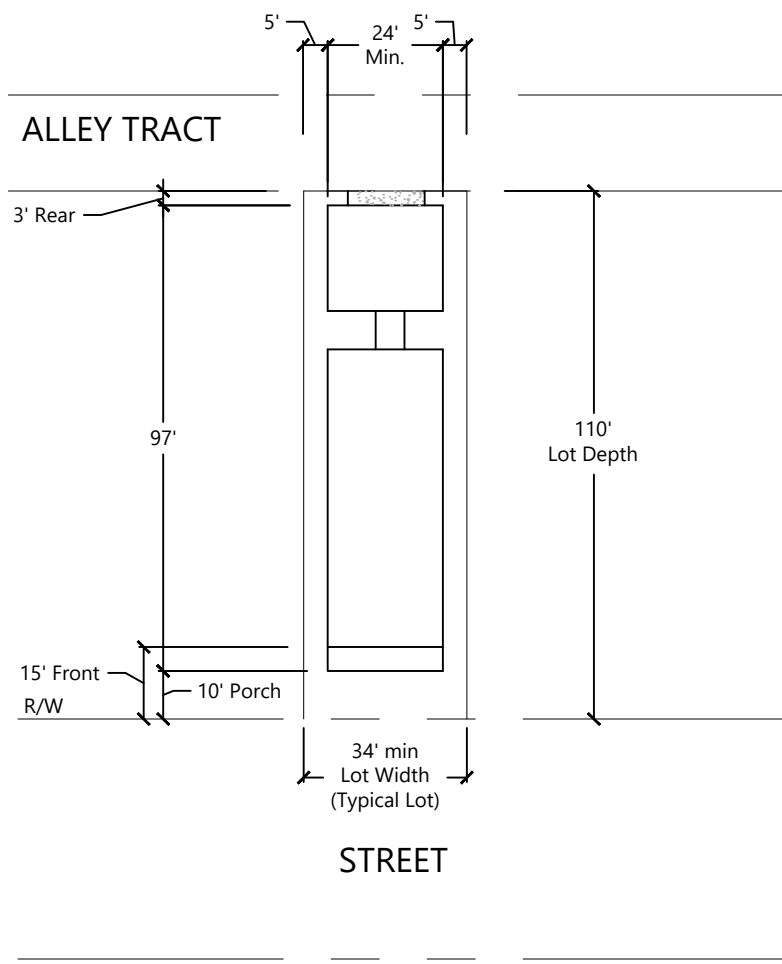
20' x 110' Townhome
(Rear Loaded)

Scale: 1"=40'



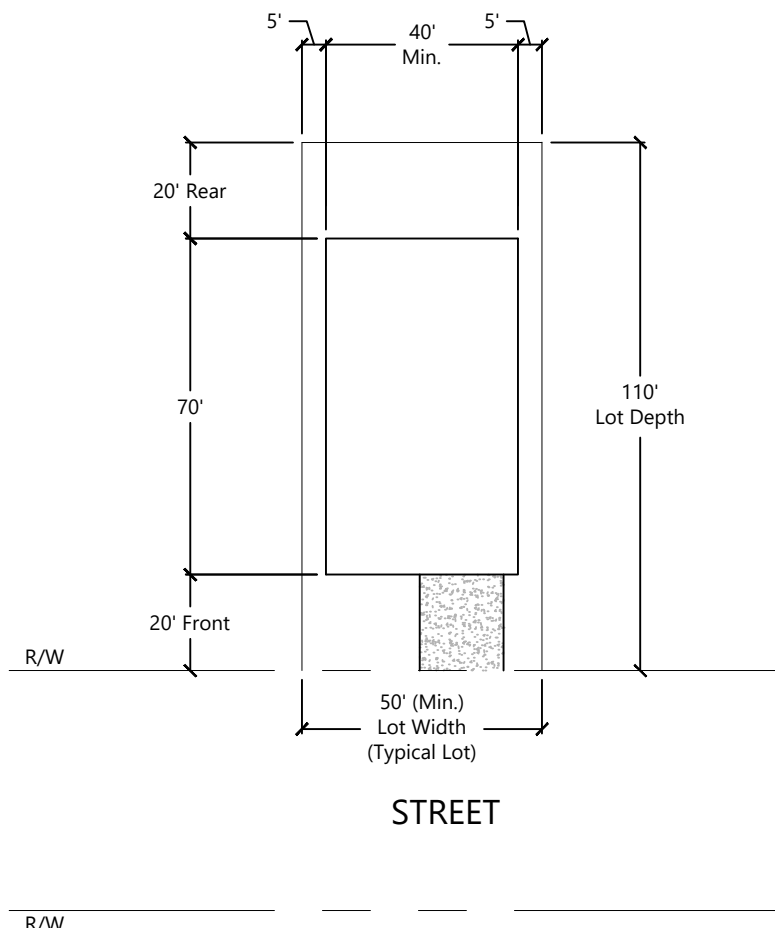
34' - 40' x 110' Single-Family Lot
(Rear Loaded)

Scale: 1"=40'



34' - 40' x 110' Single-Family Lot
(Rear Loaded with Detached Garage)

Scale: 1"=40'



50' - 60' x 110' Single-Family Lot
(Front Loaded)

Scale: 1"=40'

No.	Revision	Date	Appvd.



Planning + Design Studio
Transportation
Land Development
Environmental Services
225 E. Robinson Street, Suite 300
Orlando, Florida 32801
407-839-4006 • FAX 407-839-4008
Certificate of Authorization Number 3932

Project Title

Chicone
PUD

Lake County, Florida

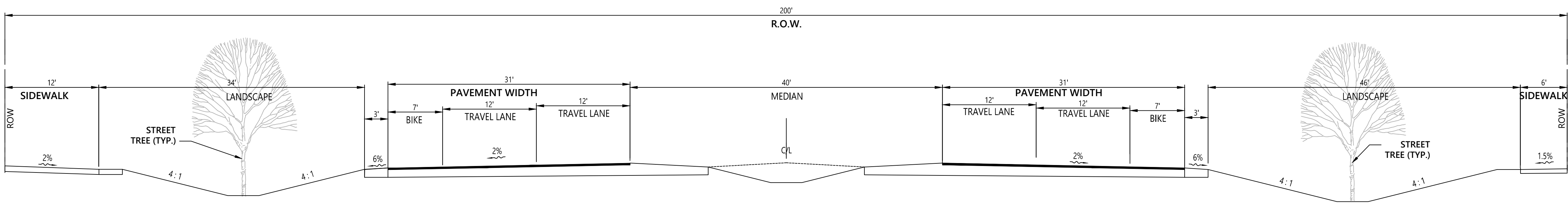
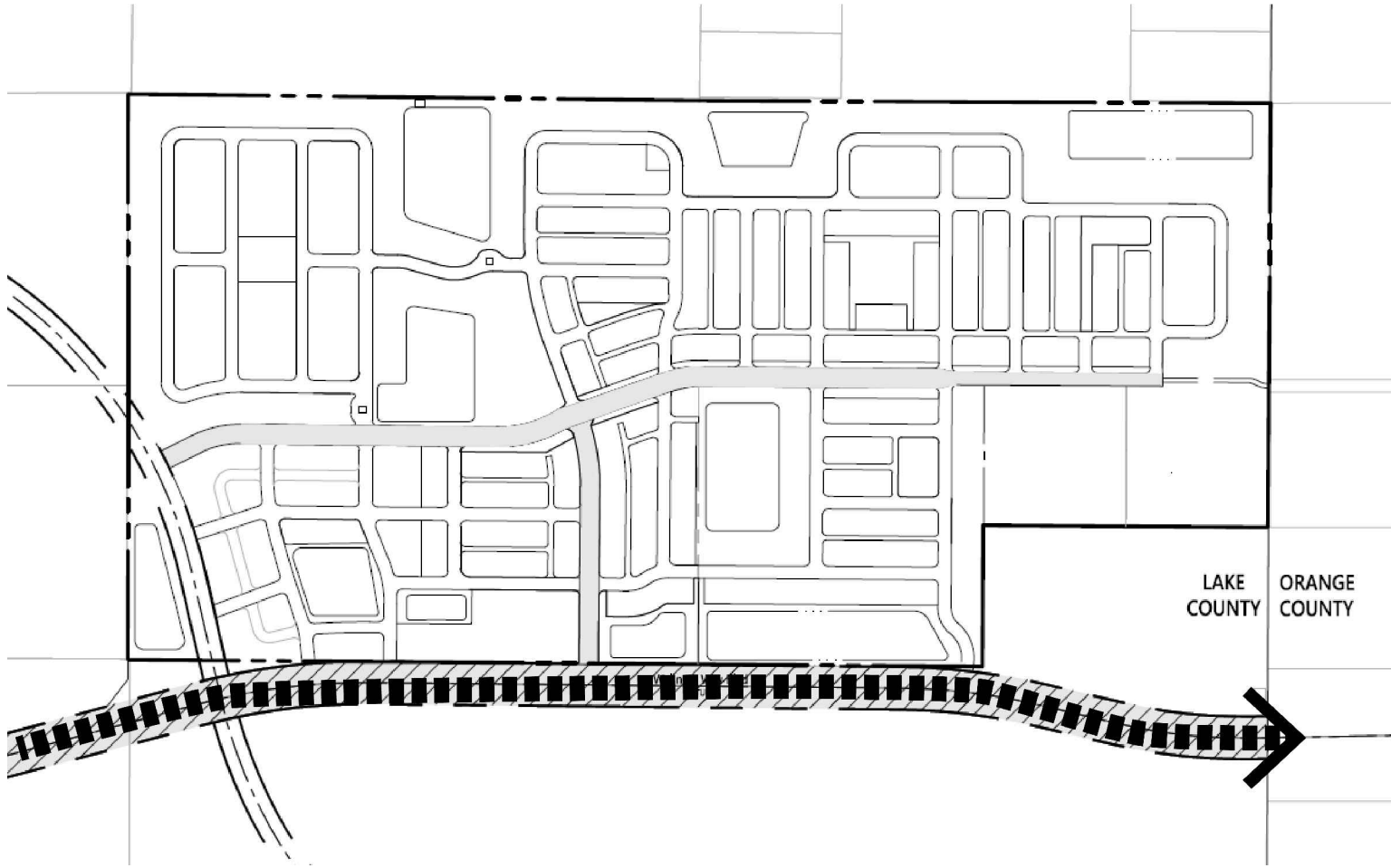
Drawing Title

Development
Standards

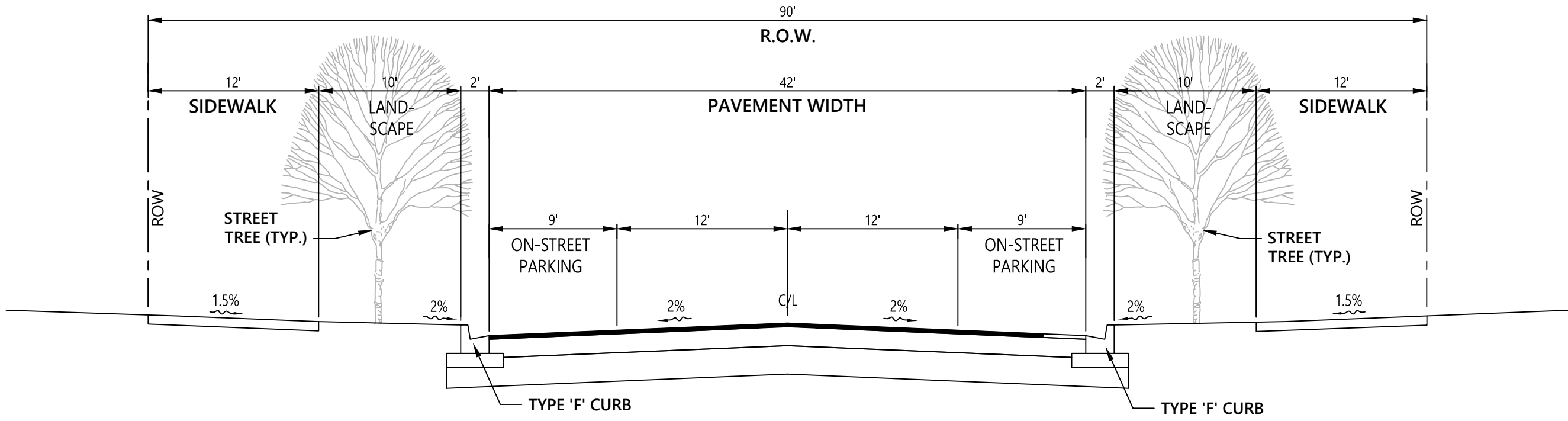
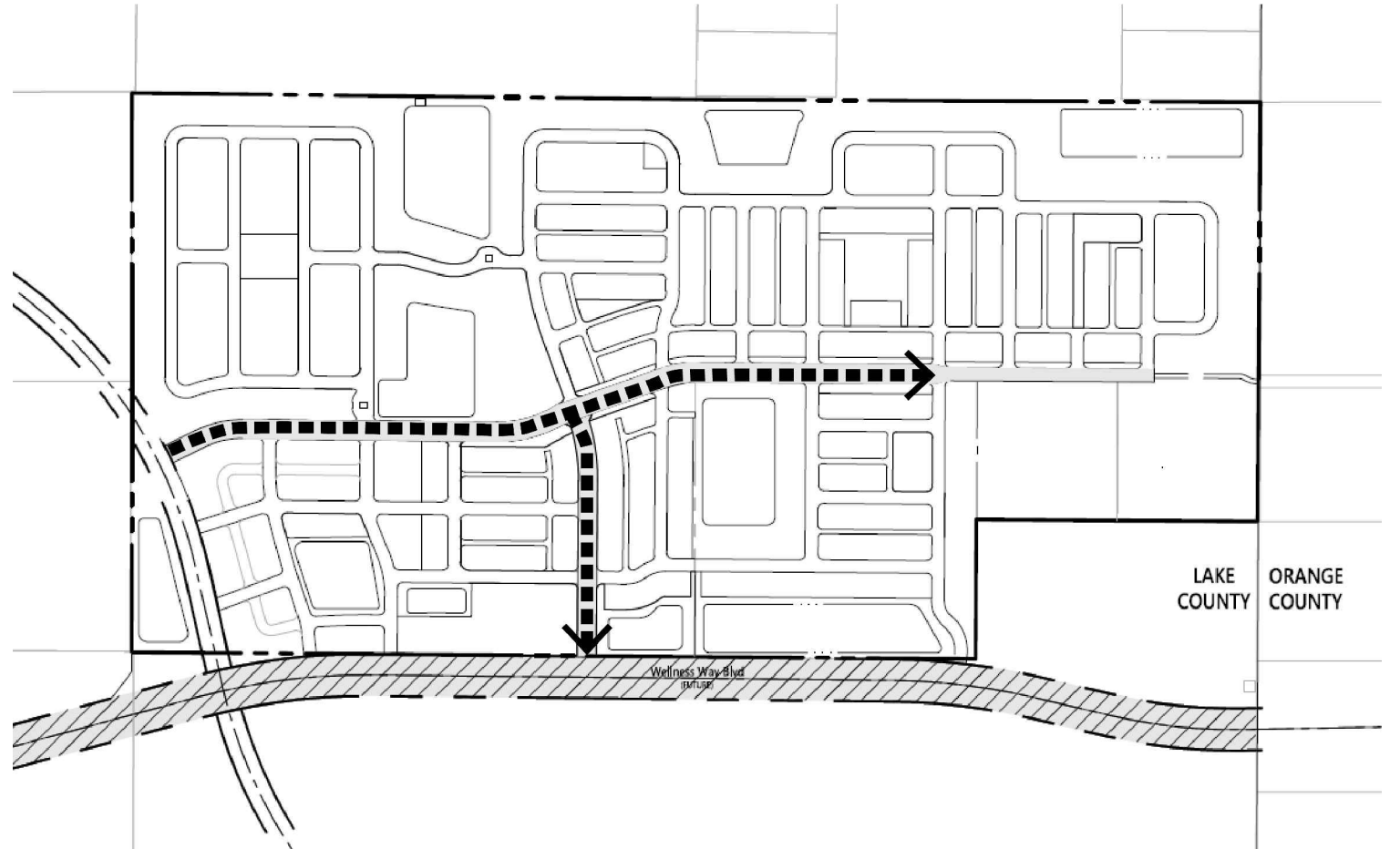
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Scale	Sheet of
Date	Project Number
Sept. 1, 2022	63679.00

6367900-PD-NOTES.DWG

C-7

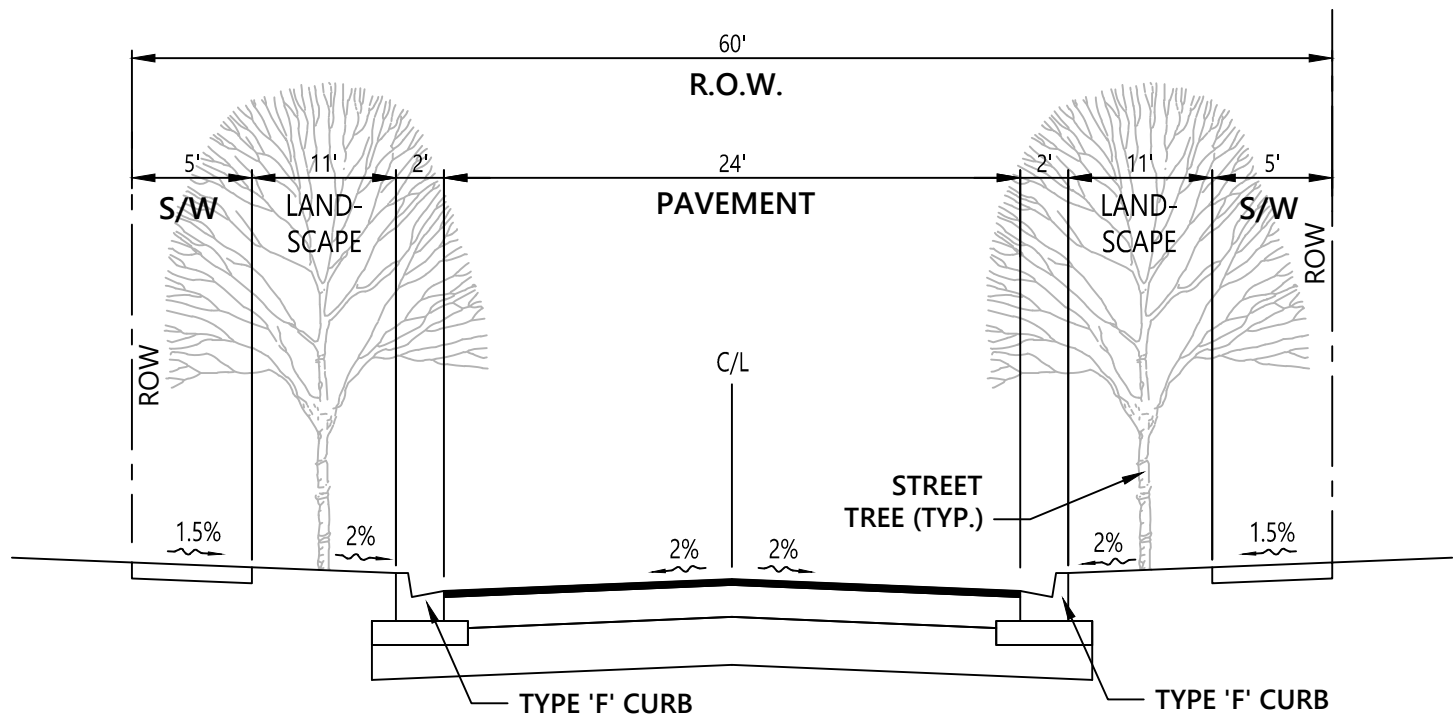


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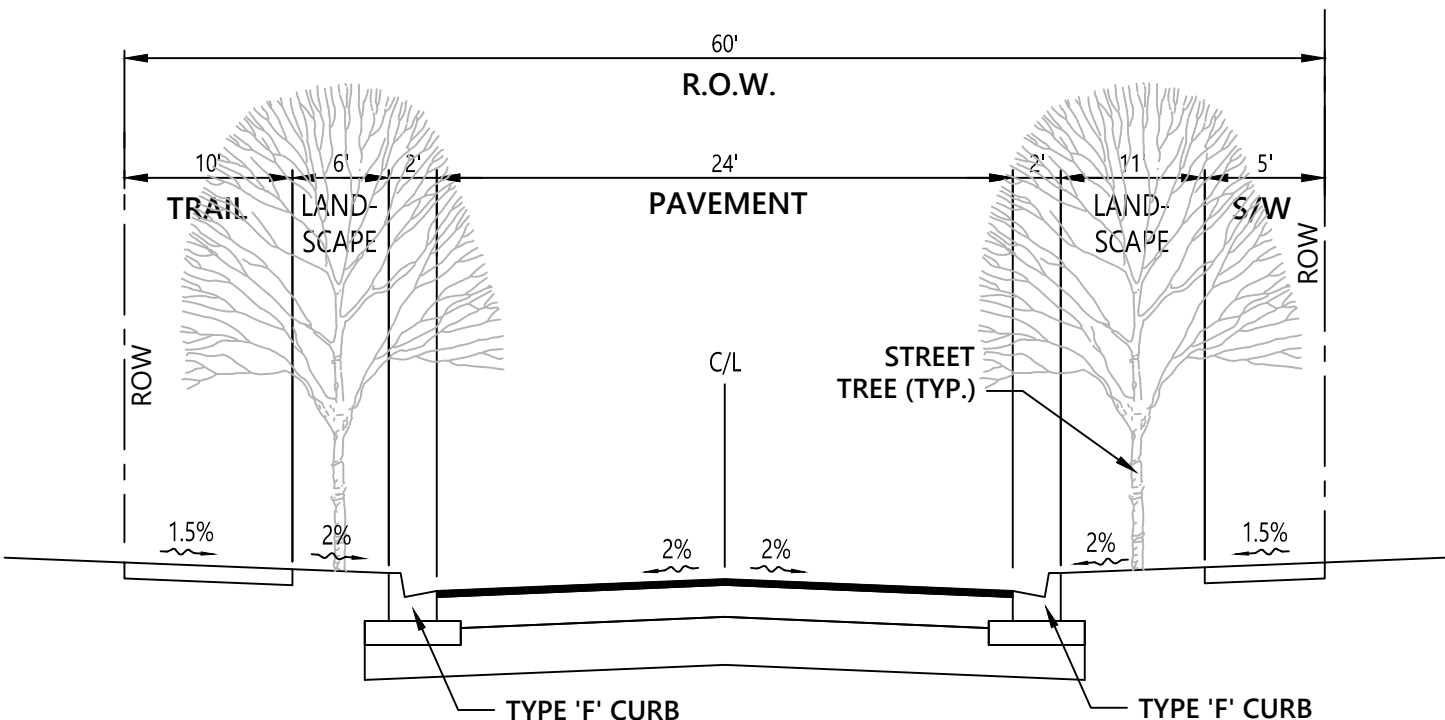


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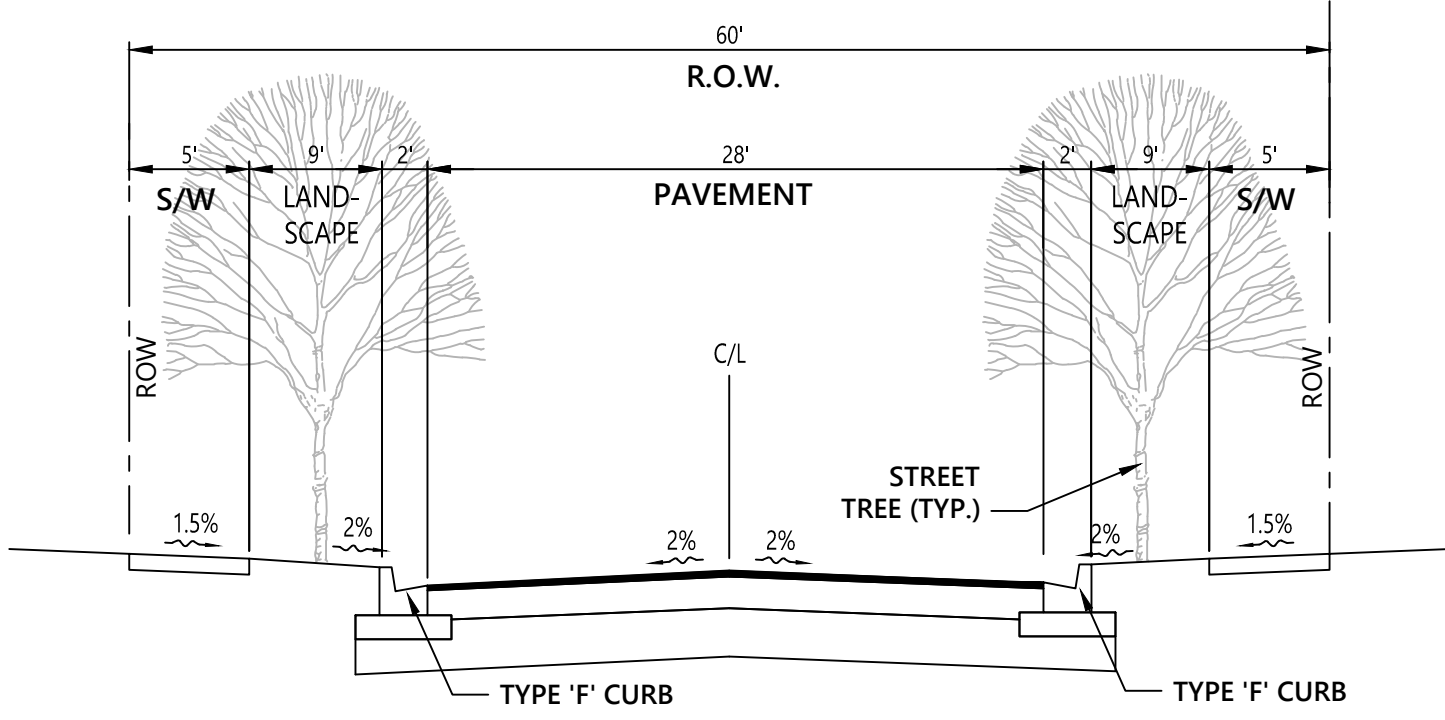
No.	Revision	Date	Appvd.



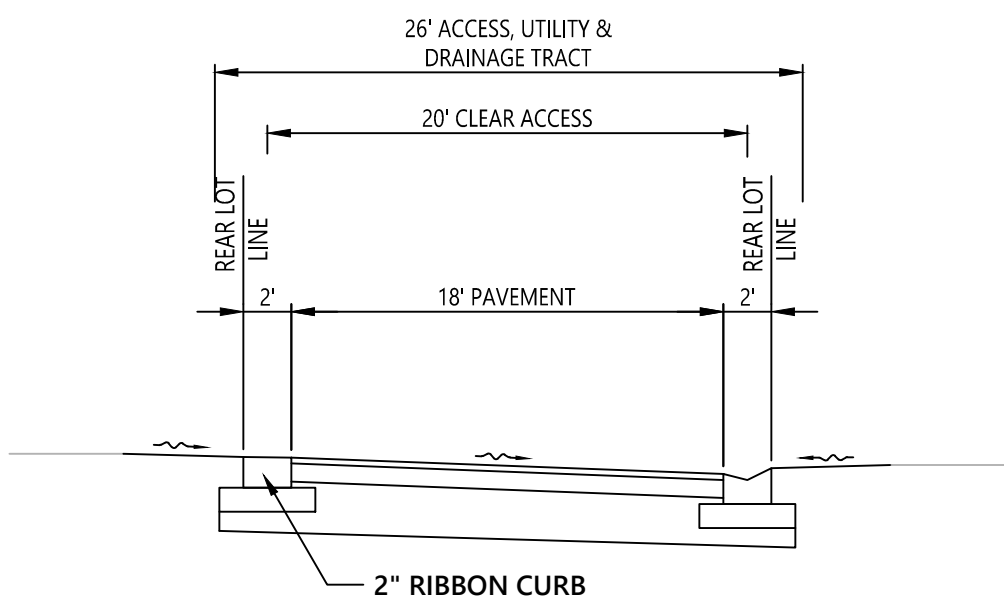
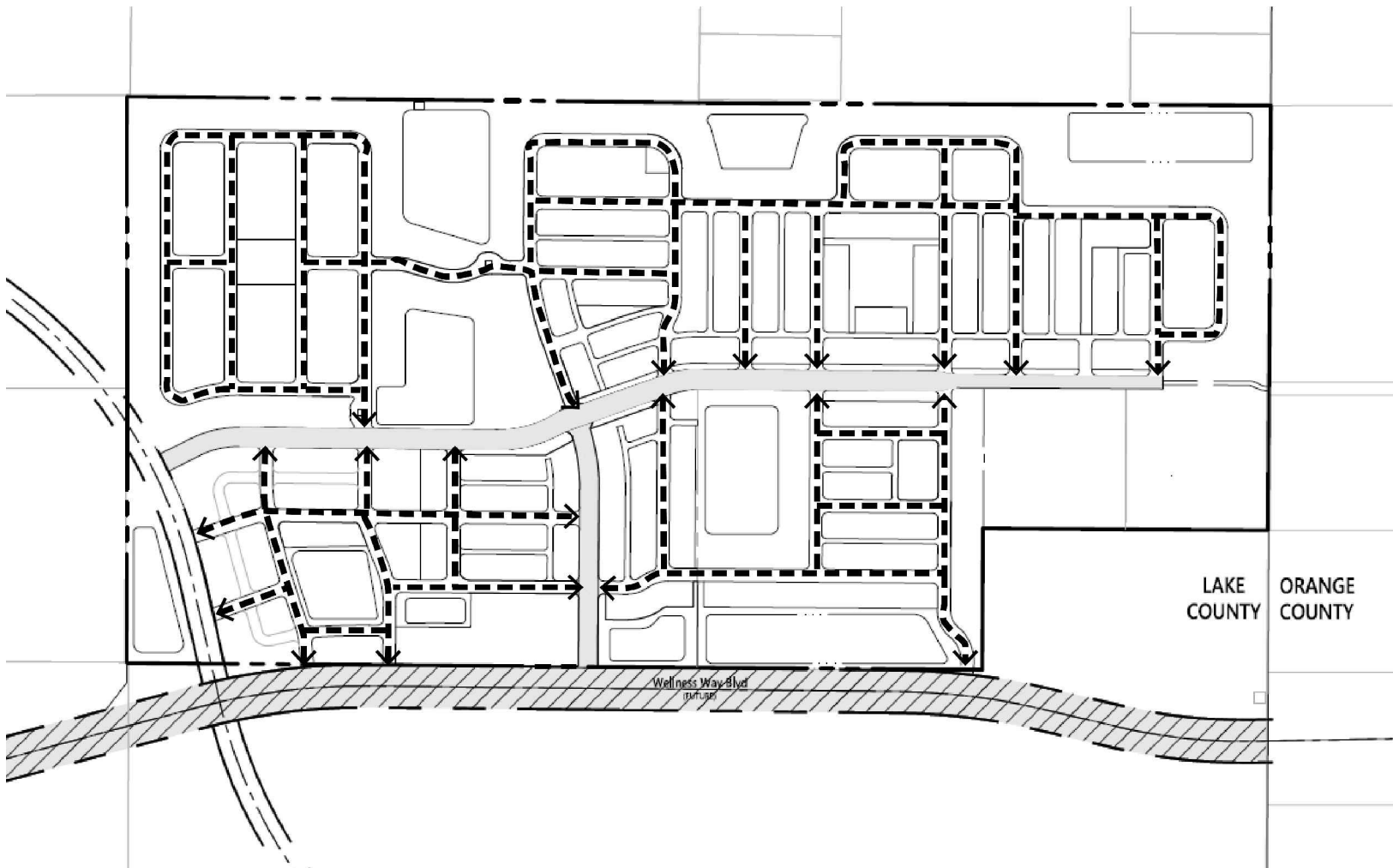
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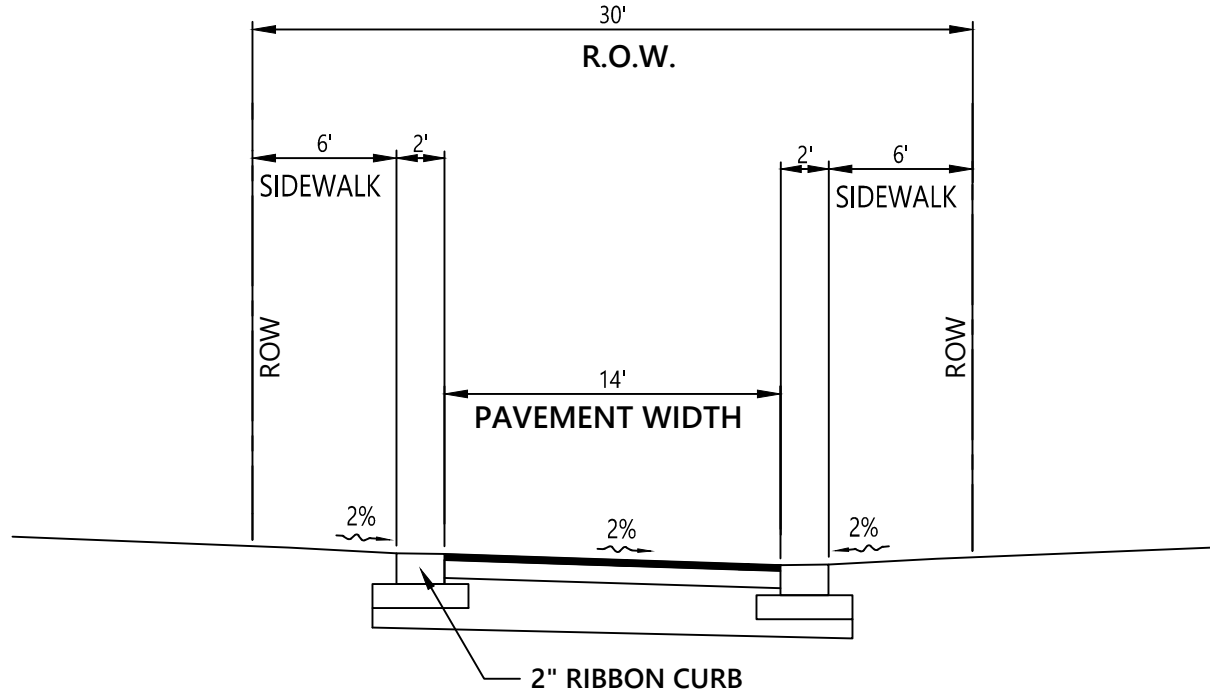
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N.T.S.



N.T.S.



N.T.S.

vhb

Planning + Design Studio
Transportation
Land Development
Environmental Services

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Orlando, Florida 32801
407-839-4006 • FAX 407-839-4008
Certificate of Authorization Number 3932

Project Title

Chicone PUD

Lake County, Florida

Drawing Title

Typical Road Sections

Drawing

C-8

Scale

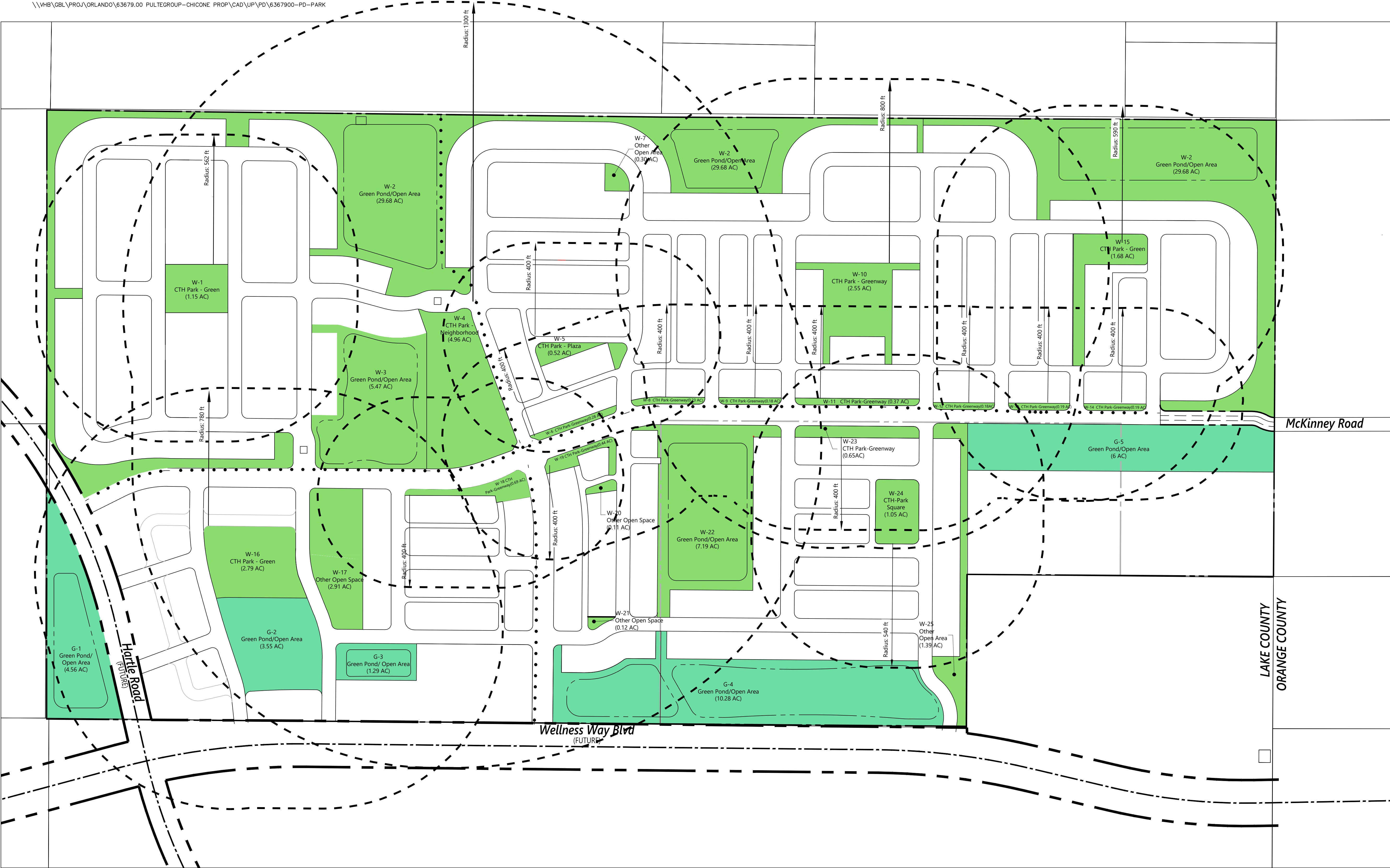
Sheet of

Date

Project Number

Sept. 1, 2022 63679.00

6367900-PD-RD_SECTS_LOT_DIAGRAM.DWG



LEGEND

- WELLNESS SPACE (PARK, AMENITIZED POND/OPEN AREA)
- GREEN SPACE
- PARK SERVICE AREA BOUNDARY
- PEDESTRIAN TRAIL

No.	Revision	Date	Appvd.



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Certificate of Authorization Number 3932

Chicone
PUD

Lake County, Florida
Drawing Title

Park Plan

	Drawing	C-9
	Sheet of	
	Scale	
	Date	Project Number
	Sept. 1, 2022	63679.00
		6367900--PD--PARK.DWG

CHICONE Open Space Table

	Required (ac)	Provided (ac)
Total Open Space	91	91
Wellness Space	61	61*
Green Space	30	30*

*/Per Section 4.1.3 of the Wellness Way Community Design Guidelines and Standards, Wellness Space may count as Green Space to achieve the 10% Green Space requirement.

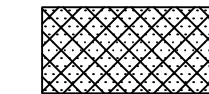
Notes:

- All proposed stormwater ponds are permeable areas enhances as amenities using native vegetation.
- The linear greenway is designated as wellness space as its located next to the proposed multi-use trail providing additional recreational area.
- Proposed park space shall be designed consistent with Section 4.2 of the WWAP in the LDC.
- The land allocated for open space on parcel 4 and 5 will be 6 acres per Section 4.1.3 of the WWAP.

August 11, 2022 9:35:21 AM GZHEG Plotted Monday, August 29, 2022 4:51:33 PM Grace Zheng



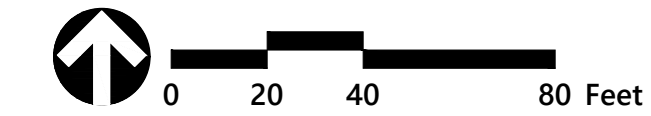
LEGEND



Potential Areas Exceeding City of
Clermont's 10 FT. Maximum Cut/Fill Criteria
(56.66 AC Total Cut/Fill Area, 18.7% of Net
Developable Area)



Potential Areas Exceeding City of
Clermont's 15 FT. Maximum Cut/Fill Criteria
(24.03 AC Total Cut/Fill Area, 7.9% of Net
Developable Area)



No.	Revision	Date	Appr'd



Planning + Design Studio
Transportation
Land Development
Environmental Services
225 E. Robinson Street, Suite 300
Orlando, Florida 32801
407-839-4006 • FAX 407-839-4008
Certificate of Authorization Number 3932

Project Title

Chicone
PUD

Lake County, Florida

Drawing Title

Cut & Fill Analysis

Drawing

C-10

Scale

Sheet of

Date

Project Number

Sept. 1, 202263679.00

6367900-PD-CUT & FILL ANALYSIS.DWG



100 W. Lucerne Circle
Suite 401
Orlando, Florida 32801-1617
Phone (407) 648-2225
Fax (407) 648-0175

Seal

Revisions

Project

CHICONE
PROPERTY

LAKE COUNTY, FL

MASTER SIGN
PLAN

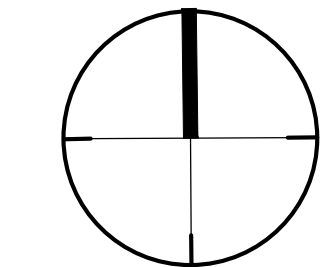
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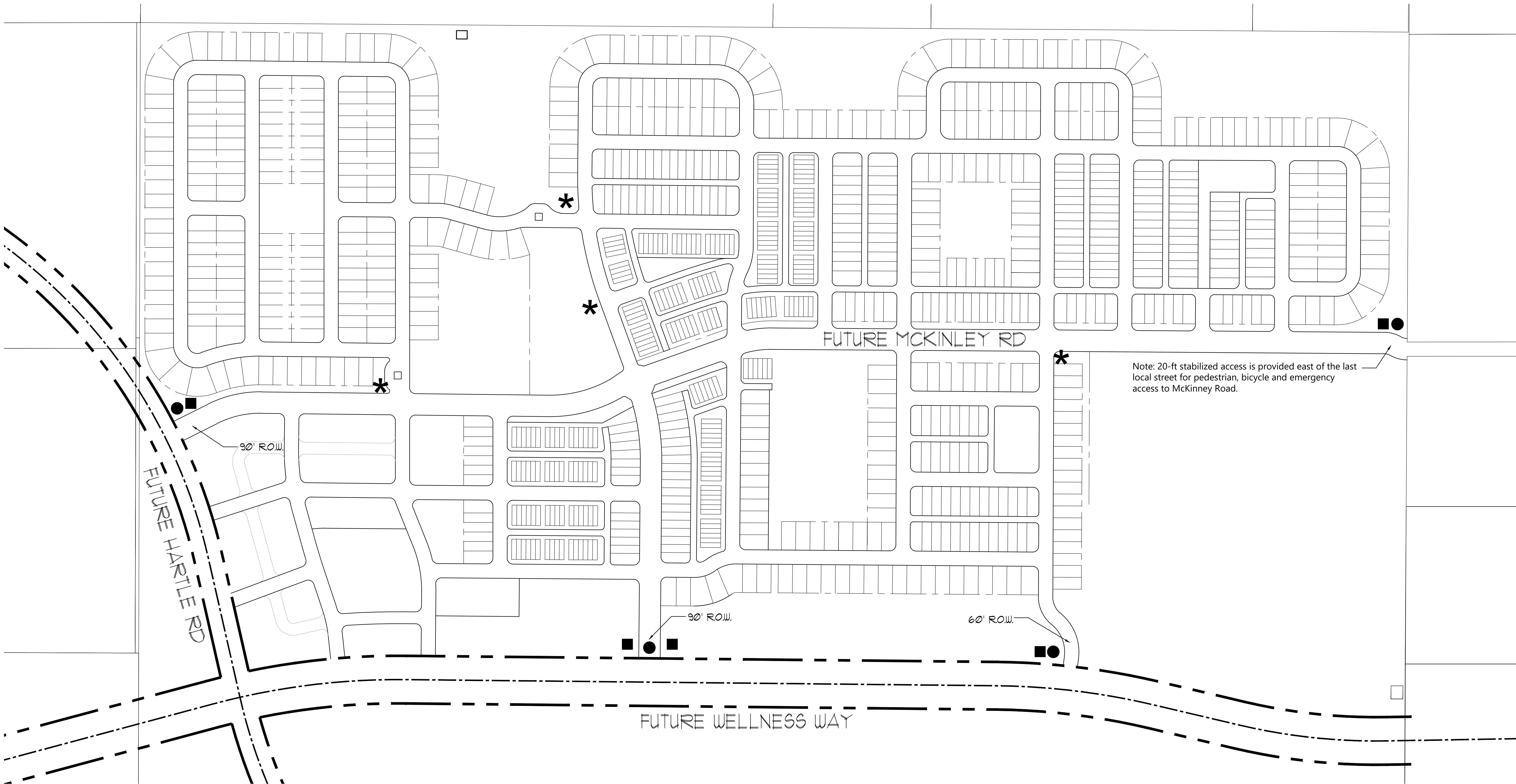
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North



Sheet

SN-100



SYMBOL	GROUND SIGN TYPE	NUMBER OF SIGNS/ ELEMENTS	MAX. HT. TO GROUND ALLOWED PER CODE	MAX. WIDTH ALLOWED PER CODE	MAX. COPY AREA ALLOWED PER CODE
●	PRIMARY RESIDENTIAL	4	10'	20'	48 S.F.
*	SECONDARY RESIDENTIAL	4	4'	15'	20 S.F.
■	ARCHITECTURAL ELEMENT	5	--	--	--

MAX. HT. TO GROUND PROPOSED	MAX. WIDTH PROPOSED	MAX. COPY AREA PROPOSED
SIGN - PER CODE ALLOWANCE	PER CODE ALLOWANCE	PER CODE ALLOWANCE
SIGN - 6'	PER CODE ALLOWANCE	PER CODE ALLOWANCE
ELEMENT - 20'	--	NO COPY PROPOSED

NOTES:

SIGN DETAILS SHALL COMPLY WITH SECTION 7 of the WWAP UNLESS OTHERWISE NOTED.

PROPOSED SIGN LOCATIONS ARE APPROXIMATE. ACTUAL CONDITIONS MAY DICTATE PRECISE SIGN LOCATIONS.

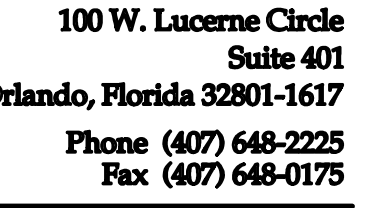
MODIFICATIONS TO THE MASTER SIGN PLAN WILL BE PERMITTED AS APPROVED BY THE PLANNING AND ZONING DEPARTMENTS.

INDIVIDUAL SITE SIGNS SHALL MAINTAIN A MINIMUM 120' DISTANCE SEPARATION.

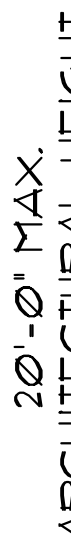
TEMPORARY SIGNS SHALL COMPLY WITH CITY OF CLERMONT LDC.

THE FOLLOWING SIGNS ARE PROHIBITED:

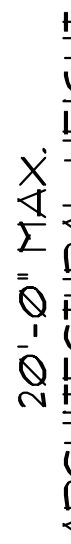
- ABANDONED SIGNS
- BEACONS OR FLASHING LIGHTS
- POLE SIGNS
- UNSAFE SIGNS
- SNIPES SIGNS
- PORTABLE SIGNS
- ANY SIGN OBSTRUCTING VISIBILITY AT AN INTERSECTION ACCORDING TO THE MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS
- SIGNS IMITATING OR RESEMBLING GOVERNMENT SIGNS OR SIGNALS THAT ARE NOT ERECTED BY A GOVERNMENTAL OR PUBLIC AGENCY
- ROOF SIGNS
- SIGNS PLACED ON VEHICLES OR TRAILERS WHICH ARE PARKED OR LOCATED FOR THE MAIN PURPOSE OF DISPLAYING SAID SIGNS
- SIGNS THAT CREATE TRAFFIC OR PEDESTRIAN HAZARDS
- SIGNS CONSTRUCTED OF CLOTH, CANVAS, FABRIC, PAPER, PLYWOOD OR OTHER LIGHT MATERIAL WHICH ARE NOT INTENDED OR DESIGNED FOR PERMANENT DISPLAY UNLESS THOSE SIGNS MEET THE CRITERIA SET FORTH IN SECTION 11.01.06(H)



1



2



(3)

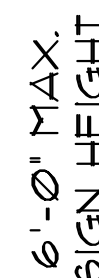
Revision



1



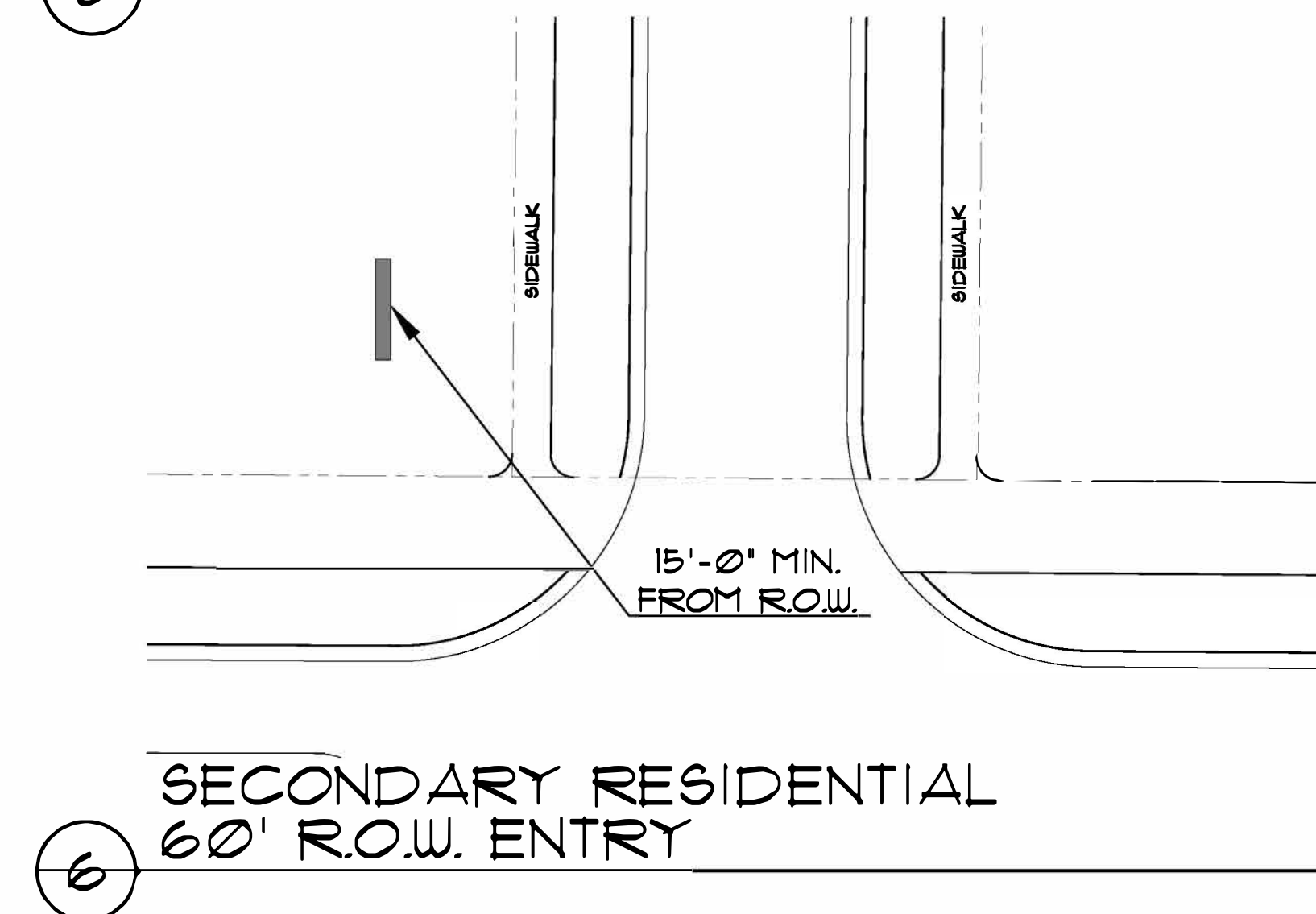
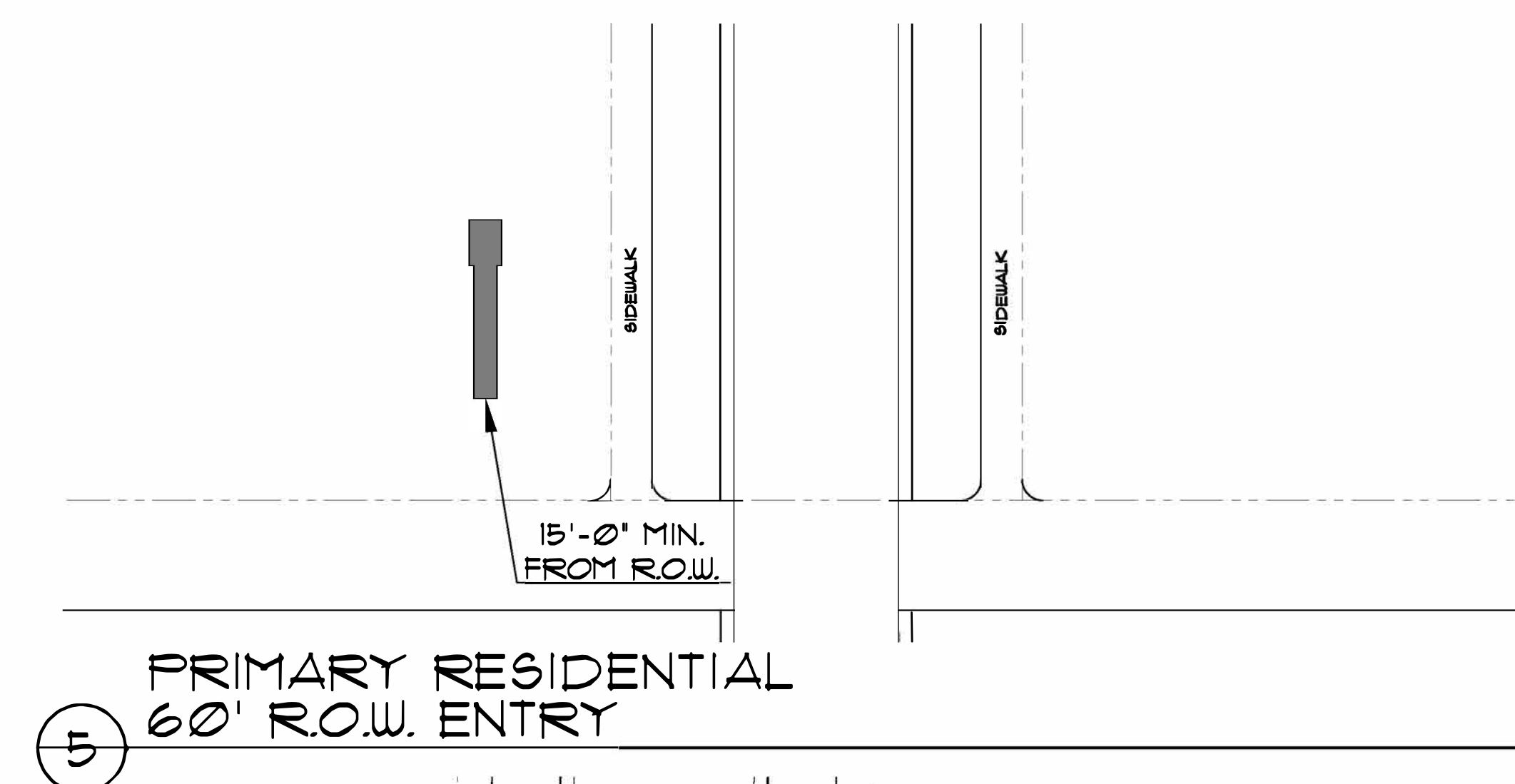
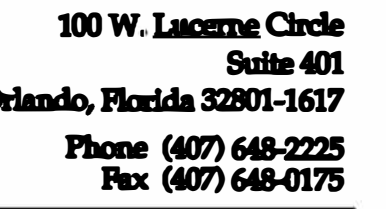
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3

Date: **09/01/2022**
 Title: **NOT TO SCALE**
 Drawn: **CPB** Checked: **RRC**
 File Name: **CHICSN-100.DWG**
 Path:

SN-101



LEGAL NOTICE

On Tuesday, August 2, 2022 at 6:30 PM the Clermont Planning & Zoning Commission will consider the enactment of following proposed ordinance and on Tuesday, August 23, 2022 at 6:30 PM at a public hearing the request will be held before the City Council for Final Adoption.

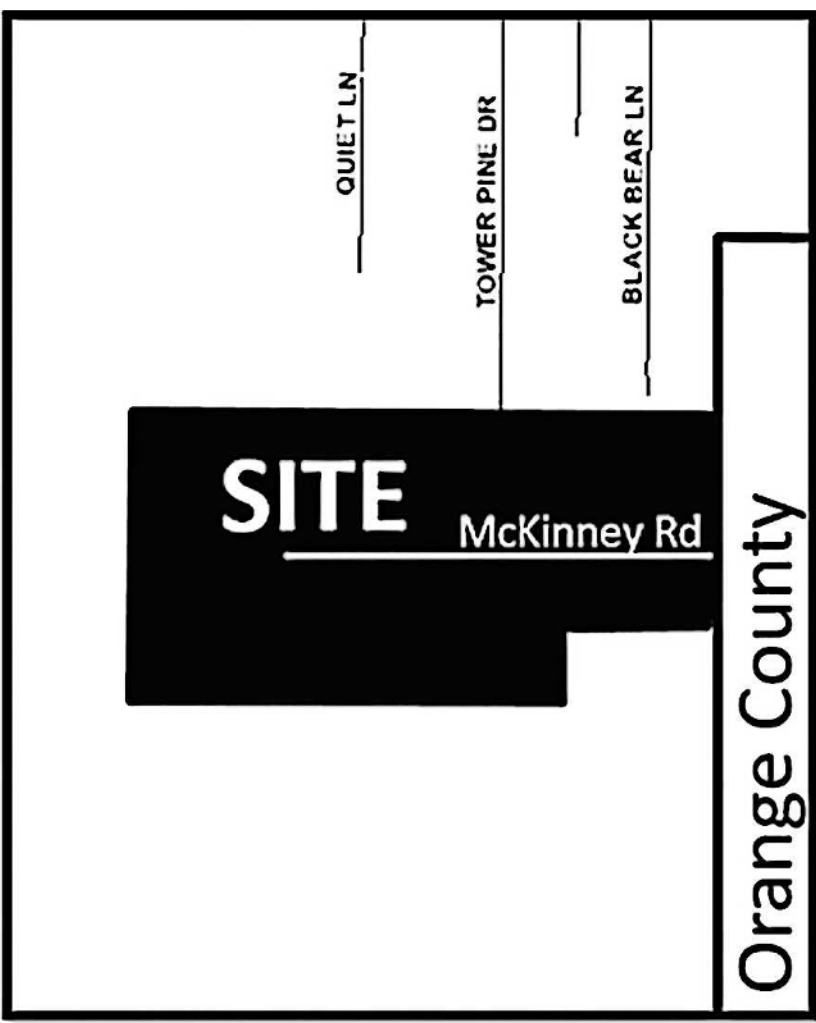
ORDINANCE NO. 2022-011

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 EFFECTIVE DATE.

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



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.

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

PROPERTY REZONING
From: Lake County Agriculture
To: City of Clermont (PUD) Planned Unit Development

All public meetings are held in the Clermont City Hall, Council Chambers located at 685 W. Montrose Street, Clermont, FL 34711.

This ordinance is available for public inspection in the Development Services Department, Monday through Friday between the hours of 8:00 AM and 5:00 PM.

All interested parties shall 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

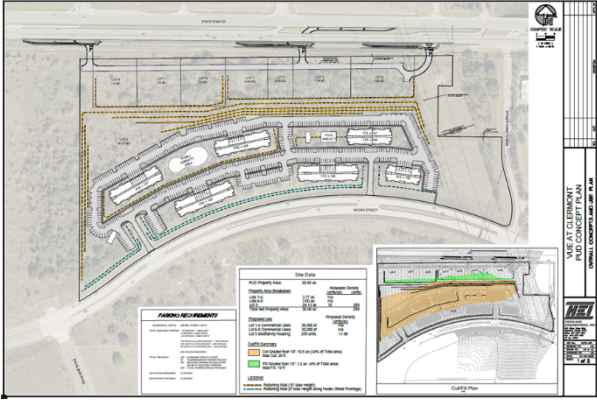
Tracy Ackroyd Howe, MMC
City Clerk



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date	
Tuesday, September 27, 2022	
Agenda Item Name	
Ordinance No. 2022-032 <i>Final</i> <i>The Vue Rezoning</i>	
Requested Action	
Staff recommends approval of Ordinance 2022-032	
Staff Report	
The applicant, Jimmy Crawford, is requesting an amendment to PUD Ordinance 2017-24 to develop lots 7-13 with multi-family apartments. The PUD project is known as the VUE and is located west of Miss Florida Avenue and Hooks Street intersection, north of Hooks Street and East Ridge High School. The PUD consists of 30.9 acres and was allowed C-2 General Commercial uses on Lots 1-6 that are adjacent to SR 50. The PUD Ordinance has language under section 3, item 14 that states “Any future development on parcels 7 through 13 (south side of project) requires a PUD amendment to be approved by City Council.” The applicant has an end user for parcels 7 through 13, an apartment complex consisting of 289 units. Ordinance 2017-24 has language under section 2 that states “this application for a Planned Unit Development to allow for a <u>multi-family residential</u> Planned Unit Development along with C-2 General Commercial uses” and section 3, item 2 indicates the setback for <u>multi-family</u> and commercial use. Based upon this language, it is indicative that multi-family use was considered within the project. An updated site plan prepared by Highland Engineering shows the project consisting of seven (7) commercial lots along SR 50 and one larger lot for multi-family use. The revised site plan consists of 8 lots total. The multi-family project will be constructed on the former lots 7 through 13, with the retaining wall shifting a bit to the north to assist in grading and parking of the multi-family project. This change reduced the retaining wall height from 13 feet to 10 feet and also removed the ability of having one commercial retailer greater than 20,000 square feet within the project on lots 1-4 and 6-8. The retaining wall will be terraced with landscaping to break up the hardscape.  Several waivers that were previously approved under Ordinance 2017-24 are still applicable to develop the site and the applicant is not requesting any additional waivers or increases in the current approved waivers. See the Staff Analysis Report for more detailed information. The multi-family project will consist of four-story split buildings to transition the grade with three-story on the upper half and four-story on the lower half. The apartment buildings will have elevators for the residents. The overall project area is 30.90 acres. The multi-family proposal will consist of 289 total units on 24.13 acres, which is a density of 11.98 dwelling units per acre, which is less than the maximum of 12 dwelling units per acre. The remaining acreage adjacent to SR 50 will be developed as C-2 General Commercial uses.	

Access to the multi-family portion will be from two access points from Hooks Street. There will be no interconnectivity between commercial use and multi-family use due to the elevation change. The access points on Hooks Street are existing and the applicant intends to use these points for ingress and egress. Project access improvements (turn lanes) will be warranted on SR 50. The applicant has provided an amenity package that was reviewed using the recently adopted Wellness Way Close-to-Home Parks analysis within Section 4.2 of the Wellness Way Design Guidelines. The project is not within the Wellness Way Area Plan, but the applicant offered to provide these types of park amenities. The Close-to-Home Park service area is required within 400 feet of all residential uses. Amenities within this distance ensure they are walkable and provide for a sustainable neighborhood. The applicant has provided an amenity type within the 400 foot distance within each residential building.

Staff has reviewed the application and proposed project in regards to Section 122-315 Review Criteria for a Planned Unit Development. The location is suitable for multi-family use since the future land use of commercial allows this type of land use. The property has access to major road networks. The City's water and sewer service will be required in order to develop the property and capacity is available to serve the multi-family project. The project is located within walking distance of the assigned high school and middle school. School concurrency shall be met as a requirement prior to site plan approval. The western portion of this project was identified in the City's "Strategic Economic Development Plan" as having topography challenges that make development difficult. The applicant has reduced the retaining wall height request from 13 feet to 10 feet by working with the extensive grade on the site. In addition, the applicant intends to offset some of the grading through the construction of split-level buildings. Staff is able to support the request and recommends approval of Ordinance 2022-032. *The Planning and Zoning Commission recommended approval, 5-0.*

Additional Analysis

Fiscal Impact Summary

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

1.	Ord. 2022-032 the Vue Rezoning (08.30.2022)	Ord. 2022-032 the Vue Rezoning (08.30.2022) 1.pdf
2.	The VUE Draft Maps 2022	The VUE Draft Maps 2022.pdf
3.	The Vue at Clermont PUD Concept Plan - 6-22-22	The Vue at Clermont PUD Concept Plan - 6-22-22.pdf
4.	Attachment A - Amenity Package The VUE	Attachment A - Amenity Package The VUE.pdf
5.	Ord 2022-032 - The VUE Staff Analysis Report	Ord 2022-032 - The VUE Staff Analysis Report.pdf
6.	TIA Summary	TIA Summary.pdf
7.	2022-07-07_Clermont Vue TIA Review Kittelson	2022-07-07_Clermont Vue TIA Review Kittelson.pdf
8.	Application	Application.pdf
9.	The Vue legal ad	The Vue legal ad.pdf



CITY OF CLERMONT
ORDINANCE NO. 2022-032

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

LEGAL DESCRIPTION – AC COMMERCIAL
ALTERNATE KEY 3334566

PARCEL 1

THAT PART OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, DESCRIBES AS FOLLOWS:

COMMENCE AT THE EAST ¼ CORNER OF SAID SECTION 28; THENCE RUN NORTH 00°42'51" EAST ALONG THE EAST LINE OF THE NORTHEAST ¼ OF SAID SECTION 28 FOR A DISTANCE OF 664.12 FEET TO THE NORTHEAST CORNER OF THE SOUTH ¼ OF THE NORTHEAST ¼ OF SAID SECTION 28; THENCE RUN SOUTH 89°24'16" WEST ALONG THE NORTH LINE OF SAID SOUTH ¼ FOR A DISTANCE OF 1335.19 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 270.00 FEET AND CHORD BEARING OF SOUTH 01°23'58" WEST AND THE POINT OF BEGINNING; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°36'59" FOR A DISTANCE OF 111.29 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET AND A CHORD BEARING OF SOUTH 63°07'26" WEST; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 99°49'56" FOR A DISTANCE OF 43.56 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1750.00 FEET AND A CHORD BEARING OF NORTH 87°56'35" WEST AND THE NORTH RIGHT OF WAY LINE OF HOOK STREET, AS DESCRIBED IN OFFICIAL RECORDS BOOK 2010, PAGE 316, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN WESTERLY ALONG SAID NORTH RIGHT OF WAY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°57'58" FOR A DISTANCE OF 1281.78 FEET TO A NON-RADIAL LINE AND THE EAST RIGHT OF WAY LINE OF AN UNNAMED RIGHT OF WAY, ACCORDING TO THE PLAT OF LAKE HIGHLANDS



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COMPANY, AS RECORDED IN PLAT BOOK 2, PAGE 28, OF SAID PUBLIC RECORDS; THENCE RUN NORTH 00°10'52" EAST ALONG SAID EAST RIGHT OF WAY LINE FOR A DISTANCE OF 718.43 FEET TO THE SOUTH RIGHT OF WAY LINE OF STATE ROAD NUMBER 50; THENCE RUN NORTH 89°24'19" EAST ALONG SAID SOUTH RIGHT OF WAY LINE FOR A DISTANCE OF 1127.57 FEET; THENCE RUN SOUTH 89°29'29" EAST ALONG SAID SOUTH RIGHT OF WAY LINE FOR A DISTANCE OF 120.11 FEET TO THE WEST LINE OF THE EAST 60 FEET OF TRACT 19, OF SAID LAKE HIGHLANDS COMPANY; THENCE RUN SOUTH 00°26'52" WEST ALONG SAID WEST LINE FOR A DISTANCE OF 445.90 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 280.00 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°45'47" FOR A DISTANCE OF 77.03 FEET TO THE POINT OF TANGENCY; THENCE RUN SOUTH 15°18'56" EAST FOR A DISTANCE OF 105.46 FEET TO THE POINT OF THE CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 270.00 FEET AND A CHORD BEARING OF SOUTH 12°51'43" EAST; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°54'24" FOR A DISTANCE OF 23.12 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THEREFROM THAT PARCEL CONVEYED BY MAYNARD K. KNAPP, INDIVIDUALLY AND AS TRUSTEE TO AKRAM ISMAIL, M.D., BY SPECIAL WARRANTY DEED RECORDED APRIL 17, 2015, IN OFFICIAL RECORDS BOOK 4613, PAGE 945, DESCRIBED AS FOLLOWS:

A PORTION OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 28; THENCE S01°07'06" W ALONG THE EAST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 1372.13 FEET TO A POINT; THENCE N89°06'23" W, A DISTANCE OF 1322.25 TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 50. (RIGHT-OF-WAY VARIES PER RIGHT-OF-WAY MAP SECTION 11070); THENCE CONTINUE N89°06'23" W, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING; THENCE S00°51'39" W, ALONG THE WEST RIGHT-OF-WAY LINE OF MISS FLORIDA AVENUE (ORB 2345, PAGE 748), ALSO BEING PARALLEL TO AND 60.00 FEET WEST OF THE EAST LINE OF SAID SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 28 AND THE EAST LINE OF TRACT 19 OF LAKE HIGHLANDS COMPANY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 28, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, A DISTANCE OF 369.94 FEET TO A POINT; THENCE N89°08'21" W, A DISTANCE OF 291.58 FEET TO A POINT; THENCE N00°51'39" E, A DISTANCE OF 230.29 FEET TO A POINT; THENCE S89°08'21" E, A DISTANCE OF 64.35 FEET TO A POINT; THENCE N00°51'39" E, A DISTANCE OF 139.00 FEET TO A POINT ON THE SOUTH LINE OF AN UNNAMED UNIMPROVED STREET, ALSO BEING THE NORTH LINE OF SAID TRACT 19; THENCE N89°50'25"E, ALONG THE NORTH LINE OF SAID TRACT 19, A DISTANCE OF 42.23 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 50; THENCE S89°06'23"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 50, A DISTANCE OF 185.01 FEET TO THE POINT OF BEGINNING.



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AND

THE EAST ½ OF THE VACATED NORTH SOUTH ROADWAY BETWEEN TRACTS 20, 21, 28, AND 29 AS SHOWN ON THE LAKE HIGHLAND'S COMPANY PLAT OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, RECORDED IN PLAT BOOK 2, PAGE 28, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; LYING NORTHERLY OF HOOK STREET, AND SOUTHERLY OF STATE ROAD NO. 50, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NE CORNER OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, THENCE S 0°17'37" W, A DISTANCE OF 1372.13 FEET; THENCE N 89°55'52" W, A DISTANCE OF 1322.25 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF STATE ROAD NO. 50 (A VARIABLE WIDTH PUBLIC RIGHT OF WAY); THENCE THE FOLLOWING FOUR (4) COURSES AND DISTANCES ALONG SAID SOUTH RIGHT OF WAY LINE, CONTINUE N 89°55'52" W, A DISTANCE OF 60.00 FEET; THENCE N 89°27'07" W, A DISTANCE OF 184.98 FEET; THENCE S 89°30'08" W, A DISTANCE OF 42.24 FEET; THENCE S 89°24'19" W, A DISTANCE OF 1020.48 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH RIGHT OF WAY, RUN S 00°14'51" W, ALONG THE WEST LINE OF TRACT 20 AND 29, A DISTANCE OF 718.43 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF HOOK STREET (A 100 FOOT WIDE PUBLIC RIGHT OF WAY) SAID POINT ALSO BEING ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 1750.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°31'14", A DISTANCE OF 15.90 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 70°52'48" W, 15.90 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, RUN N 0°14'51" E, A DISTANCE OF 723.70 FEET TO A POINT ON THE AFOREMENTIONED SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 50; THENCE N 89°28'03" E, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 15 FEET TO THE POINT OF BEGINNING.

PARCEL 2 (EASEMENT ESTATE)

TOGETHER WITH THAT CERTAIN NON-EXCLUSIVE INGRESS-EGRESS EASEMENT GRANTED BY AKRAM ISMAIL TO MAYNARD K. KNAPP, TRUSTEE, TO RECIPROCAL EASEMENT AGREEMENT RECORDED APRIL 17, 2015, IN OFFICIAL RECORDS BOOK 4613, PAGE 948, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

PARCEL 3 (SOUTHERN PORTION)

TRACT 29 AND TRACT 30, AS SHOWN ON THE LAKE HIGHLANDS COMPANY PLAT OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, RECORDED IN PLAT BOOK 2, PAGE 28, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; LESS THAT PORTION LYING WITHIN AND NORTH OF THE RIGHT OF WAY FOR HOOK STREET.



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PARCEL 5

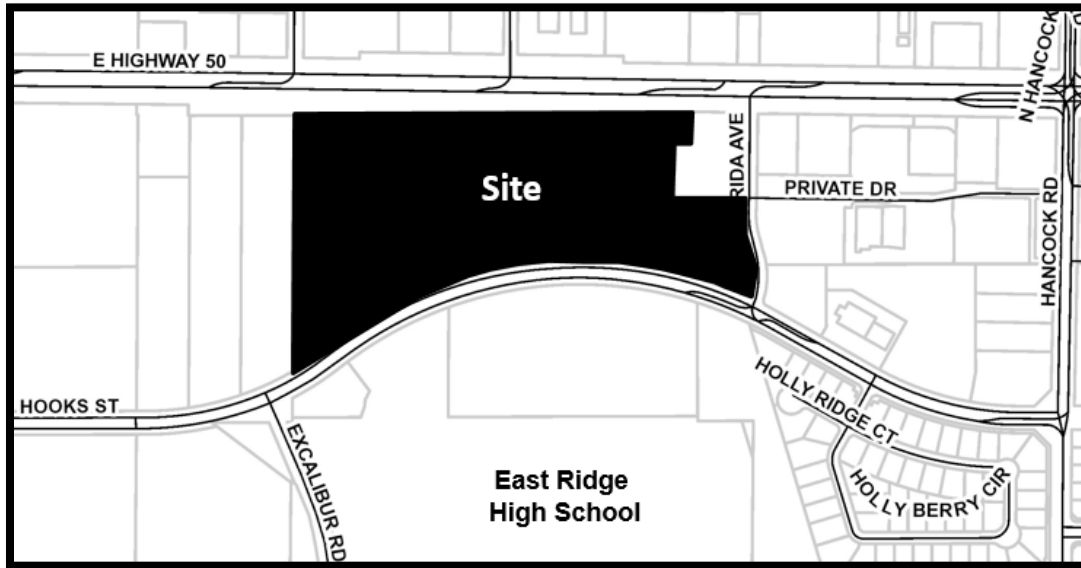
THE EAST ½ OF THE VACATED NORTH SOUTH ROADWAY BETWEEN TRACTS 28, AND 29 AS SHOWN ON THE LAKE HIGHLAND'S COMPANY PLAT OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, RECORDED IN PLAT BOOK 2, PAGE 28, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; LYING SOUTHERLY OF HOOK STREET, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NE CORNER OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, THENCE S 0°17'37" W, A DISTANCE OF 1372.13 FEET; THENCE N 89°55'52" W, A DISTANCE OF 1322.25 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF STATE ROAD NO. 50 (A VARIABLE WITH PUBLIC RIGHT OF WAY); THENCE THE FOLLOWING FOUR (4) COURSES AND DISTANCES ALONG SAID SOUTH RIGHT OF WAY LINE, CONTINUE N 89°55'52" W, A DISTANCE OF 60.00 FEET; THENCE N 89°27'07" W, A DISTANCE OF 184.98 FEET; THENCE S 89°30'08" W, A DISTANCE OF 42.24 FEET; THENCE S 89°24'19" W, A DISTANCE OF 1020.48 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY, RUN S 00°14'51" W, ALONG THE WEST LINE OF TRACTS 20 AND 29, A DISTANCE OF 824.65 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF HOOK STREET (A 100 FOOT WIDE PUBLIC RIGHT OF WAY); THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, RUN S 0°14'51" W, ALONG THE WEST LINE OF SAID TRACT 29, A DISTANCE OF 473.42 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 29; THENCE S 89°28'17" W, A DISTANCE OF 15.00 FEET TO THE SOUTHEAST CORNER OF AFOREMENTIONED TRACT 28; THENCE N 0°14'51" E, ALONG THE EAST LINE OF SAID TRACT 28, A DISTANCE OF 467.99 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF AFOREMENTIONED HOOK STREET, SAID POINT ALSO BEING ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 1650.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°33'23", A DISTANCE OF 16.02 FEET, TO THE POINT OF BEGINNING, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 69°39'14" E, 16.02 FEET.

ALTERNATE KEY 1028272

THAT PORTION OF TRACTS 21 AND 28 AS SHOWN ON THE LAKE HIGHLANDS COMPANY'S PLAT OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, RECORDED IN PLAT BOOK 2, PAGE 28, LYING NORTH OF HOOK STREET, AS RECORDED IN BOOK 2017, PAGE 1757, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

LOCATION:

Site located south of SR 50 and west of Miss Florida Avenue
North of Hooks Street and East Ridge High School
Approx. 29.10 +/- Acres
Alternate Keys 3334566 & 1028272



PROPERTY REZONING

**Amend PUD Ordinance to allow development on parcels
7 through 13 (south side of project), as indicated in Section 3,
item 14 contained in Ordinance 2017-24**

SECTION 2: GENERAL CONDITIONS

This application for a Planned Unit Development is to allow for a multi-family residential Planned Unit Development along with C-2 General Commercial uses:

1. The conditions as set forth in this Planned Unit Development shall be legally binding upon any heirs, assigns and successors in title or interest and this Ordinance shall repeal and replace Ordinance 2017-14.
2. The property shall be developed in substantial accordance with the “Vue at Clermont PUD Concept Plan” prepared by Highland Engineering, Inc., dated 04-05-2022. 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.



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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.

SECTION 3: LAND USES AND SPECIFIC CONDITIONS:

1. The property adjacent to Highway 50, Lots 1-4 and 6-8 on the "Vue at Clermont PUD Concept Plan", will be permitted for C-2 General Commercial use. Lot 5 will consist of the multi-family use along Hooks Street and will consist of 24.13 acres at a density of 12 dwelling units/acre for a total of 289 dwelling units.
2. Phasing of Development: The project may be developed in one or more phases.
3. The project may have a maximum cut of up to 28 feet over 34% of the project area, as indicated on the PUD Concept Plan, Cut/Fill Plan. These changes will be submitted to the City Engineer at the time of final engineering.
4. The project may have a maximum fill of up to 19 feet over 4% of the project area, as indicated on the PUD Concept Plan, Cut/Fill Plan. These changes will be submitted to the City Engineer at the time of final engineering.
5. Setbacks for Multi-family and Commercial

From Highway 50	50 feet from the property line
From Hooks Street:	50 feet from the property line
Side:	12 feet from the property line
Rear:	25 feet from the property line
6. Maximum building height will be 55 feet, measured at the highest point for the multi-family portion.
7. Driveway access and parking for the C-2 General Commercial portion may be below the centerline of Highway 50 and will be subject to the approval of the City Engineer.
8. Retaining wall heights up to 10 feet in height are allowed to deal with the extreme grades on the site.
9. Parking space dimensions shall be allowed at a minimum 9 feet wide by 18 feet deep for 30 percent of parking requirements.
10. A reduced landscape buffer along Highway 50 is requested due to the presence of a large berm. The landscape buffer shall be a minimum of 10 feet in width and shall have the 30 percent more landscape required for Multi-family and C-2 uses.
11. Automotive dealerships and/or auto parts sales shall not be an allowed use within this Planned Unit Development without an amendment.



CITY OF CLERMONT
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12. Cross-access easements with the adjoining eastern property owner from the existing Duke Energy curb cut along Highway 50 shall be provided subject to Duke Energy approval.
13. Required landscape buffering within the Duke Energy easement may be omitted with proper documentation from Duke Energy.
14. An environmental assessment addressing habitat and species shall be submitted to the City during the construction plan approval stage of the overall development. Applicable permits for any gopher tortoises and associated burrow commensal species or other endangered species found on the property must be received from the appropriate regulatory agencies prior to the initiation of the development activity.
15. The Developer shall be required to submit a tree inventory and proposed tree removal and replacement plan at the time of site plan submittal so that due consideration may be given for preservation and protection of trees during the site plan design process.
16. School concurrency shall be met before final site plan approval in accordance with the Comprehensive Plan and Land Development Code.
17. This Planned Unit Development shall expire if all development actions authorized or required hereunder are not taken within a period of two (2) years of the date that this Planned Unit Development is approved by the City Council and becomes legally effective. If the Planned Unit Development expires, the property will revert to the C-2 General Commercial Zoning Designation and the multi-family use on Lot 5 will be null and void.
18. Trash compacters may be substituted for dumpsters for the project if the Applicant can demonstrate it can sufficiently meet the waste demands for the project, subject to City Manager approval, or designee approval.
19. The buildings shall be designed in a manner that shall meet the City of Clermont's Architectural Standards and as represented in the provided elevations.
20. 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.
21. The Developer shall construct turn lanes at all access points on SR 50, with coordination from FDOT, as identified in the submitted Traffic Impact Study. Turn lanes may be warranted along Hooks Street and will be determined by Lake County at the time of site plan review and approval. The development shall comply with all applicable County and Florida Department of Transportation access management requirements. The final access points shall be determined during the final site plan and final engineering review and may change from the conceptual plan.



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22. The proposed amenities shall be constructed in substantial accordance to Attachment A – Amenity Package. The amenities shall be open prior to the final certificate of occupancy of the last apartment building.
23. The project shall be developed according to C-2 General Commercial Zoning Designation in the Land Development Code, unless expressly stated above.
24. The property management office shall prominently display a notification sign informing potential tenants of the sounds resulting from activities by the adjacent schools, such as but not limited to; daytime PE classes, night games, bands playing, bus noise, etc. The sign shall be a minimum of 11 inches x 17 inches. In addition, as part of the rental contract, similar language shall also be included that the tenant acknowledges.

SECTION 4: 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 at the expense of the Developer.

SECTION 8: 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. 2022-032

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 27th day of September 2022.

CITY OF CLERMONT

Tim Murry, Mayor

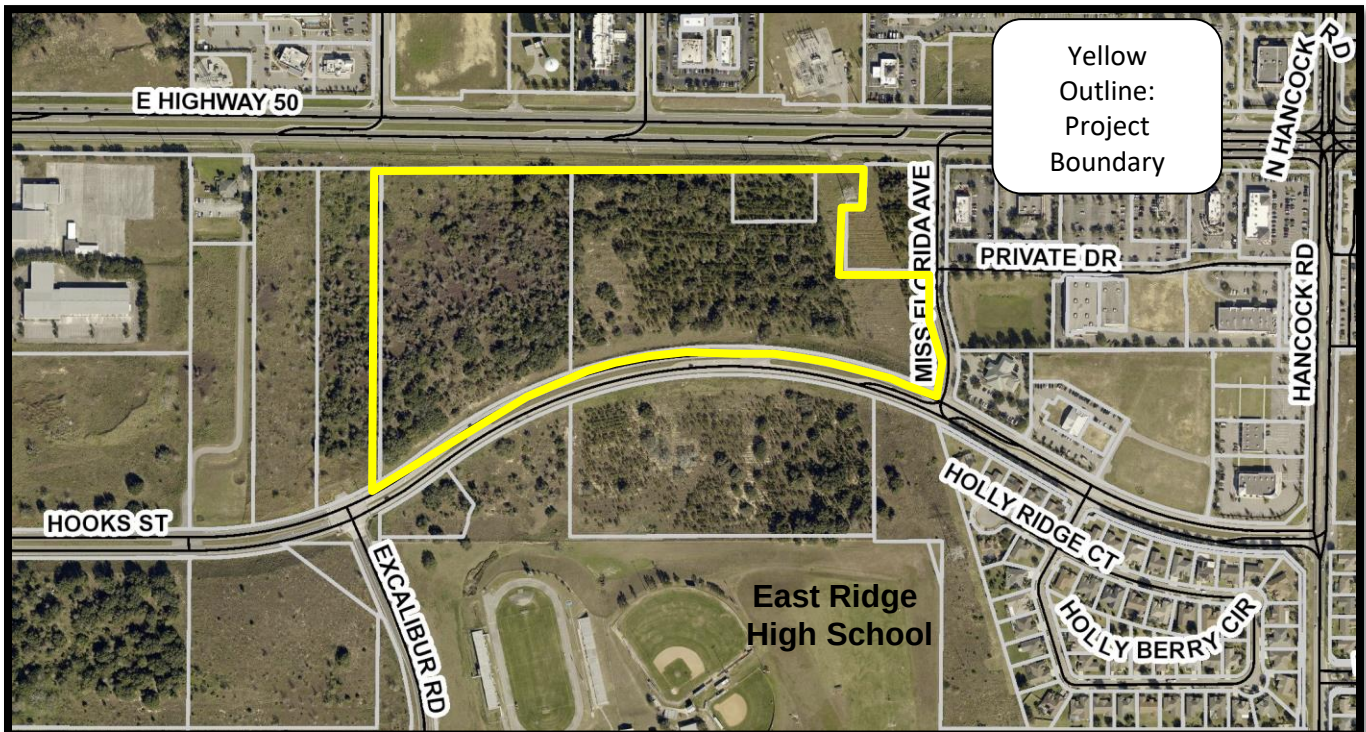
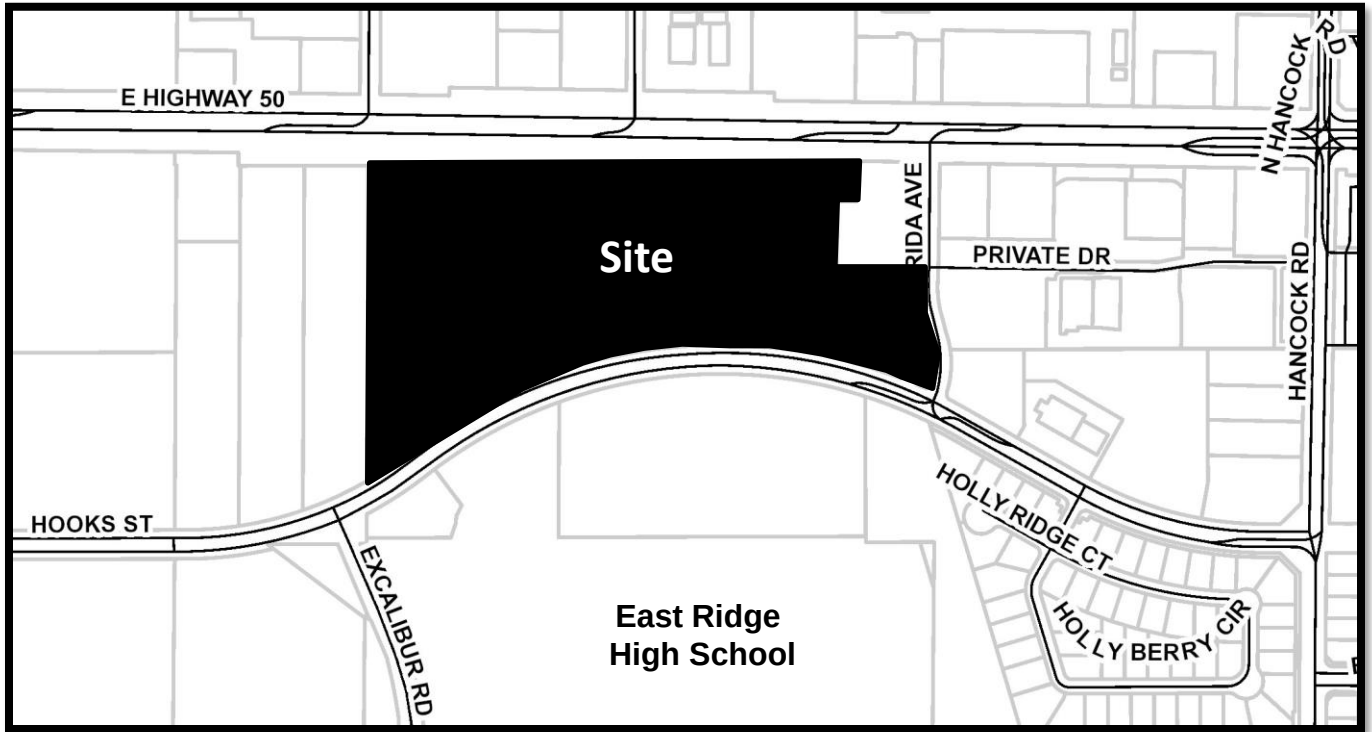
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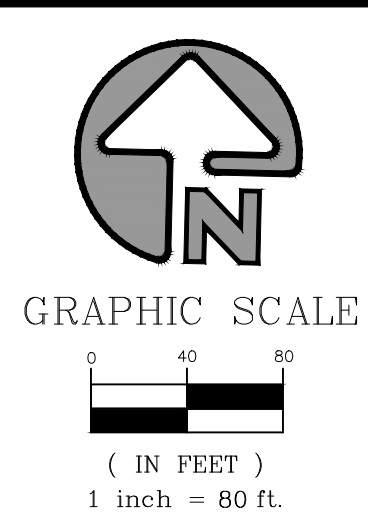
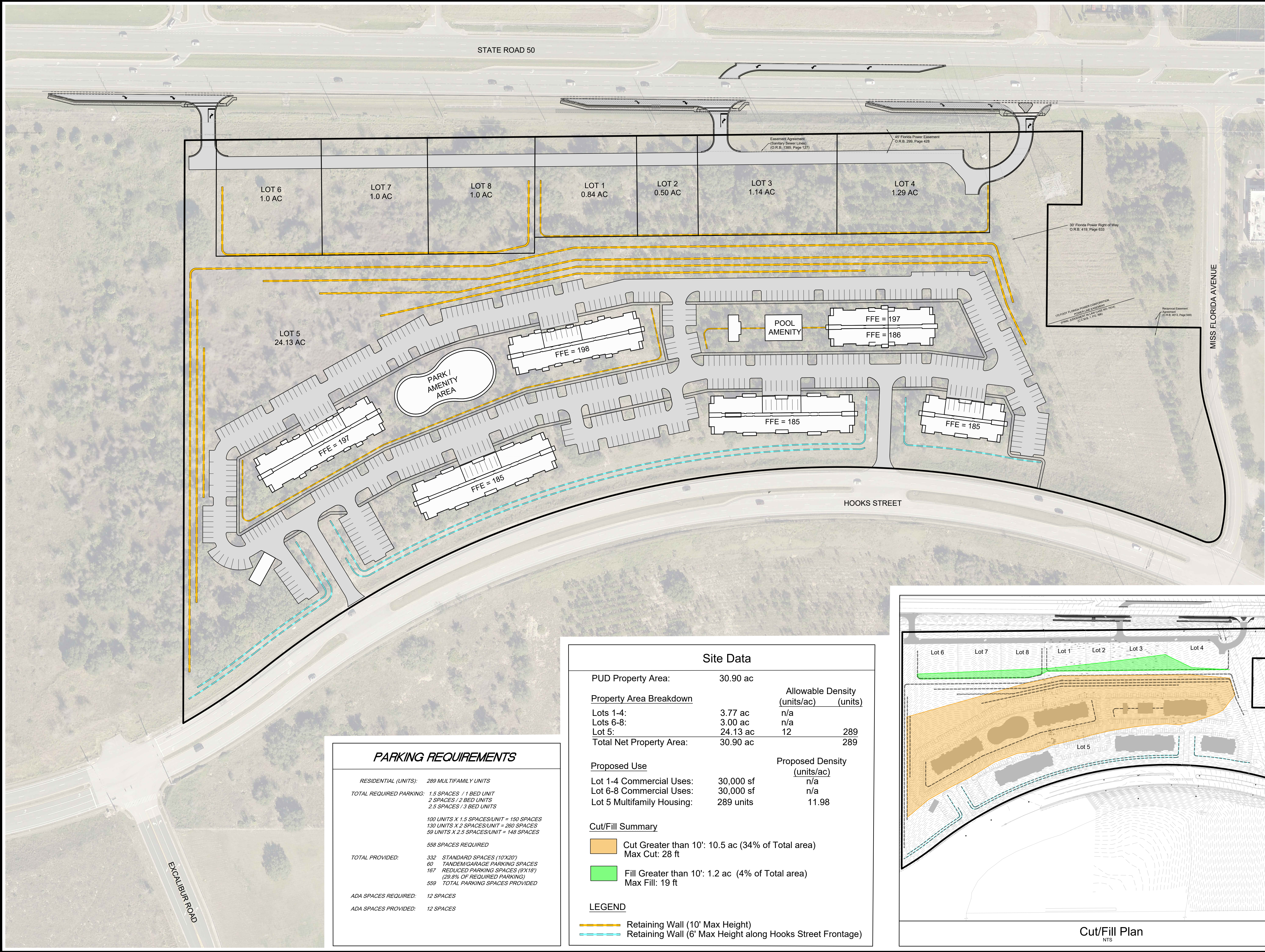
Tracy Ackroyd Howe, MMC
City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

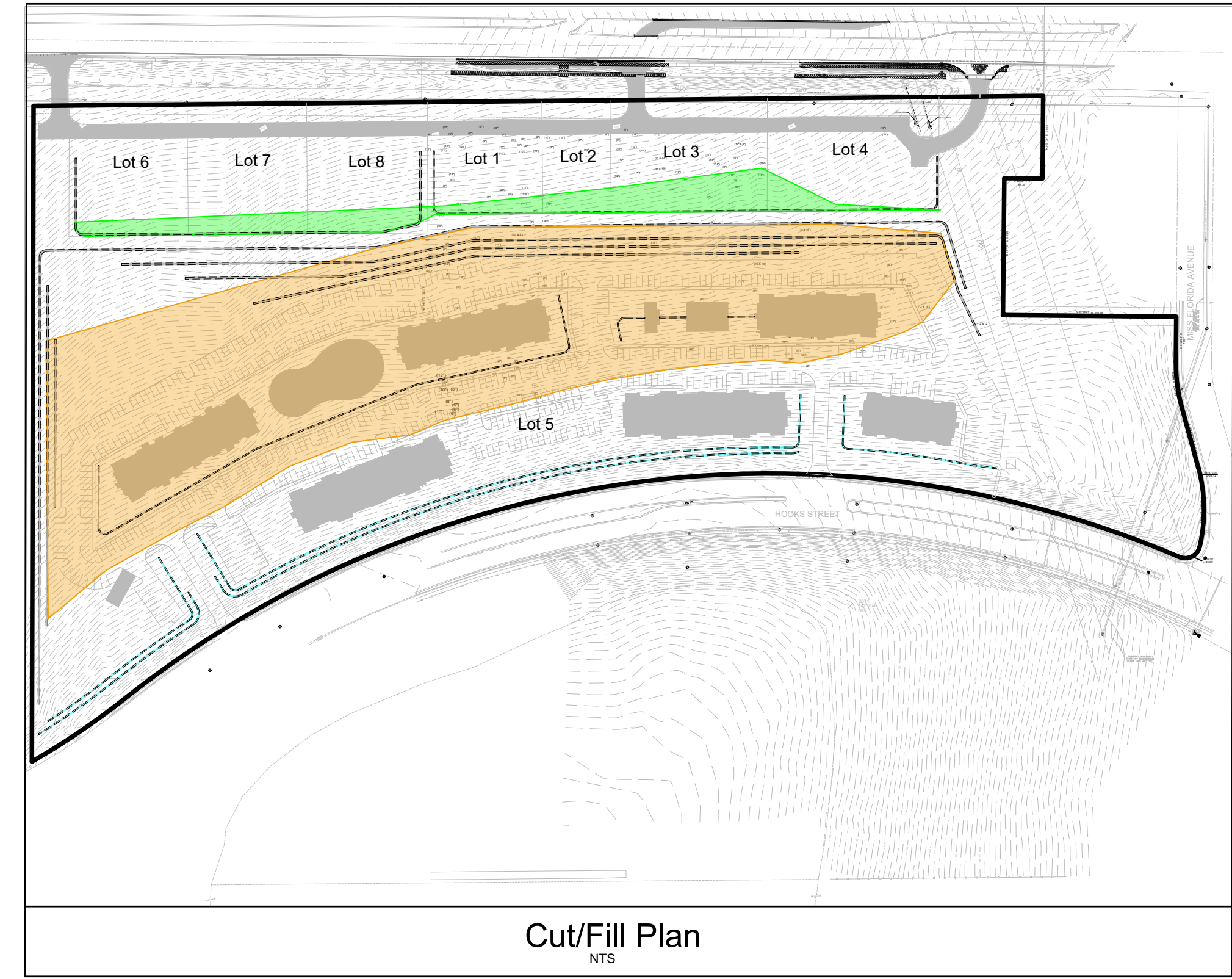
Exhibit - Location Map – The Vue PUD Rezoning Amendment





PARKING REQUIREMENTS	
RESIDENTIAL (UNITS):	289 MULTIFAMILY UNITS
TOTAL REQUIRED PARKING:	1.5 SPACES / 1 BED UNIT 2 SPACES / 2 BED UNITS 2.5 SPACES / 3 BED UNITS
	100 UNITS X 1.5 SPACES/UNIT = 150 SPACES 130 UNITS X 2 SPACES/UNIT = 260 SPACES 59 UNITS X 2.5 SPACES/UNIT = 148 SPACES
	558 SPACES REQUIRED
TOTAL PROVIDED:	332 STANDARD SPACES (10'X20') 60 TANDEM/GARAGE PARKING SPACES 167 REDUCED PARKING SPACES (8'X18') (29.8% OF REQUIRED PARKING)
	559 TOTAL PARKING SPACES PROVIDED
ADA SPACES REQUIRED:	12 SPACES
ADA SPACES PROVIDED:	12 SPACES

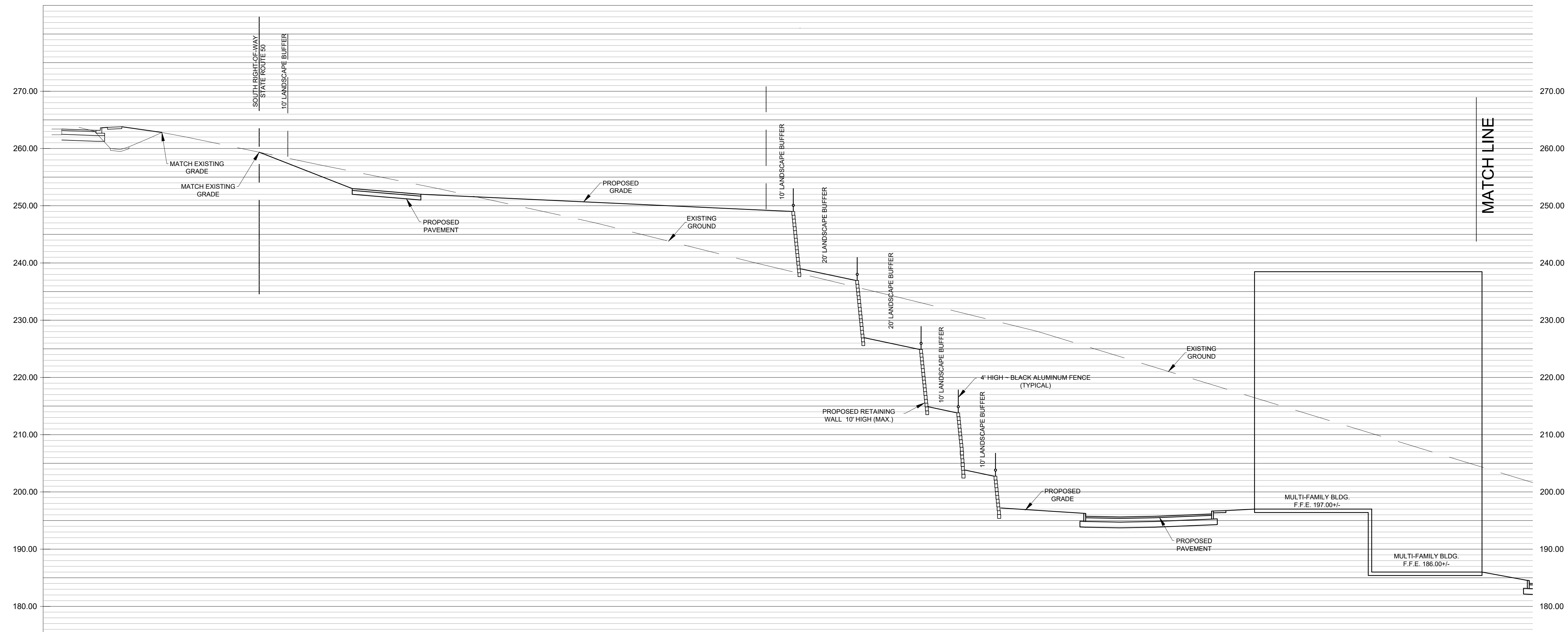
Site Data			
PUD Property Area:	30.90 ac		
Property Area Breakdown		Allowable Density (units/ac)	(units)
Lots 1-4:	3.77 ac	n/a	
Lots 6-8:	3.00 ac	n/a	
Lot 5:	24.13 ac	12	289
Total Net Property Area:	30.90 ac		289
Proposed Use		Proposed Density (units/ac)	
Lot 1-4 Commercial Uses:	30,000 sf	n/a	
Lot 6-8 Commercial Uses:	30,000 sf	n/a	
Lot 5 Multifamily Housing:	289 units	11.98	
Cut/Fill Summary			
Cut Greater than 10':	10.5 ac (34% of Total area)		
Max Cut:	28 ft		
Fill Greater than 10':	1.2 ac (4% of Total area)		
Max Fill:	19 ft		
LEGEND			
Retaining Wall (10' Max Height)			
Retaining Wall (6' Max Height along Hooks Street Frontage)			



VUE AT CLERMONT
PUD CONCEPT PLAN
OVERALL CONCEPT/LAND USE PLAN

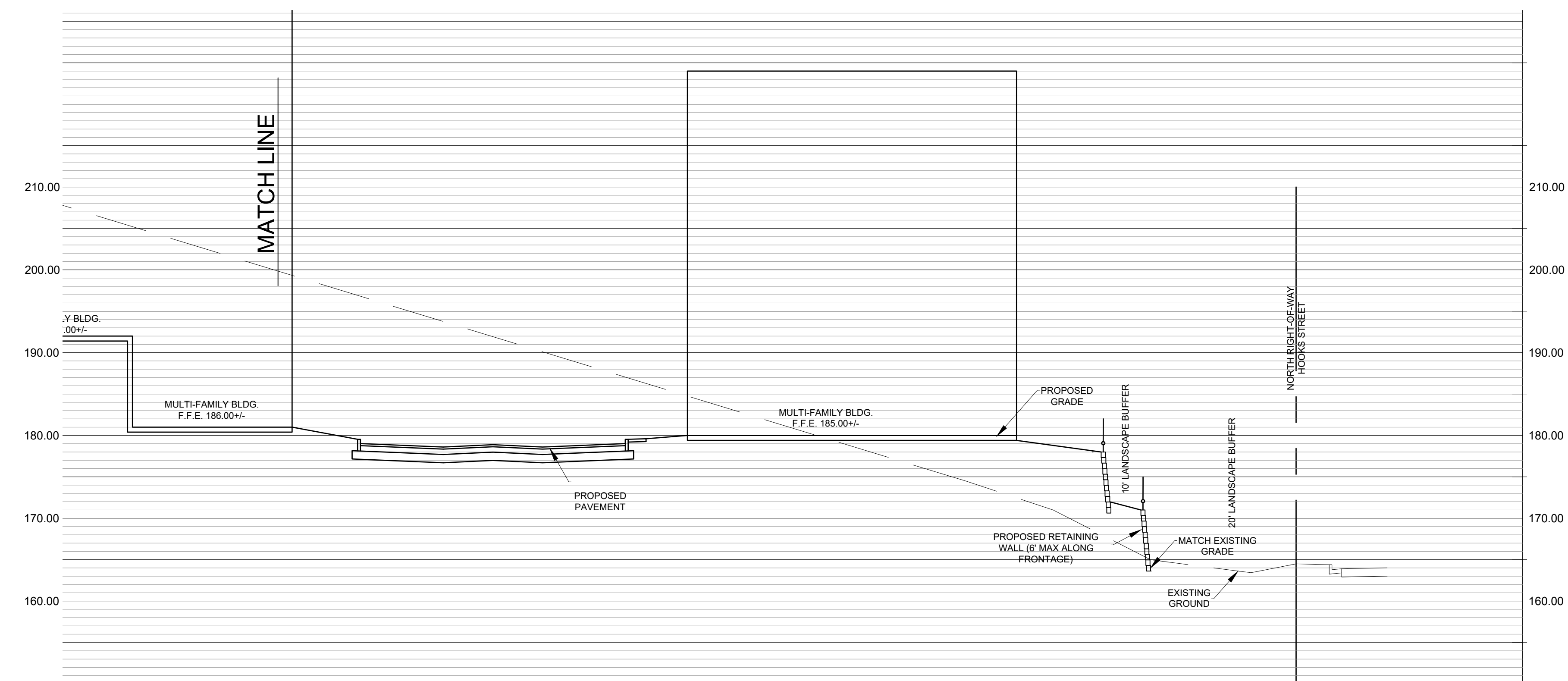
HIGHLAND
ENGINEERING, INC.
415 Citrus Tower Blvd.
Clermont, Florida 34711
Office 407-275-7877
Fax 407-275-7901
CA No. 27612

JOB No.: ACCP-001
DESIGNED BY: J.B.
DRAWN BY: J.B. & J.K.
APPROVED BY: J.B.
DATE: 04-05-2022
SHEET: 1 of 2



LOTS 5 NORTH - SOUTH CROSS SECTION

SCALES:
1" = 20' HORIZ.
1" = 10' VERT.



LOTS 5 NORTH - SOUTH CROSS SECTION

SCALES:
1" = 20' HORIZ.
1" = 10' VERT.

**VUE AT CLERMONT
PUD CONCEPT PLAN**

CROSS SECTIONS



JOB No.: ACCP-001
DESIGNED BY: J.B.
DRAWN BY: J.B. & J.K.
APPROVED BY: J.B.
DATE: 04-05-2022
SHEET: 1 of 2

APP'D BY

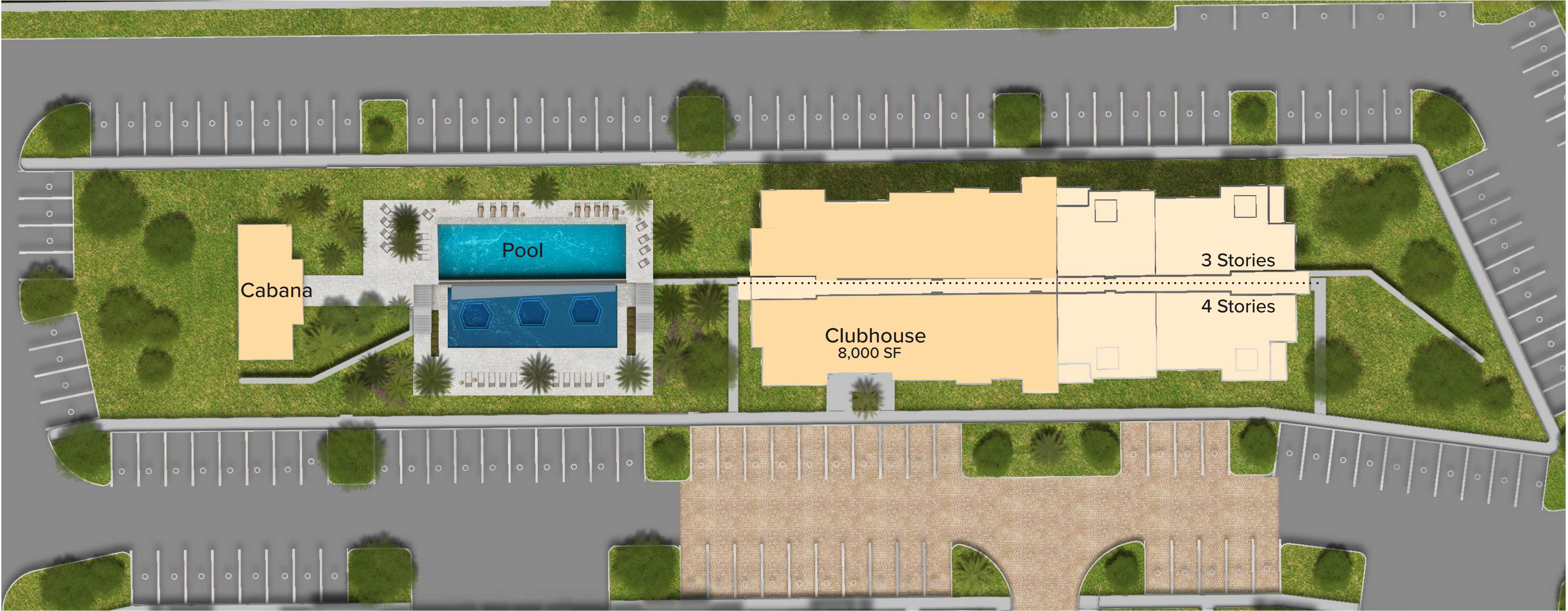
DESCRIPTION

DATE

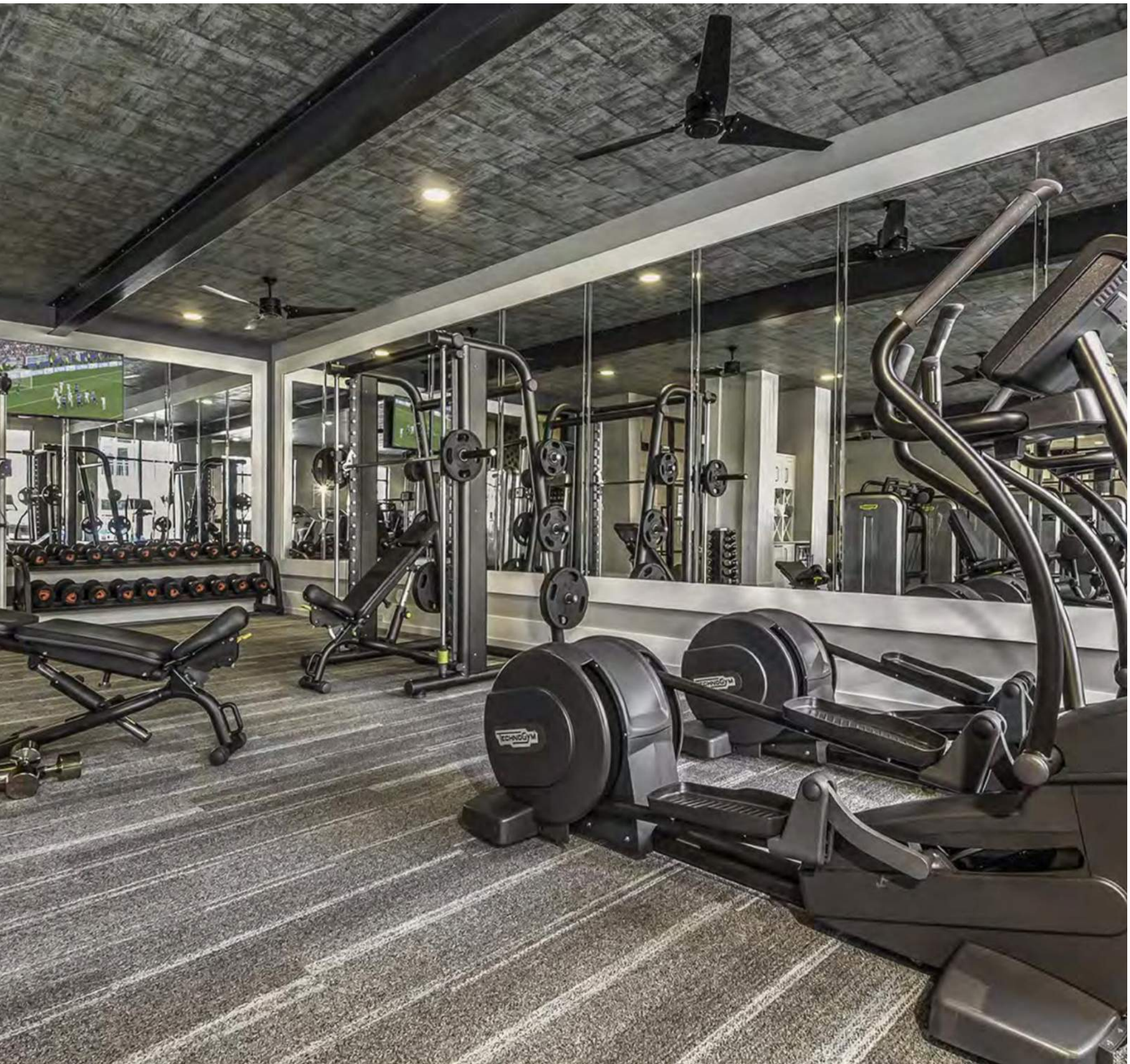
REV.



CLUBHOUSE ENLARGED

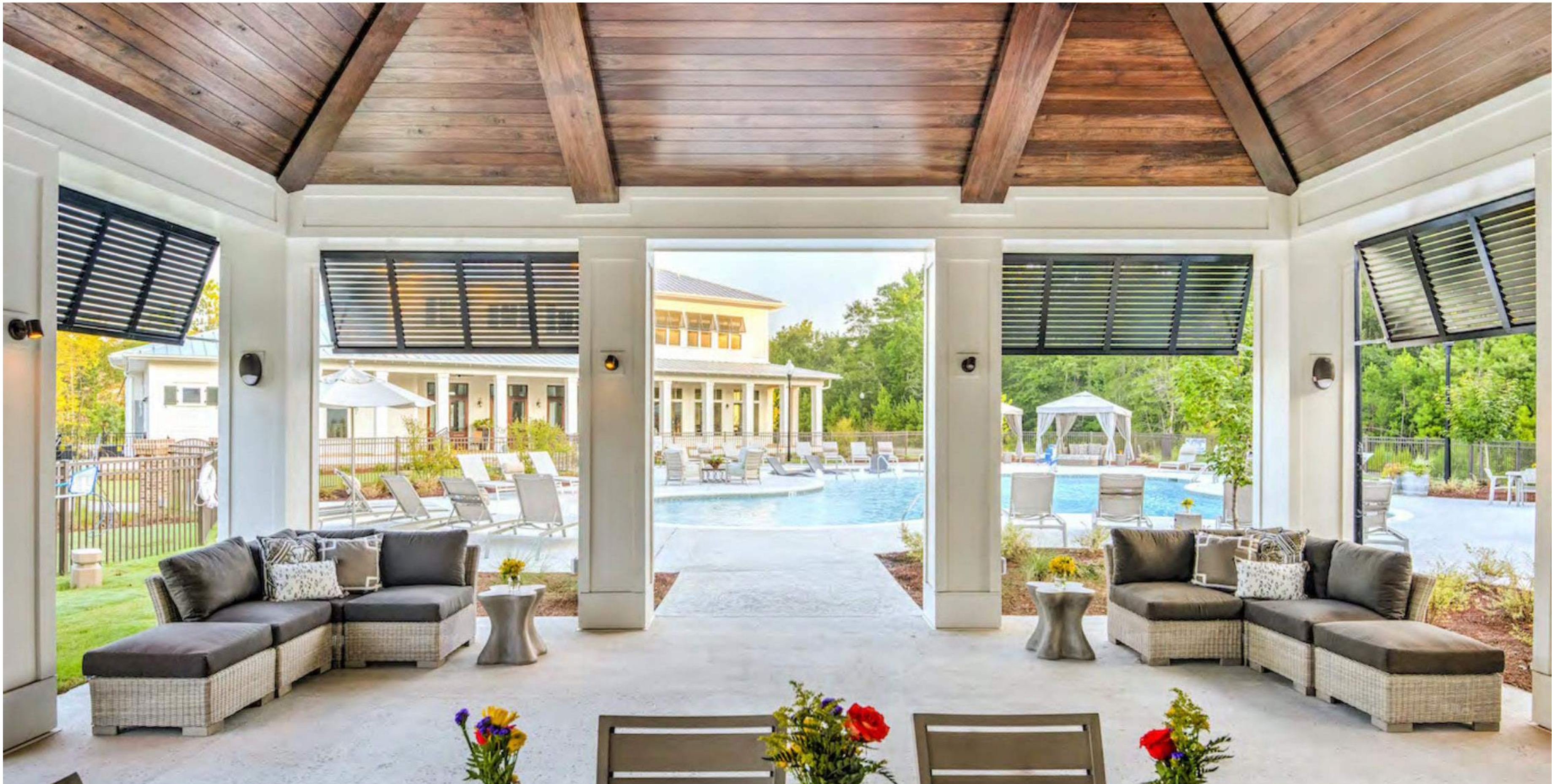


CLUBHOUSE

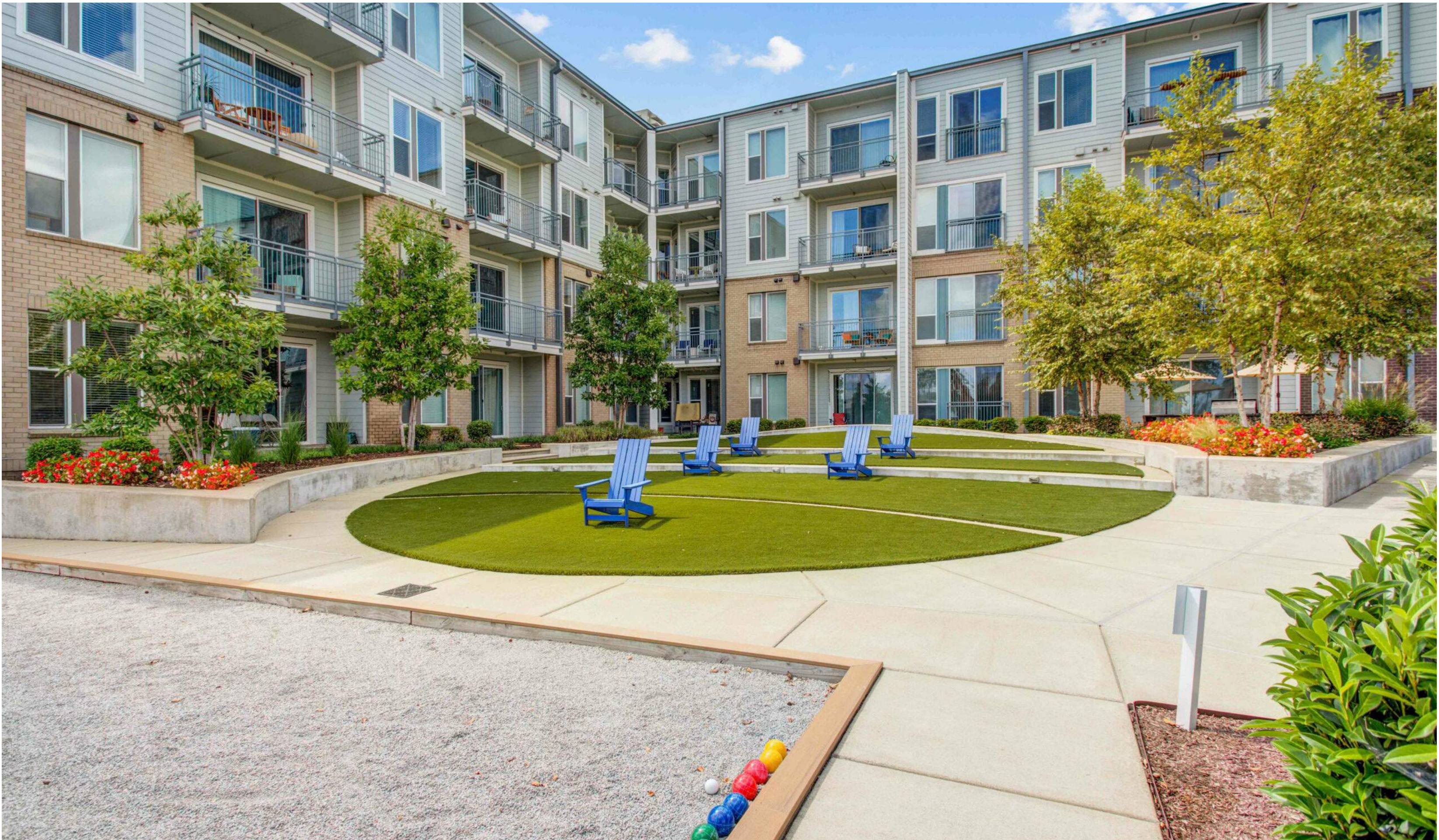




POOL CABANA



ZEN GARDEN / EVENT LAWN





CITY OF CLERMONT Staff Analysis Report

OWNER: AC Commercial Properties I, LLC and 14 Acres SR50, LLC

APPLICANT: Jimmy D. Crawford, Esq. with Crawford, Modica & Holt, Esq.

PROJECT NAME: The Vue 2022 Amendment

REQUESTED ACTION: The applicant is requesting an amendment to PUD Ordinance 2017-24 to develop lots 7-13 with multi-family apartments. The current ordinance states “any future development on parcels 7 through 13 (south side of the project) require a PUD amendment to be approved by City Council.”

SIZE OF PARCEL: 30.90 +/-acres

LOCATION: Site located west of the Miss Florida Avenue and Hooks Street intersection, north of Hooks Street and East Ridge High School.

EXISTING ZONING: PUD Zoning, Ordinance 2017-24

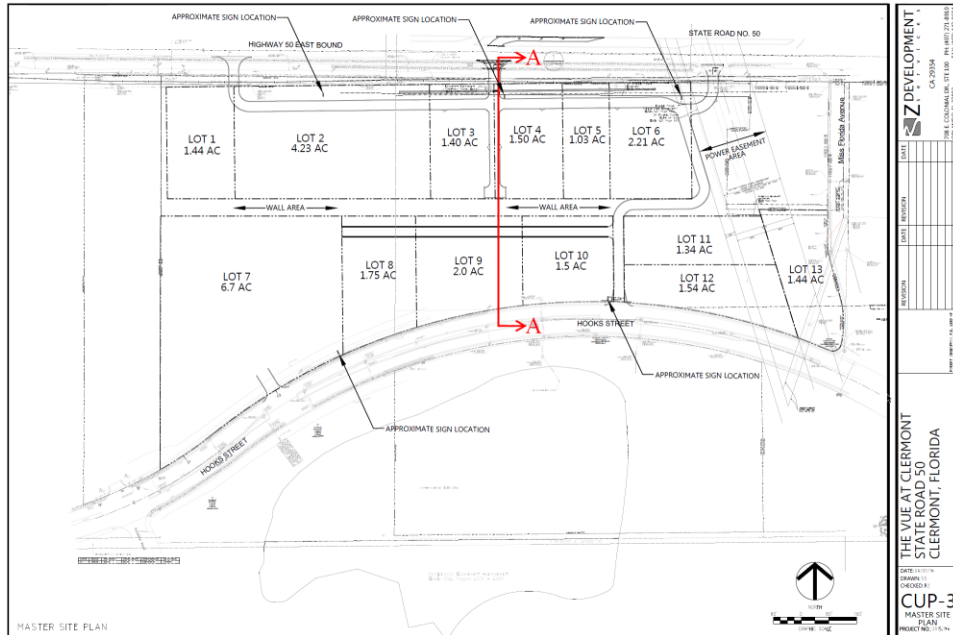
EXISTING LAND USE: Vacant land

FUTURE LAND USE CATEGORY: Commercial

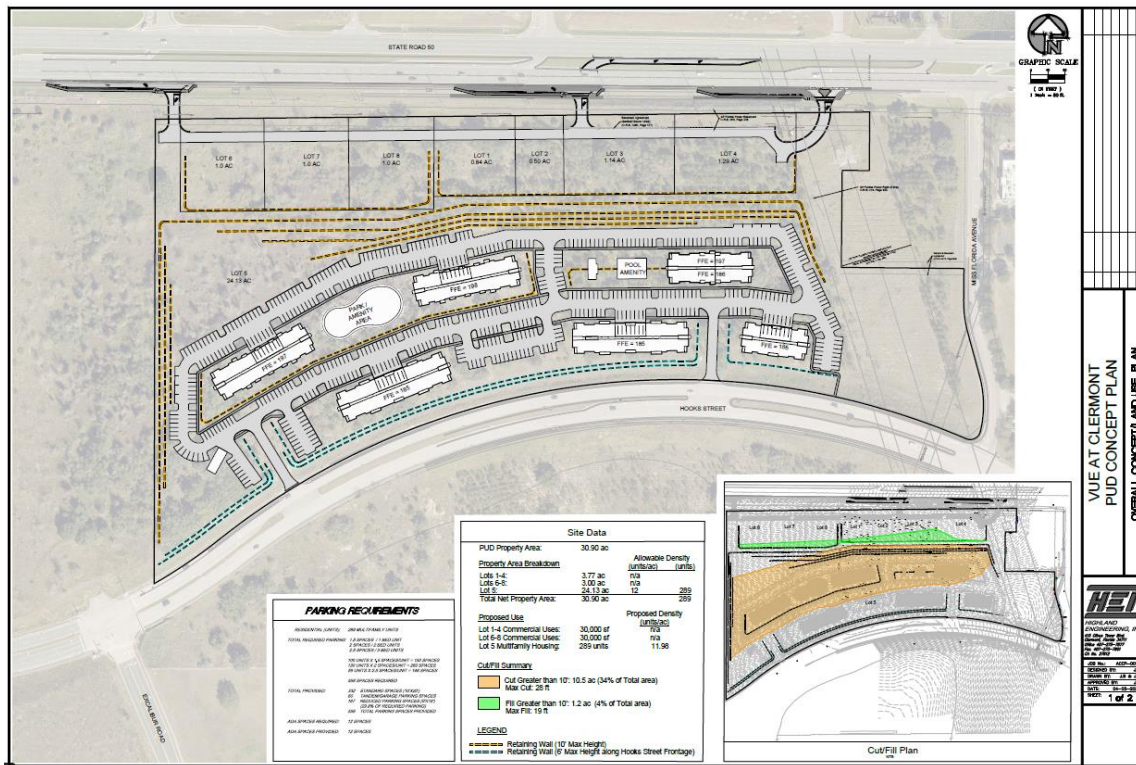
BACKGROUND

The current PUD Ordinance 2017-24 has language under section 3, item 14 that states “Any future development on parcels 7 through 13 (south side of project) require a PUD amendment to be approved by City Council.” The site plan below identifies the master site plan with lots 1 through 13. Lots 1- 6 are adjacent to SR 50 and will be used for C-2 General Commercial use. The use on these lots was not disputed and it was clear commercial uses would be the highest and best use of the lots. However, lots 7-13 (referred as to parcels 7 through 13) had a variety of potential uses listed by the applicant, but none of the uses at the time had any specific users on any of the lots along Hooks Street nor any elevations of proposed buildings were available. City Council decided it would be best to require the applicant to come back to City Council once a confirmed use was known on any future development of parcels 7 through 13. Ordinance 2017-24 has language under section 2 that states “this application for a Planned Unit Development to allow for a multi-family residential Planned Unit Development along with C-2 General Commercial uses” and section 3, item 2 indicates

the setback for multi-family and commercial use. Based upon this language, it is indicative that multi-family use is considered within the project.



The applicant has submitted a updated development plan for the project with multi-family apartments on lots 7 through 13, which is lot 5 below.



With the defined user of multi-family on lots 7 through 13, the applicant is requesting an amendment to allow development of this area through this PUD amendment.

PUD Amendment

The applicant is requesting a PUD amendment to develop on Lots 7 through 13. An updated site plan prepared by Highland Engineering shows the project consisting of seven (7) commercial lots along SR 50 and one larger lot for the multi-family use. The updated site plan consists of 8 lots total. The multi-family project will be constructed on the former lots 7 through 13, with the retaining wall shifting a bit to the north to assist in grading and parking of the multi-family project. This change reduced the retaining wall height from 13 feet to 10 feet and also removed the ability of having one commercial retailer greater than 20,000 square feet within the project on lots 1-4 and 6-8. The retaining wall will be terraced with landscaping to break up the hardscape.

Several waivers that were previously approved under Ordinance 2017-24 are still applicable to develop the site and the applicant is not requesting any additional waivers or increases in the current approved waivers. The multi-family project will consist of four-story split buildings to transition the grade with three-story on the upper half and four-story on the lower half. The apartment buildings will have elevators for the residents. The overall project area is 30.90 acres. The multi-family proposal will consist of 289 total units on 24.13 acres, which is a density of 11.98 dwelling units per acre. The remaining acreage adjacent to SR 50 will be developed as C-2 General Commercial uses.

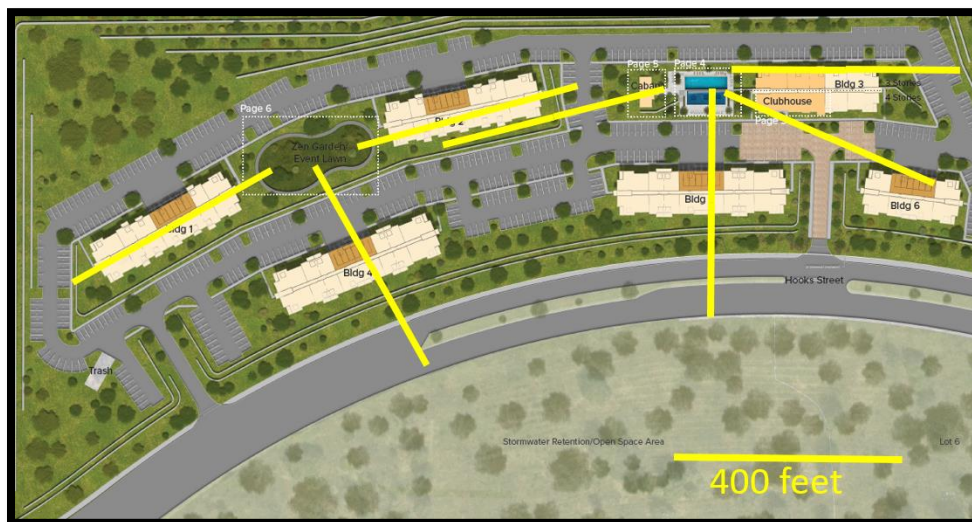
The waivers previously approved under Ordinance 2017-24 and still being valid in this amendment include:

1. Elevation changes of up to 28 feet in height over the project site through the use of cut and up to 19 feet of fill.
2. Retaining wall heights up to 13 feet in height are allowed to deal with the extreme grades on the site. This will be reduced to 10 feet.
3. Parking space dimensions shall be allowed at a minimum 9 feet wide by 18 feet deep for 30 percent of the parking requirements.
4. A reduced landscape buffer along Highway 50 is requested due to the presence of a large berm. The landscape buffer shall be a minimum of 10 feet in width and shall have the 30 percent more landscape required for Multi-family and C-2 uses.
5. Shopping center signs shall be allowed to extend 15 feet above the adjacent D.O.T berm (the D.O.T. berm varies in height depending on location.)

Access to the multi-family portion will be from two access points from Hooks Street. There will be no interconnectivity between the commercial use and multi-family use due to the elevation change. The access points on Hooks Street are existing and the applicant intends to use these points for ingress and egress. The applicant has

submitted the required traffic study and the City's transportation consultant has concurred with the proposed recommendations for improvements. Project access improvements (turn lanes) will be warranted at the SR 50 connections and a possible proportionate fair share payment to provide widening towards the Hancock Road corridor between SR 50 and Hartwood Marsh Road may be expected. The proportionate fair share will be discussed and coordinated between the applicant and Lake County prior to site plan approval.

The applicant has provided an amenity package that was reviewed using the recently adopted Wellness Way Close-to-Home Parks analysis within Section 4.2 of the Wellness Way Design Guidelines. The project is not within the Wellness Way Area Plan, but the applicant offered to provide these types of park amenities. The Close-to-Home Park service area is required within 400 feet of all residential uses. Amenities within this distance ensures they are walkable and provide for a sustainable neighborhood. The applicant has provided an amenity type within the 400 foot distance within each residential building, as shown in the graphic below. The details of the amenities are contained in Attachment A of the PUD. There is also a condition that has been added to the PUD to ensure development of these amenities.



Summary

Staff has reviewed the submitted proposal and the updated site plan. The proposed multi-family use on parcels 7-13 is allowable under the Commercial Future Land Use with a conditional use permit or through a planned unit development (PUD). The maximum density is 12 dwelling units per acre and the applicant is not exceeding this density. The commercial use along SR 50 is the highest and best use along this arterial roadway and the multi-family allows a transition to the single-family residential further to the south. The project is within walking distance to East Ridge Middle School and East

Ridge High School, which would serve the project. The applicant has provided amenities that exceed current standards.

STAFF RECOMMENDATION:

Staff has reviewed the application and proposed project in regards to Section 122-315 Review Criteria for a Planned Unit Development. The location is suitable for multi-family use since the future land use of Commercial allows this type of land use. The property has access to major road networks. The City's water and sewer service will be required in order to develop the property and capacity is available to serve the multi-family project. The project is located within walking distance of the assigned high school and middle school. School concurrency shall be met as a requirement prior to site plan approval. The western portion of this project was identified in the City's "Strategic Economic Development Plan" as having topography challenges that make development difficult. The applicant has reduced the retaining wall height request from 13 feet to 10 feet by working with the extensive grade on the site. In addition, the applicant intends to offset some of the grading through the construction of split level buildings. Staff is able to support the request and recommends approval of Ordinance 2022-032.



Traffic Impact Analysis - UPDATED

Vue at Clermont
Clermont, Florida

1 April 2022

TRAFFIC IMPACT
GROUP, LLC

2180 West SR 434, Suite 6000
Longwood, FL 32779
407.607.6985



Vue at Clermont - Clermont

I hereby certify that this report was prepared by me
or under my direct supervision, and that I am a duly
Licensed Professional Engineer under the laws of the
State of Florida.

 04/01/2022
Scott P. Israelson, P.E., PTOE
License No. 54473



Executive Summary

Project Description

This UPDATE includes revisions to the site plan.

The Vue at Clermont is a proposed mixed-use development in Clermont, Florida. The development is now proposed to a 3,500 SF dental office and 1,500 SF retail (Lot 1), a 1,600 SF coffee-shop with drive-through lane (Lot 2), a 9,100 SF urgent care (Lot 3), 6,500 SF of strip retail (Lot 4), a 289-unit apartment complex (Lots 5 and 6), and 25,000 SF of retail (Lots 7 through 9). The site is located between SR 50 and Hooks Street west of Hancock Road.

The commercial portion of the development will have three accesses to SR 50 (one 3/4 access and two right-in/right-out). The residential part will have two full-access driveways to Hooks Street.

Trip Generation

The proposed new development is expected to generate 95 entering trips and 150 exiting trips in the AM peak hour, and 185 entering and 161 exiting trips in the PM peak hour. This site will also experience pass-by and internal capture reductions, which have been included in the driveway analyses.

Turn Lanes

SR 50 & Access D

Access D is a proposed right-in/right-out only for the new retail portion of development.

Due to high volumes and high posted speed limit on SR 50, it is **recommended** to construct an eastbound right-turn lane at Access A.

SR 50 & Access A

Access A is proposed to align with Skytop View Road across SR 50 and will provide access for the retail part of development. A left-turn lane is proposed as part of development making it a 3/4-access driveway. Analysis shows that this westbound left-turn is projected to see a queue of two vehicles. It is **recommended** to construct this westbound left-turn lane with 100 feet of storage length plus 290 feet of deceleration distance which includes a 50-foot taper.

Due to high volumes and high posted speed limit on SR 50, it is **recommended** to construct an eastbound right-turn lane at Access A.

SR 50 & Access B

Access B is located at an existing right-in/right-out curb cut and will provide access for the retail part of development. Due to high volumes and high posted speed limit on SR 50, it is **recommended** to construct an eastbound right-turn lane at Access A.

SR 50 & Miss Florida Avenue

SR 50 & Miss Florida Avenue is a 3/4-access intersection. The left turns lanes in both directions are approximately 300 feet plus taper. Analysis shows that the eastbound left-turn lane is expected to accommodate the expected queue for Full Build 2023 Conditions.

Observation shows that the westbound queue currently sees up to eight vehicles stacked in the PM peak hour. It is **recommended** to extend the westbound left-turn lane to 200 feet of queue storage plus 290 feet of deceleration including taper. This is needed for existing conditions and should not be tied to development.

Traffic Impacts

Roadway Segments

Analysis shows Hancock Road (south of Hooks Street) is currently operating above its adopted capacity.

SR 50 & Citrus Tower Boulevard

Analysis of existing conditions shows that the intersection experiences LOS E overall in both peak hours. A previous TIA **recommended** constructing northbound and southbound right-turn lanes and adjusting the signal timing. This is needed for existing conditions and should not be tied to this development.

Citrus Tower Boulevard & Hooks Street

Analysis shows that the intersection is expected to operate at LOS D overall in both peak hours for the Full Build 2023 scenario. The southbound left-turn movement is projected to see LOS F in both peak hours, with other movements experiencing LOS E.

Using HCM 6, analysis shows that constructing an eastbound right-turn lane and retiming the signal results in acceptable levels of service.

SR 50 & Hancock Road

Analysis of existing conditions shows that the intersection functions at LOS E overall in both peak hours with many movements seeing LOS F. Previous TIAs **recommended** constructing northbound and southbound right-turn lanes and adjusting signal timing. Since SR 50 is operating above its capacity, the roadway would need to be widened. These improvements are needed for current conditions and should not be tied to development.

Hancock Road & Hooks Street

Analysis shows that the intersection is projected to see LOS F in the northbound and southbound approaches in the PM peak hour. Hancock Road south of Hooks Street is currently operating above its capacity. The roadway would need to be widened to four lanes south of Hooks Street. This improvement is needed for current conditions and should not be tied to development.

Recommended Improvements

The following summarizes recommended improvements:

SR 50 & Access D

- Construct an eastbound right-turn lane with 290 feet of deceleration distance which includes a 50-foot taper.
- Construct the driveway with a 50-foot throat length.

SR 50 & Access A

- Construct an eastbound right-turn lane with 290 feet of deceleration distance which includes a 50-foot taper.
- Construct a westbound left-turn lane with 100 feet of storage length plus 240 feet of deceleration distance which includes a 50-foot taper.
- Construct the driveway with a 50-foot throat length.

SR 50 & Access B

- Construct an eastbound right-turn lane with 290 feet of deceleration distance which includes a 50-foot taper.
- Construct the driveway with a 50-foot throat length.

Citrus Tower Boulevard & Hooks Street

- Construct an eastbound right-turn lane and retime the signal.

SR 50 & Citrus Tower Boulevard

- Previous TIAs recommended constructing northbound and southbound right turns and adjusting signal timing.
- This is needed for existing conditions and should not be tied to this development.

SR 50 & Hancock Road

- Previous TIAs recommended constructing northbound and southbound right turns and adjusting signal timing.
- SR 50 is operating above its service volume and should be widened.
- This is needed for existing conditions and should not be tied to this development.

Hancock Road & Hooks Street

- Hancock Road is operating above its service volume and should be widened to four lanes.
- This is needed for existing conditions and should not be tied to this development.

Hooks Street & Access C

- The City's transportation consultant directed the developer to construct a WB left-turn lane.

MEMORANDUM

Date: July 7, 2022

Project #: 24449.09

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

From: Stephanie Shealey, PE, PTOE, PTP and Kush Bhagat, PE

Project: Vue at Clermont TIA

Subject: TIA Review

This memorandum has been prepared to document the review of the Vue at Clermont Transportation Impact Analysis report. The revised methodology memorandum was completed by Traffic Impact Group, LLC and is dated April 1, 2022. The project proposes to build a 3,500 sq ft dental office, 1,600 sq ft coffee shop with drive-through lane, 9,100 sq ft urgent care, 6,500 sq ft of strip retail, 289-unit apartment complex, and 25,000 sq ft of retail. The commercial portion of the development will have access on SR 50 at three locations. The apartment complex will have access on Hooks Street.

The project recommends turn lanes at all access points on SR 50 which should be required to be constructed as part of the development. Eastbound right-turn lanes are needed at access points A, B, and D. Westbound left-turn lanes are needed at access points A and C.

Vue at Clermont Transportation Impact Analysis Methodology Memorandum Comments:

1. **Executive Summary (Page 1)** – The paragraph discussing turn lanes are SR 50 & Access D incorrectly refers to Access A. Please revise to refer to Access D.
2. **Introduction (Page 4)** – Figure 1 does not depict Access D. Please revise to include Access D. Additionally, please provide labels for the access points.
3. **Figures 3-9** – The base map does is not aligned with the data points shown. Please adjust the figures so that the locations of the intersections and driveways are properly shown.
4. **Trip Distribution (Page 14)** – Please provide the assumptions as to how the project trips on SR 50 were divided between driveway access points.
5. **Summary and Conclusion (Page 41)** – The paragraph discussing turn lanes are SR 50 & Access D incorrectly refers to Access A. Please revise to refer to Access D.
6. **Recommended Improvements (Page 42)** – Please add the recommended improvements at Access D to this section.



CITY OF CLERMONT REZONING APPLICATION

DATE April 7, 2022		FEE: \$542.00 + cost of advertisement + cost of traffic review, if necessary	
Project Name (if applicable) The Vue 2022 Amendment			
Applicant Jimmy D. Crawford, Esq.			
Contact Person Jimmy Crawford or Amanda Titus			
Address 702 W. Montrose Street	City Clermont	State FL	Zip 34711
Telephone 352/432-8644	Fax 352/432-8699		
Email			
OWNER INFORMATION			
Owner's Name AC Commercial Properties I, LLC (and) 14 Acres SR50, LLC			
Owner Address See Attached Statement	City	State	Zip
Telephone	Email		
PROPERTY INFORMATION			
Address of Subject Property South of SR 50, North of Hooks St., West of Miss Florida Blvd.	City Clermont	State FL	Zip 34711
Legal Description (include copy of survey) See Attached Statement			
Acreage 29.10	Land Use (City verification required) Commercial		
Present Zoning (City verification required) PUD	Proposed Zoning PUD (amended)		



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?

See Attached Statement

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

Jimmy D. Crawford

Applicant Name (print)

Jonathan A. Moore, Manager, AC Commercial Prop I LLC

Owner Name (print)

x 
Applicant Name (signature)

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



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?

See Attached Statement

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

Jimmy D. Crawford

Applicant Name (print)

A handwritten signature in black ink, appearing to read 'Jimmy D. Crawford', written over a horizontal line.

Applicant Name (signature)

Richard E. Bosserman, Mgr, 14 Acres SR 50 LLC

Owner Name (print)

Richard E. Bosserman

dotloop verified
04/12/22 3:00 PM EDT
MWYD-5ZQW-7X6W-XQUL

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

**STATEMENT IN SUPPORT
PUD ZONING APPLICATION**

THE VUE AT CLERMONT 2022 AMENDMENT

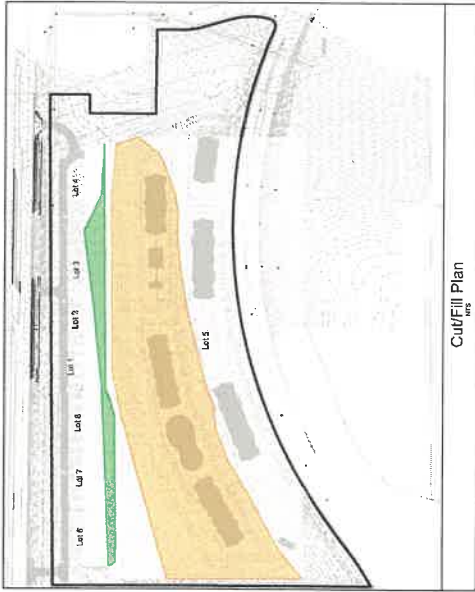
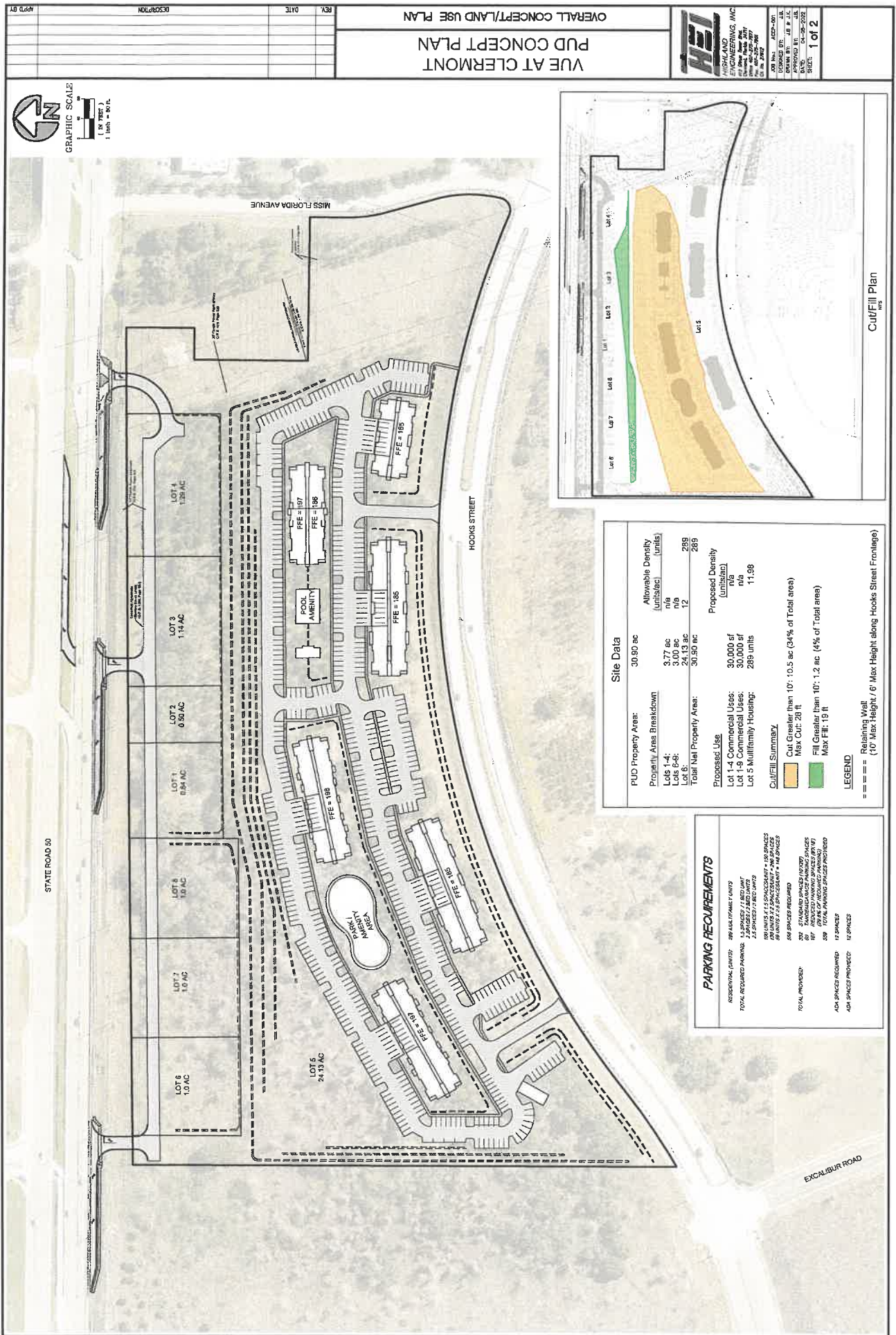
1. Applicant/
Agent: Jimmy D. Crawford, Esq.
Crawford, Modica & Holt, Esq.
702 West Montrose St.
Clermont, Florida 34711
Phone: 352/432-8644
Email: jcrawford@cmnlawyer.com
2. Owners: AC Commercial Properties I, LLC
760 Fennel Street, Suite 220
Maitland, Florida 32751
Email: jamoore@acommercial.com

14 Acres SR 50, LLC
1701 Spring Lake Drive
Orlando, Florida 32804
Email: jcrawford@cmhlawyers.com
mpuryear@srdcommercial.com
3. Location: See attached legal description. South of SR 50, West of
Miss Florida Blvd, North of Hooks Street.
4. Description of Change/Zoning Request.

The Vue at Clermont is an existing approved PUD (Ordinance 2017-24 and Resolution 2016-15) approving C-2 uses on the Property and 324 units of age-restricted multi-family development. This amendment is applied for to grant final approval to construct multi-family units on the Hooks Street frontage, as contemplated by Ordinance 2017-24, Section 3.14, now that more detailed grading and construction plans are available.
5. Waivers Requested in PUD:

None beyond those granted in Ordinance 2017-24. Existing retaining wall height waiver of 13' is being reduced to 10'.
6. See attached conceptual plan, indicating changes requested.

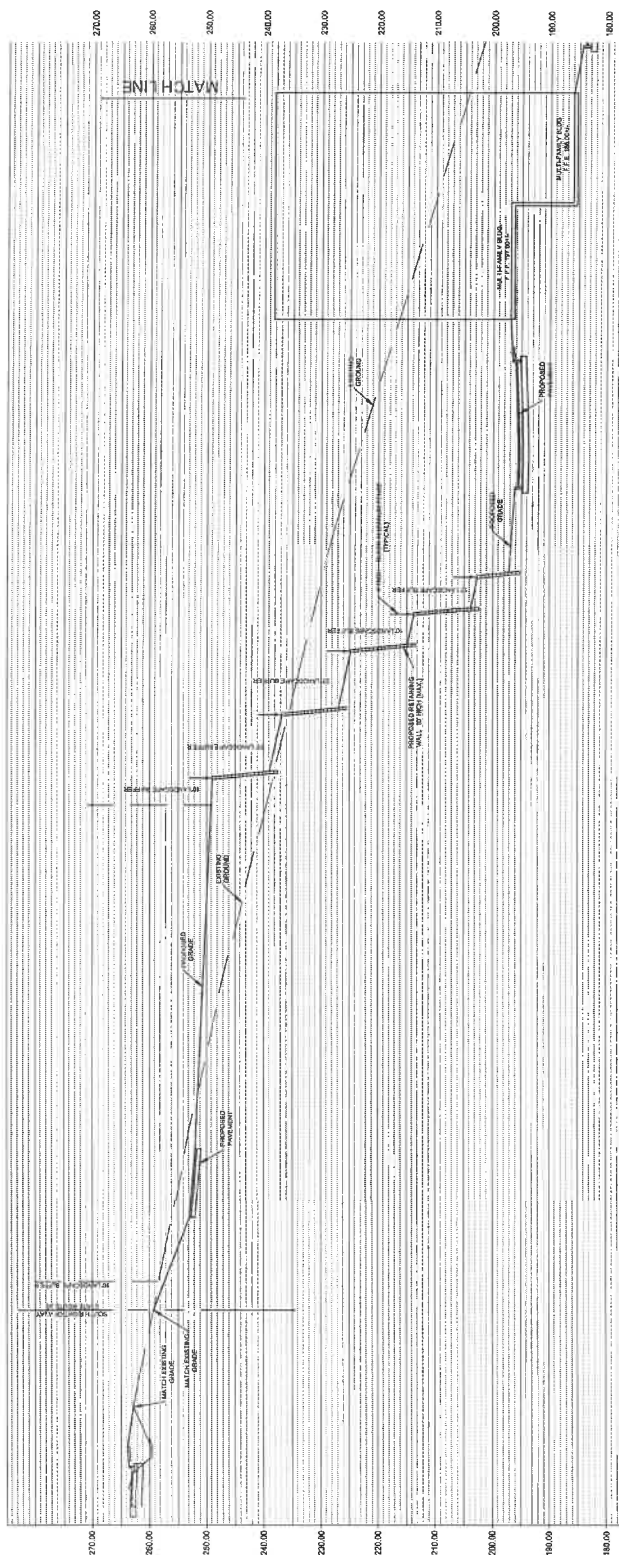
EXHIBIT “A”
Legal Description



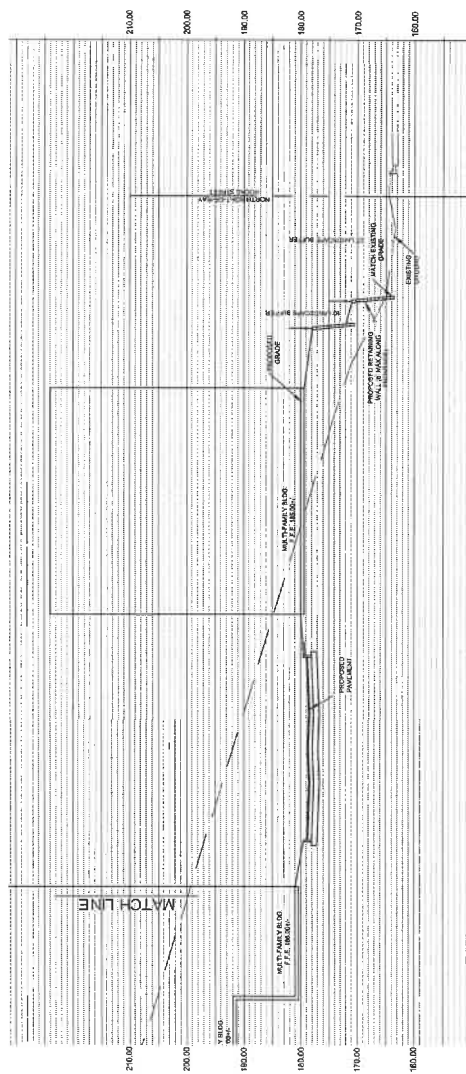
Cutoff Plan

Site Data		
PUD Property Area:	30.90 ac	
Property Area Breakdown	Allowable Density (units/ac)	
Lots 1-4:	3.77 ac	n/a
Lots 5-8:	3.00 ac	n/a
Lot 9:	24.13 ac	12
Total Net Property Area:	30.90 ac	289
Proposed Use	Proposed Density (units/ac)	
Lot 1-4 Commercial Uses:	30,000 sf	n/a
Lot 1-9 Commercial Uses:	30,000 sf	n/a
Lot 5 Multifamily Housing:	289 units	11.98
Cutoff Summary		
Cut Greater than 10': 10.5 ac (34% of Total area)		
Max Cut: 20 ft		
Cut Greater than 10': 1.2 ac (4% of Total area)		
Max Cut: 10 ft		
Legend		
===== Retaining Wall (10' Max Height / 6' Max Height along Hooks Street Frontage)		

PARKING REQUIREMENTS	
RESIDENTIAL UNITS:	189 MULTIFAMILY UNITS
TOTAL REQUIRED PARKING:	1.5 SPACES / 1 RESIDENT UNIT
	2.5 SPACES / 1 RESIDENT UNIT
	100 UNITS AT 1.5 SPACES/UNIT = 150 SPACES
	100 UNITS AT 2.5 SPACES/UNIT = 250 SPACES
	189 UNITS AT 1.5 SPACES/UNIT = 283 SPACES
	189 UNITS AT 2.5 SPACES/UNIT = 472 SPACES
TOTAL PROVIDED:	292 STANDARD SPACES (10/20)
	107 STANDARD SPACES (10/20)
	185 SPACES OF REQUIRED PARKING
ADA SPACES REQUIRED:	12 SPACES
ADA SPACES PROVIDED:	12 SPACES



LOTS 5 NORTH - SOUTH CROSS SECTION
SE-4-23
1" = 20' HORIZ.
1" = 10' VERT.



LOTS 5 NORTH - SOUTH CROSS SECTION

LEGAL NOTICE

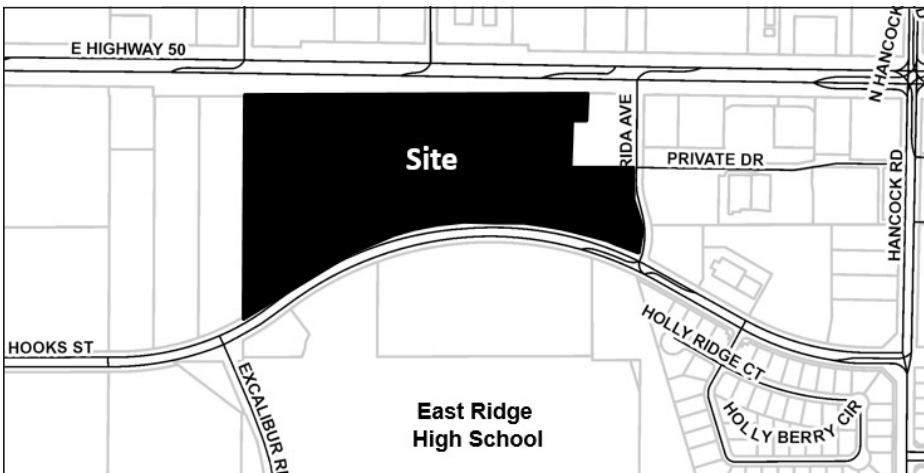
On Tuesday, August 2, 2022 at 6:30 PM the Clermont Planning & Zoning Commission will consider the enactment of following proposed ordinance and on Tuesday, August 23, 2022 at 6:30 PM at a public hearing the request will be held before the City Council for Final Adoption.

ORDINANCE NO. 2022-032

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

LOCATION

Site located south of SR 50 and west of Miss Florida Avenue
North of Hooks Street and East Ridge High School
Approx. 29.10 +/- Acres
Alternate Keys 3334566 & 1028272



LEGAL DESCRIPTION

LEGAL DESCRIPTION – AC COMMERCIAL
ALTERNATE KEY 333456

PARCEL 1

THAT PART OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, DESCRIBES AS FOLLOWS:
COMMENCE AT THE EAST ¼ CORNER OF SAID SECTION 28; THENCE RUN NORTH 00°42'51" EAST ALONG THE EAST LINE OF THE NORTHEAST ¼ OF SAID SECTION 28 FOR A DISTANCE OF 664.12 FEET TO THE NORTHEAST CORNER OF THE SOUTH ¼ OF THE NORTHEAST ¼ OF SAID SECTION 28; THENCE RUN SOUTH 89°24'16" WEST ALONG THE NORTH LINE OF SAID SOUTH ¼ FOR A DISTANCE OF 1335.19 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 270.00 FEET AND CHORD BEARING OF SOUTH 01°23'58" WEST AND THE POINT OF BEGINNING; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°36'59" FOR A DISTANCE OF 111.29 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET AND A CHORD BEARING OF SOUTH 63°07'26" WEST; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 99°49'56" FOR A DISTANCE OF 43.56 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1750.00 FEET AND A CHORD BEARING OF NORTH 87°56'35" WEST AND THE NORTH RIGHT OF WAY LINE OF HOOK STREET, AS DESCRIBED IN OFFICIAL RECORDS BOOK 2010, PAGE 316, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN WESTERLY ALONG SAID NORTH RIGHT OF WAY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°57'58" FOR A DISTANCE OF 1281.78 FEET TO A NON-RADIAL LINE AND THE EAST RIGHT OF WAY LINE OF AN UNNAMED RIGHT OF WAY, ACCORDING TO THE PLAT OF LAKE HIGHLANDS COMPANY, AS RECORDED IN PLAT BOOK 2, PAGE 28, OF SAID PUBLIC RECORDS; THENCE RUN NORTH 00°10'52" EAST ALONG SAID EAST RIGHT OF WAY LINE FOR A DISTANCE OF 718.43 FEET TO THE SOUTH RIGHT OF WAY LINE OF STATE ROAD NUMBER 50; THENCE RUN NORTH 89°24'19" EAST ALONG SAID SOUTH RIGHT OF WAY LINE FOR A DISTANCE OF 1127.57 FEET; THENCE RUN SOUTH 89°29'29" EAST ALONG SAID SOUTH RIGHT OF WAY LINE FOR A DISTANCE OF 120.11 FEET TO THE WEST LINE OF THE EAST 60 FEET OF TRACT 19, OF SAID LAKE HIGHLANDS COMPANY; THENCE RUN SOUTH 00°26'52" WEST ALONG SAID WEST LINE FOR A DISTANCE OF 445.90 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 280.00 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°45'47" FOR A DISTANCE OF 77.03 FEET TO THE POINT OF TANGENCY; THENCE RUN SOUTH 15°18'56" EAST FOR A DISTANCE OF 105.46 FEET TO THE POINT OF THE CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 270.00 FEET AND A CHORD BEARING OF SOUTH 12°51'43" EAST; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°54'24" FOR A DISTANCE OF 23.12 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THEREFROM THAT PARCEL CONVEYED BY MAYNARD K. KNAPP, INDIVIDUALLY AND AS TRUSTEE TO AKRAM ISMAIL, M.D., BY SPECIAL WARRANTY DEED RECORDED APRIL 17, 2015, IN OFFICIAL RECORDS BOOK 4613, PAGE 945, DESCRIBED AS FOLLOWS:

A PORTION OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 28; THENCE S01°07'06" W ALONG THE EAST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 1372.13 FEET TO A POINT; THENCE N89°06'23" W, A DISTANCE OF 1322.25 TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 50, (RIGHT-OF-WAY VARIES PER RIGHT-OF-WAY MAP SECTION 11070); THENCE CONTINUE N89°06'23" W, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING; THENCE S00°51'39" W, ALONG THE WEST RIGHT-OF-WAY LINE OF MISS FLORIDA AVENUE (ORB 2345, PAGE 748), ALSO BEING PARALLEL TO AND 60.00 FEET WEST OF THE EAST LINE OF SAID SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 28 AND THE EAST LINE OF TRACT 19 OF LAKE HIGHLANDS COMPANY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 28, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, A DISTANCE OF 369.94 FEET TO A POINT; THENCE N89°08'21" W, A DISTANCE OF 291.58 FEET TO A POINT; THENCE N00°51'39" E, A DISTANCE OF 230.29 FEET TO A POINT; THENCE S89°08'21" E, A DISTANCE OF 64.35 FEET TO A POINT; THENCE N00°51'39" E, A DISTANCE OF 139.00 FEET TO A POINT ON THE SOUTH LINE OF AN UNNAMED UNIMPROVED STREET, ALSO BEING THE NORTH LINE OF SAID TRACT 19; THENCE N89°50'25"E, ALONG THE NORTH LINE OF SAID TRACT 19, A DISTANCE OF 42.23 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 50; THENCE S89°06'23"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 50, A DISTANCE OF 185.01 FEET TO THE POINT OF BEGINNING.

AND

THE EAST ½ OF THE VACATED NORTH SOUTH ROADWAY BETWEEN TRACTS 20, 21, 28, AND 29 AS SHOWN ON THE LAKE HIGHLAND'S COMPANY PLAT OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, RECORDED IN PLAT BOOK 2, PAGE 28, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; LYING NORTHERLY OF HOOK STREET, AND SOUTHERLY OF STATE ROAD NO. 50, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NE CORNER OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, THENCE S 0°17'37" W, A DISTANCE OF 1372.13 FEET; THENCE N 89°55'52" W, A DISTANCE OF 1322.25 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF STATE ROAD NO. 50 (A VARIABLE WIDTH PUBLIC RIGHT OF WAY); THENCE THE FOLLOWING FOUR (4) COURSES AND DISTANCES ALONG SAID SOUTH RIGHT OF WAY LINE, CONTINUE N 89°55'52" W, A DISTANCE OF 60.00 FEET; THENCE N 89°27'07" W, A DISTANCE OF 184.98 FEET; THENCE S 89°30'08" W, A DISTANCE OF 42.24 FEET; THENCE S 89°24'19" W, A DISTANCE OF 1020.48 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH RIGHT OF WAY, RUN S 00°14'51" W, ALONG THE WEST LINE OF TRACT 20 AND 29, A DISTANCE OF 718.43 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF HOOK STREET (A 100 FOOT WIDE PUBLIC RIGHT OF WAY) SAID POINT ALSO BEING ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 1750.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°31'14", A DISTANCE OF 15.90 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 70°52'48" W, 15.90 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, RUN N 0°14'51" E, A DISTANCE OF 723.70 FEET TO A POINT ON THE AFOREMENTIONED SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 50; THENCE N 89°28'03" E, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 15 FEET TO THE POINT OF BEGINNING.

PARCEL 2 (EASEMENT ESTATE)

TOGETHER WITH THAT CERTAIN NON-EXCLUSIVE INGRESS-EGRESS EASEMENT GRANTED BY AKRAM ISMAIL TO MAYNARD K. KNAPP, TRUSTEE, TO RECIPROCAL EASEMENT AGREEMENT RECORDED APRIL 17, 2015, IN OFFICIAL RECORDS BOOK 4613, PAGE 948, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

PARCEL 3 (SOUTHERN PORTION)

TRACT 29 AND TRACT 30, AS SHOWN ON THE LAKE HIGHLANDS COMPANY PLAT OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, RECORDED IN PLAT BOOK 2, PAGE 28, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; LESS THAT PORTION LYING WITHIN AND NORTH OF THE RIGHT OF WAY FOR HOOK STREET.

PARCEL 5

THE EAST ½ OF THE VACATED NORTH SOUTH ROADWAY BETWEEN TRACTS 28, AND 29 AS SHOWN ON THE LAKE HIGHLAND'S COMPANY PLAT OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, RECORDED IN PLAT BOOK 2, PAGE 28, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; LYING SOUTHERLY OF HOOK STREET, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NE CORNER OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, THENCE S 0°17'37" W, A DISTANCE OF 1372.13 FEET; THENCE N 89°55'52" W, A DISTANCE OF 1322.25 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF STATE ROAD NO. 50 (A VARIABLE WITH PUBLIC RIGHT OF WAY); THENCE THE FOLLOWING FOUR (4) COURSES AND DISTANCES ALONG SAID SOUTH RIGHT OF WAY LINE, CONTINUE N 89°55'52" W, A DISTANCE OF 60.00 FEET; THENCE N 89°27'07" W, A DISTANCE OF 184.98 FEET; THENCE S 89°30'08" W, A DISTANCE OF 42.24 FEET; THENCE S 89°24'19" W, A DISTANCE OF 1020.48 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY, RUN S 00°14'51" W, ALONG THE WEST LINE OF TRACTS 20 AND 29, A DISTANCE OF 824.65 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF HOOK STREET (A 100 FOOT WIDE PUBLIC RIGHT OF WAY); THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, RUN S 0°14'51" W, ALONG THE WEST LINE OF SAID TRACT 29, A DISTANCE OF 473.42 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 29; THENCE S 89°28'17" W, A DISTANCE OF 15.00 FEET TO THE SOUTHEAST CORNER OF AFOREMENTIONED TRACT 28; THENCE N 0°14'51" E, ALONG THE EAST LINE OF SAID TRACT 28, A DISTANCE OF 467.99 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF AFOREMENTIONED HOOK STREET, SAID POINT ALSO BEING ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 1650.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°33'23", A DISTANCE OF 16.02 FEET, TO THE POINT OF BEGINNING, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 69°39'14" E, 16.02 FEET.

ALTERNATE KEY 1028272

THAT PORTION OF TRACTS 21 AND 28 AS SHOWN ON THE LAKE HIGHLANDS COMPANY'S PLAT OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, RECORDED IN PLAT BOOK 2, PAGE 28, LYING NORTH OF HOOK STREET, AS RECORDED IN BOOK 2017, PAGE 1757, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

PROPERTY REZONING

Amend PUD Ordinance to allow development (multi-family apartments) on parcels 7 through 13 (south side of project), as indicated in Section 3, item 14 contained in Ordinance 2017-24

All public meetings are held in the Clermont City Hall, Council Chambers located at 685 W. Montrose Street, Clermont, FL 34711.

This ordinance is available for public inspection in the Development Services Department, Monday through Friday between the hours of 8:00 AM and 5:00 PM.

All interested parties shall 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



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, September 27, 2022		
Agenda Item Name		
Ordinance No. 2022-034 <i>Final</i> 111 Apartments Annexation (Entitlements approved by Lake County)		
Requested Action		
Recommend approval of Ordinance No. 2022-034.		
Staff Report		
This is a staff initiated request for approval of an annexation from Lake County Planned Unit Development to the City of Clermont Planned Unit Development (PUD) category. The City is requesting annexation of the subject property as authorized by the Utility Agreement with the property owner. The Notice of Encumbrance to annex was executed on September 24, 2019. The subject parcel is located north of State Road 50 and east of County Road 455 and is approximately 21.9 +/- acres. Lake County has approved the development of a 296-unit multi-family apartment housing project on the site which is currently under construction. The City of Clermont has the capacity and will be providing water and sewer services for the development. The City will annex the property as approved by Lake County. The proposed High Density Residential Land Use designation allows up to the maximum of 12 units per acre, which is consistent with the intent of the Comprehensive Plan goals, objectives and policies. Staff recommends approval of the annexation with the provisions of Ordinance 2022-034.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. ORD 2022-034 - 111 Apartments annexation (08.25.2022)	ORD 2022-034 - 111 Apartments annexation (08.25.2022).pdf	
2. Legal ad - Ord. 2022-034 111 Apartments	Legal ad - Ord. 2022-034 111 Apartments.pdf	



CITY OF CLERMONT
ORDINANCE NO. 2022-034

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

LAKE HIGHLANDS 23-22-26 PB 4 PG 11 TRACTS 51A, 52A, 61, 62, AND THAT PART OF VACATED STREET LYING SOUTH OF TRACTS 61 & 62, BOUNDED ON THE EAST BY THE EAST LINE OF TRACT 62 AND THE SOUTHERLY EXTENSION TO THE SOUTH LINE OF SECTION 23 TOWNSHIP 22 SOUTH RANGE 26 EAST, BOUNDED ON THE WEST BY THE WEST LINE OF TRACT 61 AND THE SOUTHERLY EXTENSION TO THE SOUTH LINE OF SAID SECTION 23--LESS FROM THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 26 TOWNSHIP 22 SOUTH RANGE 26 EAST RUN SOUTH 89-46-45 EAST ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 OF SECTION 26 A DISTANCE OF 33 FEET TO THE INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF COUNTY ROAD NO 455 AND POINT OF BEGINNING, RUN NORTH 00-36-35 EAST ALONG SAID EAST RIGHT OF WAY LINE 195.41 FEET, SOUTH 89-46-45 EAST 1296.29 FEET TO THE EAST LINE OF TRACT 62 OF LAKE HIGHLANDS SUB IN

CITY OF CLERMONT
ORDINANCE NO. 2022-034

SECTION 23, SOUTH 00-56-24 WEST ALONG SAID EAST LINE 195.42 FEET TO THE NORTH LINE OF SAID NORTHEAST 1/4 OF SECTION 26, WEST ALONG SAID NORTH LINE TO THE POINT OF BEGINNING AND LESS FROM NORTH 1/4 CORNER OF SECTION 26 RUN SOUTH 89-47-05 EAST ALONG NORTH LINE OF NORTHEAST 1/4 OF SAID SECTION 26 A DISTANCE OF 33 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF COUNTY ROAD NO 455, NORTH 00-43-08 EAST 195.32 FEET TO A POINT ON THE PROPOSED BOUNDARY LINE OF CARMAX AND POINT OF BEGINNING, CONTINUE NORTH 00-43-08 EAST 39.55 FEET, NORTH 89-16-52 WEST 13 FEET, NORTH 00-43-08 EAST 533.34 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF VACATED ATLANTIC COASTLINE, 60 FEET WIDE RAILROAD RIGHT OF WAY PER ORB 1947 PG 150, THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE NORTH 50-47-04 EAST 9.58 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1402.70 FEET, A CENTRAL ANGLE OF 01-28-27, AND A CHORD LENGTH OF 36.09 FEET, WHICH BEARS NORTH 51-31-18 EAST THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE 36.09 FEET, THENCE DEPARTING SAID RIGHT OF WAY LINE SOUTH 00-43-08 WEST 601.64 FEET TO A POINT ON THE PROPOSED BOUNDARY LINE OF CARMAX, THENCE ALONG SAID BOUNDARY LINE RUN NORTH 89-46-45 WEST 22.31 FEET TO THE POINT OF BEGINNING OF ADDITIONAL ROAD RIGHT OF WAY-- ORB 5674 PG 1983LEGAL DESCRIPTION

LOCATION:

14006 County Road 455,
Property located north of SR 50 and CR 455 intersection
Alternate Key 2665645
21.9 +/- Acres





CITY OF CLERMONT
ORDINANCE NO. 2022-034

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.

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 8: 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. 2022-034

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 27th day of September 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

LEGAL NOTICE

The Clermont City Council will consider the enactment of the following proposed Ordinance at their regularly scheduled meeting to be held Tuesday, September 27, 2022 at 6:30 PM at 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. 2022-034

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:

14006 County Road 455,
Property located north of SR 50 and CR 455 intersection
Alternate Key 2665645
21.9 +/- Acres



LEGAL DESCRIPTION

LAKE HIGHLANDS 23-22-26 PB 4 PG 11 TRACTS 51A, 52A, 61, 62, AND THAT PART OF VACATED STREET LYING SOUTH OF TRACTS 61 & 62, BOUNDED ON THE EAST BY THE EAST LINE OF TRACT 62 AND THE SOUTHERLY EXTENSION TO THE SOUTH LINE OF SECTION 23 TOWNSHIP 22 SOUTH RANGE 26 EAST, BOUNDED ON THE WEST BY THE WEST LINE OF TRACT 61 AND THE SOUTHERLY EXTENSION TO THE SOUTH LINE OF SAID SECTION 23--LESS FROM THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 26 TOWNSHIP 22 SOUTH RANGE 26 EAST RUN SOUTH 89-46-45 EAST ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 OF SECTION 26 A DISTANCE OF 33 FEET TO THE INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF COUNTY ROAD NO 455 AND POINT OF BEGINNING, RUN NORTH 00-36-35 EAST ALONG SAID EAST RIGHT OF WAY LINE 195.41 FEET, SOUTH 89-46-45 EAST 1296.29 FEET TO THE EAST LINE OF TRACT 62 OF LAKE HIGHLANDS SUB IN SECTION 23, SOUTH 00-56-24 WEST ALONG SAID EAST LINE 195.42 FEET TO THE NORTH LINE OF SAID NORTHEAST 1/4 OF SECTION 26, WEST ALONG SAID NORTH LINE TO THE POINT OF BEGINNING AND LESS FROM NORTH 1/4 CORNER OF SECTION 26 RUN SOUTH 89-47-05 EAST ALONG NORTH LINE OF NORTHEAST 1/4 OF SAID SECTION 26 A DISTANCE OF 33 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF COUNTY ROAD NO 455, NORTH 00-43-08 EAST 195.32 FEET TO A POINT ON THE PROPOSED BOUNDARY LINE OF CARMAX AND POINT OF BEGINNING, CONTINUE NORTH 00-43-08 EAST 39.55 FEET, NORTH 89-16-52 WEST 13 FEET, NORTH 00-43-08 EAST 533.34 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF VACATED ATLANTIC COASTLINE, 60 FEET WIDE RAILROAD RIGHT OF WAY PER ORB 1947 PG 150, THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE NORTH 50-47-04 EAST 9.58 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1402.70 FEET, A CENTRAL ANGLE OF 01-28-27, AND A CHORD LENGTH OF 36.09 FEET, WHICH BEARS NORTH 51-31-18 EAST THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE 36.09 FEET, THENCE DEPARTING SAID RIGHT OF WAY LINE SOUTH 00-43-08 WEST 601.64 FEET TO A POINT ON THE PROPOSED BOUNDARY LINE OF CARMAX, THENCE ALONG SAID BOUNDARY LINE RUN NORTH 89-46-45 WEST 22.31 FEET TO THE POINT OF BEGINNING OF ADDITIONAL ROAD RIGHT OF WAY-- ORB 5674 PG 1983LEGAL DESCRIPTION

All 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 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 1

Meeting Date		
Tuesday, September 27, 2022		
Agenda Item Name		
Ordinance No. 2022-035 <i>Final</i> 111 Apartments Comprehensive Plan Amendment (Entitlements approved by Lake County)		
Requested Action		
Recommend approval of Ordinance No. 2022-035.		
Staff Report		
This is a Staff initiated request for approval of a small-scale comprehensive plan amendment to change the future land use from Lake County Urban High Density to Clermont High Density Residential designation. The City is requesting annexation of the subject property as authorized by the Utility Agreement with the property owner. The Notice of Encumbrance to annex was executed on September 24, 2019. The subject parcel is located north of State Road 50 and east of County Road 455 and is approximately 21.9 +/- Acres. Lake County has approved the development of a 296-unit multifamily apartment housing project on the site which is currently under construction. The City of Clermont has the capacity and will be providing water and sewer services for the development. The City will annex the property as approved by Lake County. The proposed High Density Residential Land Use designation allows up to the maximum of 12 units per acre, which is consistent with the intent of the Comprehensive Plan goals, objectives and policies. The property will also be rezoned from Lake County Planned Unit Development (PUD) to Clermont Planned Unit Development (PUD) zoning classification. Staff recommends approval of the Future Land Use change from Lake County Urban High Density to Clermont High Density Residential designation with Ordinance 2022-035.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. ORD 2022-035 Clermont 111 Apartments CPA (08.25.2022)	ORD 2022-035 Clermont 111 Apartments CPA (08.25.2022).pdf	
2. Location Maps	Location Maps.pdf	
3. 111 Apartments FLU MAP	111 Apartments FLU MAP.pdf	
4. 180311 - Oak Property North Parcel ALTA 5-15-19 SS	180311 - Oak Property North Parcel ALTA 5-15-19 SS.pdf	
5. Legal ad - Ord. 2022-035 111 Apartments	Legal ad - Ord. 2022-035 111 Apartments.pdf	



CITY OF CLERMONT
ORDINANCE NO. 2022-035

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

LAKE HIGHLANDS 23-22-26 PB 4 PG 11 TRACTS 51A, 52A, 61, 62, AND THAT PART OF VACATED STREET LYING SOUTH OF TRACTS 61 & 62, BOUNDED ON THE EAST BY THE EAST LINE OF TRACT 62 AND THE SOUTHERLY EXTENSION TO THE SOUTH LINE OF SECTION 23 TOWNSHIP 22 SOUTH RANGE 26 EAST, BOUNDED ON THE WEST BY THE WEST LINE OF TRACT 61 AND THE SOUTHERLY EXTENSION TO THE SOUTH LINE OF SAID SECTION 23--LESS FROM THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 26 TOWNSHIP 22 SOUTH RANGE 26 EAST RUN SOUTH 89-46-45 EAST ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 OF SECTION 26 A DISTANCE OF 33 FEET TO THE INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF COUNTY ROAD NO 455 AND POINT OF BEGINNING, RUN NORTH 00-36-35

CITY OF CLERMONT
ORDINANCE NO. 2022-035

EAST ALONG SAID EAST RIGHT OF WAY LINE 195.41 FEET, SOUTH 89-46-45 EAST 1296.29 FEET TO THE EAST LINE OF TRACT 62 OF LAKE HIGHLANDS SUB IN SECTION 23, SOUTH 00-56-24 WEST ALONG SAID EAST LINE 195.42 FEET TO THE NORTH LINE OF SAID NORTHEAST 1/4 OF SECTION 26, WEST ALONG SAID NORTH LINE TO THE POINT OF BEGINNING AND LESS FROM NORTH 1/4 CORNER OF SECTION 26 RUN SOUTH 89-47-05 EAST ALONG NORTH LINE OF NORTHEAST 1/4 OF SAID SECTION 26 A DISTANCE OF 33 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF COUNTY ROAD NO 455, NORTH 00-43-08 EAST 195.32 FEET TO A POINT ON THE PROPOSED BOUNDARY LINE OF CARMAX AND POINT OF BEGINNING, CONTINUE NORTH 00-43-08 EAST 39.55 FEET, NORTH 89-16-52 WEST 13 FEET, NORTH 00-43-08 EAST 533.34 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF VACATED ATLANTIC COASTLINE, 60 FEET WIDE RAILROAD RIGHT OF WAY PER ORB 1947 PG 150, THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE NORTH 50-47-04 EAST 9.58 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1402.70 FEET, A CENTRAL ANGLE OF 01-28-27, AND A CHORD LENGTH OF 36.09 FEET, WHICH BEARS NORTH 51-31-18 EAST THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE 36.09 FEET, THENCE DEPARTING SAID RIGHT OF WAY LINE SOUTH 00-43-08 WEST 601.64 FEET TO A POINT ON THE PROPOSED BOUNDARY LINE OF CARMAX, THENCE ALONG SAID BOUNDARY LINE RUN NORTH 89-46-45 WEST 22.31 FEET TO THE POINT OF BEGINNING OF ADDITIONAL ROAD RIGHT OF WAY-- ORB 5674 PG 1983LEGAL DESCRIPTION

LOCATION:

14006 County Road 455
Property located north of SR 50 and east of CR 455 intersection
Alternate Key 2665645
21.9 +/- Acres





CITY OF CLERMONT
ORDINANCE NO. 2022-035

CHANGE IN FUTURE LAND USE CLASSIFICATION

FROM: LAKE COUNTY URBAN HIGH DENSITY
TO: CITY OF CLERMONT HIGH DENSITY RESIDENTIAL

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. 2022-035

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida, this 27th day of September, 2022.

CITY OF CLERMONT

Tim Murry, Mayor

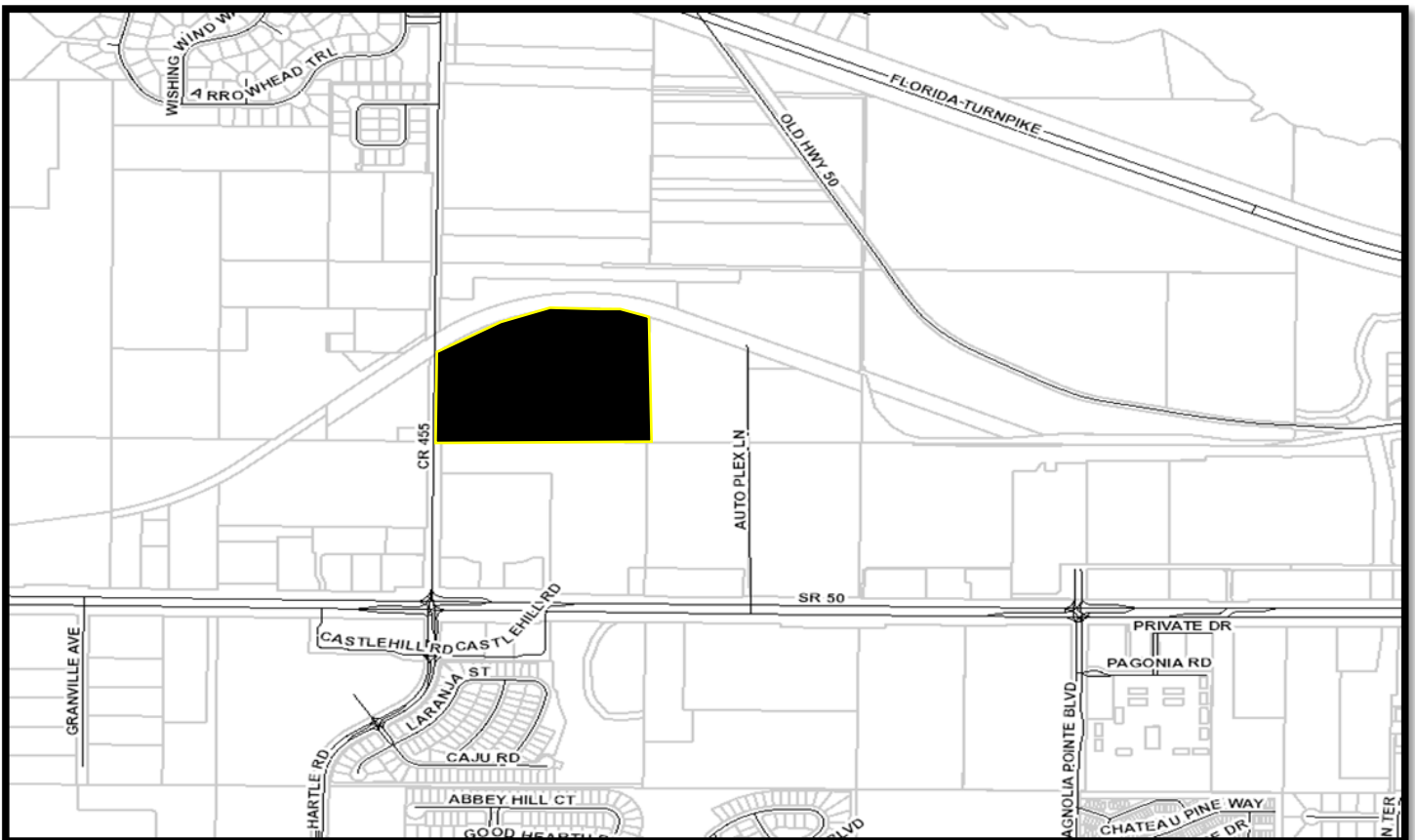
ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

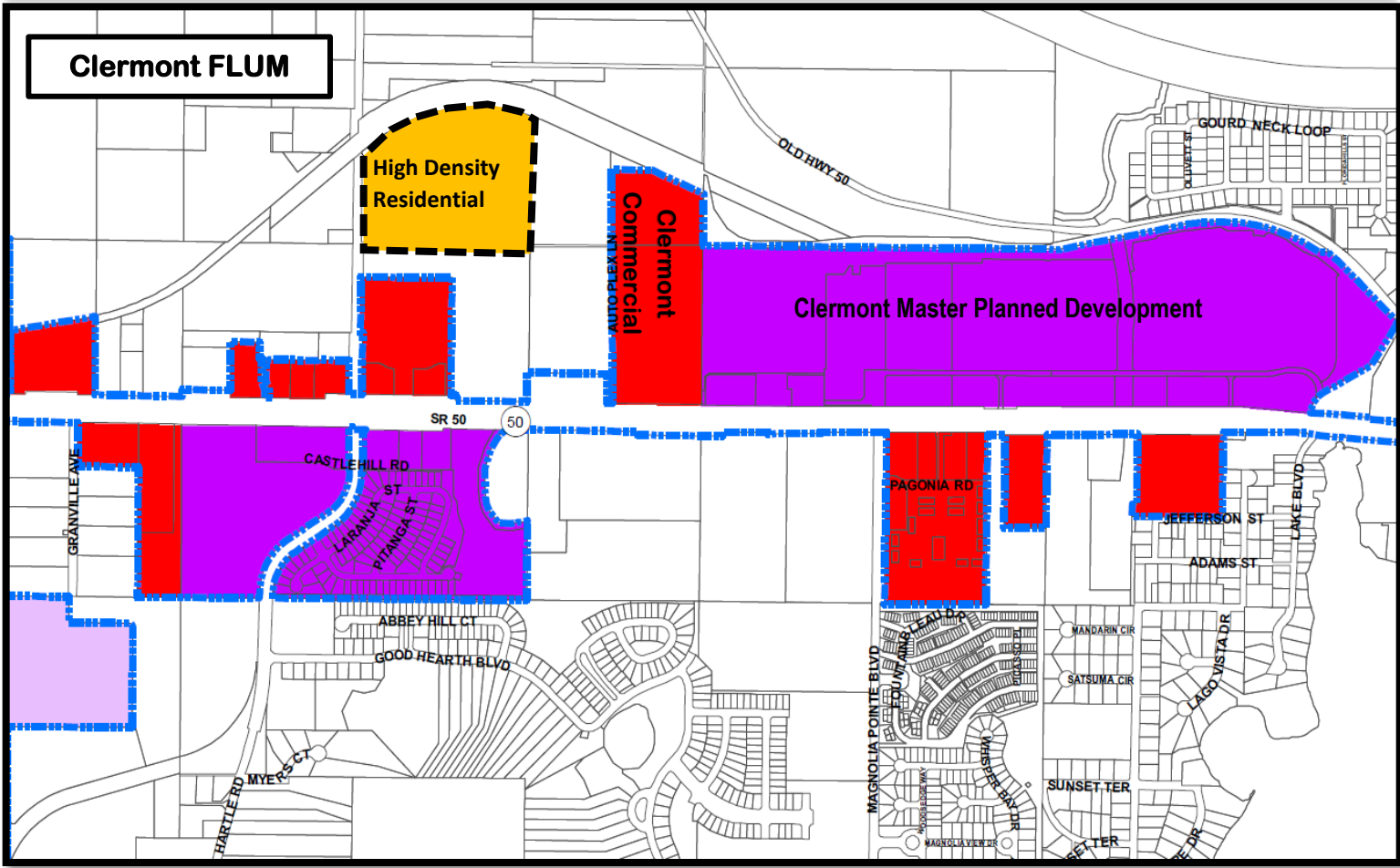
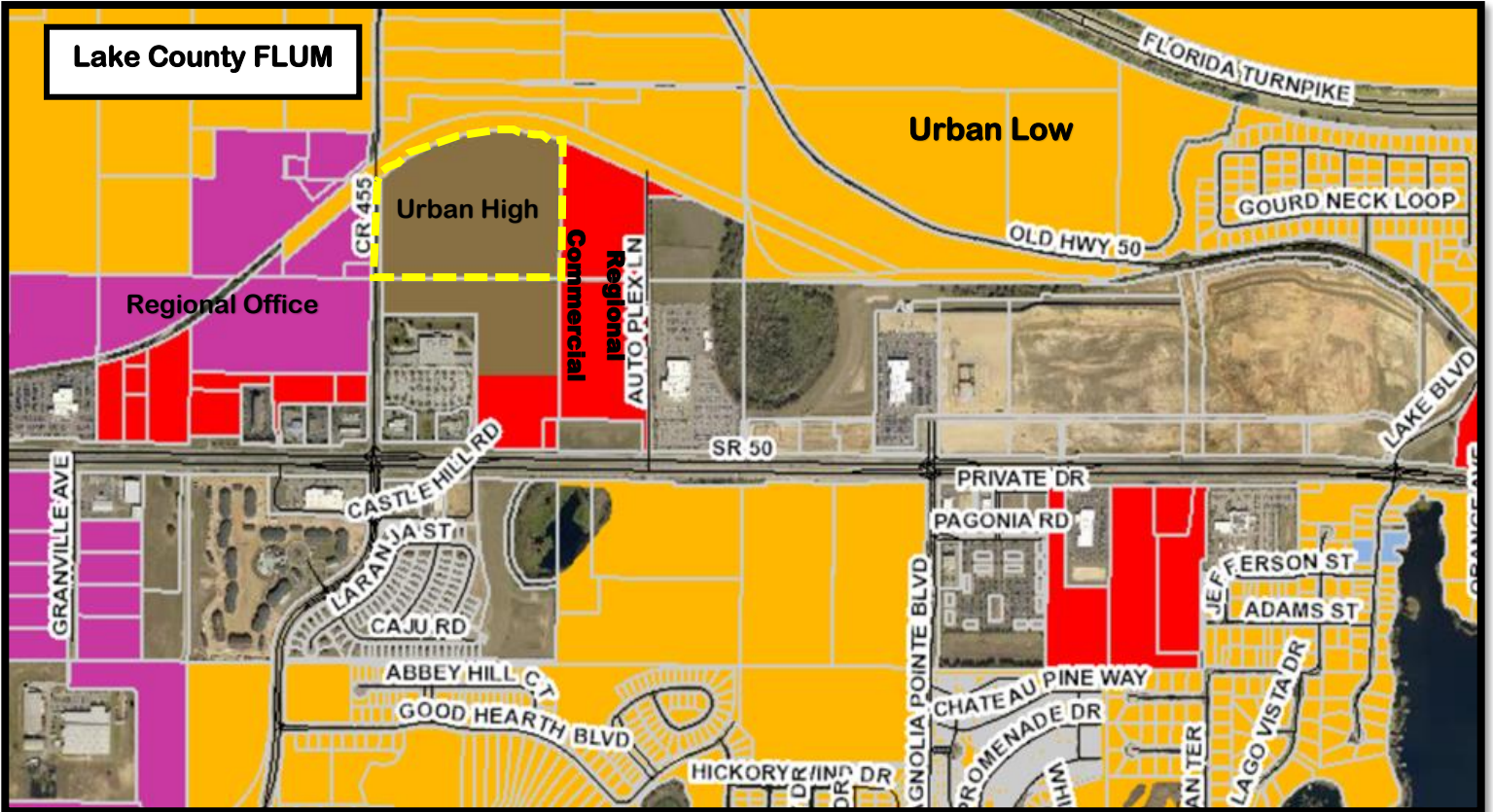
Approved as to form and legality:

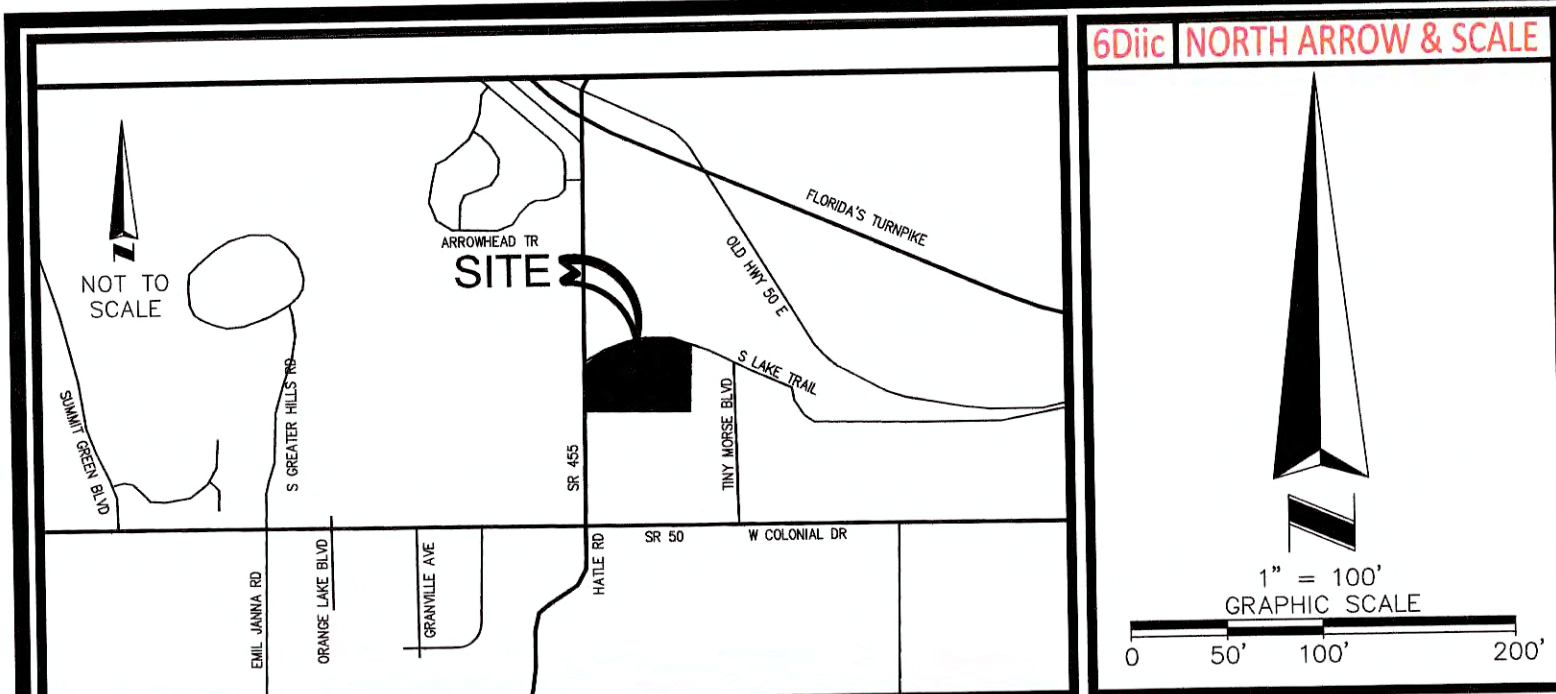
Daniel F. Mantzaris, City Attorney

LOCATION MAP



Future Land Use Map – 111 Residential





5Ciii SURVEYOR OBSERVED POSSIBLE ENCROACHMENTS

⚠️ FENCE CROSSES BOUNDARY BY AT MOST 5.5'.

3 FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 120421 0595 E (MAP NO. 1206900595E), WHICH BEARS AN EFFECTIVE DATE OF 12/18/2012, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

6Diii LEGEND AND ABBREVIATIONS

●	DENOTES SET 5/8" IRON ROD WITH CAP L.B. #6393	M	MEASURED
○	DENOTES FOUND MONUMENTATION AS NOTED	M.E.S.	METER END SECTION
U	UTILITY POLE	OHU	OVERHEAD UTILITY
□	DENOTES LIGHT	O.R.B.	OFFICIAL RECORDS BOOK
◇	DENOTES SIGN	P.O.C.	POINT ON CURVE
+	DENOTES WATER METER	R	RADIUS
×	DENOTES GAS MARKER	R.C.P.	REINFORCED CONCRETE PIPE
C.C.R.	CALCULATED	R/W	RIGHT-OF-WAY
C.M.	CERTIFIED CORNER RECORD		
CONC.	CONCRETE MONUMENT		
DEED	DEED		
DELTA	DELTA		
F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION		
FND.	FOUND		
G.M.	GAS MARKER		
INV.	INVERT		
L	LENGTH		
M.B.	MAP BOOK B, PAGE 70, LAKE COUNTY DEPARTMENT OF PUBLIC WORKS		

6Cviii PLATTED SETBACK OR RECORDED BUILDING RESTRICTION LINES

OFFICIAL RECORDS BOOK 5208, PAGE 2483.

5Ei SCHEDULE B - SECTION 2nd ITEMS

9 — INTENTIONALLY DELETED.

10 PROVISIONS OF THE PLAT OF LAKE HIGHLANDS COMPANY, IN SECTION 23 TOWNSHIP 22 SOUTH, RANGE 26 EAST, RECORDED NOVEMBER 18, 1920 IN PLAT BOOK 4, PAGE 11. (AFFECTS AS SHOWN)

11 UNRECORDED LEASE OPTION AGREEMENT DATED MARCH 28, 1985 BY AND BETWEEN ROYAL F. RAIDLE, JR., AS TRUSTEE UNDER THE PROVISION OF A CERTAIN LAND TRUST AGREEMENT DATED OCTOBER 25, 1988 AND C. A. MEYER PAVING & CONSTRUCTION CO., A FLORIDA CORPORATION AS EVIDENCED IN THAT CERTAIN TRUSTEE'S DEED LISTED IN EXHIBIT "A", UNDER PARCEL NO. 1 RECORDED AUGUST 21, 1991 IN BOOK 1122, PAGE 1048, TOGETHER WITH QUITCLAIM DEED RECORDED MAY 19, 2006 IN BOOK 3165, PAGE 397. (NOTE: THIS EXCEPTION WILL BE AUTOMATICALLY DELETED UPON COMPLIANCE WITH SCHEDULE B-I REQUIREMENT NUMBER 8) (NOT A SURVEY MATTER)

12 — INTENTIONALLY DELETED.

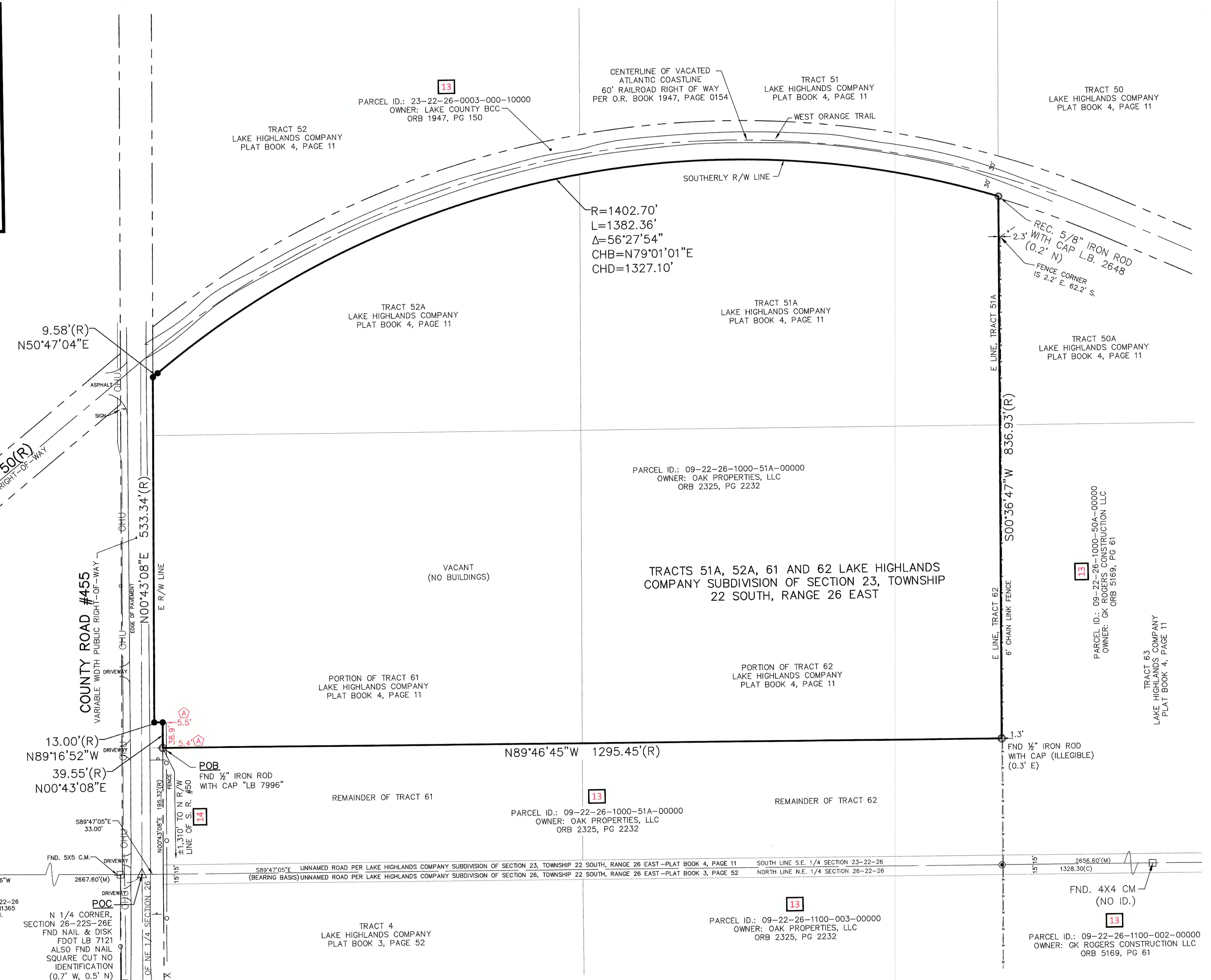
13 — INTENTIONALLY DELETED.

14 UNRECORDED CITY OF CLERMONT CODE ORDINANCE NO. 273-C AS EVIDENCED IN THAT CERTAIN LAKE UTILITY SERVICES, INC.'S NOTICE OF APPEAL RECORDED JUNE 14, 2007 IN BOOK 3451, PAGE 1395. (NOT A SURVEY MATTER)

15 ORDINANCE 2018-51 EAST CLERMONT VILLAGE PLANNED UNIT DEVELOPMENT (PUD) RZ-18-05-2 RECORDED DECEMBER 11, 2018 IN BOOK 5208, PAGE 2483. (AFFECTS, SEE 6Cvii ABOVE)

16 30' ACCESS EASEMENT IN FAVOR OF _____ RECORDED _____, 2019 IN INSTRUMENT NO. _____ (DOCUMENT PROVIDED)

ALTA/NSPS LAND TITLE SURVEY IDENTIFICATION TABLE			
2 "TABLE A" PROPERTY ADDRESS	6Biv BEARING BASIS	7 SURVEYOR'S CERTIFICATE	
3 "TABLE A" FLOOD INFORMATION	6Bvii CONTIGUITY STATEMENT	7b "TABLE A" BUILDING AREA	
4 "TABLE A" LAND AREA	6Bxi TITLE COMMITMENT INFORMATION	7c "TABLE A" BUILDING HEIGHT	
5Bii ACCESS TO PROPERTY	6Cvi RECORDED SETBACKS/RESTRICTIONS PROVIDED BY INSURED	9 "TABLE A" PARKING SPACES	
5Ciii SURVEYOR OBSERVED POSSIBLE ENCROACHMENTS	6Dii NORTH ARROW & SCALE	13 "TABLE A" ADJOINING OWNERS	
5Ei SCHEDULE B - SECTION 2 nd ITEMS	6Diii LEGEND & ABBREVIATIONS	14 "TABLE A" INTERSECTING STREET	
5F CEMETERY NOTE	6Diiiv VICINITY MAP	16 "TABLE A" EARTH MOVING NOTE	
6Bi TITLE DESCRIPTION	6Diiiv SURVEYOR'S NOTES		
	6Dvi TYPE OF SURVEY		



6Bxii TITLE COMMITMENT INFORMATION

THE TITLE DESCRIPTION AND SCHEDULE "B" ITEMS HEREON ARE FROM:
FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT FILE NO.: 2037-4261690,
HAVING AN COMMITMENT DATE OF MAY 06, 2019.

6Bi TITLE DESCRIPTION

TRACTS 51A, 52A, AND A PORTION OF TRACTS 61 AND 62 LAKE HIGHLANDS COMPANY SUBDIVISION OF SECTION 23, TOWNSHIP 22 SOUTH, RANGE 26 EAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 11, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH QUARTER (1/4) CORNER OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST; THENCE, SOUTH 89°47'05" EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 26, A DISTANCE OF 33.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 455 (VARIABLE WIDTH RIGHT-OF-WAY); THENCE NORTH 00°43'08" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 195.32 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES: (1) NORTH 00°43'08" EAST, A DISTANCE OF 39.55 FEET; (2) NORTH 89°16'52" WEST, A DISTANCE OF 13.00 FEET; (3) NORTH 00°43'08" EAST, A DISTANCE OF 533.34 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF OLD HIGHWAY NO. 50 (VARIABLE WIDTH RIGHT-OF-WAY); THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO COURSES AND DISTANCES: (1) NORTH 50°47'04" EAST, A DISTANCE OF 9.58 FEET TO A POINT OF CURVATURE TO THE RIGHT, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1,402.70 FEET, A CENTRAL ANGLE OF 56°27'54", AND A CHORD LENGTH OF 1,327.10 FEET, WHICH BEARS NORTH 79°01'01" EAST; (2) EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1,382.36 FEET, TO A POINT ON THE EAST LINE OF TRACT 51A; THENCE, DEPARTING SAID RIGHT-OF-WAY LINE, RUN SOUTH 00°36'47" WEST, ALONG SAID EAST LINE AND THE EAST LINE OF TRACT 62, A DISTANCE OF 836.93 FEET; THENCE DEPARTING SAID EAST LINE, NORTH 89°46'45" WEST, A DISTANCE OF 1,295.45 FEET TO THE POINT OF BEGINNING.

THIS SURVEY DESCRIBES AND DEPICTS THE SAME LAND AS DESCRIBED IN THE TITLE COMMITMENT AS REFERENCED ABOVE.

6Ding SURVEYOR'S NOTES

1. NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
2. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
3. THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 J OF THE 2016 ALTA/NSPS SURVEY REQUIREMENTS.

4 LAND AREA

1,073,922± SQUARE FEET 24.654± ACRES

6Biv BEARING BASIS

THE BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 22 SOUTH, RANGE 26 EAST HAVING A BEARING OF S89°47'05" E, PER ASSUMED DATUM.

5F CEMETERY NOTE

THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.

9 PARKING SPACES

REGULAR = N/A HANDICAP = N/A TOTAL = N/A

5Biii ACCESS TO PROPERTY

THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO STATE ROAD #455, A DEDICATED PUBLIC STREET OR HIGHWAY.

16 EARTH MOVING NOTE

THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

6Bvii CONTIGUITY STATEMENT

THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.

7 SURVEYOR'S CERTIFICATE

TO: 111 LH PURSUIT, LLC; FIRST TEAM COMMERCIAL, LLC; OAK PROPERTIES, LLC; LOWNDES, DROSDICK, DOSTER, KANTOR & REED, P.A.; HILL, WARD & HENDERSON, P.A.; EAST CLERMONT VILLAGE, LLC; AND FIRST AMERICAN TITLE INSURANCE COMPANY;
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 7(c), 7(b)(1), 7(c), 8, 9, 13, 14, 16, AND 20 OF TABLE A THEREOF.
THE FIELD WORK WAS COMPLETED ON 5/2/2019
DATE OF PLAT OR MAP: 5/9/2019

E. Glenn Turner 5/15/19 DATE

PROFESSIONAL SURVEYOR & MAPPER NO: 5643
STATE OF: FLORIDA
PROJECT NO: #180311

SURVEY PREPARED BY:
AMERICAN SURVEYING AND MAPPING, INC.
3191 MAGUIRE BLVD., SUITE 200
ORLANDO, FL 32803
PHONE: (407) 426-7979
FAX: (407) 426-9741
INFO@ASMCORPORATE.COM

CERTIFICATE OF AUTHORIZATION # LB6393
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

ALTA/NSPS LAND TITLE SURVEY

BOUNDARY SURVEY OF
OAK PROPERTY (NORTH PARCEL)
COUNTY ROAD #455
SECTION 23 & 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST
CLERMONT, FLORIDA

6Dvi 2

AMERICAN SURVEYING & MAPPING INC.

ORLANDO, FLORIDA 32803
3191 MAGUIRE BLVD., SUITE 200
PHONE: (407) 426-7979

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CITY OF CLERMONT

NOTICE OF PROPOSED LAND USE CHANGE COMPREHENSIVE PLAN AMENDMENT

ORDINANCE NO. 2022-035

The Clermont Planning and Zoning Commission will hold a public meeting on Tuesday, September 6, 2022 at 6:30 PM, and the Clermont City Council will hold a public meeting on Tuesday, September 27, 2022 at 6:30 PM 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 Urban High Density to Clermont High Density Residential Land Use Designation.

Ordinance 2022-035

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:

14006 County Road 455
Property located north of SR 50
and east of CR 455 intersection
Alternate Key 2665645
21.9 +/- Acres

All public meetings are held at the Clermont City Hall, Chambers, located at 685 W. Montrose Street, and are open to public comment. The proposed amendment may be inspected at the Development Services Department (1st floor, City Hall) 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 meetings.

Tracy Ackroyd Howe, MMC
City Clerk



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, September 27, 2022		
Agenda Item Name		
Ordinance No. 2022-036 <i>Final</i> 111 Apartments Rezoning (Entitlements approved by Lake County)		
Requested Action		
Recommend approval of Ordinance No. 2022-036.		
Staff Report		
This is a staff initiated request for approval of a rezoning from Lake County Planned Unit Development to the City of Clermont Planned Unit Development (PUD) category. The City is requesting annexation of the subject property as authorized by the Utility Agreement with the property owner. The Notice of Encumbrance to annex was executed on September 24, 2019. The subject parcel is located north of State Road 50 and east of County Road 455 and is approximately 21.9 +/- Acres. Lake County has approved the development of a 296-unit multi-family apartment housing project on the site which is currently under construction. The City of Clermont has the capacity and will be providing water and sewer services for the development. The City will annex the property as approved by Lake County. The proposed High Density Residential Land Use designation allows up to the maximum of 12 units per acre, which is consistent with the intent of the Comprehensive Plan goals, objectives and policies. The property will also be changing the Future Land Use Designation from Lake County Urban High Density to Clermont High Density Residential Land Use Category. Staff recommends approval of the rezoning with the provisions of Ordinance 2022-036.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. ORD 2022-036 111 Apartments rezoning (09.08.2022)	ORD 2022-036 111 Apartments rezoning (09.08.2022).pdf	
2. Location Maps	Location Maps.pdf	
3. Zoning Map	Zoning Map.pdf	
4. Legal ad - Ord. 2022-036 111 Apartments	Legal ad - Ord. 2022-036 111 Apartments.pdf	



CITY OF CLERMONT
ORDINANCE NO. 2022-036

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

LAKE HIGHLANDS 23-22-26 PB 4 PG 11 TRACTS 51A, 52A, 61, 62, AND THAT PART OF VACATED STREET LYING SOUTH OF TRACTS 61 & 62, BOUNDED ON THE EAST BY THE EAST LINE OF TRACT 62 AND THE SOUTHERLY EXTENSION TO THE SOUTH LINE OF SECTION 23 TOWNSHIP 22 SOUTH RANGE 26 EAST, BOUNDED ON THE WEST BY THE WEST LINE OF TRACT 61 AND THE SOUTHERLY EXTENSION TO THE SOUTH LINE OF SAID SECTION 23--LESS FROM THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 26 TOWNSHIP 22 SOUTH RANGE 26 EAST RUN SOUTH 89-46-45 EAST ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 OF SECTION 26 A DISTANCE OF 33 FEET TO THE INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF COUNTY ROAD NO 455 AND POINT OF BEGINNING, RUN NORTH 00-36-35 EAST ALONG SAID EAST RIGHT OF WAY LINE 195.41 FEET, SOUTH 89-46-45 EAST 1296.29 FEET TO THE EAST LINE OF TRACT 62 OF LAKE HIGHLANDS SUB IN SECTION 23, SOUTH 00-56-24 WEST ALONG SAID EAST LINE 195.42 FEET TO THE NORTH LINE OF SAID NORTHEAST 1/4 OF SECTION 26, WEST ALONG SAID NORTH LINE TO THE POINT OF BEGINNING AND LESS FROM NORTH 1/4 CORNER OF SECTION 26 RUN SOUTH 89-47-05 EAST ALONG NORTH LINE OF NORTHEAST 1/4 OF SAID SECTION 26 A DISTANCE OF 33 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF COUNTY ROAD NO 455, NORTH 00-43-08 EAST 195.32 FEET TO A POINT ON THE PROPOSED BOUNDARY LINE OF CARMAX AND POINT OF BEGINNING, CONTINUE NORTH 00-43-08 EAST 39.55 FEET, NORTH 89-16-52 WEST 13 FEET, NORTH 00-43-08 EAST 533.34 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF VACATED ATLANTIC COASTLINE, 60 FEET WIDE RAILROAD RIGHT OF WAY PER ORB 1947 PG 150, THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE NORTH 50-47-04 EAST 9.58 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1402.70 FEET, A CENTRAL ANGLE OF 01-28-27, AND A CHORD LENGTH OF 36.09 FEET, WHICH BEARS NORTH 51-31-18 EAST THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE 36.09 FEET, THENCE DEPARTING SAID RIGHT OF WAY LINE SOUTH 00-43-08 WEST 601.64

FEET TO A POINT ON THE PROPOSED BOUNDARY LINE OF CARMAX, THENCE ALONG SAID BOUNDARY LINE RUN NORTH 89-46-45 WEST 22.31 FEET TO THE POINT OF BEGINNING OF ADDITIONAL ROAD RIGHT OF WAY-- ORB 5674 PG 1983LEGAL DESCRIPTION

LOCATION:

14006 County Road 455
 Property located north of SR 50 and east of CR 455 intersection
 Alternate Key 2665645
 21.9 +/- Acres

LOCATION MAP



PROPERTY REZONING

FROM: Lake County Planned Unit Development (PUD)
TO: City of Clermont Planned Unit Development (PUD)

SECTION 2: GENERAL CONDITIONS

1. The conditions as set forth in this Planned Unit Development (PUD) shall be legally binding upon any heirs, assigns and successors in title or vested interest.
2. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining

necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.

3. Fiber optic conduit and pull boxes may be require installation by the developer in the utility easements to extend the City’s fiber optic network. The City’s Information Technology Director or authorized designee will work with the developer at the time of site plan review to determine the extent of fiber optic conduit.

SECTION 3: LAND USES AND SPECIFIC CONDITIONS

1. Permitted Land Uses: Mixed use Development, that may include Single-family residential and multifamily units and the C-2 General Commercial zoning district permitted land uses shall be permitted for this Planned Unit Development (PUD).
 1. The overall density shall be a minimum of four (4) dwellings units per acre and a maximum of twelve (12) dwelling units per acre.
 2. Dwelling units may include townhouses, apartments, single family residential and duplexes.
 3. Residential Setbacks. Setbacks for the single family dwelling units and duplexes are as follows:

<u>Residential Setbacks</u>	
Front Yard Setbacks	25 feet from the property lines
Secondary Street Frontage	15 feet from the property lines
Side Yard Setbacks	5 feet from the property lines
Rear Yard Setbacks	10 feet from the property lines for the dwelling unit and five feet from the property lines for accessory structures (including pools and screen rooms and porches.
Separation between Buildings (Single-Family Attached Dwelling Units only)	20 feet plus 15 feet for each story in excess of two.
Driveways	Single Family detached: (Five feet from the side property lines, not encroaching on any easements) Single Family attached: (May be allowed to have a zero foot side setback from the property line with an approved grading plan and not encroaching on any easements)



CITY OF CLERMONT
ORDINANCE NO. 2022-036

2. Commercial Development:

1. The C-2 General Commercial Zoning District designated permitted uses shall be allowed.
2. The site shall be developed to allow for up to the maximum of 400,000 total square feet of Commercial, Office and Retail permitted uses may be developed on the subject property, not to exceed the maximum allowed for compliance to the Land Development Regulations (LDR), Clermont Architectural Design Standards and the Comprehensive Plan for Commercial Land Use.
3. Prohibited Uses includes Kennels, Plant nursery, Mining and Quarrying, Obnoxious uses, Adult uses, Marina, Self-storage laundry facility, Self-storage facility, Truck yards, Junkyards, Warehouses, Cemetery, Colleges and Universities.
4. The Setbacks for the Commercial Development shall be as follows:

<u>Commercial Development Setbacks</u>	
Front Yard Setback	(1) - 50 feet from the right of ways of State Road 50 and County Road 455. (2) - 25 feet from any other roads and street frontage and easements.
Secondary Street Frontage Setback	25 feet from any roads or rights of ways
Side Yard Setback	15 feet from any property lines
Rear Yard Setback	(1) 25 feet from any buildings and structures. (2) All buildings and structure setbacks shall be a minimum of 30 feet from any residential designated permitted uses and or residential zoning designations.
Maximum Building Height s	20 feet plus 15 feet for each story in excess of two.

3. Development Standards:

1. Maximum height of fifty (50) feet shall be allowable for all designated habitable occupancy uses of a Building structure, and a maximum height of forty-five (45) feet shall be allowable for the finished height of all buildings or structures. For the purpose of this section, habitable occupancy use area shall mean that portion of a building or structure included between the upper surface of a floor and the ceiling above, intended for human occupancy.
2. All fencing shall be ornamental metal; chain link fencing is prohibited.
3. All Commercial development shall adhere to the provisions of the Clermont Architectural Design Standards.



CITY OF CLERMONT
ORDINANCE NO. 2022-036

4. Open Space, Impervious Surface Ratio, Floor Area Ratio, and Building Height.
All Development Standards must be in accordance with the Comprehensive Plan and Land Development Regulations.
5. Parking Requirements.
Off street parking must be provide in accordance to the Land Development Regulations
6. Landscaping, Buffering and Screening.
All new development must provide landscaping in accordance with the Land Development Regulations.
7. Environmental Requirements.
Prior to any future development, a current environmental assessment must be submitted to identify any negative impacts to wetlands, endangered species and habitat, wildlife corridors, flora and fauna.
8. Noise.
Compliance must be in accordance with the Clermont Land Development Regulations.
9. Transportation Improvements.
 1. All access management shall be in accordance with FDOT, the Comprehensive Plan and Land Development Regulations.
 2. An 8 foot-wide sidewalk will be required along the site's County Road 455 Frontage, and identified in the Lake County Trail Master Plan.
 3. Offsite Road Improvements will be required on County Road 455, consisting of 12-foot wide road lanes with five foot paved shoulders and left and right turn lanes at the entrance, or any other required improvements consistent with FDOT, the Comprehensive Plan and Land Development Regulations, and as approved by the City Public Works.
 4. Right of way dedication is required as approved by Lake County.
 5. The property owner shall landscape and maintain the State Road 50 median from the east property line westward to the intersection at County Road 455, and as approved by Lake County and FDOT.



CITY OF CLERMONT
ORDINANCE NO. 2022-036

10. Utilities.

1. Any proposed City maintained utilities that are not located within a City maintained right of way shall be placed in a utility easement dedicated to the City at time of recordation of final plat. Easements shall be provided at no expense to the City.
2. All utilities must be designed and installed in accordance with the Land Development Regulations and City Standards.

11. Stormwater Management.

1. The stormwater management system shall demonstrate that each phase is able to exist as an independent and stable unit for drainage purposes while meeting both SJRWMD, Lake County and the City of Clermont standards. The natural predevelopment drainage pattern shall be maintained to the maximum extent possible, in accordance with SJRMW, Lake County and the City of Clermont.
2. The additional stormwater drainage from the offsite road improvements shall be accommodated in the master stormwater management for the site.
3. The stormwater system shall be designed and constructed in accordance with all applicable St. Johns River Water Management District (SJRWMD) and Lake County Standards and the City of Clermont standards.

12. Floodplain Management.

1. The owner will be responsible for any flood studies required for site development and compliance with the Federal Emergency Management Agency (FEMA) regulations, the Comprehensive Plan and Land Development Codes.

13. External Lightening Requirements and Standards.

1. All lighting must be in accordance with the Land Development Regulations.
2. All light fixtures, including security lighting, shall be limited to cutoff type fixtures and shall be incorporated as an integral design element that complements the design of the development through style, material and colors. Luminaries shall be tilted. Floodlights or lighting types featuring sag, convex, or drop lenses shall be prohibited.
3. The height of lighting fixtures inclusive of supporting poles, the lighting source, and light fixture shall not exceed thirty-(30) feet within parking areas and fifteen (15) feet in height in non-vehicular pedestrian areas. Such height shall be measured from finished grade to the top of the light fixture.



CITY OF CLERMONT
ORDINANCE NO. 2022-036

4. An exterior lighting plan shall be prepared and submitted with any site plan or construction plans application. Such plan shall provide a photometric plan of the developed areas of the site with accompanying data tables and product design details that identify support poles, lamp fixtures and lens.
14. Signage.
 1. All signage must be in accordance with the Land Development Regulations.
15. Concurrency Management Requirements.
 1. School concurrency shall be met before final plat approval in accordance with the Comprehensive Plan and Land Development Code.
 2. The property owner shall comply with concurrency management regulations and shall be subject to all applicable concurrency requirements as set forth in the Land Development Regulations.
16. Development Review and Approval.
 1. Prior to the issuance of any permits or development orders, the Applicant shall be required to submit formal site plans review and approval and/or final plants approval if applicable, which shall meet all submittal requirements and be in compliance with the Land Development Regulations, Comprehensive Plan and Ordinances.
 2. PUD Expiration: Physical development shall commence within three (3) years from the date of the final approval of the Planned Unit Development (PUD). Failure to commence construction shall cause the revocation of this Ordinance.
 3. Final approval of the non-residential development shall require action and approval by the City of Clermont Commission.

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.



CITY OF CLERMONT
ORDINANCE NO. 2022-036

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 8: 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. 2022-036

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 27st day of September 2022.

CITY OF CLERMONT

Tim Murry, Mayor

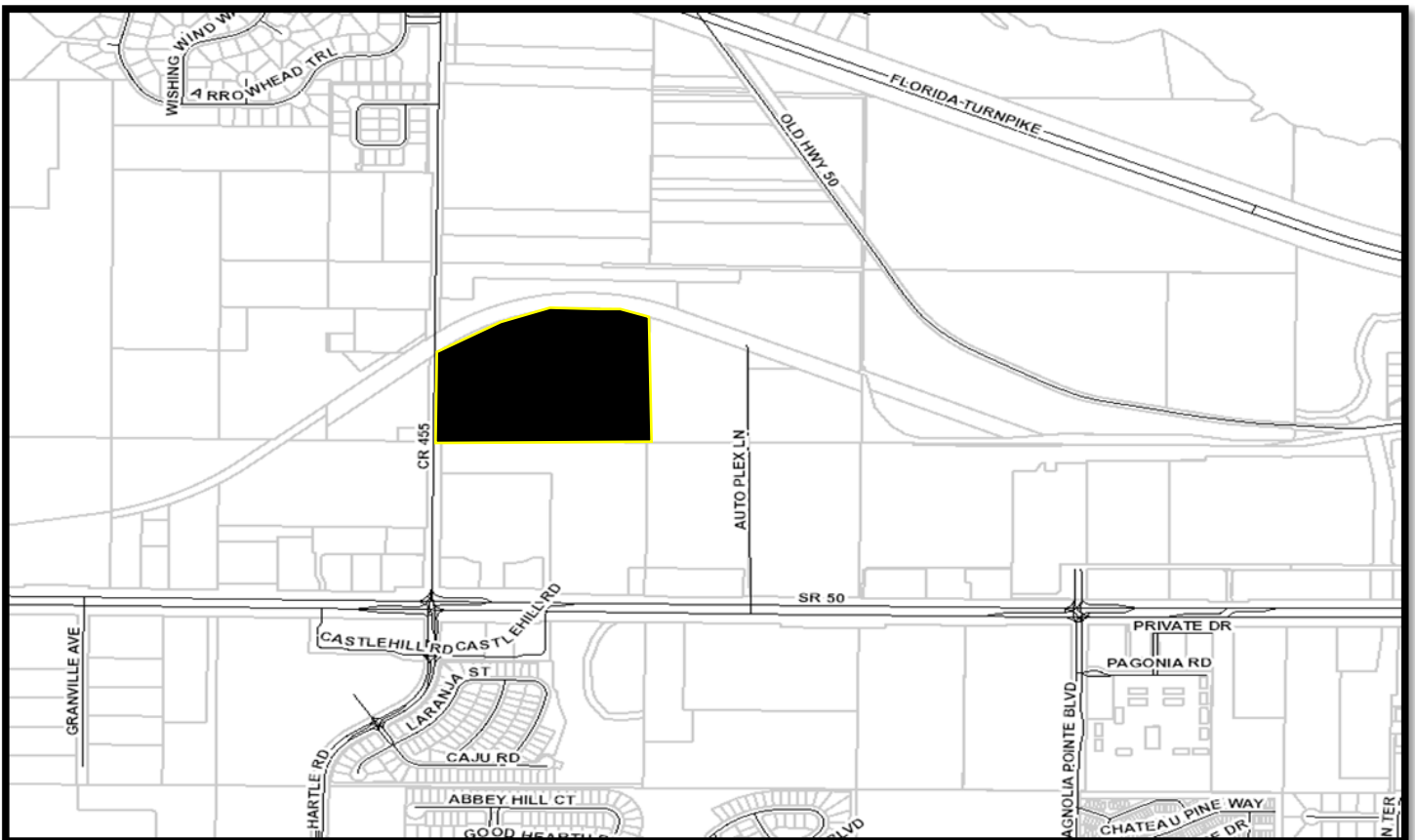
ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

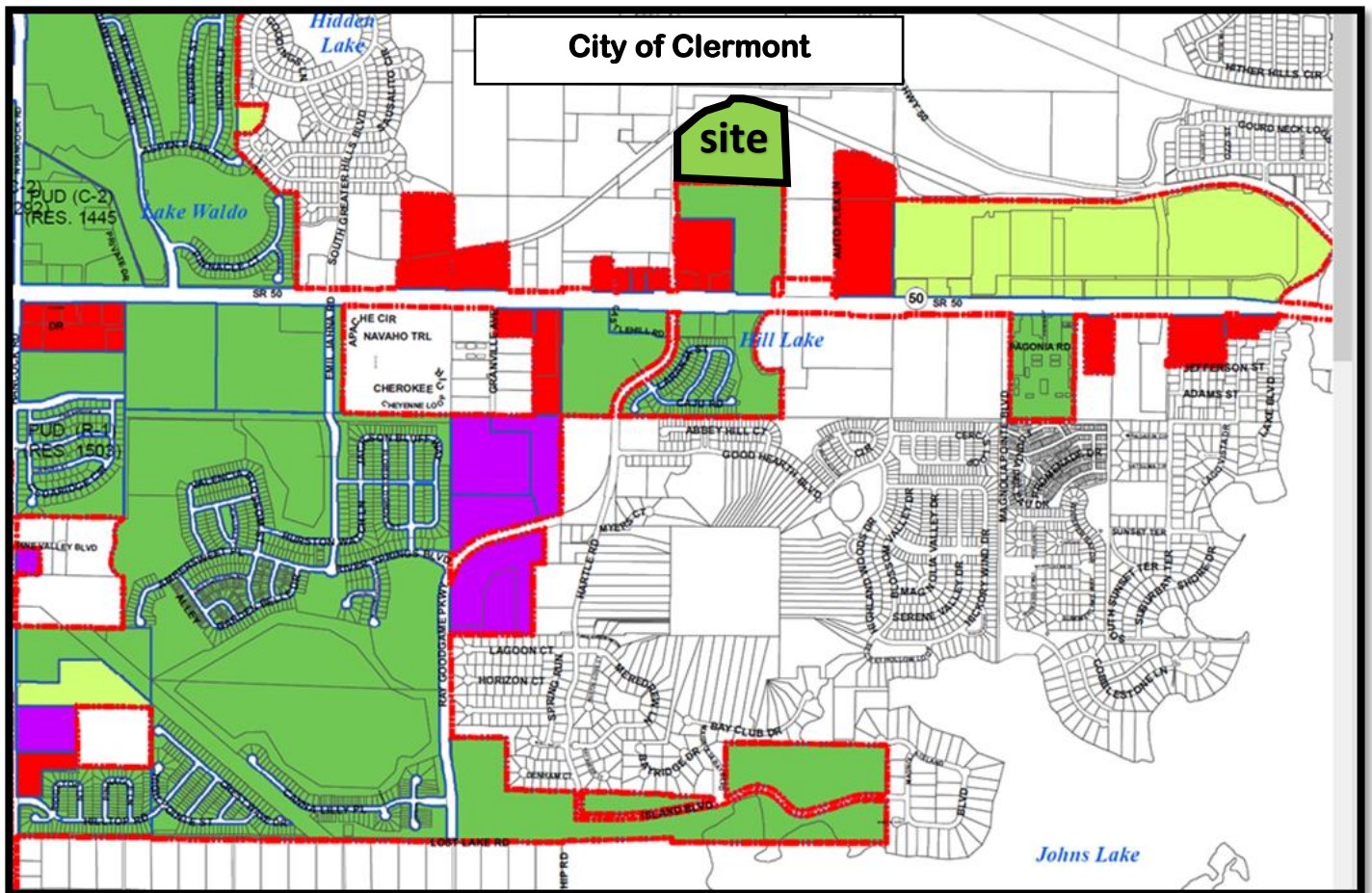
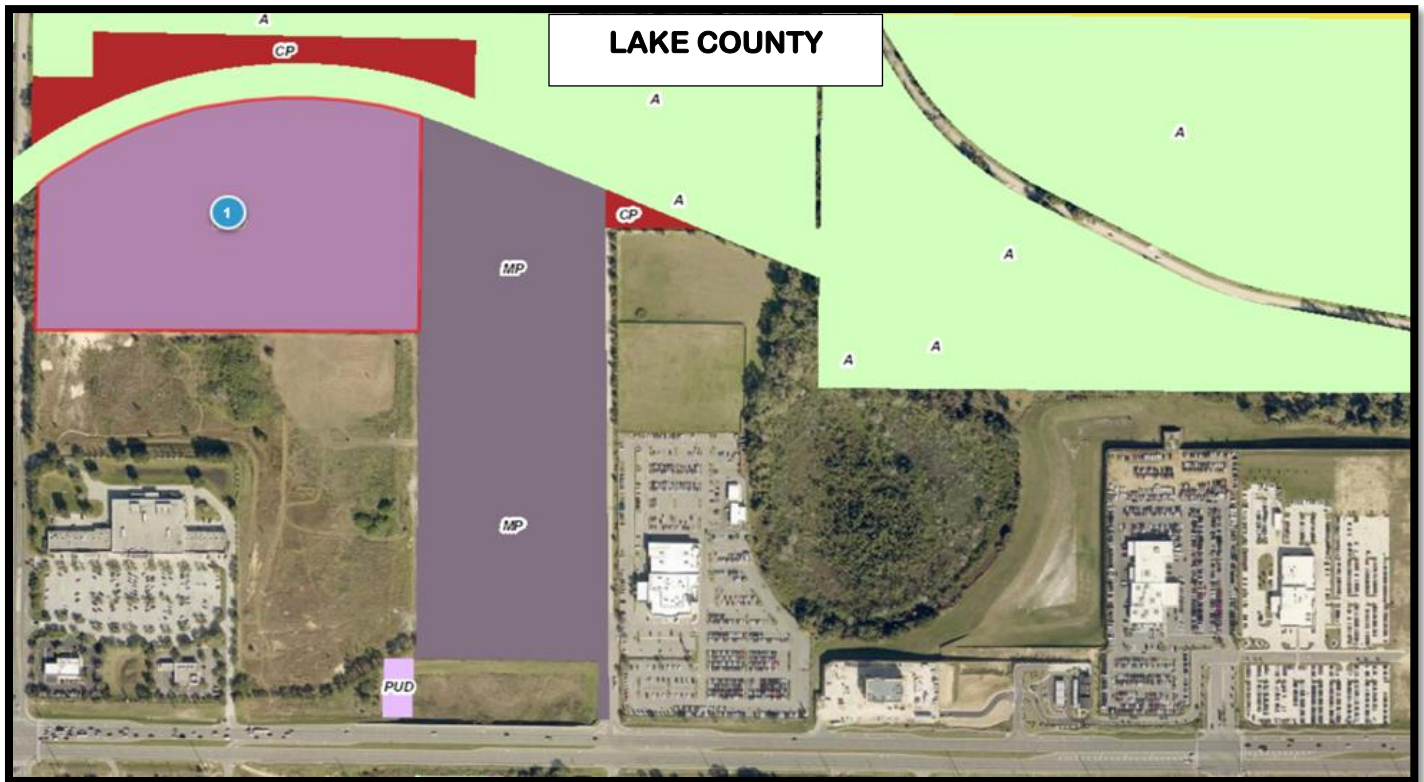
Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

LOCATION MAP



ZONING MAPS



LEGAL NOTICE

On Tuesday, September 6, 2022 at 6:30 PM the Clermont Planning & Zoning Commission will consider the enactment of following proposed ordinance and on Tuesday, September 27, 2022 at 6:30 PM at a public hearing the request will be held before the City Council for Final Adoption.

ORDINANCE NO. 2022-036

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:

14006 County Road 455,
Property located north of SR 50 and CR 455 intersection
Alternate Key 2665645
21.9 +/- Acres



LEGAL DESCRIPTION

LAKE HIGHLANDS 23-22-26 PB 4 PG 11 TRACTS 51A, 52A, 61, 62, AND THAT PART OF VACATED STREET LYING SOUTH OF TRACTS 61 & 62, BOUNDED ON THE EAST BY THE EAST LINE OF TRACT 62 AND THE SOUTHERLY EXTENSION TO THE SOUTH LINE OF SECTION 23 TOWNSHIP 22 SOUTH RANGE 26 EAST, BOUNDED ON THE WEST BY THE WEST LINE OF TRACT 61 AND THE SOUTHERLY EXTENSION TO THE SOUTH LINE OF SAID SECTION 23--LESS FROM THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 26 TOWNSHIP 22 SOUTH RANGE 26 EAST RUN SOUTH 89-46-45 EAST ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 OF SECTION 26 A DISTANCE OF 33 FEET TO THE INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF COUNTY ROAD NO 455 AND POINT OF BEGINNING, RUN NORTH 00-36-35 EAST ALONG SAID EAST RIGHT OF WAY LINE 195.41 FEET, SOUTH 89-46-45 EAST 1296.29 FEET TO THE EAST LINE OF TRACT 62 OF LAKE HIGHLANDS SUB IN SECTION 23, SOUTH 00-56-24 WEST ALONG SAID EAST LINE 195.42 FEET TO THE NORTH LINE OF SAID NORTHEAST 1/4 OF SECTION 26, WEST ALONG SAID NORTH LINE TO THE POINT OF BEGINNING AND LESS FROM NORTH 1/4 CORNER OF SECTION 26 RUN SOUTH 89-47-05 EAST ALONG NORTH LINE OF NORTHEAST 1/4 OF SAID SECTION 26 A DISTANCE OF 33 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF COUNTY ROAD NO 455, NORTH 00-43-08 EAST 195.32 FEET TO A POINT ON THE PROPOSED BOUNDARY LINE OF CARMAX AND POINT OF BEGINNING, CONTINUE NORTH 00-43-08 EAST 39.55 FEET, NORTH 89-16-52 WEST 13 FEET, NORTH 00-43-08 EAST 533.34 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF VACATED ATLANTIC COASTLINE, 60 FEET WIDE RAILROAD RIGHT OF WAY PER ORB 1947 PG 150, THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE NORTH 50-47-04 EAST 9.58 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1402.70 FEET, A CENTRAL ANGLE OF 01-28-27, AND A CHORD LENGTH OF 36.09 FEET, WHICH BEARS NORTH 51-31-18 EAST THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE 36.09 FEET, THENCE DEPARTING SAID RIGHT OF WAY LINE SOUTH 00-43-08 WEST 601.64 FEET TO A POINT ON THE PROPOSED BOUNDARY LINE OF CARMAX, THENCE ALONG SAID BOUNDARY LINE RUN NORTH 89-46-45 WEST 22.31 FEET TO THE POINT OF BEGINNING OF ADDITIONAL ROAD RIGHT OF WAY-- ORB 5674 PG 1983

PROPERTY REZONING

From: Lake County Planned Unit Development (PUD)

To: City of Clermont Planned Unit Development (PUD)

All public meetings are held in the Clermont City Hall, Council Chambers located at 685 W. Montrose Street, Clermont, FL 34711.

This ordinance is available for public inspection in the Development Services Department, Monday through Friday between the hours of 8:00 AM and 5:00 PM.

All interested parties shall 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



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, September 27, 2022		
Agenda Item Name		
Ordinance No. 2022-037 <i>Final</i> <i>Land Development Code Amendment-Murals</i>		
Requested Action		
Staff Report		
City staff is proposing a sign code change regarding murals. This proposed change will remove the existing condition within the ordinance that requires final approval by city council. All other rules and regulations will not be affected. Applicants will still be required to submit application documents for approval by city staff.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Highlighted copy of 2022 Mural Amendment	Highlighted copy of 2022 Mural Amendment.pdf	
2. ORD 2022-037 - 2022 Mural Amendment clean version (08.26.2022)	ORD 2022-037 - 2022 Mural Amendment clean version (08.26.2022).pdf	
3. Legal ad - Ordinance No. 2022-37	Legal ad - Ordinance No. 2022-37.pdf	



CITY OF CLERMONT
ORDINANCE NO. 2022-037

AN ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE; CHAPTER 102 SIGNS; ADDING SECTIONS 102-26 “OTHER SIGNS”; PROVIDING FOR CONFLICT; SEVERABILITY; CODIFICATION; THE ADMINISTRATIVE CORRECTION OF SCRIVENERS ERRORS; RECORDING; PUBLICATION AND AN EFFECTIVE DATE.

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 September 6, 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 shall amend the Land Development Code, Chapter 102-Signs, adding section 102-26 “Other Signs” to allow murals and artworks that reflects and enhances the City’s diversity, character and heritage through designs by artists for commercial development in the Central Business District; and

WHEREAS, the City of Clermont Code of Ordinances, Land Development Code, Chapter 102 “Signs”, purpose and intent is to ensure adequate means of communication through signage while maintaining attractive visual appearance within the City, and

NOW, THEREFORE, BE IT HEREBY ORDAINED by the City Council of the City of Clermont, that Chapter 102 “Signs” of the Clermont Code of Ordinances be amended to add Section 102-26 “Other Signs” as set forth in the following amendments shown in Section 2.

SECTION 1: AUTHORITY

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.

The Land Development Code of the City of Clermont Code of Ordinances is hereby amended to read as follows:

Sec. 102-26. “Other Signs”

- (1) *Mural signs.* Artwork painted or affixed to building walls, facades or other exterior surfaces shall be limited to the sides and rear building façades on the first floor of any commercial buildings located in the Central Business District. The city council may approve larger murals as a variance to the land development codes, at a public hearing after notice to adjacent property owners. Mural art works are to be exclusively non-commercial in nature, and in no way identify a

CITY OF CLERMONT
ORDINANCE NO. 2022-037

product and deemed to provide artistic value and benefit to the surrounding area and not just of benefit to the building or business proposing the mural. Murals and works of art shall be permitted on the sides and rear of any commercial building walls and shall not be allowed on any front building facades and walls. The front building façade is determined as any façade facing a vehicular street right-of-way.

- (a) Works of art and murals shall be located in the Clermont Central Business District (CBD). Murals and artwork projects are prohibited for residential only buildings and uses.
- (b) The artwork should show sensitivity be family-oriented, appropriate for all ages, educational, display community values, provide creativity and quality workmanship, enrich history, and create a vision of what makes it unique. Artwork projects may not encompass any nudity, offensive languages or gestures, gang symbols, graffiti, political affiliations, drugs or alcohol symbols, violence, and no racial or hate messages within its content. The maximum amount of text within any mural shall be limited to five (5) percent.
- (c) Corporate logos and/or any commercial signage shall be prohibited for any art project or artwork design content. This article will not permit or allow any type of illegal sign, irrespective of artist content.
- (d) The property owner is required to obtain a permit for any artwork and/or mural art project display before the installation of any art display on any buildings. The artwork permit application must include an 11" x 17" sketch/graphic design of the proposed artwork for review and approval by the designated city staff. All proposed artwork must include the artwork display location on site and/or buildings. ~~The completed art work permit application shall require approval of the City Council.~~
- (e) All works of art must comply with any applicable Clermont Codes and Regulations that include any applicable building and fire code requirements for installation, creation, and construction on site. No art project can be placed on or located on any streets, sidewalks, dedicated easements; city owned property, rights-of-way, public access and must comply with any ADA requirements for the site.
- (f) Custody, supervision, maintenance and preservation of the murals and art works is the responsibility of the property owner. The property owner is required to maintain the mural and artwork in good condition at the approved location, failure to comply with this requirement as required by law or other applicable guidelines shall subject the property owner to code enforcement action including violations and fines, and the Clermont City Council may revoke the permit after a public hearing.



CITY OF CLERMONT
ORDINANCE NO. 2022-037

- (g) A hold-harmless release and identification waiver in a form acceptable to the City must be signed by the property owner that excludes, indemnifies and releases the City of Clermont of any liability for public art projects on private property.

SECTION 3: CONFLICT

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

SECTION 4: 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 5: 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 6: ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR

Regardless of whether such inclusion in the Code as described in Section 5 is accomplished, sections of the Ordinance may be re-numbered or re-lettered and the correction of typographical and/or scrivener's errors which do not affect the intent may be authorized by the City Manager or designee, without need of public hearing, by filing a corrected or re-codified copy of same with the City Clerk.

SECTION 7: RECORDING

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

SECTION 8: 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. 2022-037

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 27th day of September 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. 2022-037

AN ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE; CHAPTER 102 SIGNS; ADDING SECTIONS 102-26 “OTHER SIGNS”; PROVIDING FOR CONFLICT; SEVERABILITY; CODIFICATION; THE ADMINISTRATIVE CORRECTION OF SCRIVENERS ERRORS; RECORDING; PUBLICATION AND AN EFFECTIVE DATE.

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CITY OF CLERMONT
ORDINANCE NO. 2022-037

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- (e) All works of art must comply with any applicable Clermont Codes and Regulations that include any applicable building and fire code requirements for installation, creation, and construction on site. No art project can be placed on or located on any streets, sidewalks, dedicated easements; city owned property, rights-of-way, public access and must comply with any ADA requirements for the site.
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CITY OF CLERMONT
ORDINANCE NO. 2022-037

- (g) A hold-harmless release and identification waiver in a form acceptable to the City must be signed by the property owner that excludes, indemnifies and releases the City of Clermont of any liability for public art projects on private property.

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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.

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SECTION 7: RECORDING

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

SECTION 8: 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. 2022-037

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 27th day of September 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

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:	08/11/2022
Order Number:	7648120
Prepayment Amount:	\$ 0.00

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

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	2	08/22/2022 - 09/12/2022	Bids & Proposals
LEE dailycommercial.com	2	08/22/2022 - 09/12/2022	Bids & Proposals

Total Order Confirmation	\$167.68
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Ad Preview

LEGAL NOTICE

On Tuesday, September 6, 2022 at 6:30 PM the Clermont Planning and Zoning Commission will consider the proposed ordinance. The final enactment of the proposed ordinance will be heard by the City Council on Tuesday, September 27, 2022 at 6:30 PM.

ORDINANCE NO. 2022-37

AN ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE; CHAPTER 102 SIGNS; SECTION 102-26 OTHER SIGNS; PROVIDING FOR CONFLICT, SEVERABILITY; CODIFICATION; THE ADMINISTRATIVE CORRECTION OF SCRIVENERS ERRORS, RECORDING, PUBLICATION AND AN EFFECTIVE DATE.

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

This ordinance is available for public inspection in the Development Services Office, 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

Daily Commercial
August 22, 2022 and
September 12, 2022
7648120



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, September 27, 2022		
Agenda Item Name		
Ordinance No. 2022-039 <i>Final</i> <i>Lakeview Preserve Annexation</i> <i>(Entitlements approved by Lake County)</i>		
Requested Action		
Recommend approval of Ordinance No. 2022-039.		
Staff Report		
This is a staff initiated request for approval of an annexation from Lake County Wellness Way North to Clermont Low Density Residential designation. The City is requesting annexation of the subject property as authorized by the Utility Agreement with the property owner. The Notice of Encumbrance to annex was executed on March 9, 2021. The subject parcel is located north of Hartwood Marsh Road and east of the Clermont boundaries and is approximately 40.04 +/- Acres. Lake County has approved to allow for the development of 78 single family residential homes on the site which is currently under construction. The City of Clermont has the capacity and will be providing water and sewer services for the development. The City will annex the property as approved by Lake County. The proposed Low Density Residential Land Use designation allows up to the maximum of three (3) units per acre, which is consistent with the intent of the Comprehensive Plan goals, objectives and policies. The property will also be rezoned from Lake County Planned Unit Development (PUD) to Clermont Planned Unit Development (PUD) zoning classification. Staff recommends approval of the annexation with Ordinance 2022-039.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. ORD 2022-039 - Lakeview Preserve annexation (08.25.2022)	ORD 2022-039 - Lakeview Preserve annexation (08.25.2022).pdf	
2. Legal ad - Lakeview Preserve Annex	Legal ad - Lakeview Preserve Annex.pdf	



CITY OF CLERMONT
ORDINANCE NO. 2022-039

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:

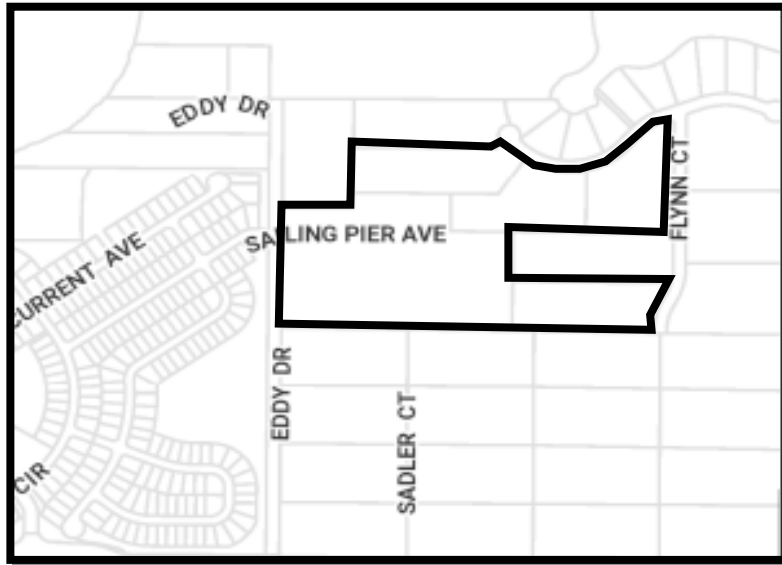
LEGAL DESCRIPTION

THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 1 TOWNSHIP 23 SOUTH RANGE 26 EAST--LESS PROMINENT POINTE PB 41 PG 74-75 AND LESS BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 RUN SOUTH 89-46-07 EAST 371.91 FEET, SOUTH 00-27-22 WEST 627.84 FEET, NORTH 89-46-07 WEST 371.91 FEET, NORTH 00-27-22 EAST 627.84 FEET TO POINT OF BEGINNING AND LESS PROMINENT POINTE PHASE 2 PB 68 PG 100-101-- ORB 5593 PG 817 AND;
PROMINENT POINTE PHASE 2 PB 68 PG 100-101 LOT 4 ORB 5493 PG 2443; AND
PROMINENT POINTE PHASE 2 PB 68 PG 100-101 LOT 6 ORB 5962 PG 2342; AND
PROMINENT POINTE PHASE 2 PB 68 PG 100-101 LOT 7 ORB 5593 PG 817; AND
PROMINENT POINTE PHASE 2 PB 68 PG 100-101 LOT 8 ORB 5593 PG 817

CITY OF CLERMONT
ORDINANCE NO. 2022-039

LOCATION:

Vacant parcels located North of Hartwood Marsh Road,
and East of Clermont Boundaries
Alternate Keys – 3502027, 3907275, 3907277,
3907278 and 3907279
40.04 +/- Acres



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.

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.



CITY OF CLERMONT
ORDINANCE NO. 2022-039

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 8: 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. 2022-039

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 27th day of September 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

LEGAL NOTICE

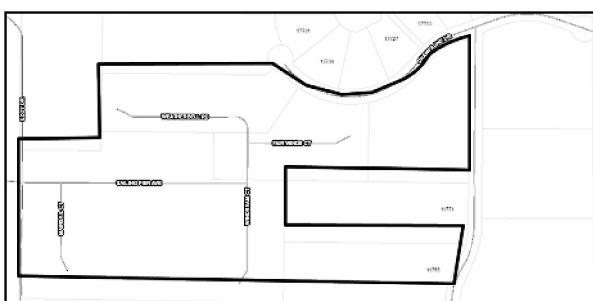
The Clermont City Council will consider the enactment of the following proposed Ordinance at their regularly scheduled meeting to be held Tuesday, September 27, 2022 at 6:30 PM at Clermont City Hall, Council Chambers located at 685 West Montrose Street. All interested parties will be given an opportunity to express their views on this matter.

ORDINANCE NO. 2022-039

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 parcels located North of Hartwood Marsh Road,
and East of Clermont Boundaries
Alternate Keys – 3502027, 3907275, 3907277,
3907278 and 3907279
40.04 +/- Acres



LEGAL DESCRIPTION

THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 1 TOWNSHIP 23 SOUTH RANGE 26 EAST--LESS PROMINENT POINTE PB 41 PG 74-75 AND LESS BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 RUN SOUTH 89-46-07 EAST 371.91 FEET, SOUTH 00-27-22 WEST 627.84 FEET, NORTH 89-46-07 WEST 371.91 FEET, NORTH 00-27-22 EAST 627.84 FEET TO POINT OF BEGINNING AND LESS PROMINENT POINTE PHASE 2 PB 68 PG 100-101-- ORB 5593 PG 817 and;
PROMINENT POINTE PHASE 2 PB 68 PG 100-101 LOT 4 ORB 5493 PG 2443; and PROMINENT POINTE PHASE 2 PB 68 PG 100-101 LOT 6 ORB 5962 PG 2342; and PROMINENT POINTE PHASE 2 PB 68 PG 100-101 LOT 7 ORB 5593 PG 817; and
PROMINENT POINTE PHASE 2 PB 68 PG 100-101 LOT 8 ORB 5593 PG 817

All public meetings 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 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 1

Meeting Date		
Tuesday, September 27, 2022		
Agenda Item Name		
Ordinance No. 2022-040 <i>Final</i> <i>Lakeview Preserve Comprehensive Plan Amendment</i> <i>(Entitlements approved by Lake County)</i>		
Requested Action		
Recommend approval of Ordinance No. 2022-040.		
Staff Report		
This is a staff initiated request for approval of a small-scale comprehensive plan amendment to change the future land use from Lake County Wellness Way North to Clermont Low Density Residential designation. The City is requesting annexation of the subject property as authorized by the Utility Agreement with the property owner. The Notice of Encumbrance to annex was executed on March 9, 2021. The subject parcel is located north of Hartwood Marsh Road and East of the Clermont Boundaries and is approximately 40.04 +/- Acres. Lake County has approved to allow for the development of 78 single family residential homes on the site which is currently under construction. The City of Clermont has the capacity and will be providing water and sewer services for the development. The City will annex the property as approved by Lake County. The proposed Low Density Residential Land Use designation allows up to the maximum of three (3) units per acre, which is consistent with the intent of the Comprehensive Plan goals, objectives and policies. The property will also be rezoned from Lake County Planned Unit Development (PUD) to Clermont Planned Unit Development (PUD) zoning classification. Staff recommends approval of the Future Land Use change from Lake County Wellness Way North to Clermont Low Density Residential designation with Ordinance 2022-040.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. ORD 2022-040 Lakeview Preserve CPA (08.25.2022)	ORD 2022-040 Lakeview Preserve CPA (08.25.2022).pdf	
2. New Location map	New Location map.pdf	
3. FLU MAPS	FLU MAPS.pdf	
4. Legal ad - Lakeview Preserve CPA	Legal ad - Lakeview Preserve CPA.pdf	



CITY OF CLERMONT
ORDINANCE NO. 2022-040

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 the 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:

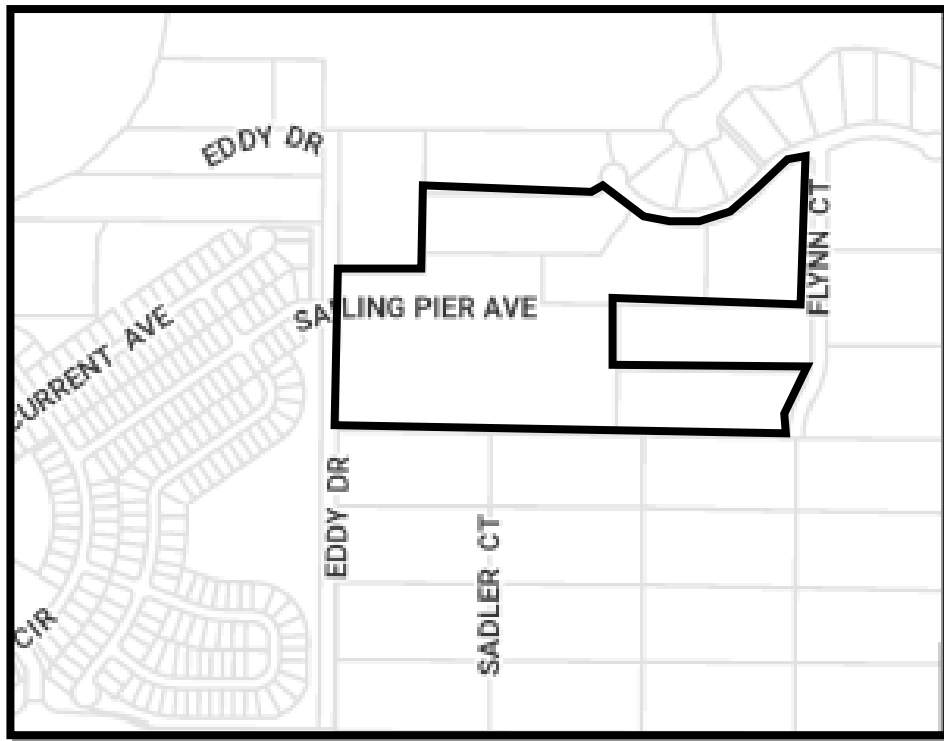
LEGAL DESCRIPTION:

THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 1 TOWNSHIP 23 SOUTH RANGE 26 EAST--LESS PROMINENT POINTE PB 41 PG 74-75 AND LESS BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 RUN SOUTH 89-46-07 EAST 371.91 FEET, SOUTH 00-27-22 WEST 627.84 FEET, NORTH 89-46-07 WEST 371.91 FEET, NORTH 00-27-22 EAST 627.84 FEET TO POINT OF BEGINNING AND LESS PROMINENT POINTE PHASE 2 PB 68 PG 100-101-- ORB 5593 PG 817 AND; PROMINENT POINTE PHASE 2 PB 68 PG 100-101 LOT 4 ORB 5493 PG 2443; AND PROMINENT POINTE PHASE 2 PB 68 PG 100-101 LOT 6 ORB 5962 PG 2342; AND PROMINENT POINTE PHASE 2 PB 68 PG 100-101 LOT 7 ORB 5593 PG 817; AND PROMINENT POINTE PHASE 2 PB 68 PG 100-101 LOT 8 ORB 5593 PG 817

CITY OF CLERMONT
ORDINANCE NO. 2022-040

LOCATION:

Vacant parcels located North of Hartwood Marsh Road,
and East of Clermont Boundaries
Alternate Keys – 3502027, 3907275, 3907277,
3907278 and 3907279
40.04 +/- Acres



FUTURE LAND USE MAP AMENDMENT

**FROM: LAKE COUNTY WELLNESS WAY NORTH
TO: CITY OF CLERMONT LOW DENSITY RESIDENTIAL**

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.



CITY OF CLERMONT
ORDINANCE NO. 2022-040

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. 2022-040

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida, this 27th day of September 2022.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

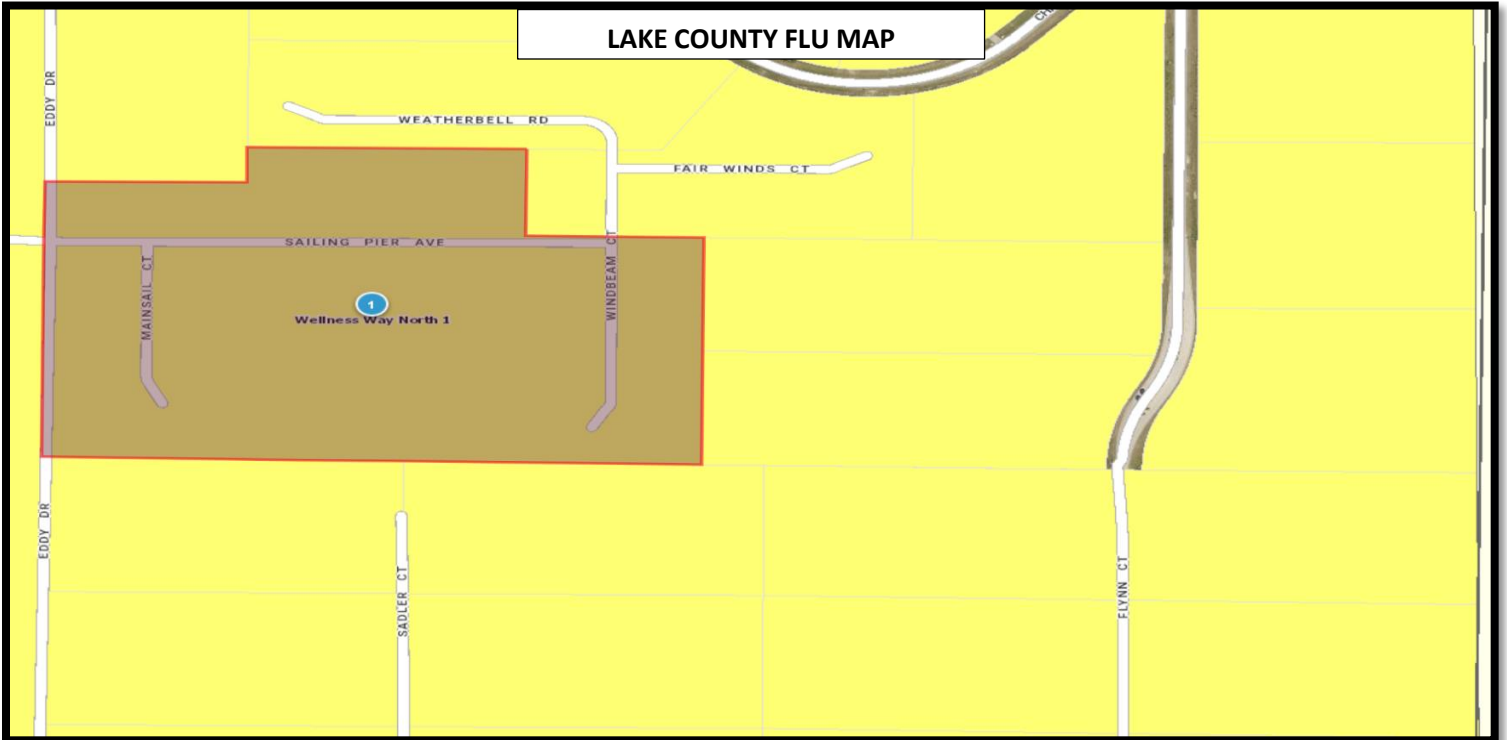
Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

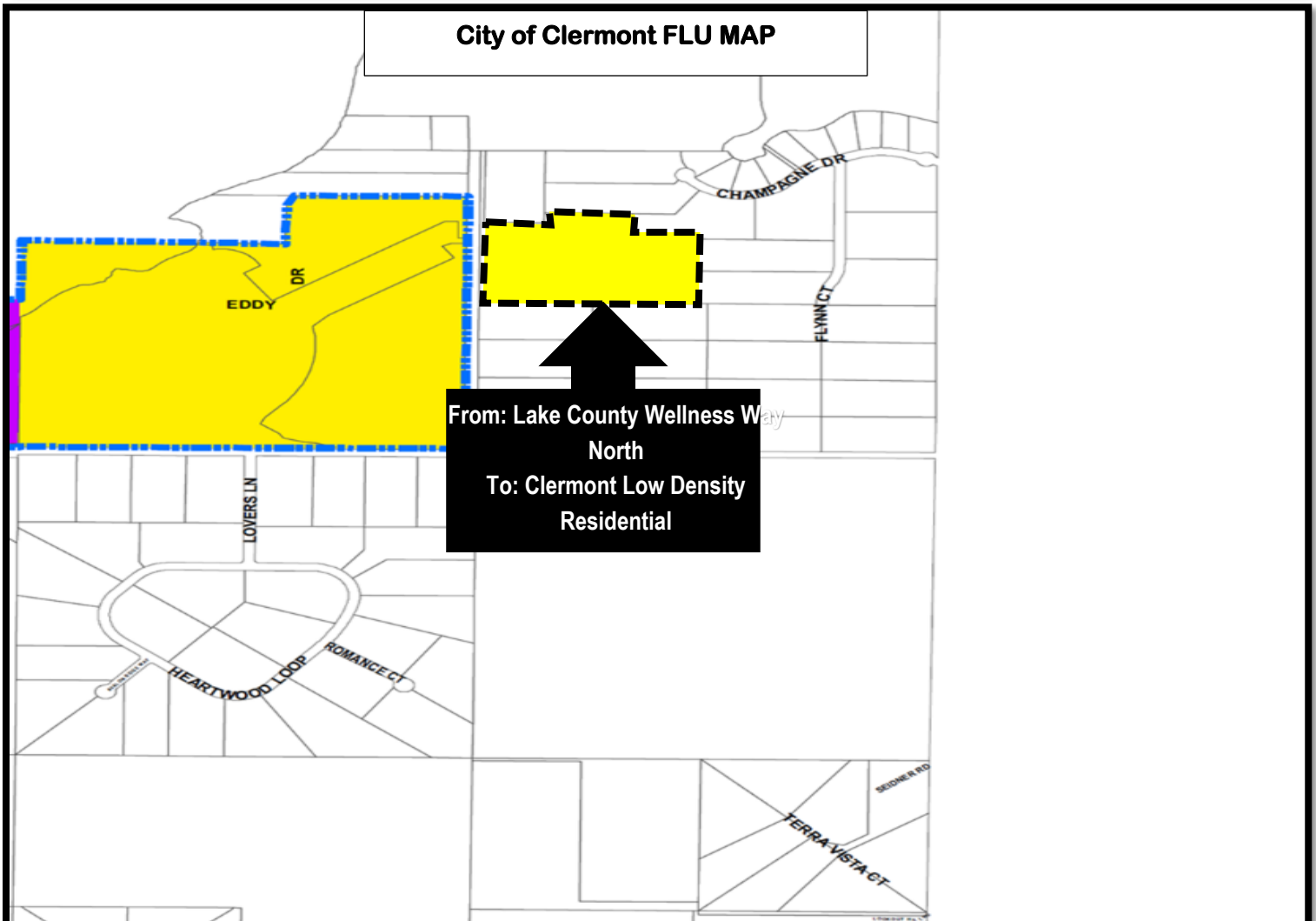


FUTURE LAND USE MAPS

LAKE COUNTY FLU MAP



City of Clermont FLU MAP



**CITY OF CLERMONT
NOTICE OF PROPOSED LAND USE CHANGE
COMPREHENSIVE PLAN AMENDMENT**

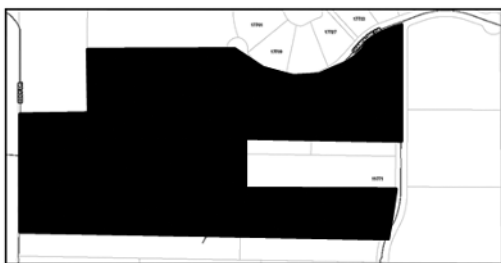
The Clermont Planning and Zoning Commission will hold a public meeting on Tuesday, September 6, 2022 at 6:30 PM, and the Clermont City Council will hold a public meeting on Tuesday, September 27, 2022 at 6:30 PM to consider the (final reading and ordinance adoption) to change the City's Future Land Use Map. The map amendment would change the Future Land Use designation for the parcels below from Lake County Wellness Way North to Low Density Residential Land Use Designation.

ORDINANCE 2022-040

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 parcels located North of Hartwood Marsh Road,
and East of Clermont Boundaries
Alternate Keys – 3502027, 3907275, 3907277,
3907278 and 3907279
40.04 +/- Acres



LEGAL DESCRIPTION

THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 1 TOWNSHIP 23 SOUTH RANGE 26 EAST--LESS PROMINENT POINTE PB 41 PG 74-75 AND LESS BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 RUN SOUTH 89-46-07 EAST 371.91 FEET, SOUTH 00-27-22 WEST 627.84 FEET, NORTH 89-46-07 WEST 371.91 FEET, NORTH 00-27-22 EAST 627.84 FEET TO POINT OF BEGINNING AND LESS PROMINENT POINTE PHASE 2 PB 68 PG 100-101-- ORB 5593 PG 817 and; PROMINENT POINTE PHASE 2 PB 68 PG 100-101 LOT 4 ORB 5493 PG 2443; and PROMINENT POINTE PHASE 2 PB 68 PG 100-101 LOT 6 ORB 5962 PG 2342; and PROMINENT POINTE PHASE 2 PB 68 PG 100-101 LOT 7 ORB 5593 PG 817; and PROMINENT POINTE PHASE 2 PB 68 PG 100-101 LOT 8 ORB 5593 PG 817

All public meetings are held at the Clermont City Hall, Chambers, located at 685 W. Montrose Street, and are open to public comment. The proposed amendment may be inspected at the Development Services Department (1st floor, City Hall) 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 meetings.

Tracy Ackroyd Howe, MMC
City Clerk



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, September 27, 2022		
Agenda Item Name		
Ordinance No. 2022-041 <i>Final</i> <i>Lakeview Preserve Rezoning</i> <i>(Entitlements approved by Lake County)</i>		
Requested Action		
Recommend approval of Ordinance No. 2022-041.		
Staff Report		
This is a staff initiated request for approval of a rezoning from Lake County Planned Unit Development to Clermont Planned Unit Development zoning category. The City is requesting annexation of the subject property as authorized by the Utility Agreement with the property owner. The Notice of Encumbrance to annex was executed on March 9, 2021. The subject parcel is located north of Hartwood Marsh Road and east of the Clermont Boundaries and is approximately 40.04 +/- Acres. Lake County has approved to allow for the development of 78 single family residential homes on the site which is currently under construction. The City of Clermont has the capacity and will be providing water and sewer services for the development. The City will annex the property as approved by Lake County. The proposed Planned Unit Development (PUD) zoning category is consistent with the current Lake County zoning designation and surrounding properties. The property will also be amending the Future Land Use Map from Lake County Wellness Way North to Clermont Low Density Residential designation. Staff recommends approval of Ordinance No. 2022-041.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. ORD 2022-041 Lakeview Preserve rezoning (09.16.2022)	ORD 2022-041 Lakeview Preserve rezoning (09.16.2022).pdf	
2. Location map	Location map.pdf	
3. ZONING MAPS	ZONING MAPS.pdf	
4. Legal ad - Lakeview Preserve Rezoning	Legal ad - Lakeview Preserve Rezoning.pdf	



CITY OF CLERMONT
ORDINANCE NO. 2022-041

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.

WHEREAS, this project was entitled within Lake County's jurisdiction under Ordinance 2020-65 and the City of Clermont is annexing the property at this time and will transfer the current development standards into this ordinance;

NOW THEREFORE, 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

THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 1 TOWNSHIP 23 SOUTH RANGE 26 EAST--LESS PROMINENT POINTE PB 41 PG 74-75 AND LESS BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 RUN SOUTH 89-46-07 EAST 371.91 FEET, SOUTH 00-27-22 WEST 627.84 FEET, NORTH 89-46-07 WEST 371.91 FEET, NORTH 00-27-22 EAST 627.84 FEET TO POINT OF BEGINNING AND LESS PROMINENT POINTE PHASE 2 PB 68 PG 100-101-- ORB 5593 PG 817 and;
PROMINENT POINTE PHASE 2 PB 68 PG 100-101 LOT 4 ORB 5493 PG 2443; and
PROMINENT POINTE PHASE 2 PB 68 PG 100-101 LOT 6 ORB 5962 PG 2342; and
PROMINENT POINTE PHASE 2 PB 68 PG 100-101 LOT 7 ORB 5593 PG 817; and
PROMINENT POINTE PHASE 2 PB 68 PG 100-101 LOT 8 ORB 5593 PG 817

LOCATION

Vacant parcels located North of Hartwood Marsh Road,
and East of Clermont Boundaries
Alternate Keys – 3502027, 3907275, 3907277,
3907278 and 3907279
40.04 +/- Acres

CITY OF CLERMONT
ORDINANCE NO. 2022-041

LOCATION MAP



PROPERTY REZONING

FROM: Lake County Planned Unit Development (PUD)
TO: City of Clermont Planned Unit Development (PUD)

SECTION 2: GENERAL 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 approved Lake County site plan. Any changes or deviation to the approved Lake County site plan or construction plans will require a review and approval by the Site Review Committee prior to the issuance of a zoning clearance or other development permits.
3. 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.
4. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.



CITY OF CLERMONT
ORDINANCE NO. 2022-041

5. Fiber optic conduit and pull boxes may require installation by the developer in the utility easements to extend the City's fiber optic network. The City's Information Technology Director or authorized designee will work with the developer at the time of site plan review to determine the extent of fiber optic conduit.

SECTION 3: LAND USES AND SPECIFIC CONDITIONS

A. Permitted Land Uses:

1. Suburban Residential Lots. The maximum of 78 single-family residential lot subdivision.
2. Estate Residential Lots. Two (2) Estates Residential lots consisting of five (5) acres each. The Estates Residential Lots shall be defined as Lots 4 & 6 of the Prominent Pointe Subdivision, as recorded in Plat Book 68, Pages 100-101, and Public Records of Lake County, Florida. Neither lot shall be reconfigured, except with the exception of providing drainage easements over the north portion of Lot 6, should final engineering determine that a retention pond is necessary in that location.
3. General Agriculture, as defined by Lake County Land Development Code, shall be permitted on the Estate Residential lots as a primary use or as accessory uses to the single-family residential permitted uses.
4. The City Manager or designee may approve accessory uses directly associated with the above referenced permitted uses. Any other permitted uses of the site not specified above shall require approval of an amendment to the Planned Unit Development (PUD) by the Clermont City Council.
5. The project shall be developed according to R-2 Medium Density Residential Zoning Designation in the Land Development Code, unless expressly stated above.

B. Development Standards:

1. The Suburban Residential Lots shall not have access to Flynn Court and Champagne Drive.
2. The Suburban Residential Lots shall provide access through a western connection, as shown on the conceptual plan submitted with the rezoning application.
3. The Estate Residential Lots will provide access to Flynn Court.
4. The development shall not utilize Sadler Court for access to either the Suburban or Estate Lots.

C. Setbacks and Development Standards:

1. Suburban Residential Lots:

<u>Development Standards for Suburban Residential Lots</u>	
Minimum Lot Area	8400 square foot
Minimum Living Area	1,500 square foot
Minimum Lot Width	70 feet
Minimum Front Building setback	20 feet
Minimum Side Yard Setback	5 feet
Setback from Side Street	15 feet
Minimum Rear Yard Setback	20 feet'
Minimum Building Separation	10 feet
Minimum Rear Yard Setback for Pools, Patios, Decks, Screen Rooms or Ancillary Structures	5 feet from the side and rear property lines'
Maximum Impervious Surface Ratio (ISR) * The entire development may not exceed 0.60 impervious surface ratio (ISR)	A higher ISR may be allowed if the Developer can demonstrate that the entire development will not exceed the maximum 0.60 ISR
Maximum Principal Building Height	35 feet'
Maximum Accessory Building Height	25 feet
Setbacks from High Water Line, Mean High Water Line, or Jurisdictional Wetland Line	50 feet
Minimum front yard easement	5 feet'
Minimum side and Rear Yard Drainage and Utility Easement	5 feet

2. Estate Residential Lots Standards

<u>Development Standards for Estate Residential Lots:</u>	
Front Yard Setback	25 feet
Side and Secondary Front Yard	25 feet
Rear Yard Setback	25 feet
Accessory structure including pools	25 feet from the side and rear property lines
ISR for Individual Lots	0.10 maximum ISR
Minimum Structure Size	850 Square feet *(300 square feet of which may include attached, non-living area)

3. The entire development may not exceed 0.60 maximum impervious surface ratio (ISR).



CITY OF CLERMONT
ORDINANCE NO. 2022-041

SECTION 4: OPEN SPACE AND LANDSCAPING

1. Open Space: A minimum of 25% of the net buildable area of the entire site shall be required as dedicated open space as defined in the Comprehensive Plan.
2. Landscaping Requirements. Landscaping, Buffers, and screening shall be design and constructed with the Land Development Regulations and Comprehensive Plan. All plant materials utilized in accordance to the code shall be drought tolerant Florida Native Plants.

SECTION 5: ARCHITECTURAL DESIGN STANDARDS

The Suburban Residential Lots shall be developed in accordance with the following standards:

1. No two same floor plans with the same elevations shall be constructed adjacent or across the street from one another.
2. No two same floor plans with the same color schemes shall be constructed adjacent to or across the street from one another.
3. The garage doors shall be constructed with architectural features such as windows and/or trim.
4. The front facades shall have a minimum of two windows.
5. Each floor plans shall have four elevation styles with four different color options.
6. All driveways shall be constructed with pavers, with the exception of the driveway aprons and sidewalks.

SECTION 6: TRANSPORTATION AND ACCESS MANAGEMENT

1. All access management shall be in accordance with the Comprehensive Plan and Land Development Regulations, as amended.
2. The Access points is through the Lakeview Preserve subdivision as approved with the PUD.
3. Sidewalks will be required to meet the Land Development Regulations.

SECTION 7: ENVIRONMENTAL

1. Environmental. An environmental survey shall be conducted in accordance with the Land Development Regulations to address any natural vegetative communities, wildlife corridors, and designated species prior to the submittal of any development regulations.



CITY OF CLERMONT
ORDINANCE NO. 2022-041

2. An environmental assessment addressing habitat and species shall be submitted to the City during the site plan review and approval process for the overall development. Applicable permits for any gopher tortoises and associated burrow commensal species or other endangered species found on the property must be received from the appropriate regulatory agencies prior to the initiation of the development activity.

SECTION 8: UTILITIES AND CONCURRENCY MANAGEMENT

1. The project shall be developed in accordance with the City of Clermont Utility Standards.
2. Any proposed City maintained utilities that are not located within a City maintained right of ways are required to be placed in a dedicated utility easement to the City at time of recording of the final plat. Easements shall be provided at no expense to the City.
3. The stormwater management system shall be designed in accordance with all applicable requirements of the City of Clermont, Lake County and St. Johns Water Management District (SJRWMD) requirements.
4. Coordination between the Developer and the appropriate Solid Waste Office, Public Works Department/Environmental Services Division and other public service providers, will be required to provide access for trash and recycling service pickups, postal delivery, and police and fire protection, and other services for the adjacent parcels that are currently accessing through Lost Lake Road or the private drive on the western property boundary.
5. Development Concurrency shall be met prior to the issuance of any development orders, consistent with the Land Development Regulations (LDR).
6. School Concurrency shall be met before final plat approval in accordance with the Comprehensive Plan and Land Development Codes.
7. Any air conditioner pads, generator pads, and pool equipment may be located in the side yard setback, but shall not be located within any drainage and/or utility easement. If these items are unable to meet this setback, they may be placed behind the rear building line of the structure outside of the drainage and/or utility easements.
8. This Planned Unit Development shall become null and voided if substantial construction work has not begun within three (3) years from the date of this Ordinance approval. "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 R-2 Medium Density Residential Zoning Designation.



CITY OF CLERMONT
ORDINANCE NO. 2022-041

SECTION 9: DEED RESTRICTIONS

1. The Suburban Residential Lots do not have access to Flynn Court or Champagne Drive; and
2. The Estate Residential Lots are never further subdivided.

SECTION 10: CONFLICT

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

SECTION 11: 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 12: 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 13: RECORDING

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

SECTION 14: 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. 2022-041

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 27th day of September 2022.

CITY OF CLERMONT

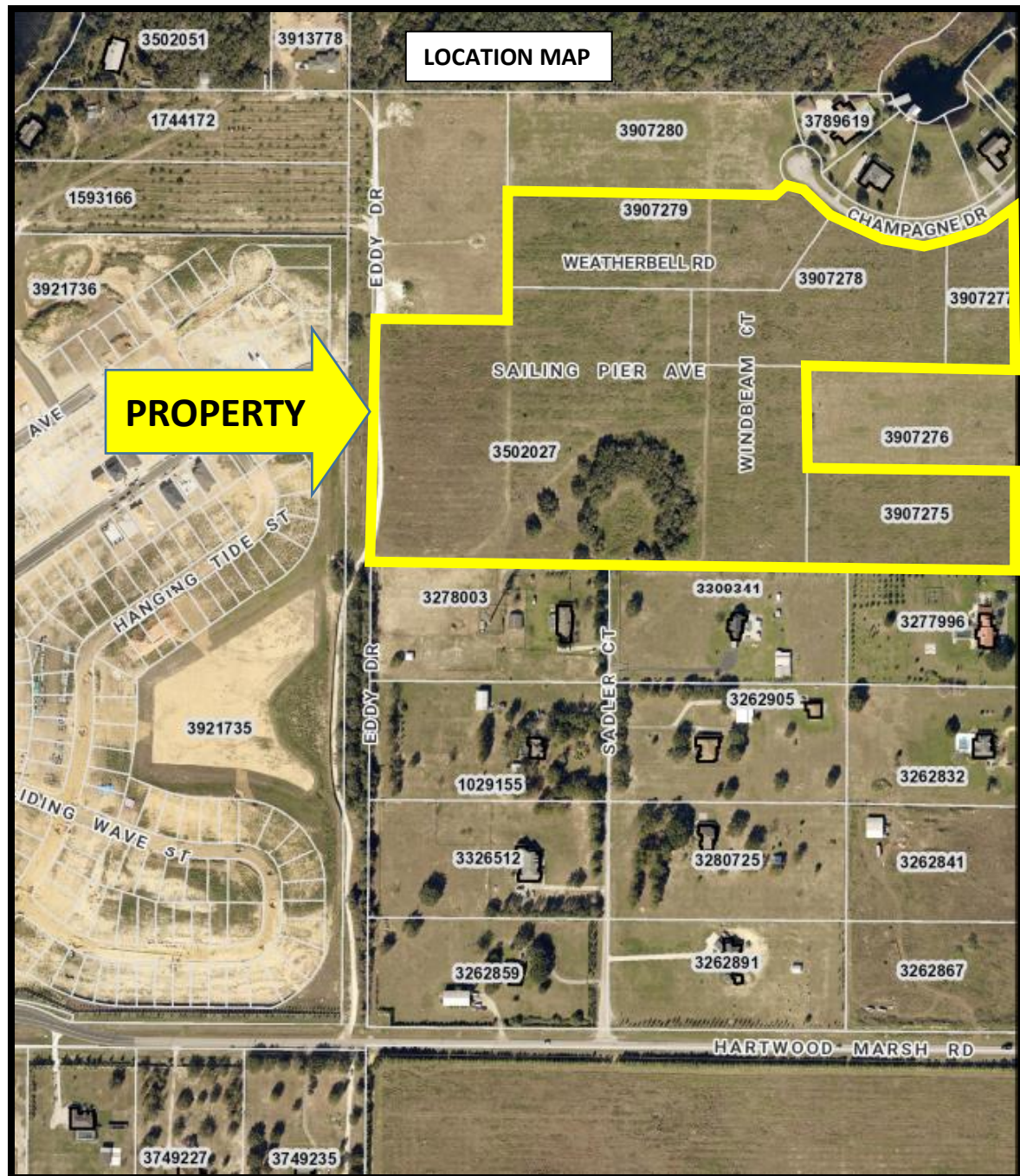
Tim Murry, Mayor

ATTEST:

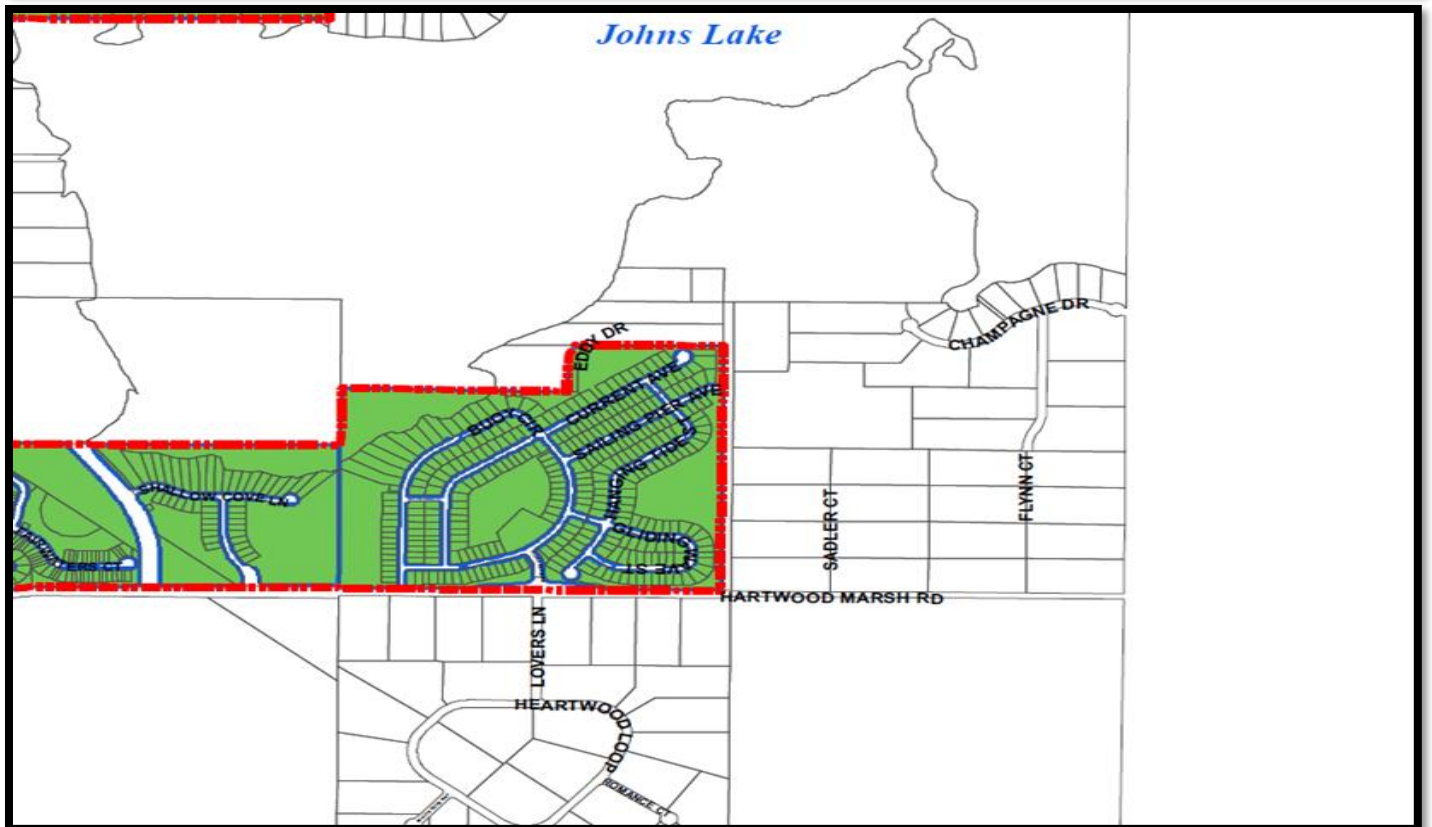
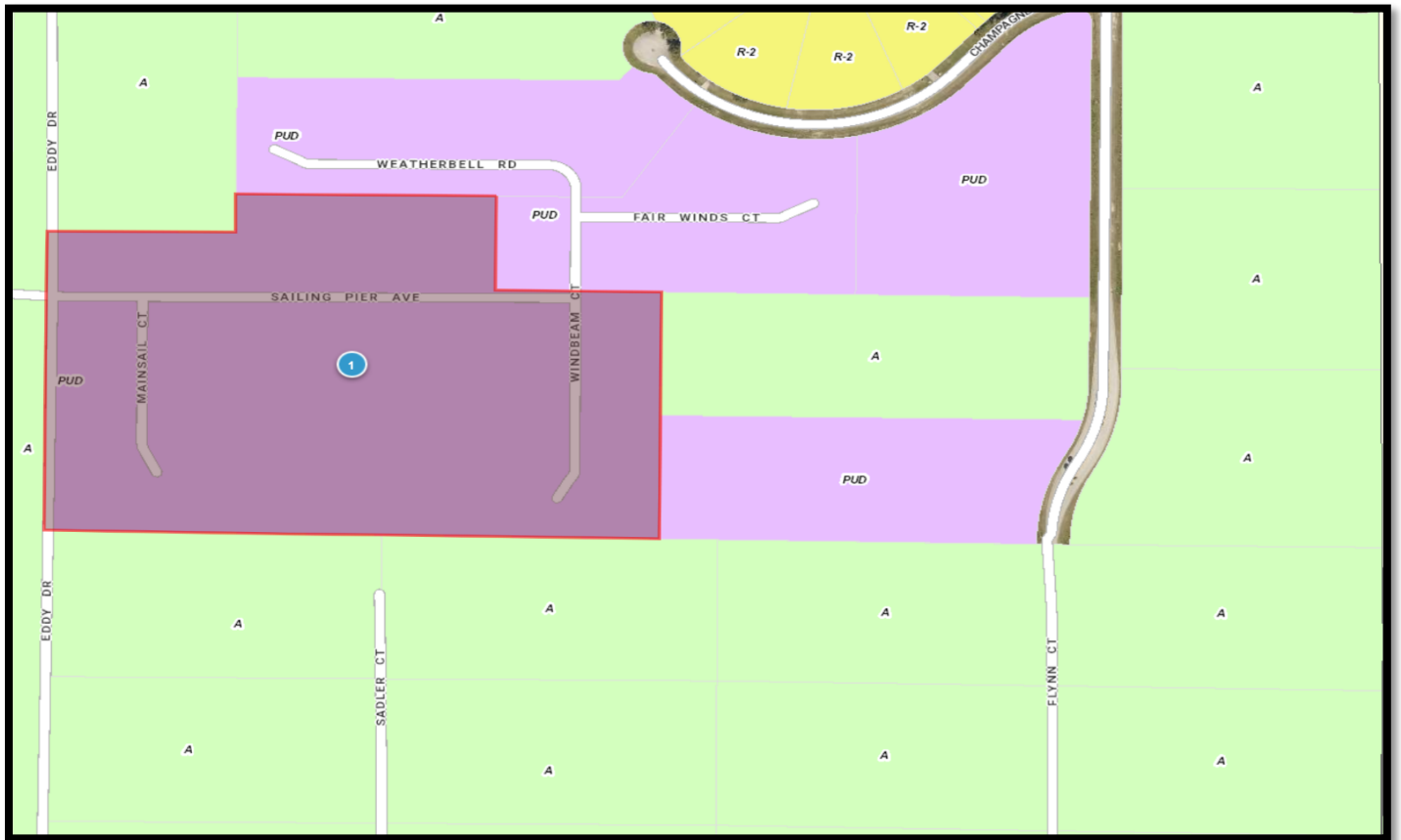
Tracy Ackroyd Howe, MMC
City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney



Zoning Maps



LEGAL NOTICE

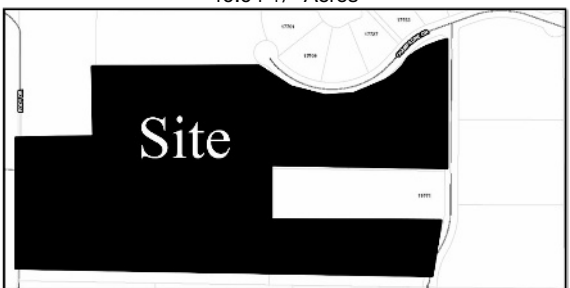
The Planning & Zoning Commission will consider the request at a public meeting on Tuesday, September 6, 2022 at 6:30 PM and the Clermont City Council will hold a public meeting to consider the request on Tuesday, September 27, 2022 at 6:30 PM for the final enactment.

ORDINANCE NO. 2022-041

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 EFFECTIVE DATE.

LOCATION:

Vacant parcels located North of Hartwood Marsh Road,
and East of Clermont Boundaries
Alternate Keys – 3502027, 3907275, 3907277,
3907278 and 3907279
40.04 +/- Acres



LEGAL DESCRIPTION

THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 1 TOWNSHIP 23 SOUTH RANGE 26 EAST--LESS PROMINENT POINTE PB 41 PG 74-75 AND LESS BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 RUN SOUTH 89-46-07 EAST 371.91 FEET, SOUTH 00-27-22 WEST 627.84 FEET, NORTH 89-46-07 WEST 371.91 FEET, NORTH 00-27-22 EAST 627.84 FEET TO POINT OF BEGINNING AND LESS PROMINENT POINTE PHASE 2 PB 68 PG 100-101--ORB 5593 PG 817 and;
PROMINENT POINTE PHASE 2 PB 68 PG 100-101 LOT 4 ORB 5493 PG 2443; and PROMINENT POINTE PHASE 2 PB 68 PG 100-101 LOT 6 ORB 5962 PG 2342; and PROMINENT POINTE PHASE 2 PB 68 PG 100-101 LOT 7 ORB 5593 PG 817; and PROMINENT POINTE PHASE 2 PB 68 PG 100-101 LOT 8 ORB 5593 PG 817

PROPERTY REZONING:

**From: Lake County Planned Unit Development (PUD)
To: City of Clermont Planned Unit Development (PUD)**

All public meetings are held in the Clermont City Hall, Council Chambers located at 685 W. Montrose Street, Clermont, FL 34711.

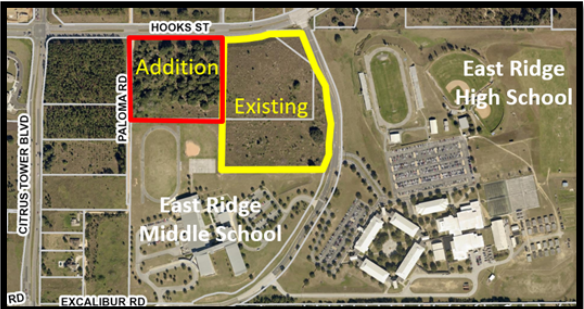
This ordinance is available for public inspection in the Development Services Department, Monday through Friday between the hours of 8:00 AM and 5:00 PM.

All interested parties shall 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

AGENDA ITEM

Meeting Date	
Tuesday, September 27, 2022	
Agenda Item Name	
Ordinance No. 2022-042 <i>Final</i> <i>Clermont Hills Apartments Rezoning</i>	
Requested Action	
Recommend approval of Ordinance 2022-042	
Staff Report	
The applicant, Tara Tedrow, is requesting an amendment to PUD Ordinance 2021-015 to expand and amend the previously approved site plan, which includes additional acreage and additional apartment units. The property is located southwest of Excalibur Road and Hooks Street Intersection, East of Paloma Road and adjacent to East Ridge Middle School. With the addition of this parcel, the overall project will be 26 +/- acres.  The applicant is requesting to construct 312 units, which is at a density of 12 dwelling units per acre. The previous project was approximately 17 acres and was approved for 204 units. The future land use of Residential/Office permits multifamily up to 12 dwelling units per acre and office uses at a floor area ratio of 0.25. Several conditions were placed in the PUD approval as an outcome of a special magistrate hearing that will continue to be in the amended project. The site shall be constructed in substantial accordance with the submitted conceptual site plan dated August 24, 2022 prepared by VHB, Inc. The site plan was reconfigured. Previously, there was access off of Excalibur Road along with access off of Hooks Street. The new plan has removed the access point off of Excalibur Road and the primary access point will be provided from Hooks Street. An exclusive left turn lane will be constructed on Hooks Street to serve the primary access point. The project will also be gated and the internal roadway will be privately owned and maintained. The majority of the previous conditions contained in ordinance 2021-015 will be retained in this amendment with the exclusion of conditions that dealt with Excalibur Road. The apartment buildings will be a maximum of three stories. A waiver was granted for cut/fill up to 13 feet on 10% of the previous site. This has not changed with the additional acreage, nor will it be required on the additional acreage. The applicant has provided additional amenities and more open space is provided compared to the previous project. See Staff Analysis Report for more details. Staff has reviewed the application and proposed project in regards to Section 122-315 Review Criteria for a Planned Unit Development. The location is suitable for multi-family use since the future land use of Residential/Office allows this type of land use. The property has access to major road networks and the primary access point has been shifted from Excalibur Road to Hooks Street to minimize any concerns. The City's water and sewer service will be required in order to develop the property and capacity is available to serve the multi-family project. The project is located within walking distance of the assigned high school and middle school. School concurrency shall be met as a requirement prior to site plan approval. The proposed project, as presented in the conceptual plan, does preserve the natural topography of the site as much as possible and the previous cut/fill waiver for the project is not being requested on the additional acreage. The conceptual site plan has more open space than previously before	

and more amenities are being provided for the residents. Staff is able to support the request and recommends approval of Ordinance 2022-042. *The Planning and Zoning Commission recommended approval, 5-0 with the condition that a right-turn lane be installed on Hooks Street. The ordinance has been updated to reflect this condition.*

Additional Analysis

Fiscal Impact Summary

Fiscal Impact

Fund Number and Description

Available Budget Amount

Exhibits Attached (copies of original agreements)

1.	Ord. 2022-042 Clermont Hills - Skorman Rezoning (09.19.2022)	Ord. 2022-042 Clermont Hills - Skorman Rezoning (09.19.2022).pdf
2.	64185.00 - Clermont Hills Apt - Conceptual Site Plan 8.24.22	64185.00 - Clermont Hills Apt - Conceptual Site Plan 8.24.22.pdf
3.	Elevations	Elevations.pdf
4.	Hooks Street site	Hooks Street site.pdf
5.	SKORMAN PUD Grading Plan	SKORMAN PUD Grading Plan.pdf
6.	Ord. 2021-015	Ord. 2021-015.pdf
7.	Ord 2022-042 - Clermont Hills Staff Analysis Report	Ord 2022-042 - Clermont Hills Staff Analysis Report.pdf
8.	School Concurrency	School Concurrency.pdf
9.	TIA Summary	TIA Summary.pdf
10.	2022-08-29_Hooks-Excalibur TIA Review	2022-08-29_Hooks-Excalibur TIA Review.pdf
11.	2022-09-02 to City of Clermont re Hooks Street Proposal LTR of support	2022-09-02 to City of Clermont re Hooks Street Proposal LTR of support.pdf
12.	Justification	Justification.pdf
13.	Application clarification	Application clarification.pdf
14.	Application	Application.pdf
15.	Legal ad - Clermont Hills Apts.	Legal ad - Clermont Hills Apts..pdf



CITY OF CLERMONT
ORDINANCE NO. 2022-042

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:

PARCEL 1 (ID 09-22-26-1205-039-00000)

THE NORTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, OTHERWISE DESCRIBED AS TRACT 39, ACCORDING TO THE PLAT THEREOF OF THE LAKE HIGHLANDS COMPANY, FILED ON MARCH 2, 1914, AND RECORDED IN PLAT BOOK 2, PAGE 28, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

ALSO LESS AND EXCEPT FROM THE ABOVE LANDS, THAT PORTION CONVEYED TO LAKE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA BY VIRTUE OF THAT CERTAIN STATUTORY WARRANTY DEED RECORDED FEBRUARY 10, 2003 IN OFFICIAL RECORDS BOOK 2257, PAGE 1297, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE FOLLOWING DESCRIBED PARCEL:

THE NORTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, OTHERWISE DESCRIBED AS TRACT 39, ACCORDING TO THE PLAT OF THE LAKE HIGHLANDS COMPANY, FILED ON MARCH 2, 1914, AND RECORDED IN PLAT BOOK 2, PAGE 28, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

LYING WITHIN 50 FEET EACH SIDE (100 FEET TOTAL) OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGIN AT AN ALUMINUM PLAT STAMPED "TOWNSHIP 22 SOUTH, RANGE 26 EAST, 30/29, D.O.T., 10-28-73", SAID POINT BEING THE WEST $\frac{1}{4}$ CORNER OF SECTION 29, TOWNSHIP 22 SOUTH, RANGE 26 EAST; THENCE SOUTH 88 DEGREES 26 MINUTES 40



CITY OF CLERMONT
ORDINANCE NO. 2022-042

SECONDS EAST, ALONG THE EAST-WEST CENTER OF SECTION LINE OF SAID SECTION 29, A DISTANCE OF 5248.28 FEET, TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 2083.00 FEET AND A CENTRAL ANGLE OF 1 DEGREES 44 MINUTES 27 SECONDS; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 63.29 FEET, TO THE POINT OF TANGENCY THEREOF; THENCE NORTH 89 DEGREES 48 MINUTES 53 SECONDS EAST, A DISTANCE OF 1340.32 FEET, TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1300.00 FEET AND A CENTRAL ANGLE OF 37 DEGREES 55 MINUTES 13 SECONDS; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 860.38 FEET, TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1700.00 FEET AND A CENTRAL ANGLE OF 67 DEGREES 44 MINUTES 14 SECONDS; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE 2009.80 FEET, TO THE POINT OF TANGENCY THEREOF, THENCE SOUTH 60 DEGREES 22 MINUTES 06 SECONDS EAST, A DISTANCE OF 457.88 FEET, TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1300.00 FEET AND A CENTRAL ANGLE OF 29 DEGREES 42 MINUTES 17 SECONDS; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 673.98 FEET, TO THE POINT OF TANGENCY THEREOF, THENCE NORTH 89 DEGREES 55 MINUTES 37 SECONDS EAST, A DISTANCE OF 173.56 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, AND THE POINT OF TERMINATION OF THIS CENTERLINE DESCRIPTION, SAID POINT BEING NORTH 01 DEGREES 07 MINUTES 43 SECONDS EAST, A DISTANCE OF 8.25 FEET FROM THE EAST $\frac{1}{4}$ CORNER OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST.

TOGETHER WITH

PARCEL 2 (IDS 09-22-26-1205-038-00000, 28-22-26-0003-000-00400 AND 28-22-26-0003-000-00600)

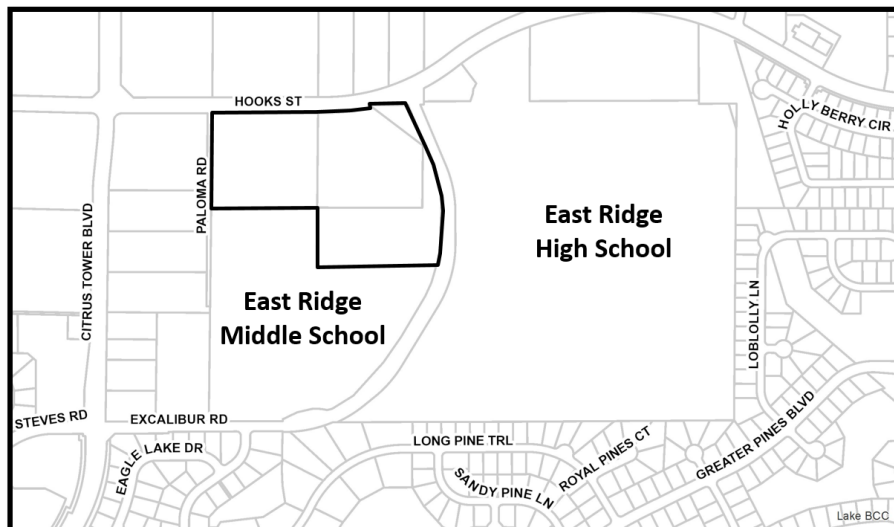
THAT PART OF TRACTS 37, 38, 43 AND 44 OF LAKE HIGHLANDS COMPANY PLAT IN SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, AS RECORDED IN PLAT BOOK 2, PAGE 28 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF TRACT 53 OF SAID LAKE HIGHLANDS COMPANY PLAT (SAID POINT ALSO BEING ON THE CENTERLINE OF A 30.00 FOOT WIDE RIGHT OF WAY AS SHOWN ON SAID PLAT); THENCE SOUTH 89°51'04" WEST ALONG THE SOUTHERLY LINE OF TRACTS 53, 54 AND 55 (ALSO BEING THE NORTHERLY LINE OF GREAT PINES PHASE 9, AS RECORDED IN PLAT BOOK 48, PAGE 80 AND THE NORTHERLY LINE OF GREATER PINES PHASE 10, AS RECORDED IN PLAT BOOK 48, PAGE 83, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA) FOR 1968.84 FEET TO THE WEST LINE OF SAID TRACT 55; THENCE NORTH 00°12'38" EAST ALONG THE WEST LINE OF TRACTS 55 AND 42 OF SAID LAKE HIGHLANDS COMPANY PLAT, FOR 1326.74 FEET TO THE NORTH LINE OF SAID TRACT 42; THENCE NORTH 89°49'40" EAST ALONG THE SAID NORTH LINE FOR 659.27 TO THE SOUTHWEST CORNER OF TRACT 38 OF SAID LAKE HIGHLANDS COMPANY PLAT

AND THE POINT OF BEGINNING; THENCE NORTH 00°20'02" EAST ALONG THE WEST LINE OF SAID TRACT 38 FOR 613.51 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF HOOK STREET; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING TWO COURSES: NORTH 89°48'50" EAST FOR 51.62 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1350.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°38'08" FOR A DISTANCE OF 368.40 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT 38; THENCE NORTH 89°48'50" EAST ALONG SAID NORTH LINE 158.69 FEET TO THE WESTERLY LINE OF THE PROPERTY CONVEYED TO LAKE COUNTY AND DESCRIBED IN OFFICIAL RECORDS BOOK 2574, PAGES 830-833 FOR STEVE'S ROAD; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING FOUR COURSES: SOUTH 22°56'53" EAST FOR 440.88 FEET TO A POINT ON A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 2053.62 FEET TO WHICH A RADIAL LINE BEARS NORTH 76°05'45" EAST, THENCE RUN SOUTHERLY ALONG THE ARC THEREOF, THROUGH A CENTRAL ANGLE OF 05°50'49" FOR 209.57 FEET; THENCE SOUTH 02°01'00" WEST FOR 333.32 FEET TO A POINT ON A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1630.11 FEET TO WHICH A RADIAL LINE BEARS SOUTH 76°58'15" EAST, THENCE RUN SOUTHERLY ALONG THE ARC THEREOF, THROUGH A CENTRAL ANGLE OF 03°14'30" FOR 92.23 FEET; THENCE DEPARTING SAID WESTERLY LINE, SOUTH 89°49'40" WEST FOR 756.48 FEET TO THE WESTERLY LINE OF TRACT 43 OF SAID LAKE HIGHLANDS COMPANY PLAT; THENCE NORTH 00°20'02" EAST ALONG THE SAID WESTERLY LINE OF TRACT 43 FOR 370.92 FEET TO THE POINT OF BEGINNING.

LOCATION:

Vacant property southwest of Excalibur Road and Hooks Street Intersection,
East of Paloma Road and adjacent to East Ridge Middle School
Approx. 26.25 +/- Acres
Alternate Keys 1103908, 3801505, 3815507, 1071194





CITY OF CLERMONT
ORDINANCE NO. 2022-042

PROPERTY REZONING

To amend PUD Ordinance 2021-015 to expand and amend the previously approved site plan, which includes additional acreage and additional apartment units.

SECTION 2: GENERAL CONDITIONS

This application for a Planned Unit Development is to allow for a multi-family residential Planned Unit Development; 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 Exhibit A, Clermont Hills Apartments, LLC Conceptual Site Plan, prepared by VHB with a latest issue date of August 24, 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.

SECTION 3: LAND USES AND SPECIFIC CONDITIONS

1. A total of up to 312 multi-family dwelling units (d.u.) may be permitted on the site, not to exceed a base density of 12 dwelling units/acre.
2. Building setbacks shall be 25 feet from the property lines.
3. Maximum building height shall be up to 55 feet, measured at the highest point.
4. The project may have elevation changes of up to 13 feet maximum cut and 13 feet maximum fill up to 10% of the project site, as shown on the cut and fill Exhibit B – Grading Plan Variance prepared by HALFF, dated October 2020. These elevation changes will be submitted to the City Engineer at the time of final engineering.



CITY OF CLERMONT
ORDINANCE NO. 2022-042

5. Individual retaining wall height up to 6 feet in height are permitted to deal with grade changes on the perimeter of the project and in the stormwater pond. A minimum 5-foot transition shall be required between the walls with landscaping incorporated within the terracing of the exterior perimeter wall sections.
6. Trash compacters may be substituted for dumpsters for the project if the Applicant can demonstrate it can sufficiently meet the waste demands for the project.
7. The project will be gated and the internal streets will be privately owned and maintained by the HOA, owner, or developer.
8. The buildings shall be constructed in a manner that closely resembles the architectural style and elevations as presented at the end of this ordinance, Exhibit C, and shall meet the City of Clermont's Architectural Standards.
9. If required by Lake County, the developer shall participate in proportionate share mitigation for improvements to two segments that are over capacity – SR 50 from Hancock Road to CR 455 and Hancock Road from Hooks Street to Johns Lake Road. This will be coordinated with Lake County at the time improvements are considered.
10. The development shall comply with all applicable County and Florida Department of Transportation access management requirements. The primary full access connection to the Project shall be off Hooks Street and an exclusive ingress left-turn lane and right-turn lane shall be constructed. A secured emergency access point shall be off of Excalibur Road and will only be used by emergency personnel in emergency situations.
11. Additional right-of-way may be required for offsite improvements and the sidewalk. This dedication shall be made at no cost to the County or the City.
12. The Developer shall install sidewalks along Excalibur Road prior to first Certificate of Occupancy.
13. The project shall be developed according to the C-2 General Commercial zoning designation in the Land Development Code, unless expressly stated in this PUD.
14. 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. 2022-042

15. All leases for units in the project shall be for a minimum of one year and all tenants shall sign the attached Short-Term Subletting or Rental Addendum. Prior to leasing to any apartment, all proposed tenants shall undergo criminal background checks. Developer/Owner agrees to follow the protocol below in rejecting any tenants for reasons that appear in a criminal background check:
 - a. Criminal – Exclude all Non-Convictions (i.e. Dismissed or Nolle Prosequere)
 - b. Federal, Felony, & Sex Offender will Fail for all years
 - c. Misdemeanor Crimes will Fail the following categories for all years: Violence Crimes, Family Relations Crimes, Weapons, Organized Crimes, Sex Crimes and Unable to Classify.
 - d. Unclassified Crimes will Fail the following categories for all years: Violence Crimes, Family Relations Crimes, Weapons, Organized Crimes, Sex Crimes and Unable to Classify. (All unclassified crimes from the Department of Corrections will fail)
16. A six (6) foot decorative fence will be installed, per applicable City code, along all property lines of the project.
17. In addition to all other landscaping required by City code, an additional visual buffer is required providing vegetative buffering on the interior of the fencing facing toward the Project, and along the project property lines abutting the shared East Ridge Middle School property lines.
18. An environmental assessment addressing habitat and species shall be submitted to the City during the construction plan approval stage of the overall development. Applicable permits for any gopher tortoises and associated burrow commensal species or other endangered species found on the property must be received from the appropriate regulatory agencies prior to the initiation of the development activity.
19. The property management office shall prominently display a notification sign informing potential tenants of the sounds resulting from activities by the adjacent schools, such as but not limited to; daytime PE classes, night games, bands playing, bus noise, etc. The sign shall be a minimum of 11 inches x 17 inches. In addition, as part of the rental contract, similar wording shall also be included that the applicant acknowledges.
20. The proposed amenities, including secondary amenities shown on page 2 of the Clermont Hills Apartments, LLC Conceptual Site Plan, shall be constructed in substantial accordance as shown. The amenities shall be open prior to the final certificate of occupancy of the last apartment building.



CITY OF CLERMONT
ORDINANCE NO. 2022-042

21. This Planned Unit Development shall expire if all development actions authorized or required hereunder are not taken within a period of two (2) years of the date that this Planned Unit Development is approved by the City Council and becomes legally effective. If the Planned Unit Development becomes null and void, a new application for a PUD shall be required in order to develop the property.

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 at the Developer's expense.

SECTION 8: 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. 2022-042

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 27th day of September 2022.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

Approved as to form and legality:

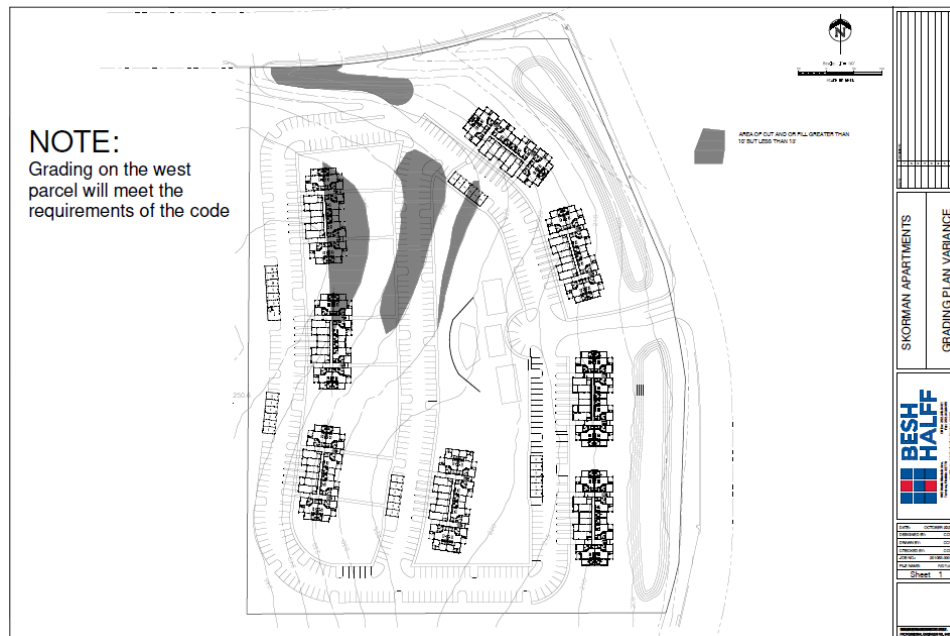
Daniel F. Mantzaris, City Attorney

CITY OF CLERMONT ORDINANCE NO. 2022-042

EXHIBIT A Conceptual Site Plan



EXHIBIT B Cut/Fill



CITY OF CLERMONT
ORDINANCE NO. 2022-042

EXHIBIT C
Sample Elevations:







SITE DATA	
OWNER	RICHARD E BOSSERMAN & TRUSTEE 1701 SPRING LAKE DRIVE ORLANDO, FL 32804
DEVELOPER	CLERMONT HILLS APARTMENTS, LLC 6000 METROWEST BLVD, STE 111 ORLANDO, FL 32835
TOTAL ACRES:	+/- 26.25 AC
ALT KEY:	3815507 / 1103908 / 3801505 / 1071194
EXISTING ZONING:	UE / PUD
FUTURE LAND USE:	RESIDENTIAL / OFFICE
PROPOSED ZONING:	PUD
UNITS:	312
DENSITY:	12 UNITS PER ACRE
PARKING REQUIRED:	616 (APPROX.)
PARKING PROVIDED:	689 TOT SPACES
WETLANDS:	0 AC
ZONING:	NORTH-WEST: AR (AGRICULTURAL RESIDENTIAL) & RP (RESIDENTIAL PROFESSIONAL) - LAKE COUNTY NORTH-EAST: C-1 (LIGHT COMMERCIAL) & C-2 (GENERAL COMMERCIAL) - CITY OF CLERMONT SOUTH: CFD (COMMUNITY FACILITY DISTRICT) - LAKE COUNTY EAST: R-6 (URBAN RESIDENTIAL) - LAKE COUNTY WEST: R-6 (URBAN RESIDENTIAL) - LAKE COUNTY
FUTURE LAND USE:	NORTH-WEST: REGIONAL COMMERCIAL - LAKE COUNTY NORTH-EAST: COMMERCIAL - CITY OF CLERMONT SOUTH: PUBLIC SERVICE FACILITY & INFRASTRUCTURE - LAKE COUNTY EAST: REGIONAL OFFICE - LAKE COUNTY WEST: REGIONAL OFFICE - LAKE COUNTY
BUILDING SETBACKS:	25' (FRONT, REAR AND SIDE)
LANDSCAPE BUFFERS:	10' ALONG WEST AND SOUTH / 20' ALONG NORTH AND EAST
MAX BUILDING HEIGHT REQUIRED:	55'
WATER:	CITY OF CLERMONT
SEWER:	CITY OF CLERMONT
*PROJECT TO BE GATED AND THE STREETS TO BE PRIVATE AND OWNED AND MAINTAINED BY THE OWNER	



CHILDREN'S PLAY AREA

+/- 625 sq ft
 Variety of play structures in mulch



BOCCE BALL and LAWN GAMES

+/- 3,000 sq ft
 One (1) bocce ball sand court and open area for lawn games



HAMMOCK AREA

+/- 1,500 sq ft
 6-8 hammocks hanging from trees or poles



ZEN GARDEN

+/- 400 sq ft
 Raked gravel with rock out-croppings and special plants under existing oaks with liesure seating



YOGA LAWN

+/- 500 sq ft
 Artificial turf with rectangle sail structure to provide shade





FRONT ELEVATION



EXTERIOR ELEVATIONS | CLERMONT HILLS APTS

CLERMONT, FLORIDA
PROJECT No: XXXX - 07/01/2022



REAR ELEVATION



EXTERIOR ELEVATIONS | CLERMONT HILLS APTS
CLERMONT, FLORIDA

PROJECT No: XXXX - 07/01/2022









KEY MAP



B - VIEW FROM EXCALIBUR ROAD



EXCALIBUR ROAD SITE SECTION

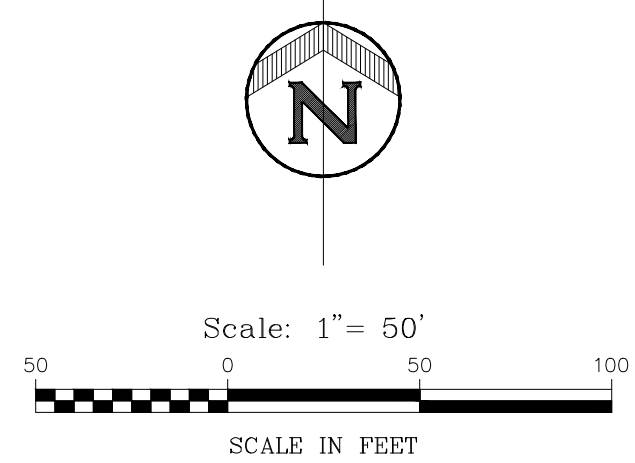
CLERMONT HILLS APARTMENTS | CITY OF CLERMONT | FLORIDA

CLERMONT HILLS APARTMENTS, LLC



June 30, 2022

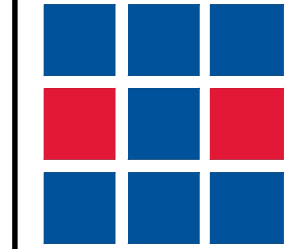
NOTE:
Grading on the west parcel will meet the requirements of the code



AREA OF CUT AND OR FILL GREATER THAN
10' BUT LESS THAN 13'

SKORMAN APARTMENTS

GRADING PLAN VARIANCE



**BESH
HALFF**

800 North Florida Ave.
Tallahassee, Florida 32309
Office: 352.343.8481
Fax: 352.343.8485
Certificate of Authorization Number: 33390

DATE:	OCTOBER 2020
DESIGNED BY:	CCH
DRAWN BY:	CCH
CHECKED BY:	CCH
JOB NO.:	201053.0001
FILE NAME:	PUD PLAN
Sheet 1	

PROFESSIONAL ENGINEER NO. 00090



**CITY OF CLERMONT
ORDINANCE NO. 2021-015**

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.

WHEREAS, on February 23, 2021, by a vote of 4-1, the City Council denied Ordinance 2021-010, rejecting a petition to rezone the property described below to Planned Unit Development;

WHEREAS, the applicant availed itself of its rights pursuant to Section 70.51, *Florida Statutes*, requesting relief from the denial of Ordinance 2021-010;

WHEREAS, in accordance with and as required by Section 70.51, City staff and the applicant mediated the matter on April 30, 2021, before an agreed-upon Special Magistrate; and

WHEREAS, as part of the above-referenced mediation, City staff agreed to recommend City Council consider a revised version of Ordinance 2021-010 to include additional conditions, which was presented to the Council as this Ordinance 2021-015;

WHEREAS, on June 8, 2021 the City Council denied Ordinance 2021-015;

WHEREAS, in accordance with Section 70.51, *Florida Statutes*, on July 28, 2021, the Special Magistrate conducted an administrative hearing and received testimony and evidence presented by the applicant in support of the Request for Relief and by the City in opposition thereto. Additionally, the Special Magistrate received testimony from an interested member of the general public; and

WHEREAS, based on the testimony and evidence presented at the July 28, 2021 administrative hearing, the Special Magistrate's issued a recommended order dated August 5, 2021 recommending that the City Council approve Ordinance 2021-015.

NOW THEREFORE, The City Council of the City of Clermont, Lake County, Florida does hereby accept the August 5, 2021 Special Magistrate's Recommendation on the Skorman Multi-Family PUD and hereby ordains that:

SECTION 1:

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

LEGAL DESCRIPTION

THAT PART OF TRACTS 37, 38, 43 AND 44 OF LAKE HIGHLANDS COMPANY PLAT IN SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, AS RECORDED IN PLAT BOOK 2, PAGE 28 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:



**CITY OF CLERMONT
ORDINANCE NO. 2021-015**

COMMENCE AT THE SOUTHEAST CORNER OF TRACT 53 OF SAID LAKE HIGHLANDS COMPANY PLAT (SAID POINT ALSO BEING ON THE CENTERLINE OF A 30.00 FOOT WIDE RIGHT OF WAY AS SHOWN ON SAID PLAT); THENCE SOUTH 89°51'04" WEST ALONG THE SOUTHERLY LINE OF TRACTS 53, 54 AND 55 (ALSO BEING THE NORTHERLY LINE OF GREATER PINES PHASE 9, AS RECORDED IN PLAT BOOK 48, PAGE 80 AND THE NORTHERLY LINE OF GREATER PINES PHASE 10, AS RECORDED IN PLAT BOOK 48, PAGE 83, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA) FOR 1968.84 FEET TO THE WEST LINE OF SAID TRACT 55; THENCE NORTH 00°12'38" EAST ALONG THE WEST LINE OF TRACTS 55 AND 42 OF SAID LAKE HIGHLANDS COMPANY PLAT, FOR 1326.74 FEET TO THE NORTH LINE OF SAID TRACT 42; THENCE NORTH 89°49'40" EAST ALONG THE SAID NORTH LINE FOR 659.27 TO THE SOUTHWEST CORNER OF TRACT 38 OF SAID LAKE HIGHLANDS COMPANY PLAT AND THE POINT OF BEGINNING; THENCE NORTH 00°20'02" EAST ALONG THE WEST LINE OF SAID TRACT 38 FOR 613.51 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF HOOKS STREET; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING TWO COURSES: NORTH 89°48'50" EAST FOR 51.62 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1350.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°38'08" FOR A DISTANCE OF 368.40 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT 38; THENCE NORTH 89°48'50" EAST ALONG SAID NORTH LINE 158.69 FEET TO THE WESTERLY LINE OF THE PROPERTY CONVEYED TO LAKE COUNTY AND DESCRIBED IN OFFICIAL RECORDS BOOK 2574, PAGES 830-833 FOR STEVE'S ROAD; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING FOUR COURSES: SOUTH 22°56'53" EAST FOR 440.88 FEET TO A POINT ON A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 2053.62 FEET TO WHICH A RADIAL LINE BEARS NORTH 76°05'45" EAST, THENCE RUN SOUTHERLY ALONG THE ARC THEREOF, THROUGH A CENTRAL ANGLE OF 05°50'49" FOR 209.57 FEET; THENCE SOUTH 02°01'00" WEST FOR 333.32 FEET TO A POINT ON A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1630.11 FEET TO WHICH A RADIAL LINE BEARS SOUTH 76°58'15" EAST, THENCE RUN SOUTHERLY ALONG THE ARC THEREOF, THROUGH A CENTRAL ANGLE OF 03°14'30" FOR 92.23 FEET; THENCE DEPARTING SAID WESTERLY LINE, SOUTH 89°49'40" WEST FOR 756.48 FEET TO THE WESTERLY LINE OF TRACT 43 OF SAID LAKE HIGHLANDS COMPANY PLAT; THENCE NORTH 00°20'02" EAST ALONG THE SAID WESTERLY LINE OF TRACT 43 FOR 370.92 FEET TO THE POINT OF BEGINNING.

CONTAINING 17.03 ACRES OF LAND, MORE OR LESS.

LOCATION

Vacant property southwest of Excalibur Road and Hooks Street Intersection
Alt. Key 1103908, 3801505, 3815507

**From: Urban Estate Low Density
To: Planned Unit Development for a 204-unit apartment complex**

SECTION 2: GENERAL CONDITIONS

This application is for a Planned Unit Development to allow for a multi-family residential Planned Unit Development; 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.



**CITY OF CLERMONT
ORDINANCE NO. 2021-015**

2. The property shall be developed in substantial accordance with the PUD Plan, prepared by HALFF dated October 2020, Skorman Apartments. 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 up to 204 multi-family dwelling units (d.u) may be permitted on the site, not to exceed a base density of 12 dwelling units/acre.
2. Building setbacks shall be 25 feet from the property lines.
3. Maximum building height shall be up to 55 feet, measured at the highest point.
4. The project may have elevation changes of up to 13 feet maximum cut and 13 feet maximum fill up to 10% of the project site, as shown on the cut and fill exhibit – Grading Plan Variance prepared by HALFF, dated October 2020. These elevation changes will be submitted to the City Engineer at the time of final engineering.
5. Individual retaining wall height up to 6 feet in height are permitted to deal with grade changes on the perimeter of the project and in the stormwater pond. A minimum 5-foot transition shall be required between the walls with landscaping incorporated within the terracing of the exterior perimeter wall sections.
6. Trash compacters may be substituted for dumpsters for the project if the Applicant can demonstrate it can sufficiently meet the waste demands for the project.
7. The project will be gated and the internal streets will be privately owned and maintained by the HOA, owner, or developer.
8. The buildings shall be constructed in a manner that closely resembles the architectural style and elevations as presented at the end of this ordinance and shall meet the City of Clermont's



**CITY OF CLERMONT
ORDINANCE NO. 2021-015**

Architectural Standards.

9. If required by Lake County or Florida Department of Transportation, the developer shall be responsible to coordinate the modification of the existing traffic signals and turn lane improvements to accommodate safe and efficient traffic flow resulting from the project as identified in the Transportation Impact Analysis prepared on September, 2020 by Kimley-Horn, and as supplemented by that Response to Comments Letter dated October 13, 2020, by Kimley-Horn.
10. The development shall comply with all applicable County and Florida Department of Transportation access management requirements. The final access points shall be determined during the final site plan and final engineering review and may change from the conceptual plan. The primary full access entrance to the Project shall be off Hooks Street with the dominant project signage at the Hooks Street Project entrance. Project signage, subordinate in size to the Hooks Street signage, may be installed, per City code, at the secondary project entrance off of Excalibur Road.
11. In consideration of the traffic during the AM and PM school drop off and pick up hours, the Developer/Owner shall close and prohibit access to Excalibur Road from 6:30 to 9 AM and 1 to 5 PM EST during the schools' academic calendar days for East Ridge Middle School and East Ridge High School.
12. Additional right-of-way may be required for offsite improvements and the sidewalk. This dedication shall be made at no cost to the County or the City.
13. The Developer shall install sidewalks along Excalibur Road prior to first Certificate of Occupancy.
14. The project shall be developed according to the C-2 General Commercial zoning designation in the Land Development Code, unless expressly stated above.
15. This Planned Unit Development shall become null and void if substantial construction work has not begun within five (5) years of the date that this Planned Unit Development is executed and signed by the permittee. "Substantial construction work" means the commencement and continuous prosecution of construction of required improvements ultimately finalized at completion. If the Planned Unit Development becomes null and void, the property will revert to the UE Urban Estate Zoning Designation.
16. School concurrency shall be met before final site plan approval in accordance with the Comprehensive Plan and Land Development Code.
17. All leases for units in the project shall be for a minimum of one year and all tenants shall sign the attached Short-Term Subletting or Rental Addendum. Prior to leasing to any apartment, all proposed tenants shall undergo criminal background checks. Developer/Owner agrees to follow the protocol below in rejecting any tenants for reasons that appear in a criminal background check:
 - a. Criminal – Exclude all Non-Convictions (i.e. Dismissed or Nolle Prosequere)



**CITY OF CLERMONT
ORDINANCE NO. 2021-015**

- b. Federal, Felony, & Sex Offender will Fail for all years
 - c. Misdemeanor Crimes will Fail the following categories for all years: Violence Crimes, Family Relations Crimes, Weapons, Organized Crimes, Sex Crimes and Unable to Classify.
 - d. Unclassified Crimes will Fail the following categories for all years: Violence Crimes, Family Relations Crimes, Weapons, Organized Crimes, Sex Crimes and Unable to Classify. (All unclassified crimes from the Department of Corrections will fail)
18. A six (6) foot decorative fence will be installed, per applicable City code, along all property lines of the project, as depicted on Sheet Number LS-01, dated May 2021, and prepared by HALFF.
19. In addition to all other landscaping required by City code, an additional visual buffer is required as set forth in the landscaping plan, Sheet Number LS-01, dated May 2021, and prepared by HALFF; providing vegetative buffering on the interior of the fencing facing toward the Project, and along the project property lines abutting the shared East Ridge Middle School property lines.
20. The property management office shall prominently display a notification sign informing potential tenants of the sounds resulting from activities by the adjacent schools, such as but not limited to; daytime PE classes, night games, bands playing, bus noise, etc. The sign shall be a minimum of 11 inches x 17 inches. In addition, as part of the rental contract, similar wording shall also be included that the applicant acknowledges.

SECTION 4: CONFLICT

All Ordinances or parts of this Ordinance in conflict herewith 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.



**CITY OF CLERMONT
ORDINANCE NO. 2021-015**

SECTION 8: PUBLICATION AND 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.

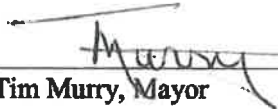


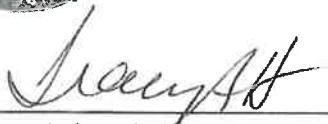
CITY OF CLERMONT
ORDINANCE NO. 2021-015

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 14th day of September, 2021.



CITY OF CLERMONT


Tim Murry, Mayor


Tracy Ackroyd Howe, MMC
City Clerk

Approved as to form and legality:

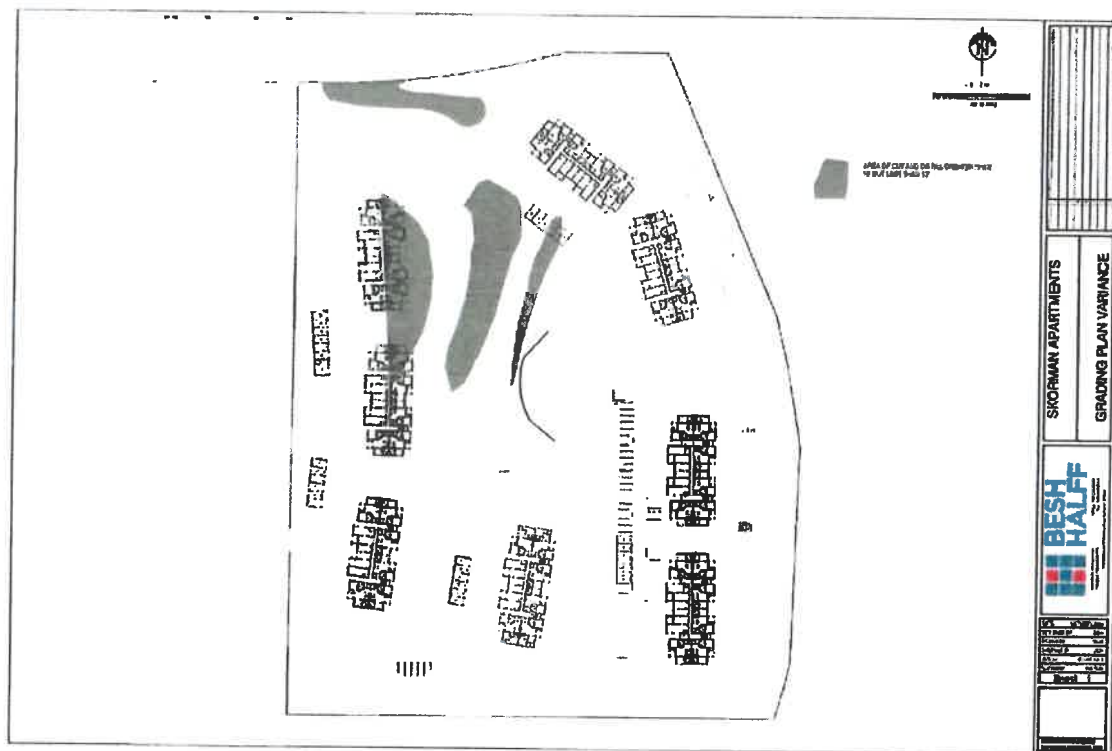
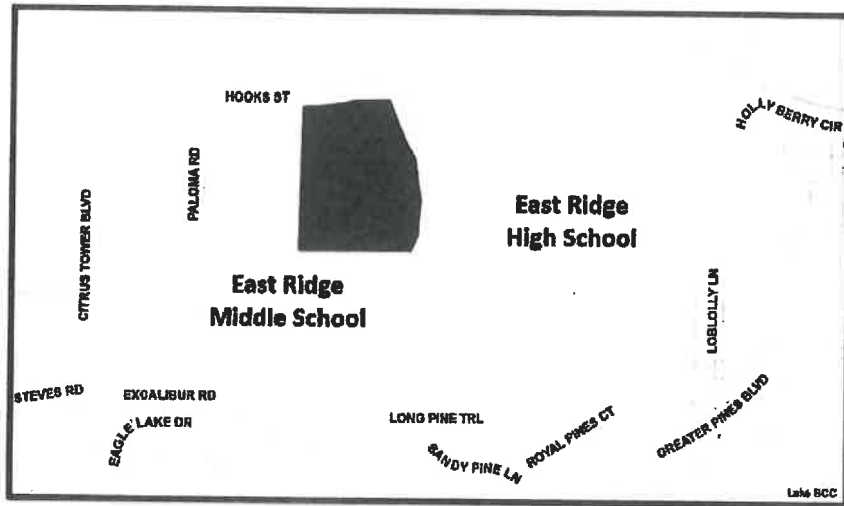

Daniel F. Mantzaris, City Attorney



**CITY OF CLERMONT
ORDINANCE NO. 2021-015**

EXHIBIT A

Location map:

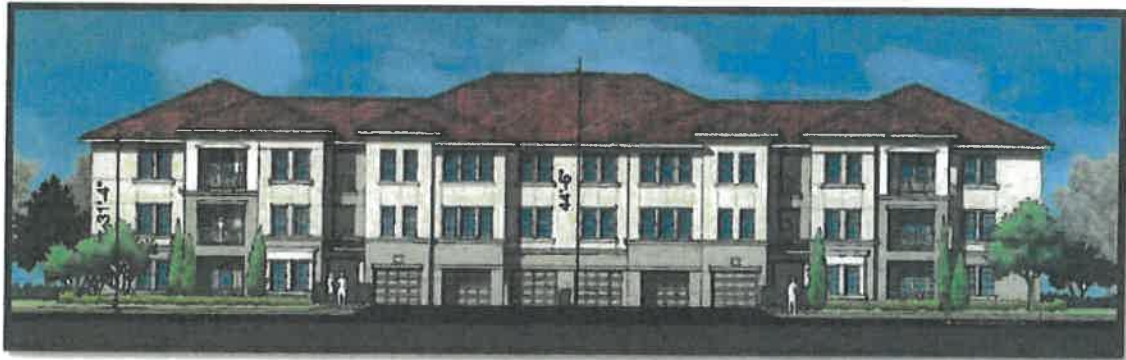
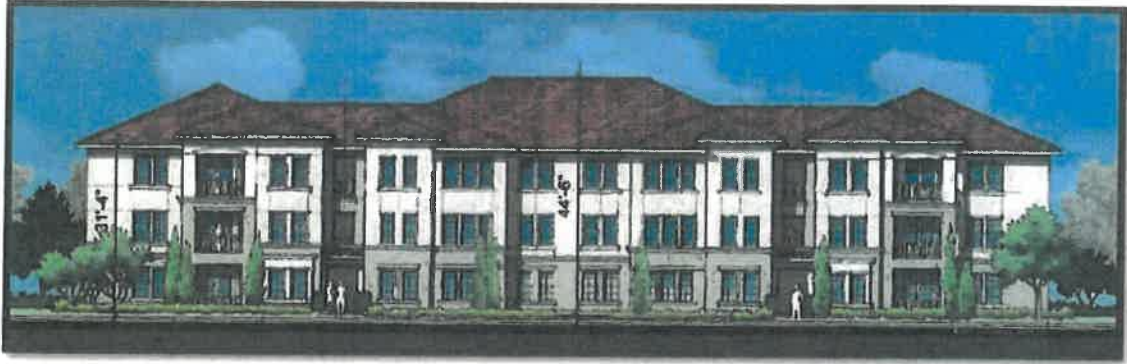




**CITY OF CLERMONT
ORDINANCE NO. 2021-015**

EXHIBIT B

Sample Elevations:

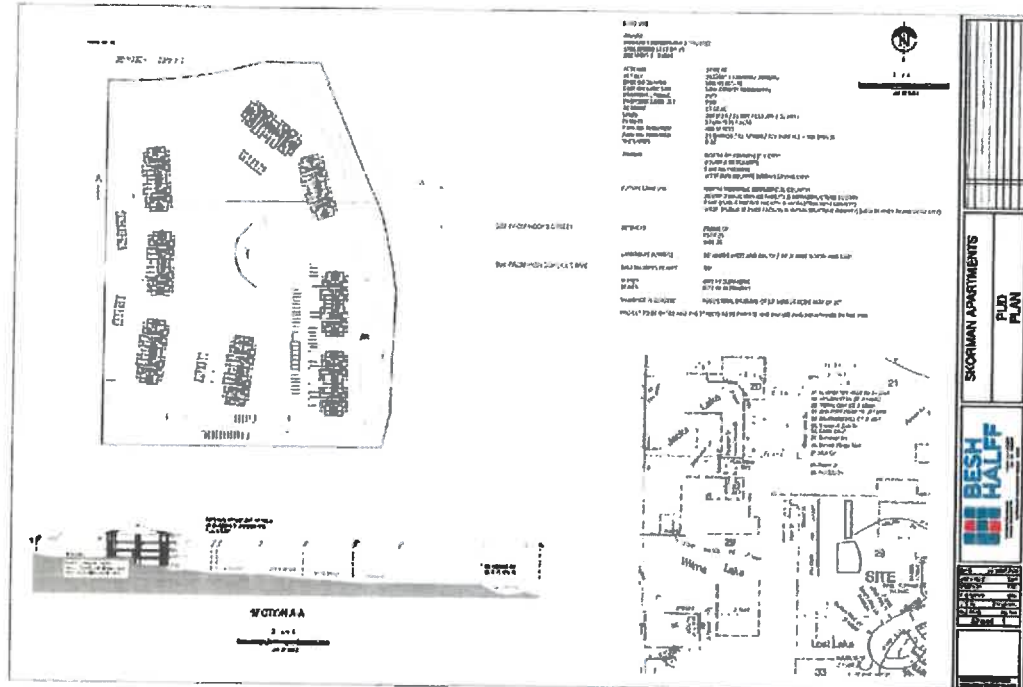




**CITY OF CLERMONT
ORDINANCE NO. 2021-015**

EXHIBIT C

Conceptual Site Plan:





CITY OF CLERMONT Staff Analysis Report

OWNER: Aspen Senior Living LLC and Clermont Hills Apartments LLC

APPLICANT: Tara Tedrow, Esq.

PROJECT NAME: Clermont Hills Apartments

REQUESTED ACTION: The applicant is requesting an amendment to PUD Ordinance 2021-015 to expand and amend the previously approved site plan, which includes additional acreage and additional apartment units.

SIZE OF PARCEL: 26.25 +/- acres

LOCATION: Vacant property southwest of Excalibur Road and Hooks Street Intersection, East of Paloma Road and adjacent to East Ridge Middle School

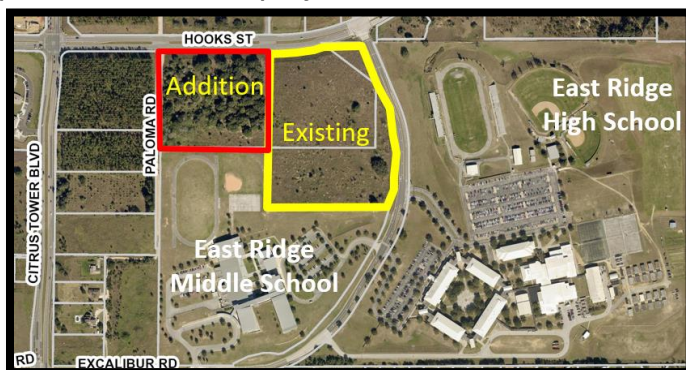
EXISTING ZONING: PUD Zoning, Ordinance 2021-015

EXISTING LAND USE: Vacant land

FUTURE LAND USE CATEGORY: Residential/Office FLU

ANALYSIS:

The applicant is requesting an amendment to the current PUD Ordinance 2021-015 to add approximately 9 acres to the existing apartment project. The property is located adjacent to East Ridge Middle School and is currently vacant. With the addition of this parcel, the overall project will be 26 +/- acres.



The applicant is requesting to construct 312 units, which is at a density of 12 dwelling units per acre. The previous project was approximately 17 acres and was approved for 204 units. The future land use of Residential/Office permits multifamily up to 12 dwelling units per acre and office uses at a floor area ratio of 0.25. Several conditions were placed in the PUD approval as an outcome of a special magistrate hearing that will continue to be in the amended project. The site shall be constructed in substantial accordance of the submitted conceptual site plan dated August 24, 2022 prepared by VHB, Inc.

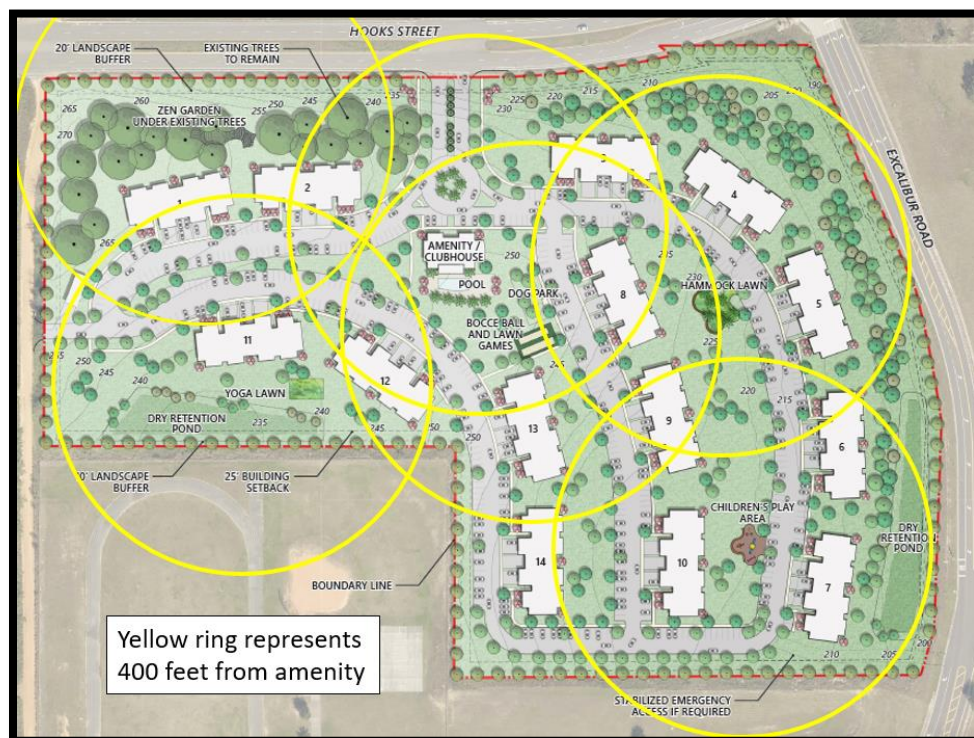


With the addition of this parcel, the site plan has been reconfigured. Previously, there was an access off of Excalibur Road along with access off of Hooks Street. The new plan has removed the access point off of Excalibur Road and the primary access point will be provided from Hooks Street. An exclusive left turn lane will be constructed on Hooks Street to serve the primary access point. If required by Lake County, the developer shall participate in proportionate share mitigation for improvements to two roadway segments that are over capacity – SR 50 from Hancock Road to CR 455 and Hancock Road from Hooks Street to Johns Lake Road. A secured emergency access point shall be off of Excalibur Road and will only be used by emergency personnel in emergency situations.

The applicant received one waiver for cut/fill for the previous project site that exceeds the Land Development Code, which is 10 feet for residential projects. The grading plan shows the area on the site that will have more than 10 feet of cut/fill. The maximum cut/fill will be up to 13 feet. The area is approximately 10% of the site. This waiver is not being requested on the additional acreage and the applicant can meet the code for developing this portion of the site. The project will also be gated and the internal

roadway will be privately owned and maintained. Majority of the previous conditions contained in ordinance 2021-015 will be retained in this amendment with the exclusion of conditions that dealt with Excalibur Road. The apartment buildings will be a maximum of three-stories.

The applicant has provided additional amenities and more open space is provided compared to the previous project. The amenity package was reviewed using the recently adopted Wellness Way Close-to-Home Parks analysis within Section 4.2 of the Wellness Way Design Guidelines. The project is not within the Wellness Way Area Plan, but the applicant offered to provide these types of park amenities. The Close-to-Home Park service area is required within 400 feet of all residential uses. Amenities within this distance ensures they are walkable and provide for a sustainable neighborhood. The applicant has provided an amenity type within the 400 foot distance within each residential building except for building 14, as shown in the graphic below. There is also a condition that has been added to the PUD to ensure development of these amenities.



Summary

Staff has reviewed the submitted proposal and the conceptual site plan. The proposed multi-family is allowable under the Residential/Office Future Land Use with a conditional

use permit or through a planned unit development (PUD). The maximum density is 12 dwelling units per acre and the applicant is not exceeding this density. The project is within walking distance to East Ridge Middle School and East Ridge High School, which would serve the project. The primary access point has been moved to Hooks Street and the connection to Excalibur Road has been eliminated. The applicant has provided amenities that exceed current standards and more open space is provided.

STAFF RECOMMENDATION:

Staff has reviewed the application and proposed project in regards to Section 122-315 Review Criteria for a Planned Unit Development. The location is suitable for multi-family use since the future land use of Residential/Office allows this type of land use. The property has access to major road networks and the primary access point has been shifted from Excalibur Road to Hooks Street to minimize any concerns. The City's water and sewer service will be required in order to develop the property and capacity is available to serve the multi-family project. The project is located within walking distance of the assigned high school and middle school. School concurrency shall be met as a requirement prior to site plan approval. The proposed project, as presented in the conceptual plan, does preserve the natural topography of the site as much as possible and the previous cut/fill waiver for the project is not being requested on the additional acreage. The conceptual site plan has more open space than previously before and more amenities are being provided for the residents. Staff is able to support the request and recommends approval of Ordinance 2022-042.

EMAIL FROM HELEN LAVALLEY, LAKE COUNTY SCHOOLS, REGARDING CAPACITY

From: Lavalley, Helen C <LavalleyH@lake.k12.fl.us>
Sent: Wednesday, June 22, 2022 1:55 PM
To: Marc Skorman marc@skormanddevelopment.com
Cc: Tedrow, Tara <Tara.Tedrow@lowndes-law.com>; Diego Diego@vrmcompanies.com
Subject: RE: School Concurrency Hook St and Excalibur Road Clermont Florida

CAUTION: THIS IS AN EXTERNAL EMAIL

Mark:

See below for the current analysis based on 312 MF units.

A 312 MF project generates approximately 88 students. The breakdown is 48 elementary students, 19 middle students, and 21 high students.

*This project is located in Concurrency Service Area #12. If this project was submitted today – sufficient student capacity is available in CSA#12 at the elementary and middle school level. High school capacity is available in an adjacent CSA #13 to serve the high school capacity needed for your project. Therefore proportionate share mitigation would not be required **today** however please remember the available capacity can change quickly.*

Please be aware that this is not a school concurrency capacity review and capacity is not being reserved.

Let me know if you have questions.

Thanks,

Helen LaValley

Lake County Schools
352-253-6694





Clermont Multifamily

Clermont, FL

Transportation Impact Analysis

Revised August 2022

Kimley»Horn

TRAFFIC IMPACT ANALYSIS

Clermont Multifamily

Clermont, FL

Prepared for:

Skorman Development Corp.

Prepared by:

Kimley-Horn and Associates, Inc.

JAMES MICHAEL TAYLOR, P.E.

STATE OF FLORIDA,
PROFESSIONAL ENGINEER,
LICENSE NO. 69979

THIS ITEM HAS BEEN DIGITALLY SIGNED
AND SEALED BY
JAMES MICHAEL TAYLOR, P.E. ON THE
DATE INDICATED HERE.

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

cn=James M Taylor, c=US,
o=KIMLEY-HORN AND
ASSOCIATES INC,
email=james.taylor@kimley-
horn.com
2022.08.26 16:20:37 -
04'00'

Revised August 2022

James M. Taylor, P.E.

PE #69979

©Kimley-Horn and Associates, Inc. 2022

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8.0 CONCLUSION

This traffic impact analysis was performed to assess the transportation impacts of a proposed multifamily generally located on the southwest quadrant of Hooks Street and Excalibur Road in Clermont, Florida. The applicant is proposing to develop the site to consist of ±312 multifamily dwelling units. It should be noted that a TIA was completed for this site in October 2020 assuming approximately ±204 dwelling units. Access to the site will be provided via one proposed full access driveway on Hooks Street.

The project is anticipated to generate 2,075 net new Daily trips, 120 new external AM peak hour trips (29 inbound and 91 outbound) and 155 PM peak hour trips (98 inbound and 57 outbound) at buildout. Future project trips were assigned to driveways, adjacent intersections, and roadways to determine project impact.

The study area was determined based on LSMPO Traffic Impact Study Methodology and Guidelines. An operational analysis was performed for existing, future background, and buildout conditions. Potential mitigation strategies for the future background conditions were identified to bring background deficiencies up to acceptable LOS standards. The following potential mitigations were identified:

SR 50 & Citrus Tower Blvd

- Exclusive northbound right lane with permissive over-lap phasing
- Signal timing adjustments

SR 50 & Hancock Rd

- Exclusive northbound right lane with permissive over-lap phasing
- Signal timing adjustments

Citrus Tower Blvd & Hooks St

- Signal timing adjustments (PM peak hour only)

Hancock Rd & Hooks St

- Signal timing adjustments (PM peak hour only)

With these recommended improvements assumed in place, and with the addition of project trips, all offsite intersections within the study area are anticipated to operate with acceptable LOS during the AM and PM peak hour future (buildout) conditions, with exception of SR 50 & Hancock Rd. Although geometrical improvements are presented for the intersection of SR 50 & Hancock Road to improve future conditions, it is recommended the City/County continue to advocate and plan for the extension of Hooks Street east of Hancock Road as the preferred solution to relieve delay at this intersection and along SR 50. No additional off-site deficiencies were identified as a result of project impact, consistent with the October 2020 TIA document.

The roadway segments of SR 50 from Hancock Road to CR 455 and Hancock Road from Hooks Street to Johns Lake Road were identified as operating with a failing LOS and v/c greater than 1.0 during peak hour existing traffic conditions. No new roadway deficiencies were identified as a result of project impact, consistent with the October 2020 TIA document.

The need for turn lanes was evaluated for the proposed project driveway on Hooks Street. It should be noted that access has been modified since the October 2020 TIA submittal to show all traffic entering/exiting via a full access connection on Hooks Street which will reduce traffic volumes along Excalibur Road during the AM peak hour from the prior October 2020 TIA submittal. Based on guidance

from the FDOT Access Management Handbook (November 2019) and NCHRP Report 457, an exclusive ingress left-turn lane is warranted at the proposed full access connection on Hooks Street. No other exclusive ingress turn lanes are warranted.

In summary, no additional off-site deficiencies were identified as a result of project impact, consistent with the October 2020 TIA document. The proposed update in access will reduce traffic volumes along Excalibur Road as compared to the plan in the October 2020 TIA document. An exclusive left turn lane will be provided at the new driveway.

MEMORANDUM

Date: August 29, 2022

Project #: 24449.005

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

From: Stephanie Shealey, PE, PTOE, PTP

Project: Clermont Multifamily (Hooks-Excalibur) TIA Review

Subject: TIS Review

This memorandum has been prepared to document the review of the Clermont Multifamily Transportation Impact Analysis. The study was completed by Kimley-Horn and is dated September 2020. The project proposes to build 312 multi-family (low rise) dwelling units. The project proposes one access point on Hooks Street.

A left-turn lane is warranted at the Hooks Street access. Two segments are over capacity – SR 50 from Hancock Road to CR 455 and Hancock Road from Hooks Street to Johns Lake Road. Proportionate share should be coordinated with Lake County for the over-capacity segments.

Clermont Multifamily Transportation Impact Analysis Comments:

1. **Study Area Determination (Table 1, page 3)-** The table references the peak hour directional service capacities but is showing the bidirectional service capacity. Please update the table headings and notes to make it consistent with the data shown.

Response: Acknowledged, Table 1 has been updated and is provided within the revised traffic impact analysis (TIA).

No further comment.

2. **Background Growth (Page 16)-** The background growth was calculated as the average of a weighted average of historic roadway growth rates and the BEBR high rate to determine a background growth rate. The BEBR population growth rates are countywide and do not necessarily reflect anticipated traffic growth on any specific roadway. The calculated growth rates show that some facilities are growing at a higher rate than other facilities (with SR 50 generally growing at a lower rate than other roadways). The application of a

blanket growth rate could result in an overstatement or understatement of background operations. This could also impact the results and conclusions of the study.

Please update the analysis using a facility-specific growth rate for the roadways in the study area.

Response: As provided in the TIA, the growth rates were reviewed on a segment-by segment basis, and a conservative uniform growth rate is applied throughout the study area in order to maintain relative balance between study area intersections. Given that the project buildout is within three years, variations between growth rate assumptions will have a minimal impact of future volume estimates.

As the segments with a higher facility-specific growth rate have excess capacity, no further comment.

3. Future Background and Buildout Roadway Segment Analysis (AM Peak Hour) (Table 8)-

The project trips are not appropriately calculated. Both the NB/EB and SB/WB are being calculated from the same direction. Please update the calculations to use the proper inbound/outbound movement per segment. Also, please break the Hooks Street segment at Excalibur Road to show 65% of project trips between Citrus Tower Boulevard and Excalibur Road and 35% of project trips between Excalibur Road and Hancock Road.

Response: Acknowledged, Table 8 has been updated and is provided within the revised TIA.

No further comment.

4. Future Background and Buildout Roadway Segment Analysis (PM Peak Hour) (Table 9)-

The project trips are not appropriately calculated. Both the NB/EB and SB/WB are being calculated from the same direction. Please update the calculations to use the proper inbound/outbound movement per segment. Also, please break the Hooks Street segment at Excalibur Road to show 65% of project trips between Citrus Tower Boulevard and Excalibur Road and 35% of project trips between Excalibur Road and Hancock Road.

Response: Acknowledged, Table 9 has been updated and is provided within the revised TIA.

No further comment.

ASPEN SENIOR LIVING, L.L.C.

365-B NEW ALBANY ROAD, MOORESTOWN, NJ 08057-1105

TELEPHONE: (856) 222-1000 , FAX (856) 222-9855

September 2, 2022

VIA EMAIL

Mr. Curt Henschel
City of Clermont
Development Services Director
chenschel@clermontfl.org

Mr. John Kruse
City of Clermont
Planning Manager
jekruse@clermontfl.org

Re: Hooks Street Proposal for Clermont Hills Apartments

Dear Messrs. Henschel and Kruse:

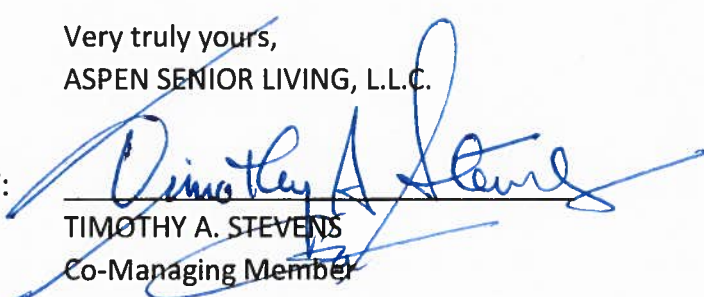
As the owner of the property with Lake County Alt Key 1071194, Aspen Senior Living LLC, we have contemplated for many years the development of a multi-family senior housing facility on the subject site. However, the ownership decided to sell the property rather than seek to develop the 186-unit assisted and independent living congregate care facility that we originally designed.

We have been attempting to market the property to a qualified, successful and first-rate developer to ensure not only that our financial interests were secure but that the property was developed in a worth-while manner. We have received a variety of inquiries from real estate brokers and other real estate developers, all of whom sought to secure our property for a multi-family development . We believe the current applicants operate a family business and are well suited to serve the needs of the city of Clermont. This developer is in a unique position, because of their ownership of the adjoining property development, to ensure that this portion of Clermont is developed in an organized and efficient manner providing a unique living community. It would make sense that rather than us selling this property to a separate multifamily group with no guaranteed quality, that instead one cohesive high-end multifamily project be built by a proven development team. We even hired a reputable land use attorney, Cecelia Bonifay at Akerman, to confirm that the requested development would work under the City's codes and policies, as we did not want to waste anyone's time, money or efforts on a project that did not pass legal muster. I understand that you have both reviewed the application for this project and have confirmed that the project does in fact meet the City's code and policies necessary for your recommendation of approval. As a southern New Jersey

based developer, I am proud to be associated with this application and know it will be a benefit to the community at large.

Very truly yours,
ASPEN SENIOR LIVING, L.L.C.

BY:



TIMOTHY A. STEVENS
Co-Managing Member

CLERMONT HILLS APARTMENTS
NARRATIVE JUSTIFICATION STATEMENT

I. PROPERTY OVERVIEW

The subject property includes 26.25 acres comprised of Parcel IDs 09-22-26-1205-039-00000 (8.96 acres), owned by Aspen Senior Living, LLC, and IDs 28-22-26-0003-000-00400 (7.5 acres), 28-22-26-0003-000-00600 (.79 acres) and 09-22-26-1205-038-00000 (9 acres), all owned by Clermont Hills Apartments, LLC (collectively, the "Property"). The "Project" includes a request for a PUD rezoning to permit a full amenitized high end multifamily development with 312 market rate units to be built on the Property.

The Property has a Comprehensive Plan Future Land Use Designation of Residential/Office, which permits office uses at a floor area ratio of 0.25 and multifamily residential development at 12 dwelling units per acre ("DU/A"). The portion of the Property owned by Aspen Senior Living has a zoning designation of "UE" Urban Estate, and the remaining portions are already zoned Planned Unit Development ("PUD") under Ordinance 2021-015, which was approved in August 2021 and permitted a 204 unit multifamily development on the Clermont Hills Apartments, LLC properties (the "Prior PUD").

II. PRIOR PUD BACKGROUND

At the time of approval of Ordinance 2021-015, the City's professional staff prepared a staff report which concluded in relevant part that *"Staff has reviewed the application and proposed project in regards to Section 122-315 Review Criteria for a Planned Unit Development. The location is suitable for multi-family use since the future land use of Residential/Office allows this type of land use. The property has access to major road networks. The revised conceptual plan does preserve the natural topography of the site as much as possible. . . Staff is able to support the request and recommends approval."* Ultimately, both the City's Planning & Zoning Commission and City Commission recommended approval of Ordinance 2021-015. The following concessions were included as part of the Prior PUD:

- a) The Prior PUD will be a gated community;

- b) The primary full access entrance to the Prior PUD shall be off Hooks Street; though Project signage shall be installed, per the Code, at both Project entrances (Hooks Street and Excalibur Road), the dominant signage shall be at the Hooks Street entrance;
- c) In consideration of the traffic during the AM and PM school drop off and pick-up hours, the applicant shall close access to Excalibur Road from 6:30-9:00 AM and 1:00-5:00 PM EST during the schools' academic calendar days for East Ridge Middle School and East Ridge High School;
- d) All leases for units shall be for a minimum of one year;
- e) All tenants shall sign a Short-Term Subletting or Rental Addendum;
- f) All tenants shall undergo criminal background checks and successfully pass the same in order to rent a unit;
- g) A six-foot decorative fence will be installed, per applicable City Code, along all Property lines;
- h) In order to provide an additional visual buffer, a qualified landscape architect shall design vegetative buffering, on the interior of the fencing facing toward the Project, and such buffering shall be located along the Prior PUD property lines abutting the shared East Ridge Middle School property lines; and
- i) All access points to the Prior PUD shall be designed and constructed per applicable City and Lake County codes.

This Project will include all of the above concessions, except for (a) and (b) since the Project will now only have a main full access point off of Hooks Street and has removed the prior approved access off of Excalibur Road. The Project's access reconfiguration will mitigate any prior stated concerns with the utilization of Excalibur Road for vehicular access.

Before the City Commission's final approval of the Prior PUD, a hearing before a special magistrate was held whereby after an evaluation of all facts and evidence, a determination was rendered by such special magistrate that the City should approve Ordinance 2021-015. The special magistrate made clear that the City would have no legal basis to deny the Prior PUD. During such hearing, City staff testified that (1) the Prior PUD property's FLU designation of Residential/Office permitted multifamily development at 12 DU/A per acre; (2) the application's conformity with the Code and Comprehensive Plan formed the basis

for the City's professional staff report's recommendation of approval of Ordinance 2021-015; (3) in forming those recommendations for approval, all applicable Code and Comprehensive Plan criteria were analyzed met, and (4) staff reviewed the surrounding uses (including the existing schools) in determining that the Prior PUD was compatible with such existing uses. Based upon the testimony elicited and documents produced at that hearing, the special magistrate specifically found, in part, that:

- j) Multifamily development at 12 DU/A is permitted under the FLU designation of Residential/Office;
- k) Multifamily use is permitted through a PUD under the then existing zoning district (i.e. Urban Estate);
- l) The Prior PUD is consistent with the Code;
- m) The Prior PUD satisfies the maximum density requirement of 12 DU/A as set forth in the Residential/Office Future Land Use Designation;
- n) The Prior PUD satisfies the requirements for bufferyards, height, setbacks, parking requirements and other development standards under Code for the development program;
- o) The Prior PUD satisfies all necessary rezoning criteria under Section 122-315 of the Code;
- p) The Prior PUD complies with all applicable regulations of the Code;
- q) The Property has adequate public facilities and services to accommodate the Prior PUD;
- r) There is sufficient capacity on the roadways that will be impacted by the Project to accommodate the additional Prior PUD's traffic;
- s) City failed to present any competent substantial evidence that the Prior PUD will create any adverse impacts on the area simply by virtue of the residents being multifamily renters;
- t) City failed to present any competent substantial evidence that multifamily housing was not an appropriate use next to schools, especially in light of the existing Comprehensive Plan and School Board policies stating otherwise (as discussed herein below);
- u) City failed to present any competent substantial evidence that multifamily housing was not an appropriate use next to schools, especially considering that single

family residential uses could be built and that significant numbers of single-family homes already existed adjacent to or in close proximity to the schools.

The very clear basis for supporting the Prior PUD carries over to this Project since:

1. The FLU designation permitting 12 DU/A still remains in place on the entire Property;
2. The Aspen Senior Living Property has the same zoning designation that the Prior PUD property had before Ordinance 2021-015 was adopted;
3. The proposed use is the same as the Prior PUD, except that access issues have been resolved to mitigate concerns raised during the Prior PUD approval hearings;
4. The Project will have nicer amenities and more open space than the Prior PUD;
5. The Project is not requesting variances for cut and fill, which the Prior PUD requested and had approved;
6. The Project will not create any adverse offsite impacts, as confirmed by the same expert traffic engineer as testified in the Prior PUD hearings; and
7. The Project meets all applicable Code and Comprehensive Plan policies.

Thus, this Project satisfies the legal criteria necessary for approval.

III. BASIS FOR SUPPORT OF PROJECT

The Future Land Use designation permits 12 DU/A on the Property. The requested PUD zoning on the Aspen Senior Living, LLC property is consistent with the Prior PUD approval and with what is explicitly permitted under the existing FLU. For the Prior PUD, the applicant presented a Traffic Study prepared by Kimley-Horn in September 2020 and updated October 2020 (the “Prior Study”). That Prior Study was updated in May 2022 to account for the increased density of the Project and the new Hooks Street only full access driveway (the “Professional Traffic Study”). Both the Prior Study and the Professional Traffic Study were prepared based upon the Lake-Sumter MPO Traffic Impact Study Methodology and Guidelines. The Prior Study was reviewed by the City’s professional staff and was independently reviewed and approved by Stephanie Shealey, a Professional Traffic Operations Engineer, Professional Traffic Planner, and Professional Engineer, of the City’s contracted professional traffic engineering firm, Kittleson & Associates. Both the

Prior Study and the Professional Traffic Study confirmed “[n]o new roadway deficiencies were identified as a result of project impact.” The Professional Traffic Study also confirmed that the Hooks Street only access driveway will reduce traffic volumes along Excalibur Road.

Moreover, the Property is an appropriate location for multifamily for many reasons, including the City’s Ordinance 2020-19, which specifically designated two areas in the City—the Hooks Street Corridor and the Wellness Way area—where multifamily development density could be increased from 12 to 20 DU/A. Thus, the Hooks Street Corridor was designated as an area for multifamily uses, and even denser ones than otherwise permitted citywide.

The Property is located adjacent to East Ridge Middle School and near East Ridge High School. The Comprehensive Plan and Interlocal Agreement between Lake County and Lake County School Board and Municipalities for School Facilities Planning and Siting both establish that schools should be sited proximate to and within walking distance of residential developments. The Comprehensive Plan policies also require that the City ensure that adequate amounts of lands to accommodate projected housing needs for single-family and multifamily housing units are met within the City. Thus, the Comprehensive Plan policies not only encourage the diversity of residential housing options being provided by this Project, but also provide such housing in desirable locations.

For all of the aforementioned reasons, we request approval of the Project and appreciate the City’s review of our proposal.

John E. Kruse

From: Tedrow, Tara <Tara.Tedrow@lowndes-law.com>
Sent: Thursday, August 11, 2022 1:39 PM
To: John E. Kruse
Subject: Clermont Hills Apartments

As noted in our submitted justification statement and documents, the subject property includes 26.25 acres comprised of Parcel IDs 09-22-26-1205-039-00000 (8.96 acres/Alt Key [1071194](#)), owned by Aspen Senior Living, LLC, and IDs 28-22-26-0003-000-00400 (7.5 acres/Alt Key [3801505](#)), 28-22-26-0003-000-00600 (.79 acres/Alt Key [3815507](#)) and 09-22-26-1205-038-00000 (9 acres/Alt Key [1103908](#)), all owned by Clermont Hills Apartments, LLC. If you need any of the documentation submitted confirming the same, please advise.

Thanks!

Tara L. Tedrow
Shareholder
Land Use Attorney
Lowndes, Drosdick, Doster, Kantor & Reed
215 N Eola Dr, Orlando, FL 32801
407-418-6361

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[v4.30]



CITY OF CLERMONT REZONING APPLICATION

DATE		FEE: \$542.00 + cost of advertisement + cost of traffic review, if necessary	
Project Name (if applicable) Clermont Hills			
Applicant Clermont Hills Apartments LLC			
Contact Person Tara Tedrow			
Address 215 N Eola Dr		City Orlando	State FL Zip 32801
Telephone 4074186361		Fax	
Email tara.tedrow@lowndes-law.com			
OWNER INFORMATION			
Owner's Name Aspen Senior Living LLC			
Owner Address 365 NEW ALBANY RD STE B		City MOORESTOWN	State NJ Zip 08057
Telephone 856-222-1000		Email tim@rentstevens.com	
PROPERTY INFORMATION			
Address of Subject Property PALOMA RD		City Clermont	State FL Zip 34711
Legal Description (include copy of survey) CLERMONT, LAKE HIGHLANDS 28-22-26 TRACT 39--LESS HOOK ST & LESS PALOMA RD--PB 2 PG 28 ORB 4341 PG 2279			
Acreage 8.96		Land Use (City verification required) Residential/Office	
Present Zoning (City verification required) UE		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?

Rezoning to permit upscale multifamily development in accordance with permissible density limits under the existing FLU. See attached for additional details.

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

Tara Tedrow

Applicant Name (print)

Clermont Hills
Apartments, LLC

Owner Name (print)

CLERMONT HILLS APARTMENTS, LLC
MGR CLERMONT LLC MANAGER
BY: M. Tedrow, MANAGER

x _____
Owner Name (signature)

x _____
Applicant 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



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?

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

Tara Tedrow

Applicant Name (print)

x

aa
Applicant Name (signature)

Aspen Senior Living, LLC

Owner Name (print)

x

Timothy A. Stevens
Owner Name (signature)

Timothy A. Stevens

Co-General Manager

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

JUNE 14, 2022

Re: City of Clermont Agent Authorization

To Whom It May Concern:

I, MARC SKORMAN, as MANAGER of CLERMONT HILLS APARTMENTS, LLC, the Owner of that certain real property with Parcel IDs 28-22-26-0003-000-00400, 28-22-26-0003-000-00600 and 09-22-26-1205-038-00000 in Clermont, Florida (collectively the "Property"), do hereby authorize VHB and Tara Tedrow as authorized agents to execute any applications or other documents necessary to process and obtain land use approvals, including a rezoning or modification to an existing PUD ordinance, on behalf of the Owner.

Sincerely,

CLERMONT HILLS APARTMENTS, LLC,
a Florida limited liability company

MDK CLERMONT LLC, MANAGER
By: M Skorman, MANAGER
Title: MANAGER
Date: JUNE 14, 2022

STATE OF Florida
COUNTY OF orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 14 day of June, 2022 by Marc Skorman, as manager of CLERMONT HILLS APARTMENTS, LLC, a Florida limited liability company on behalf of the company. He is personally known to me or has produced _____ as identification and did/did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 14 day of June, 2022.

Notary Public Signature: Daniel Hicks
My Commission Expires: 02/07/2024
Notary Seal:

- 0 -
0894177\192087\12053810v1



_____, 2022

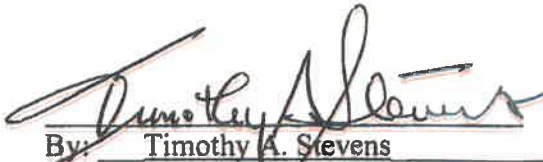
Re: City of Clermont Agent Authorization

To Whom It May Concern:

I, Timothy A. Stevens, as Co-General Manager of ASPEN SENIOR LIVING, LLC, the Owner of that certain real property with Parcel ID 09-22-26-1205-039-00000 in Clermont, Florida (the "Property"), do hereby authorize VHB and Tara Tedrow as authorized agents to execute any applications or other documents necessary to process and obtain land use approvals, including a rezoning, on behalf of the Owner.

Sincerely,

ASPEN SENIOR LIVING, LLC,
a Florida limited liability company


By: Timothy A. Stevens
Title: Co-General Manager
Date: May 27, 2022

STATE OF NEW JERSEY
COUNTY OF BURLINGTON

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 27th day of May, 2022 by Timothy A. Stevens, as Co-General Manager of ASPEN SENIOR LIVING, LLC, a Florida limited liability company on behalf of the company. He is personally known to me and did take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 27th day of May, 2022.



Notary Public Signature: 
My Commission Expires: 4-07-2026
Notary Seal:

LEGAL NOTICE

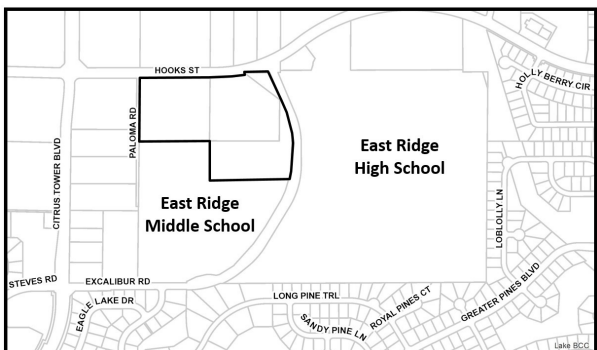
On Tuesday, September 6, 2022 at 6:30 PM the Clermont Planning and Zoning Commission will consider the proposed ordinance. The final enactment of the proposed ordinance will be heard by the City Council on Tuesday, September 27, 2022 at 6:30 PM.

ORDINANCE NO. 2022-042

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

LOCATION:

Vacant property southwest of Excalibur Road and Hooks Street Intersection,
East of Paloma Road and adjacent to East Ridge Middle School
AK 1103908, 3801505, 3815507, 1071194
26.25 +/- Acres



LEGAL DESCRIPTION

PARCEL 1 (ID 09-22-26-1205-039-00000)

THE NORTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, OTHERWISE DESCRIBED AS TRACT 39, ACCORDING TO THE PLAT THEREOF OF THE LAKE HIGHLANDS COMPANY, FILED ON MARCH 2, 1914, AND RECORDED IN PLAT BOOK 2, PAGE 28, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

ALSO LESS AND EXCEPT FROM THE ABOVE LANDS, THAT PORTION CONVEYED TO LAKE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA BY VIRTUE OF THAT CERTAIN STATUTORY WARRANTY DEED RECORDED FEBRUARY 10, 2003 IN OFFICIAL RECORDS BOOK 2257, PAGE 1297, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE FOLLOWING DESCRIBED PARCEL:

THE NORTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, OTHERWISE DESCRIBED AS TRACT 39, ACCORDING TO THE PLAT OF THE LAKE HIGHLANDS COMPANY, FILED ON MARCH 2, 1914, AND RECORDED IN PLAT BOOK 2, PAGE 28, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

LYING WITHIN 50 FEET EACH SIDE (100 FEET TOTAL) OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGIN AT AN ALUMINUM PLAT STAMPED "TOWNSHIP 22 SOUTH, RANGE 26 EAST, 30/29, D.O.T., 10-28-73", SAID POINT BEING THE WEST $\frac{1}{4}$ CORNER OF SECTION 29, TOWNSHIP 22 SOUTH, RANGE 26 EAST; THENCE SOUTH 88 DEGREES 26 MINUTES 40 SECONDS EAST, ALONG THE EAST-WEST CENTER OF SECTION LINE OF SAID SECTION 29, A DISTANCE OF 5248.28 FEET, TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 2083.00 FEET AND A CENTRAL ANGLE OF 1 DEGREES 44 MINUTES 27 SECONDS; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 63.29 FEET, TO THE POINT OF TANGENCY THEREOF; THENCE NORTH 89 DEGREES 48 MINUTES 53 SECONDS EAST, A DISTANCE OF 1340.32 FEET, TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1300.00 FEET AND A CENTRAL ANGLE OF 37 DEGREES 55 MINUTES 13 SECONDS; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 860.38 FEET, TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1700.00 FEET AND A CENTRAL ANGLE OF 67 DEGREES 44 MINUTES 14 SECONDS; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE 2009.80 FEET, TO THE POINT OF TANGENCY THEREOF, THENCE SOUTH 60 DEGREES 22 MINUTES 06 SECONDS EAST, A DISTANCE OF 457.88 FEET, TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1300.00 FEET AND A CENTRAL ANGLE OF 29 DEGREES 42 MINUTES 17 SECONDS; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 673.98 FEET, TO THE POINT OF TANGENCY THEREOF, THENCE NORTH 89 DEGREES 55 MINUTES 37 SECONDS EAST, A DISTANCE OF 173.56 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, AND THE POINT OF TERMINATION OF THIS CENTERLINE DESCRIPTION, SAID POINT BEING NORTH 01 DEGREES 07 MINUTES 43 SECONDS EAST, A DISTANCE OF 8.25 FEET FROM THE EAST $\frac{1}{4}$ CORNER OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST.

TOGETHER WITH

PARCEL 2 (IDS 09-22-26-1205-038-00000, 28-22-26-0003-000-00400 AND 28-22-26-0003-000-00600)

THAT PART OF TRACTS 37, 38, 43 AND 44 OF LAKE HIGHLANDS COMPANY PLAT IN SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, AS RECORDED IN PLAT BOOK 2, PAGE 28 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF TRACT 53 OF SAID LAKE HIGHLANDS COMPANY PLAT (SAID POINT ALSO BEING ON THE CENTERLINE OF A 30.00 FOOT WIDE RIGHT OF WAY AS SHOWN ON SAID PLAT); THENCE SOUTH 89°51'04" WEST ALONG THE SOUTHERLY LINE OF TRACTS 53, 54 AND 55 (ALSO BEING THE NORTHERLY LINE OF GREAT PINES PHASE 9, AS RECORDED IN PLAT BOOK 48, PAGE 80 AND THE NORTHERLY LINE OF GREATER PINES PHASE 10, AS RECORDED IN PLAT BOOK 48, PAGE 83, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA) FOR 1968.84 FEET TO THE WEST LINE OF SAID TRACT 55; THENCE NORTH 00°12'38" EAST ALONG THE WEST LINE OF TRACTS 55 AND 42 OF SAID LAKE HIGHLANDS COMPANY PLAT, FOR 1326.74 FEET TO THE NORTH LINE OF SAID TRACT 42; THENCE NORTH 89°49'40" EAST ALONG THE SAID NORTH LINE FOR 659.27 TO THE SOUTHWEST CORNER OF TRACT 38 OF SAID LAKE HIGHLANDS COMPANY PLAT AND THE POINT OF BEGINNING; THENCE NORTH 00°20'02" EAST ALONG THE WEST LINE OF SAID TRACT 38 FOR 613.51 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF HOOK STREET; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING TWO COURSES: NORTH 89°48'50" EAST FOR 51.62 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1350.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°38'08" FOR A DISTANCE OF 368.40 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT 38; THENCE NORTH 89°48'50" EAST ALONG SAID NORTH LINE 158.69 FEET TO THE WESTERLY LINE OF THE PROPERTY CONVEYED TO LAKE COUNTY AND DESCRIBED IN OFFICIAL RECORDS BOOK 2574, PAGES 830-833 FOR STEVE'S ROAD; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING FOUR COURSES: SOUTH 22°56'53" EAST FOR 440.88 FEET TO A POINT ON A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 2053.62 FEET TO WHICH A RADIAL LINE BEARS NORTH 76°05'45" EAST, THENCE RUN SOUTHERLY ALONG THE ARC THEREOF, THROUGH A CENTRAL ANGLE OF 05°50'49" FOR 209.57 FEET; THENCE SOUTH 02°01'00" WEST FOR 333.32 FEET TO A POINT ON A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1630.11 FEET TO WHICH A RADIAL LINE BEARS SOUTH 76°58'15" EAST, THENCE RUN SOUTHERLY ALONG THE ARC THEREOF, THROUGH A CENTRAL ANGLE OF 03°14'30" FOR 92.23 FEET; THENCE DEPARTING SAID WESTERLY LINE, SOUTH 89°49'40" WEST FOR 756.48 FEET TO THE WESTERLY LINE OF TRACT 43 OF SAID LAKE HIGHLANDS COMPANY PLAT; THENCE NORTH 00°20'02" EAST ALONG THE SAID WESTERLY LINE OF TRACT 43 FOR 370.92 FEET TO THE POINT OF BEGINNING.

PROPERTY REZONING

To amend PUD Ordinance 2021-015 to expand and amend the previously approved site plan, which includes additional acreage and additional apartment units.

All public meetings are held in the Clermont City Hall, Council Chambers located at 685 W. Montrose Street, Clermont, FL 34711.

This ordinance is available for public inspection in the Development Services Department, Monday through Friday between the hours of 8:00 AM and 5:00 PM.

All interested parties shall 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