



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

6:30 PM, Tuesday, October 25, 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

PROCLAMATION

Fire Prevention Week

PUBLIC COMMENT

REPORTS

Chairman Parks, Lake County Board of County Commissioners, District 2

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 October 6, 2022 Council Special Meeting minutes.

Item No. 2 - Utility Agreement
McKinnon Groves

Consider potable water and sewer service for a new mixed use Planned Unit Development located south of Hartwood Marsh Road at the Lake County/Orange County line.

Item No. 3 - Resolution No. 2022-039R

Consider amending the City's fee schedule to adopt a City Youth Sports Program fee in the Parks and Recreation Department.

Item No. 4 - Event, Fee Variance, Open Container, Road Closures Request
Clermont Main Street

Consider the 2023 season event request, waive all associated venue, staff fees, and road closures for all events.

Item No. 5 - Event, Open Container, and Sign Request, Boat Ramp Closure
Caribbean American Association of Lake County

Consider open container area for the "Clermont Jerk Festival" event on June 3, 2023 at Waterfront Park, signs to promote the event and closure of the boat ramp.

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Item No. 6 - Event, Fee Variance, Open
Container, Road Closure and Boat Ramp Closure
Request
Sommer Sports

Consider 2023 event season request for open container allowance, waive all associated fees, road closure for one event, and partial day closure of the boat ramp for two events.

Item No. 7 - Employee Benefit Renewal and
Changes

Consider approval of the employee group medical and dental plan renewal and changes effective January 1, 2023 and contract with New York Life for Voluntary Short Term and Long Term Disability insurance.

UNFINISHED BUSINESS

Item No. 8 - Variance Request
987 W. Magnolia Street

Consider tabling to February 28, 2023.

Item No. 9 - Resolution No. 2022-021R
Senninger Irrigation

Consider a Conditional Use Permit for a 125,000 square foot expansion.

Item No. 10 - Ordinance No. 2022-043 *Final*
Clermont Health Park ASC Rezoning (Advent)

Consider amending the Planned Unit Development for the property located at 1909 E. Hwy 50.

Item No. 11 - Ordinance No. 2022-044 *Final*
U-Haul Storage

Consider the annexation into Clermont boundaries for the property located at 13652 Granville Avenue.

Item No. 12 - Ordinance No. 2022-045 *Final*
U-Haul Storage

Consider the small-scale comprehensive plan amendment to Industrial for the property located at 13652 Granville Avenue.

Item No. 13 - Ordinance No. 2022-046 *Final*
U-Haul Storage

Consider the rezoning to M-1 Industrial for the subject property located at 13652 Granville Avenue.

Item No. 14 - Ordinance No. 2022-048 *Final*
MSTU

Consider a Municipal Services Taxing Unit for properties located within the Wellness Way Area Plan.

NEW BUSINESS

Item No. 15 - Resolution No. 2022-029R
Staybridge Suites

Consider a Conditional Use Permit to allow a hotel over 5,000 square feet within the Tuscany Village PUD.

ADJOURN

**CITY OF CLERMONT
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Public Notice

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

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

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

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

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

PROCLAMATION

Whereas, the City of Clermont is committed to ensuring the safety and security of all those living in and visiting our city; and

Whereas, fire is a serious public safety concern both locally and nationally, and homes are the locations where people are at greatest risk from fire; and

Whereas, smoke alarms sense smoke well before you can, alerting you to danger in the event of fire in which you may have as little as 2 minutes to escape safely; and

Whereas, Clermont residents should be sure everyone in the home understands the sounds of the alarms and knows how to respond; and

Whereas, Clermont residents who have planned and practiced a home fire escape plan are more prepared and will therefore be more likely to survive a fire; and

Whereas, Clermont residents are responsive to public education measures and are better able to take personal steps to increase their safety from fire, especially in their homes; and

Whereas, the 2022 Fire Prevention Week™ theme, “Fire won’t wait. Plan your escape.” effectively serves to remind us it is important to have a home fire escape plan.

Now, Therefore, I, Tim Murry, Mayor of the City of Clermont in the State of Florida, do hereby proclaim the week of October 9-15, Two Thousand and Twenty Two as:

Fire Prevention Week

In Witness Whereof, I have hereunto set my hand and caused the Great Seal of the City of Clermont to be affixed this 25th Day of October in the year Two Thousand and Twenty Two.

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

City of Clermont
MINUTES
CITY COUNCIL SPECIAL MEETING
October 6, 2022

CALL TO ORDER

The City Council met in a special meeting on Thursday, October 6, 2022 in the Clermont City Council Chambers. Mayor Murry called the Special Meeting to order at 1:00 pm with the following Council Members present: Council Members Pines, Entsuah, Bates, and Purvis.

Other City officials present were City Manager Bulthuis and City Clerk Howe.

AGENDA ITEMS

1. Resolution No. 2022-037R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT CONFIRMING, ADOPTING AND EXTENDING THE DECLARATION OF EMERGENCY DECLARED BY RESOLUTION NO. 2022-034R RELATED TO HURRICANE IAN AND PROVIDING FOR AN EFFECTIVE DATE.

City Clerk Howe read the title aloud.

City Manager Bulthuis stated that pursuant to state law, the Governor declared an executive order State of Emergency for Hurricane Ian. Mayor Murry executed a State of Emergency for the City of Clermont. The City Council would need to take action to extend the State of Emergency to be eligible to receive funds from FEMA while cleaning up debris caused by the storm. If the declaration would need to be extended further, the Mayor would have the power to execute the document without a Council meeting.

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

Council Member Bates moved to approve Resolution 2022-037R; seconded by Council Member Pines. Passed unanimously 5-0 with all members present voicing aye.

ADJOURN: With no further comments, this meeting adjourned at 1:03pm.

APPROVED:

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, October 25, 2022		
Agenda Item Name		
Utility Agreement McKinnon Groves		
Requested Action		
Consider recommending approval of the utility agreement.		
Staff Report		
The applicant, Geoffrey Summitt, is requesting potable water and sewer service for a mixed-use development within the Wellness Way Area Plan located south of Hartwood Marsh Road at the Lake County/Orange County line. The property is approximately 357 +/- acres and was approved by Lake County under Ordinance 2021-36, McKinnon Groves Planned Unit Development. The PUD was approved for a maximum of 660 dwelling units consisting of a single-family attached (two units on one structure) and a single-family detached. Apartments are not permitted. The total non-residential square footage was approved for a maximum of 520,249 square feet. The project was designed using the Wellness Way Standards and Guidelines recently adopted both by Lake County and the City. The project is currently being reviewed in Lake County and will be annexed prior to any building permits. The project is within the city's utility service area. The requested demand is 148,279 gallons per day (gpd) for potable water, 126,711 gpd for sewer service. The owner will be responsible for all costs of on-site and off-site improvements, including but not limited to design, material, permitting and installation of sufficient sized lines, lift stations and other appurtenances necessary to allow the City to serve the property. Staff has reviewed the applicant's request and the City is able to serve the development. Staff recommends approval of the utility agreement.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. McKinnon Groves water and sewer agreement to City of Clermont Clean	McKinnon Groves water and sewer agreement to City of Clermont dfm edits 072722 agc 10-5-22 clean.docx	
2. Exhibit B McKinnon Groves	Exhibit B McKinnon Groves.pdf	
3. McKinnon Groves Location Map	McKinnon Groves Location Map.pdf	
4. 2021-36 McKinnon Groves PUD RZ	2021-36 McKinnon Groves PUD RZ.pdf	
5. McKinnon Groves PrePlat	McKinnon Groves PrePlat.pdf	
6. McKinnon Groves UA Application	McKinnon Groves UA Application.pdf	
7. Signature pages	Signature pages.pdf	

UTILITY SERVICE AGREEMENT FOR WATER & WASTEWATER

This Agreement is entered into this ___ day of _____, 2022 by and between the City of Clermont, a Florida Municipal Corporation, hereinafter referred to as “**CITY**”, and **McKINNON GROVES, LLLP**, whose address is PO Box 979, Oakland, Florida 34760; **DAYNE A. AND LISA A. JONES**, whose address is 18010 Lookout Hill Road, Winter Garden, Florida 34787, and **THE PRESERVE AT AVALON, LLC**, whose address is 3333 South Orange Avenue, #200, Orlando, Florida 32806, their successors, transferees and assigns, hereinafter collectively referred to as “**OWNER**”.

WITNESSETH

Whereas, OWNER owns that certain property consisting of approximately 357+/- acres as more particularly described in Exhibit ‘A’, attached hereto and incorporated herein, hereinafter referred to as the “**PROPERTY**”; and

Whereas, the PROPERTY is located in unincorporated Lake County and OWNER is requesting water and sewer utility service from the CITY; and

Whereas, as a condition of CITY providing said water and sewer service to the PROPERTY OWNER will extend water and sewer lines as needed to serve the PROPERTY in accordance with the minimum requirements of CITY Land Development Regulations, its water and sewer specifications and as required to meet the flow demands for the subdivision; and

Whereas, the CITY may, at the sole option of the CITY, elect to enlarge or oversize the water and/or sewer lines and appurtenances in order to provide additional capacity to other properties; and

Whereas, as a condition of the provision of water and sewer service to the PROPERTY by the CITY, subject to the terms and conditions contained herein, OWNER agrees that this Agreement shall constitute an unconditional application to annex the PROPERTY into the City of Clermont, if CITY chooses to do so; and

Whereas, OWNER and CITY are entering into this Agreement to set forth the terms and conditions under which water and sewer service shall be extended and sized.

NOW THEREFORE, in consideration of the mutual promises and covenants hereinafter contained, the parties do hereby agree as follows:

Section 1. OFF-SITE WATER/SEWER – Each and all of the foregoing premises are incorporated into and constitute a part of this Agreement.

1.1 CITY shall provide water and sewer service for the PROPERTY for residential utility flow/demand of 148,279 gpd for water, 126,711 gpd for sewer and, when available, 396,381 gpd of reclaimed water for irrigation.

- 1.2 OWNER shall connect to the existing City system at connection point or points approved by CITY as more particularly depicted in Exhibit 'B' attached hereto and incorporated herein.
- 1.3 The route of any off site lines shall be according to engineering plans produced by OWNER and approved by the CITY. The route is generally depicted in Exhibit 'B' attached hereto and incorporated herein.
- 1.4 The OWNER shall construct the facilities, lines and appurtenances necessary to serve the development.
- 1.5 In the event the CITY chooses to oversize the lines or appurtenances, the CITY shall provide to the OWNER the specifications regarding sizes to be included in the final improvement plans.
 - 1.5.1 The CITY shall be responsible for the difference in cost of materials to oversize the line if the CITY chooses to oversize based on plans and cost estimates provided by OWNER to CITY, and approved in advance by the CITY. Reimbursement to OWNER for the cost hereunder shall be solely in the form of water and/or sewer impact fee credits.
 - 1.5.2 The OWNER shall provide to the CITY a cost estimate for materials for the minimum size lines and appurtenances and a cost estimate for materials for the approved oversize. Cost estimate shall be contractors bid as certified by OWNER'S project engineer. The CITY shall review and either approve or reject the costs within thirty (30) days from the date the OWNER provides to the CITY.
 - 1.5.3 Prior to the commencement of construction, OWNER and CITY shall agree on the cost difference, which will be eligible for reimbursement as set forth herein.
 - 1.5.4 The OWNER shall be responsible for all costs of on site and off site improvements, including but not limited to design, material, permitting and installation of sufficient size lines, lift stations and other appurtenances necessary to allow the CITY to serve the Property. CITY shall reimburse OWNER for the difference in costs as determined above solely in the form of water and/or sewer impact fee credits.
 - 1.5.5 The Impact Fee Credits shall be established subject to this Section 1.5 at the time of issuance of each building permit by applying the then current impact fee, which shall be deducted from the Impact Fee Credit balance until credit is used.
 - 1.5.6 Impact Fee Credits may be transferred outside of the PROPERTY but may be assigned to any transferee, heir, assign or successor in interest or title to part or all of said PROPERTY.
- 1.6 The OWNER shall be responsible for the construction of all on site and off site lines and appurtenances to serve the project or any oversizing as referred to above. No building permits shall be applied for by OWNER or its agents or assigns or issued until the later of:
 - i) water and sewer are provided to the site or until a bond or letter of credit, acceptable to

CITY, is in place to guarantee completion of off-site improvements or ii) the PROPERTY has been annexed into the City of Clermont. No Certificate of Occupancy shall be issued until water and sewer extensions have been completed and accepted by the CITY.

- 1.7 OWNER acknowledges that as of the effective date of this Agreement and for an undetermined period of time thereafter, CITY will not have sufficient or available reclaimed water to be used for irrigation on the PROPERTY. As a result, OWNER agrees that until such time as sufficient quantities of reclaimed water, as determined by CITY, are available to irrigate the PROPERTY, OWNER, at its expense, shall:
 - 1.7.1 construct, operate and maintain a private well to be used to irrigate the PROPERTY;
 - 1.7.2 construct, operate and maintain a pumping station and storage facility sufficiently sized to meet the irrigation requirements for the PROPERTY.
- 1.8 The OWNER shall be responsible for all applicable fees including but not limited to impact fees, connection fees and permitting fees.
- 1.9 The City may require a looped system to provide reliability and redundancy to the PROPERTY.
- 1.10 This Agreement shall be voided after five (5) years if building permits have not been issued and building construction has not started.

Section 2. DEVELOPMENT STANDARDS

- 2.1 Except as provided below, the PROPERTY shall be developed according to City standards, unless otherwise stipulated in this Agreement or subsequent amendments to this Agreement.
- 2.2 The PROPERTY shall be developed in substantial accordance with the McKinnon Groves PUD Ordinance 2021-36, RZ-20-36-2, approved by the Lake County Board of County Commissioners recorded January 10, 2022 in Official Records Book 5874, Page 774, of the Public Records of Lake County, Florida, the Settlement Agreement dated February 16, 2022 between Fox Meadow Homeowners Association, Inc. and Brian Blair, and OWNER, and the utility service plan as submitted to the City.

Section 3. ANNEXATION/BUILDING PERMITS

The OWNER agrees that the CITY may annex the PROPERTY into the City of Clermont, if the CITY, in its sole discretion, chooses to do so. Notwithstanding the foregoing, unless otherwise agreed to by the parties, the CITY agrees that it shall not annex the PROPERTY or any portion thereof, until the earlier of the time that (i) the construction plans and final plat have been approved by Lake County or (ii) two (2) years after the effective date of this AGREEMENT. In conjunction herewith, the OWNER shall provide to the CITY a Notice of Encumbrance to Annex the PROPERTY in a form substantially in compliance with the form set forth in Exhibit "C", attached

hereto and incorporated herein. The CITY shall record this Notice in the public records of Lake County, whereupon it is agreed it shall serve as an enforceable encumbrance on the PROPERTY described therein. The Notice of Encumbrance shall be executed by all owners of the PROPERTY and shall be accompanied, at the OWNER'S expense, by a current certificate of title or opinion letter acceptable to the CITY and issued by a licensed title company or attorney identifying all owners in interest of the ENTIRE PROPERTY. All land transfers by the OWNER shall contain a deed restriction or covenant noting the existence of this encumbrance to annex, such restriction to be recorded as a covenant to run with the land. Notwithstanding anything above to the contrary, the OWNER expressly agrees that it shall not apply for a building permit for any structure to be constructed on the PROPERTY until such time as the PROPERTY has been annexed into the City of Clermont. Notwithstanding the foregoing, in the event the CITY fails to annex the PROPERTY, within six (6) months of the expiration of the annexation restriction above the CITY shall continue to provide utility services to the PROPERTY and the OWNER shall be able to apply and receive building permits from Lake County. Owner agrees, however, that in the event CITY fails to annex the PROPERTY, the Notice of Encumbrance to Annex shall remain in full force and effect and CITY may annex the property at any time thereafter.

Section 4. DEFAULT

In the event of default by OWNER of any of the terms and conditions of this Agreement, the OWNER expressly agrees and consents that the CITY shall have the right to not provide water and sewer service to the PROPERTY, or if applicable, terminate water and sewer service to the PROPERTY.

Section 5. SEVERABILITY

In the event that any provision of this agreement shall be held invalid or unenforceable, the provision shall be deleted from this agreement without affecting in any respect whatsoever the validity of the remainder of this agreement.

Section 6. NOTICES

All notices, demands, or other writings required to be given or made or sent in this Agreement, or which may be given or made or sent, by either party to the other, shall be deemed to have been fully given or made or sent when in writing and addressed as follows:

CITY

City of Clermont
City Manager
P.O. Box 120219
Clermont, FL 34712-0219

OWNER

McKinnon Groves LLLP
15400 Oakland Avenue
Winter Garden, Florida 34787

The Preserve at Avalon, LLC
7575 Dr. Phillips Boulevard
Suite 245
Orlando, Florida 32819

Lisa and Dayne Jones
18010 Lookout Hill Road
Winter Garden, Florida 34787

With copy to:
Anita Geraci-Carver, Esquire
Law Office of Anita Geraci-Carver, PA
1560 Bloxam Avenue
Clermont, Florida 34711

Section 7. AMENDMENTS

Any amendment to this agreement is not effective unless the amendment is in writing and signed by all parties.

Section 8. EFFECTIVE DATE

The effective date of this agreement shall be the day of execution of the agreement required hereunder. This Agreement shall be valid for no longer than five (5) years.

IN WITNESS WHEREOF, the parties hereto have made and executed this Agreement on the date listed below. CITY through its City Manager, authorized to execute same by City Council action, and OWNER through _____.

DATED this _____ day of _____, 2022.

CITY OF CLERMONT

ATTEST:

Tim Murry, Mayor

Tracy Ackroyd Howe, MMC, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

OWNER:

McKinnon Groves LLLP,

a Florida limited liability partnership

By: McKinnon Corporation,
a Florida corporation,
its Managing Partner

Signature Title: President and Partner

Maurice M. Boyd
Print Name

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _ day of _____, 2022 by Maurice M. Boyd, as President of McKinnon Corporation, a Florida corporation, the Managing Partner of McKinnon Groves LLLP, a Florida limited liability partnership, on behalf of said entities. He/she is [] personally known to me or has produced _____ as identification.

[Notary Seal]

Notary Public

Name typed, printed or stamped

My Commission Expires: _____

DAYNE A. AND LISA A. JONES

Signature

Dayne A. Jones
Print Name

Signature

Lisa A. Jones

Print Name

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _ day of _____, 2022 by Dayne A. Jones and Lisa A. Jones. They are [] personally known to me or have produced _____ as identification.

[Notary Seal]

Notary Public

Name typed, printed or stamped

My Commission Expires: _____

THE PRESERVE AT AVALON, LLC,
a Florida limited liability company,

Signature

Title: Manager

Robert Holston

Print Name

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _ day of _____, 2022 by Robert Holston, as Manager of The Preserve at Avalon, LLC, a Florida limited liability company, on behalf of said entity. He/she is [] personally known to me or has produced _____ as identification.

[Notary Seal]

Notary Public

Name typed, printed or stamped

My Commission Expires: _____

EXHIBIT "A"

PROPERTY DESCRIPTION

Parcel 1: Alternate Key No. 1028418

The Southeast One Quarter (SE 1/4) of Section 12, Township 23 South, Range 26 East, all lying and being in Lake County, Florida, LESS AND EXCEPT all that portion of that certain plat of Avalon Hills recorded in Plat Book 57, Pages 42, 43 and 44, Public Records of Lake County, Florida, and Less and Except road right-of-way.

OR BK 4810, PG 1926

Parcel 2: Alternate Key No. 1593182

The North 1/2 of the Southeast 1/4 of Section 1, Township 23 South, Range 26 East; Lake County, Florida. Less the North 25 feet for right of way by virtue of the Quit-Claim Deed recorded in Deed Book 345, Page 45, Public Records of Lake County, Florida.

AND

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

OR BK 3397, PG 1895

Parcel 3: Alternate Key No. 1028396

THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LESS THE NORTH 30 FEET THEREOF, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

OR BK 1639, PG 787

Parcel 4: Alternate Key No. 1028400

The South 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 12, Township 23 South, Range 26 East, Public Records of Lake County, Florida, and

The East 30 feet of the South 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 12, Township 23 South, Range 26 East, Public Records of Lake County, Florida.

OR BK 5010, PG 1069

Parcel 5: Alternate Key No. 1594022

The SW 1/4 of the NE 1/4 of Section 12, Township 23 South, Range 26 East, Lake County, Florida,

AND: A 30 foot wide strip of land over the North 30 feet of the North 1/2 of the SE 1/4 of the NE 1/4 of Section 12, Township 23 South, Range 26 East, lying in Lake County, Florida.

LESS AND EXCEPT: A 30 foot wide strip of land over the East 30 feet of the SW 1/4 of the NE 1/4 of Section 12, Township 23 South, Range 26 East, Lake County, Florida.

OR BK 2609, PG 1259

Parcel 6: Alternate Key No. 1594006

A parcel of land being a portion of the Northwest 1/4 of the Northeast 1/4 of Section 12, Township 23 South, Range 26 East, Lake County, Florida, being more particularly described as follows:

Commence at the Northwest corner of the Northeast 1/4 of said Section 12; thence run South 00°36'42" West along the west line of said Northeast 1/4 for a distance of 25.00 feet to the POINT OF BEGINNING; thence South 89°35'26" East along a line 25.00 feet South of and parallel to the North line of said northeast 1/4 of a distance of 632.12 feet; thence South 00°34'59" West for a distance of 1221.76 feet; thence South 89°31'05" East along a line 75.00 feet North of and parallel to the South line of said Northwest 1/4 of the Northeast 1/4 for a distance of 656.27 feet; thence South 00°33'15" West along the East line of said Northwest 1/4 of the Northeast 1/4 for a distance of 75.00 feet; thence North 59°31'05" West along the South line of said Northwest 1/4 of the Northeast 1/4 for a distance of 1319.07 feet; thence North 00°36' 42" East along the West line of said Northeast 1/4 for a distance of 1295.96 feet to the POINT OF BEGINNING.

OR BK 2705, PG 1217

Parcel 7: Alternate Key No. 1593999

A parcel of land being a portion of the Northwest 1/4 of the Northeast 1/4 of Section 12, Township 23 South, Range 26 East, Lake County, Florida, being more particularly described as follows:

Begin at the Northwest corner of the Northeast 1/4 of said Section 12; thence run South 89° 35'26" East along the North line of said Northeast 1/4 for a distance of 1317.76 feet; thence South 00° 33'16" West along the East line of said Northwest 1/4 of the Northeast 1/4 for a distance of 1247.62 feet; thence North 89° 31'05" West along a line 75.00 feet North of and parallel to the South line of said Northwest 1/4 of the Northeast 1/4 for a distance of 686.27 feet; thence North 00° 34'59" East, for a distance of 1221.76 feet; thence North 89° 35'26" West along a line 25.00 feet South of and parallel to the North line of said Northeast 1/4 for a distance of 632.12 feet; thence North 00° 36'42" East along the West line of said Northeast 1/4 for a distance of 25.00 feet to the Point of Beginning.

OR BK 3397, PG 1895

EXHIBIT “C”

Notice of Encumbrance
to Annex to City of Clermont

City of Clermont
685 W. Montrose Street
Clermont, FL 34712

THIS INSTRUMENT, Made this _____ day of _____, 2022, between **McKINNON GROVES, LLLP**, whose address is PO Box 979, Oakland, Florida 34760; **DAYNE A. AND LISA A. JONES**, whose address is 18010 Lookout Hill Road, Winter Garden, Florida 34787, and **THE PRESERVE AT AVALON, LLC**, whose address is 3333 South Orange Avenue, #200, Orlando, Florida 32806,, property owners in the County of Lake, State of Florida Grantor*, and the **CITY OF CLERMONT, FLORIDA**, A Municipal Corporation, Grantee*:

WITNESSETH, NOTICE is given that heretofore or contemporaneously herewith Grantor has petitioned the Grantee for it to permit voluntary annexation of Grantor’s property below described into the corporate limits of the City of Clermont, and

GRANTOR, for and in consideration of the sum of ONE and 00/100 (\$1.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, DOES HEREBY ENCUMBER the below – described real property situate, lying and being in Lake County, Florida with the absolute requirement that the subject real property may be, at the sole discretion, and upon request of Grantee, annexed into the city limits of the City of Clermont at such time that the annexation of said real property is in accordance with applicable law, and consistent with the Utility Services Agreement for Water and Wastewater between GRANTOR and Grantee dated _____, 2022.

GRANTOR, further agrees, on his/hers/theirs/its own behalf and that of Grantors’ heirs and assigns to perform all ministerial functions necessary of the Grantor or Grantor’s heirs and/or assigns (as the case may be) then required by law to enable the described real property to be incorporated into the city limits of the City of Clermont and where such ministerial functions consist of a simple written request or the renewal of the petition of which notice is given above, then this instrument shall be considered such request and/or renewal. The subject property is described as:

Exhibit “A”

Grantor is used for singular or plural, as the context requires. IN WITNESS THEREOF, GRANTOR has hereunto set Grantor’s hand and seal the day and year first above written.

PROPERTY OWNER(S):

WITNESSES (Two required):

McKinnon Groves LLLP,
a Florida limited liability partnership

By: McKinnon Corporation,
a Florida corporation,
its Managing Partner

Witnesses

By: _____
Signature

Maurice M. Boyd
Type or print name

Title: President/Partner

1. _____
Signature

Type or print name

2. _____
Signature

Type or print name

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _ day of _____, 2022 by Maurice M. Boyd, as President of McKinnon Corporation, a Florida corporation, the Managing Partner of McKinnon Groves LLLP, a Florida limited liability partnership, on behalf of said entities. He/she is [] personally known to me or has produced _____ as identification.

[Notary Seal]

Notary Public

Name typed, printed or stamped

My Commission Expires: _____

Witnesses

Signature

Dayne A. Jones

1. _____
Signature

Type or print name

Signature

Lisa A. Jones

Type or print name

2.

Signature

Type or print name

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _ day of _____, 2022 by Dayne A. Jones and Lisa A. Jones. They are [] personally known to me or have produced _____ as identification.

[Notary Seal]

Notary Public

Name typed, printed or stamped

My Commission Expires: _____

The Preserve at Avalon, LLC,
a Florida limited liability company,

Witnesses

By: _____
Signature

Robert Holston

Type or print name

Title: Manager

1.

Signature

Type or print name

2.

Signature

Type or print name

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _ day of _____, 2022 by Robert Holston, as Manager of The Preserve at Avalon, LLC, a Florida limited liability company, on behalf of said entity. He/she is

[] personally known to me or has produced _____ as
identification.

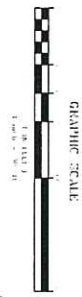
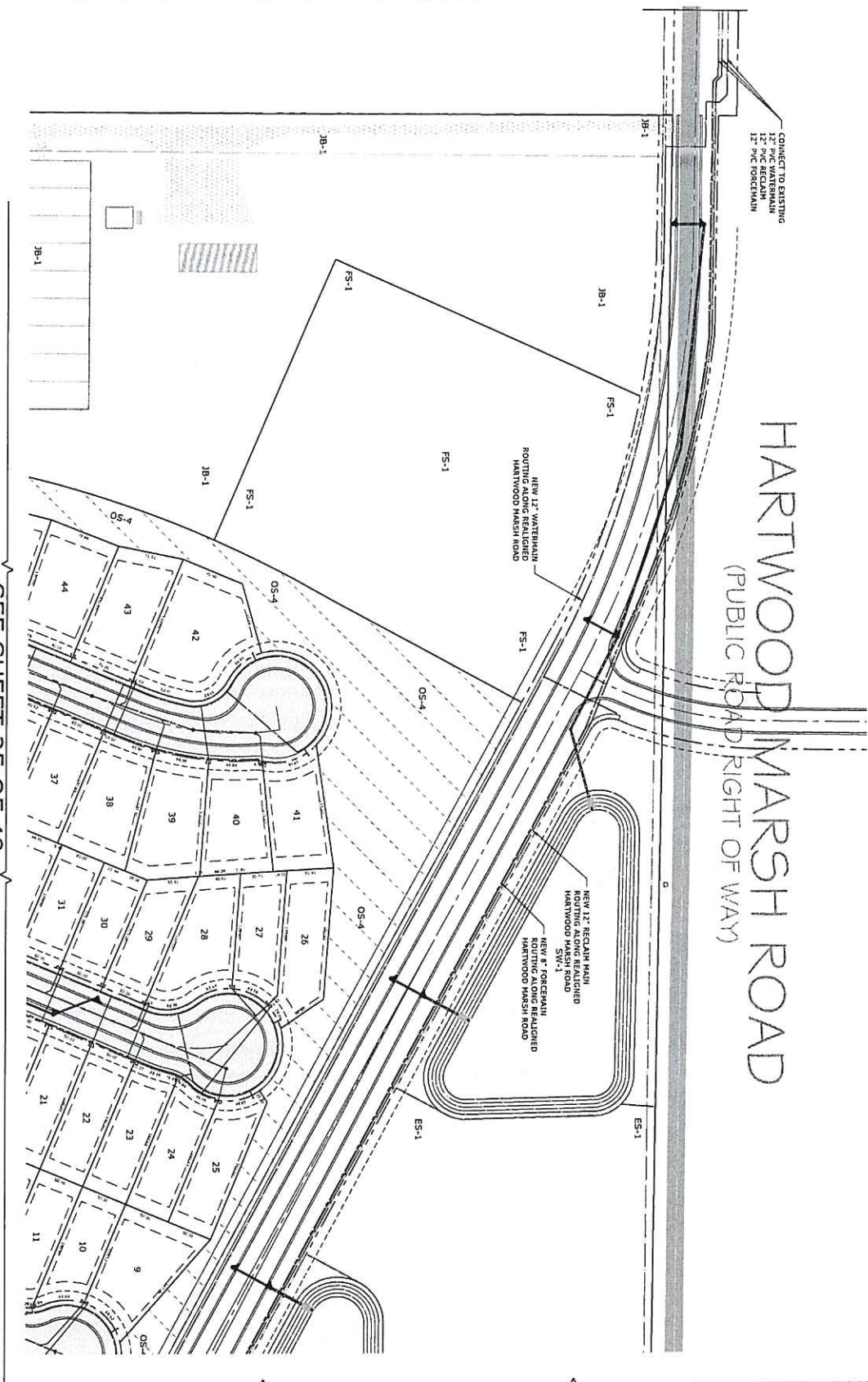
[Notary Seal]

Notary Public

Name typed, printed or stamped

My Commission Expires: _____

Pursuant to Section 695.29(3)(f): this instrument exempt from Chapter 695, F.S.; Prepared by a
Public Officer, City Attorney, City of Clermont, Florida 34712



SEE SHEET 25 OF 48

SEE SHEET 24 OF 48

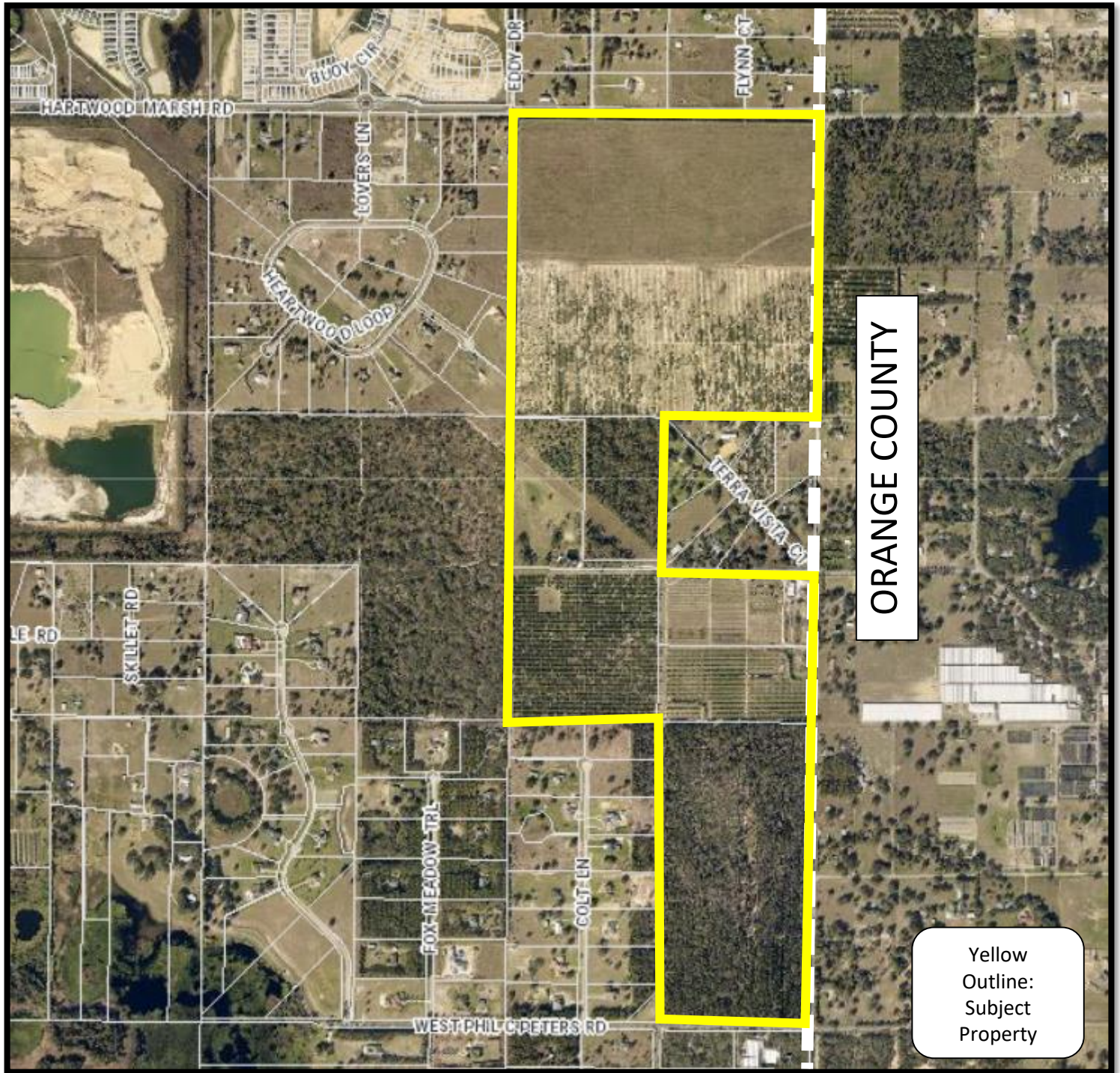
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EXHIBIT

B

G L SUMMITT —ENGINEERING INC.— Office: Lake Mary 3667 Shinnott Place Lake Mary, Florida 32746 Tel: 407-932-2460 Fax: 407-932-2460 www.gls.com	Taylor Morrison 2600 Lake Lucien Dr. Suite 350 Maitland, FL 32750 (321) 273-5473	McKinnon Groves Development Lake County, Florida	Preliminary Plat	Utility Plan One	Plants not valid unless Signed, Dated and Sealed below: GEOFFREY L. SUMMITT, P.E. Date: September 8, 2022 FL Registration #29775 Certificate of Authorization #29663	Revisions <table border="1"> <tr><th>No.</th><th>Description</th></tr> <tr><td>1</td><td> </td></tr> <tr><td>2</td><td> </td></tr> <tr><td>3</td><td> </td></tr> <tr><td>4</td><td> </td></tr> <tr><td>5</td><td> </td></tr> <tr><td>6</td><td> </td></tr> <tr><td>7</td><td> </td></tr> <tr><td>8</td><td> </td></tr> <tr><td>9</td><td> </td></tr> <tr><td>10</td><td> </td></tr> </table>	No.	Description	1		2		3		4		5		6		7		8		9		10		SHEET NUMBER 23 OF 48
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Location Map – McKinnon Groves PUD





ORDINANCE 2021 - 36
McKinnon Groves PUD
RZ-20-36-2

AN ORDINANCE OF THE LAKE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE LAKE COUNTY ZONING MAPS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Geoffrey L. Summit, P.E. (the "Applicant") submitted a rezoning application on behalf of McKinnon Groves, LLLP, Dayne and Lisa Jones, and Preserve at Avalon, LLC (the "Owners"), to rezone property from R-2 and Agriculture (A) to Master Planned Unit Development District (MPUD) for a mixed use development within the Wellness Way Area Plan; and

WHEREAS, the subject property consists of approximately 357 +/- acres located south of Hartwood Marsh Road, north of West Phil C. Peters Road and along the Orange County boundary in south Lake County in Sections 1 & 12, Township 23 South, Range 26 East, known as Alternate Key Numbers 1593182, 1593999, 1594006, 1028400, 1594022, 1028396 and 1028418, and more particularly described in Exhibit "A"; and

WHEREAS, the subject property is located within the Wellness Way Area Plan, as established in Ordinance No. 2016-01; and

WHEREAS, Ordinance 2016-01 was adopted by the Board of County Commissioners on the 5th day of January 2016 and became effective the 26th day of December 2017; and

WHEREAS, the property is located within the Wellness Way 1 Future Land Use Category (FLUC) as shown on the Lake County Comprehensive Plan Future Land Use Map (FLUM); and

WHEREAS, the Lake County Zoning Board did on the 4th day of August 2021 review Petition RZ-20-36-2; after giving Notice of Hearing on petition for a change in the use of land, including notice that the Ordinance would be presented to the Board of County Commissioners of Lake County, Florida, on the 7th day of September 2021, and continued until the 28th day of September 2021; and

WHEREAS, the Board of County Commissioners reviewed the petition, the recommendations of the Lake County Zoning Board, and any comments, favorable or unfavorable, from the public and surrounding property owners at a Public Hearing duly advertised; and

WHEREAS, upon review, certain terms pertaining to the development of the above-described property have been duly approved.

NOW THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Lake County, Florida, that:

Section 1. Terms: The County Manager or designee shall amend the Lake County Zoning Map to Planned Unit Development (PUD). The uses of the property shall be limited to those uses specified in this Ordinance and generally consistent with the Conceptual Plan, attached hereto as Exhibit "B". To the extent there are conflicts between Exhibit "B" and this Ordinance, this Ordinance shall take precedence.

The subject property is located within the Wellness Way 1 FLUC and shall adhere to the development program provided below:

INSTRUMENT #2022004730
OR BK 5874 PG 774 - 793 (20 PGS)
DATE: 1/10/2022 4:27:38 PM
GARY J. COONEY, CLERK OF THE CIRCUIT COURT
AND COMPTROLLER, LAKE COUNTY, FLORIDA
RECORDING FEES \$171.50

A. Permitted Uses.

1. Residential Uses. The property may be developed with a maximum of 660 dwelling units to include a mixture of single-family detached and single-family attached (two units in one structure) dwelling units.
 - a. Accessory uses to the residential development are permitted and may include community pool, clubhouse, or recreation areas.
 - b. Accessory dwelling units developed on residential lots shall not be credited towards the total number of dwelling units permitted within the development.
 - c. The residential uses shall be developed at a minimum of three (3) and maximum of twelve (12) dwelling units per net acre.
 - d. Single-family detached dwelling units shall have the garages accessed by alley only on lots less than forty (40) feet wide. This requirement shall not apply to single-family attached units.
2. Non-Residential Development. A minimum of 48 acres of non-residential development shall be set aside to be developed with the following uses on the areas shown as job hub/centers on the Conceptual Plan, Exhibit "B":
 - a. Commercial: Retail, wholesale, eating and drinking, brewing, processing, packing, outdoor storage/display, and distribution of products are permitted when associated with and are incidental to permitted agriculture, agribusiness, plant nurseries, and Community Center Recreation facilities identified on the Conceptual Plan.
 - b. Office/Personal Services: Office, when associated with the permitted agriculture, agri-business, plant nurseries, and Community Center Recreation facilities identified on the Master Plan.
 - c. Public/institutional: Parks, civic uses, public safety, fire station, educational facilities associated with the agricultural uses and recreational uses only, utilities, and similar uses, but shall not include hospitals, transportation facilities, or K-12 schools.
 - d. Childcare, family care, outpatient clinic when located within or associated with a Community Center Recreation facility.
 - e. Agriculture Uses: Agriculture, agri-business, plant nurseries, and similar uses are permitted in designated job hub/center areas on the Master Plan. Community Center Recreation areas are also considered job hub/center areas within this MPUD and may include a riding stable and/or academy facility and similar uses that support recreational and wellness activities. Family farming in residential areas may be a permitted use as allowed by

Lake County regulations.

f. Interim Agriculture Uses. If an area is designated on the Master Plan for Residential use, Agriculture uses are permitted within those areas until such time as that phase is developed.

g. Commercial uses such as fast-food including drive through, gas stations, automotive, and general retail not permitted by Section A.2 a.-f., are prohibited.

3. Development shall be limited to each parcel as identified in this chart; provided, however, that densities may be blended among the McKinnon Groves and Jones properties if necessary to offset the reduction of lots in the Avalon LLC parcel due to increased buffer or lot size as specified in D.6 below or from the increased lot size alternative in D.10 below; and further provided that job generation, non-residential square footage and non-residential set aside acreage may be transferred from the Avalon LLC property to, and blended among, the McKinnon Groves and Jones properties:

Subject Property	Net Acreage	Max. Capacity (DU)	Job Generation	Non-Residential SF	Non-Residential Set Aside Acreage
	<i>Gross acreage - Water Bodies and wetlands</i>	<i>Net Acreage X 1.85</i>	<i>Dwelling Units X 1.75</i>	<i>Job generation X 450 SF/employee</i>	<i>(Non-residential SF / 43,560) X 0.25</i>
McKinnon Groves	180	332	582	261,800	24
Jones	98	181	318	142,919	13
Avalon LLC	79	147 (or as specified in D.10 below)	257	115,530	11
Totals	357	660	1,156	520,249	48

B. Development Conditions.

1. The overall development shall not exceed 60% Impervious Surface Ratio (ISR).
2. A minimum of three (3) housing types shall be provided, generally consistent with Exhibit "C". Apartments are not permitted. Height of any structure is limited to 35-ft.
3. Non-residential uses shall be made accessible by the residential development via a mixed-use trail or sidewalks.

C. Development Standards & Setbacks. The development standards shall be as follows:

- 1 1. Single Family Detached Units shall adhere to the following standards:

Front Setback – Local Street	20 feet from property line or right-of-way, whichever is greater
Setback from an external Collector Road	50 feet from the right-of-way
Front Porch Setback	12 feet from the property line or right-of-way, whichever is greater
Attached, Front Loaded Garage Setback	25 feet from property line
Secondary Front Setback	15 feet from property line
Side Setback	5 feet from the property line
Rear Setback	15 feet from the property line
Accessory Structure Setback (including pools, porches, and screen enclosures)	5 feet from the property line
ISR for Individual Lots	0.80 if the developer demonstrates that the overall development will not exceed 0.60
Minimum Lot Width	40 Feet
Maximum Building Height	35 Feet and 2 stories
Driveway Setback	5 Feet from the property line

- 2
3 2. Single Family Attached Units (Duplexes) shall adhere to the following standards:

Front Setback	20 feet from property line or right-of-way, whichever is greater
Attached, Front Loaded Garage Setback	25 feet from property line
Secondary Front Setback	15 feet from the property line
Front Porch Setback	12 feet from the property line or right-of-way, whichever is greater
Side Setback	5 feet from the property line / 0 feet with common wall
Rear Setback	10 feet from the property line
Attached Accessory Structure Setback (Pools, Screen Enclosures, Decks)	5 feet from the property line / 0 feet from the common wall property line
Detached Accessory Structure Setback	5 feet from all property lines, including common wall property line
ISR for Individual Lots	0.80 if the developer demonstrates that the overall development will not exceed 0.60
Minimum Lot Width	30 Feet
Maximum Building Height	35 Feet or 2 stories (multi-generational)
Driveways	5 Feet from the property line unless utilizing a shared driveway in conjunction with an approved lot grading plan.

3. Commercial Development shall adhere to the following standards:

Floor Area Ratio (FAR)	Minimum: 0.25 Maximum: 0.25
Front Setback	25 feet from the right-of-way, internal road or easement.
Side Setback	5 feet from the property line
Rear Setback	15 feet from the property line

D. Landscaping Requirements.

1. Landscaping and screening shall be in accordance with the Comprehensive Plan and Land Development Regulations (LDR), as amended.
2. Perimeter Buffers are designated on the PUD Master Plan and may vary in width based on location; however, minimum widths are as shown on the PUD Master Plan. Perimeter buffers shall consist of canopy and understory trees and plants utilizing Florida native trees, shrubs and ground cover vegetation from the IFAS list. Exotic/invasive species shall be removed. Existing vegetation located along the perimeter of the PUD may be used to count towards the minimum perimeter landscaping requirement.
3. The perimeter buffer designated on the PUD Master Plan landscaping shall be a heavily vegetated visual buffer of canopy and understory plants. Permeable storm water areas when enhanced as amenities using native vegetation are permitted within the buffer. Within the perimeter buffer a meandering community trail with a natural surface suitable for walking, running, horseback riding, and bicycling may be located and maintained. The perimeter buffer and trail area shall include canopy and understory plants to enhance the visual buffering while providing a comfortable and safe environment for recreational users of the trail, and adjoining properties within the MPUD. Motor vehicles are prohibited within the perimeter buffer except for planting and maintenance of vegetation, removal of exotic/invasive species, construction, maintenance, and for fire and safety operations.
4. Residents within the MPUD adjoining any trail may access the trail directly through a private gate within the resident's fence.
5. During the review of the development application for Preliminary Plat and landscape plan approval, the existing vegetation will be evaluated to determine consistency with the perimeter landscape requirements in accordance with the Land Development Regulations, as amended.
6. Existing trees located within the 200' wide landscaped buffer along the western, southern and eastern perimeters of AK 1028418 will not be removed, except for dead, exotic/invasive, or diseased trees, or as needed for grading purposes; provided,

however, that the proposed retention pond along the southern boundary may encroach into the landscaped buffer area, but vegetation must be re-established after construction of the pond. Removal of existing trees for grading purposes may only occur within the most interior 75' of the 200' wide landscape buffer, provided, however, that post-grading vegetation must be re-established within the portion of the buffer.

7. Existing citrus trees located within the 150' wide landscaped buffer along the southern perimeter of AK 1594022 will not be removed, except for dead, exotic/invasive, or diseased trees, or as necessary to re-establish producing trees. Dead, exotic/invasive, or diseased trees may be replaced with citrus trees or Florida native landscaping.
8. Existing trees located within the 150' wide landscaped buffer along the eastern perimeter of AK 1593999 will not be removed, except for dead, exotic/invasive, or diseased trees.
9. Existing citrus trees located within the 150' wide landscaped buffer along the eastern perimeter of AK 1593182 will not be removed, except for dead, exotic/invasive, or diseased trees, or as necessary to re-establish producing trees. Dead, exotic/invasive, or diseased trees may be replaced with citrus trees or Florida native landscaping.
10. In lieu of the 200' foot landscaped buffer along the western, southern and eastern perimeter of AK 1028418, at the developer's option so long as the Wellness Way minimum density calculations for the entire project can be met, this parcel may be developed with a gross density of one unit per acre with a minimum 50' landscaped buffer along the western, southern and eastern perimeter of the parcel.
11. Existing trees within the landscape buffers that are removed as a result of disease or death shall be replaced in accordance with best forestry management practices as shall be established as part of the management plan as specified in E.1.c below. The replacement of existing trees removed under this provision must be designed to screen adjacent properties by using a combination of calipers. Seedlings alone are not permissible.

E. Open Space.

1. Open Space. Open Space will include 20% of net buildable acres as Wellness Space and 10% of net buildable acres as Green Space as provided below.
 - a. Wellness Space. Wellness Space Includes land area open to public and private access including gathering places, such as parks, pedestrian and bicycle/pedestrian ways or trails, recreation fields and grounds, piazzas, plazas and urban squares, and permeable storm water areas if enhanced amenities using native vegetation area. The provision of Wellness Space shall be provided as aggregate of the total MPUD not on an individual neighborhood or development tract basis. Wellness Space is limited 10% impervious surface ratio.
 - b. Green Space. Green Space includes areas designated for such purposed as flood control, water management, or restoration of vegetative

communities and wildlife habitat, conservation, passive recreation, and maintenance buffers from adjacent rural residential areas. Green Space should be maintained in such a way to encourage the proliferation of native flora and fauna and use of the community trail network. Walking, running, bicycling, horseback riding, flora and fauna observation, and Trail construction/maintenance and similar activities are permitted on the community trail network within the Green Space areas. Motorized vehicles are not permitted except for construction, maintenance, or emergency use on the community trail network and maintenance of the community buffer. Green Space also includes permeable storm water areas if enhanced amenities using native vegetation area. The provision of Green Space shall be provided as aggregate of the total MPUD not on an individual neighborhood or development tract basis.

- c. A Management Plan for Open Space including buffers and trail areas shall be required. At a minimum, the Management Plan shall present goals and actions to enhance and restore Open Space areas to native Florida habitats such as Sandhill or Scrub or as determined by a qualified biologist with experience in restoration and management plans. The Management Plan shall include steps to prevent the influx of nuisance/exotic vegetative species. Additionally, the Management Plan shall include the use of kiosks and educational brochures provided to homeowners utilized to educate and inform homeowners and visitors about the benefits of open space and conservation practices. The Management Plan will be provided to the County Manager or designee for review and approval and will be incorporated herein by reference as a material part of this MPUD.
- d. Maintenance of the open space areas and trails must be conducted by a business or entity with experience in management of natural areas and trails.

F. Recreation and Wellness Corridor.

- 1. The property shall be developed with a Wellness Corridor to connect communities, the Town Center, Job Hubs, neighborhoods and destinations together in a series of integrated trail and pedestrian facilities.
- 2. The Wellness Corridor shall include the Trunk and Neighborhood Trails depicted in Figure 3.4 titled 'Wellness Ridgeway Network Framework Map' within the Wellness Way Community Design Guidelines and Standards.
 - a. Trunk Trail
 - 1. The Trunk Trail shall be generally located along the northern property boundary.

2. Trunk Trails are the main system of trails located within the right of way of the Primary Roadway Network and Neighborhood Connectors. They must be at least 14' wide and separated from the adjacent roadway by at least 8'.
- b. Neighborhood Trails
 1. The Neighborhood shall be generally located along the northwestern property line, through the utility easement, and along the southeastern boundary of the PUD.
 2. Neighborhood Trails are a finer-grain system of trails connecting to Trunk Trails that are intended to connect destinations within neighborhoods and centers to parks and other places of activity. Neighborhood Trails must be at least 12' wide. They may be located within street right-of-way or within park or open space tracts. If located adjacent to a street, these trails must be separated from the back of curb (or edge of travel lane if no curb) by at least 8'.
3. The Wellness Corridor may include the following elements:
 - a. Community farms and gardens;
 - b. Wetlands, Water bodies, and Preserved uplands;
 - c. Trails, pedestrian ways and bikeways;
 - d. Viewsheds, scenic, cultural, and environmental resources;
 - e. Wellness Corridors/open space;
 - f. Parks/recreation facilities for active and passive use; and/or
 - g. Stormwater management facilities.
4. The development shall provide a safe and continuous bicycle network. Each phase of development shall demonstrate compliance with this provision on the Construction plan submittal and will need to be completed with the infrastructure.
5. Bicycle networks shall connect residential neighborhoods with the Town Center, Job Hubs, neighborhoods and parks and schools and may include:
 - a. Shared lane markings;
 - b. Designated bike lanes;
 - c. Separated bike facilities or "cycle tracks"; and/or,

d. Multi-use paths and trails.

6. The Wellness Corridor, trail, and bicycle network shall be accessible to the public.

G. Design Guidelines. Residential and Non-residential development shall be generally consistent with the Wellness Way Community Design Guidelines and Standards, prepared by Levy Consultants and dated September 21, 2020, as amended. Should there be a conflict between the Wellness Way Community Design Guidelines and Standards and this Ordinance, this Ordinance shall take precedence.

H. Transportation.

1. All access management shall be in accordance with the Comprehensive Plan and Land Development Regulations, as amended.

2. The development shall incorporate a traffic management plan which will include traffic calming throughout the development.

3. Additional right-of-way for Hartwood Marsh Road shall be required in accordance with the Land Development Regulations, as amended. Hartwood Marsh Road may be realigned along the development's northern boundary in a manner consistent with the Master Plan attached as Exhibit "B".

4. Paved shoulders shall be required to be added to Hartwood Marsh Road that will need to begin at the end of the existing paved shoulder in front of Lakeview Preserve and extend to the county line with Orange County. The existing road that is not part of the realignment area will be required to be resurfaced as directed by the Department of Public Works.

5. There shall be no road or public access connection to West Phil C. Peters Road, Terra Vista Court, Spyglass Hill Road, Dangler Road, Seidner Road, Sandhill Road, Caamano Lane, and Lookout Hill Road, except as provided in Section I of this Ordinance. However, an emergency vehicle access through AK 1028418 to West Phil C. Peters Road is required.

6. Sidewalks and Trails will be required in accordance with Land Development Regulations and the Wellness Way Design Standards, as amended. Should there be a conflict between those standards and this Ordinance, this Ordinance shall take precedence.

7. The development will be required to design, and construction the South Lake - Citrus Ridge Trail from the developments western corner with Hartwood Marsh to the county line with Orange County.

8. Unless otherwise approved herein, the development will need to meet the FDOT Florida Greenbook, County, and the Wellness Way Design Standards, as amended.

9. Future road maintenance will be funded through the use of a municipal service taxing unit (MSTU) or municipal service benefit unit (MSBU) as authorized under Section 125.01(1)(q), Florida Statutes. Before or concurrent with any final plat or site plan approval, the Owner shall provide any documentation required by the County to impose an MSTU or MSBU, at the County's discretion, on the platted or commercial lots. Additionally, the Owner acknowledges and agrees that the MSTU or MSBU shall be collected as a non-ad valorem assessment using the uniform method of collection set forth under Section 197.3632, Florida Statutes.

I. Access. The primary Access for this MPUD for all residential uses shall be Hartwood Marsh Road. The Property is to be developed with no road or public access connection to West Phil C. Peters Road, Terra Vista Court, Spyglass Hill Road, Dangler Road, Seidner Road, Sandhill Road, Caamano Lane, and Lookout Hill Road; provided, however, an emergency vehicle access will be provided through AK 1028418 to West Phil C. Peters Road. Lookout Hill Road access shall be solely for the purpose of access for the business located in Tract JB-2. The power transmission line easement rights of access shall not be affected by or subject to the access limitations set forth in this PUD.

J. Connectivity. The intersection density shall have minimum of 80 intersections per square mile inclusive of community trails, bicycle/pedestrian paths/sidewalk crossings, and streets.

K. Environmental. An environmental survey shall be conducted in accordance with the LDR, as amended, to address natural vegetative communities, wildlife corridors, and designated species prior to submittal of any development application.

L. Stormwater and Floodplain Management.

1. The stormwater management system shall be designed in accordance with all applicable Lake County and St. Johns River Water Management District (SJRWMD) requirements, as amended.

2. The developer shall be responsible for any flood studies required for developing the site and comply with FEMA, Comprehensive Plan and Land Development Regulations, as amended. Any development within the floodplain as identified on the FEMA maps will required compensating storage.

M. Signage. All signs shall be consistent with the LDR, as amended.

N. Lighting.

1. All development will adhere to Dark Sky Principles and the requirements contained in Section 3.09.00 – Lighting Standards, Lake County Land Development Regulations, as amended. In situations where Lighting Standards conflict with Dark Sky Principles, Dark Sky Principles shall have precedence.

2. All streetlighting must meet FDOT street lighting standards, dark sky, and warm white glow correlated color temperature (CCT) not to exceed 3000k.

3. All streetlighting shall be owned and maintained by the CDD or HOA.
4. No street lighting or pole mounted lighting is permitted within the perimeter buffer areas or open space areas; provided, however bollard lighting is allowed. Street lighting and pole mounted lighting within the open space will only be permitted when necessary for safety purposes.

O. Utilities.

1. The proposed development shall connect to central water and sewer from the City of Clermont. A copy of the utility service agreement shall be provided to the County.
2. Reclaimed water shall be used for landscape irrigation, if available.
3. All roadways, including arterials, collector and local streets, shall provide conduit to deliver fiber to each household and business.
4. Irrigated landscaping shall comply with Florida Water Star SM Program.

P. Public Safety. In order to mitigate public safety response times to this development and surrounding properties, a minimum of three (3) acres will be donated to the County in a location mutually agreed on by the County and Owners along or in close proximity to Hartwood Marsh Road to be used as a public safety facility including but not limited to for the purposes of providing fire and emergency medical services; provided, however, if the County has not constructed a public safety facility on the donated property within ten (10) years from the effective date of this Ordinance, then the County shall convey the property back to McKinnon Groves. The Owners hereby acknowledge and agree that such dedication satisfies the requirements established under Section 14.00.08, Land Development Regulations, and other applicable state and federal law.

Q. Special Events. Special events, including community events, are intended to promote inviting, vibrant, creative, and entertaining community gatherings within the Property. Community/Special Events such as, but not limited to, arts and craft festivals, community walks/running events, charity events, music fests, food and wine festivals, movies in the park, dog days, car shows and sponsorship events, yoga in the park, weddings, special food truck events, farmers markets, and similar events. These uses are permitted on common areas, Job Hub Tracts, and trails, as appropriate.

1. No single event shall be more than three (3) consecutive days without County Manager or designee approval.
2. Special events are permitted to operate between 6:00 am and 12:00 midnight (including setup and takedown) on a year-round basis; except that three (3) special events per year are permitted to operate between 6:00 am and 1:30 am (including setup and takedown).
3. Outdoor music, loudspeakers, etc. are permitted at special events between 10:00 am

and 7:00 pm Sundays – Thursdays, and until 11:00 pm on Fridays and Saturdays.

4. Special events shall be permitted for an unlimited number of events.

5. Special events shall obtain a special event site plan from the Office of Planning & Zoning as described in the LDR, as amended.

6. Applicants may be required to obtain a special event permit as set forth in article V, if one (1) or more of the following criteria apply:

a. The event is intended to, or likely to, attract more than five hundred (500) people;

b. The event requires the temporary closure of any collector or arterial public roadway;

c. The event involves the use of pyrotechnics; or

d. The event exceeds the maximum allowed number of patrons within an establishment.

R. Concurrency Management Review and Impact Fees. Concurrency shall be met prior to the issuance of any development order, consistent with the LDR, as amended.

S. Density Changes. When reasonably practicable, density changes in neighborhoods shall occur at mid-block locations, rather than along streets, so that buildings faceting each other are compatible and transitions between uses are gradual. Portions of neighborhoods that are proposed to be developed with the highest densities should generally be located closest to a center or a neighborhood parks, square, or green.

T. Gated Community. The development may be gated in its entirety or in part. Roads and thoroughfares located within any gated portion of the development shall be a private road as defined in the Lake County Land Development Regulations, as amended. However, access shall be provided between all areas within the MPUD via network of interconnected sidewalks, and trails to encourage pedestrian, bicycle, and recreational use.

U. Community Development District. Nothing precludes consideration for the establishment of a community development district upon receipt of a petition and compliance with the public hearing process and requirements in accordance with Chapter 190, Florida Statutes. Further, any of the requirements hereunder may be financed by a community development district, pursuant to Section 190.012(1)(g), (h), Florida Statutes.

V. Buildout Date. Buildout of the development shall be no later than 2040.

W. Development Review and Approval.

1. Prior to the issuance of any permits, the Owners will be required to submit a preliminary

plat, construction plans, and final plat generally consistent with Exhibit "B" - Conceptual Plan and/or site plan for review and approval in accordance with the Comprehensive Plan and LDR, as amended.

2. In the review of development plans, if it is determined by the review staff that a development standard has not been included in this Ordinance, or there is ambiguity in a PUD standard, the applicant shall request an interpretation of the development standard from the County Manager or his designee. The interpretation may take two forms: an agreed upon standard by the County Manager or designee, or a referral to the most applicable section of the then current code. The interpretation shall be binding on the applicant. If the applicant does not agree with the interpretation, the applicant may appeal the decision to the Board of County Commissioners.
3. Physical development shall commence within three (3) years from the date of this Ordinance approval. Failure to commence construction within three (3) years of approval shall cause the revocation of this ordinance, in accordance with the Comprehensive Plan or superseding documents amended. Prior to expiration of the three-year time frame, the Board of County Commissioners may grant, via a Public Hearing, one (1) extension of the time frame for a maximum of two (2) years upon a showing that reasonable efforts have been made towards securing the required approvals and commencement of work.
4. The specific references in this Ordinance to the Florida Statutes, Florida Administrative Code, Lake County Comprehensive Plan, and the LDR shall include any future amendments to the Statutes, Code, Plans, and/or Regulations.

Section 2. Conditions as altered and amended which pertain to the above tract of land shall mean:

- A. After establishment of the facilities as provided herein, the property shall only be used for the purposes named in this Ordinance. Any other proposed use must be specifically authorized by the Board of County Commissioners.
- B. No person, firm, or corporation shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building, structure, add other uses, or alter the land in any manner within the boundaries of the above-described land without first obtaining the necessary approvals in accordance with the Lake County Code, as amended, and obtaining the permits required from the other appropriate governmental agencies.
- C. This Ordinance shall inure to the benefit of and shall constitute a covenant running with the land and the terms, conditions, and provisions hereof, and shall be binding upon the present Owners and any successors, and shall be subject to each and every condition herein set out.
- D. Construction and operation of the proposed use shall always comply with the regulations of this and other governmental permitting agencies.
- E. The transfer of ownership or lease of any or all of the property described in this Ordinance shall

be included in the transfer or lease agreement, a provision that the purchaser or lessee is made good and aware of the conditions established by this Ordinance and agrees to be bound by these conditions. The purchaser or lessee may request a change from the existing plans and conditions by following procedures contained in the LDR, as amended.

F. The Lake County Code Enforcement Special Master shall have authority to enforce the terms and conditions set forth in this ordinance and to recommend that the ordinance be revoked.

Section 3. Severability: If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, the holding will in no way affect the validity of the remaining portions of this Ordinance.

Section 4. Filing with the Department of State. The clerk is hereby directed forthwith to send a copy of this Ordinance to the Secretary of State for the State of Florida in accordance with Section 125.66, Florida Statutes.

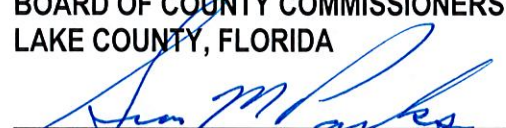
Section 5. Effective Date. This Ordinance shall become effective as provided by law.

ENACTED this 28th day of September, 2021.

FILED with the Secretary of State this 29th day of September, 2021.

EFFECTIVE September 28th, 2021.

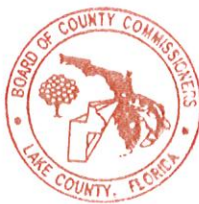
BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA


Sean M. Parks, Chairman

This 28th day of September, 2021.

ATTEST:


Gary J. Cooney, Clerk
Board of County Commissioners
Lake County, Florida



APPROVED AS TO FORM AND LEGALITY


Melanie Marsh, County Attorney

EXHIBIT A. Legal Description (3 Pages).

Parcel 1: Alternate Key No. 1028418

The Southeast One Quarter (SE 1/4) of Section 12, Township 23 South, Range 26 East, all lying and being in Lake County, Florida, LESS AND EXCEPT all that portion of that certain plat of Avalon Hills recorded in Plat Book 57, Pages 42, 43 and 44, Public Records of Lake County, Florida, and Less and Except road right-of-way.

OR BK 4810, PG 1926

Parcel 2: Alternate Key No. 1593182

The North 1/2 of the Southeast 1/4 of Section 1, Township 23 South, Range 26 East; Lake County, Florida. Less the North 25 feet for right of way by virtue of the Quit-Claim Deed recorded in Deed Book 345, Page 45, Public Records of Lake County, Florida.

AND

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

OR BK 3397, PG 1895

Parcel 3: Alternate Key No. 1028396

THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LESS THE NORTH 30 FEET THEREOF, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

OR BK 1639, PG 787

Parcel 4: Alternate Key No. 1028400

The South 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 12, Township 23 South, Range 26 East, Public Records of Lake County, Florida, and

The East 30 feet of the South 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 12, Township 23 South, Range 26 East, Public Records of Lake County, Florida.

OR BK 5010, PG 1069

Parcel 5: Alternate Key No. 1594022

The SW 1/4 of the NE 1/4 of Section 12, Township 23 South, Range 26 East, Lake County, Florida,

AND: A 30 foot wide strip of land over the North 30 feet of the North 1/2 of the SE 1/4 of the NE 1/4 of Section 12, Township 23 South, Range 26 East, lying in Lake County, Florida.

LESS AND EXCEPT: A 30 foot wide strip of land over the East 30 feet of the SW 1/4 of the NE 1/4 of Section 12, Township 23 South, Range 26 East, Lake County, Florida.

OR BK 2609, PG 1259

Parcel 6: Alternate Key No. 1594006

A parcel of land being a portion of the Northwest 1/4 of the Northeast 1/4 of Section 12, Township 23 South, Range 26 East, Lake County, Florida, being more particularly described as follows:

Commence at the Northwest corner of the Northeast 1/4 of said Section 12; thence run South 00°36'42" West along the west line of said Northeast 1/4 for a distance of 25.00 feet to the POINT OF BEGINNING; thence South 89°35'26" East along a line 25.00 feet South of and parallel to the North line of said northeast 1/4 of a distance of 632.12 feet; thence South 00°34'59" West for a distance of 1221.76 feet; thence South 89°31'05" East along a line 75.00 feet North of and parallel to the South line of said Northwest 1/4 of the Northeast 1/4 for a distance of 656.27 feet; thence South 00°33'15" West along the East line of said Northwest 1/4 of the Northeast 1/4 for a distance of 75.00 feet; thence North 59°31'05" West along the South line of said Northwest 1/4 of the Northeast 1/4 for a distance of 1319.07 feet; thence North 00°36' 42" East along the West line of said Northeast 1/4 for a distance of 1295.96 feet to the POINT OF BEGINNING.

OR BK 2705, PG 1217

Parcel 7: Alternate Key No. 1593999

A parcel of land being a portion of the Northwest 1/4 of the Northeast 1/4 of Section 12, Township 23 South, Range 26 East, Lake County, Florida, being more particularly described as follows:

Begin at the Northwest corner of the Northeast 1/4 of said Section 12; thence run South 89° 35'26" East along the North line of said Northeast 1/4 for a distance of 1317.76 feet; thence South 00° 33'16" West along the East line of said Northwest 1/4 of the Northeast 1/4 for a distance of 1247.62 feet; thence North 89° 31'05" West along a line 75.00 feet North of and parallel to the South line of said Northwest 1/4 of the Northeast 1/4 for a distance of 686.27 feet; thence North 00° 34'59" East, for a distance of 1221.76 feet; thence North 89° 35'26" West along a line 25.00 feet South of and parallel to the North line of said Northeast 1/4 for a distance of 632.12 feet; thence North 00° 36'42" East along the West line of said Northeast 1/4 for a distance of 25.00 feet to the Point of Beginning.

OR BK 3397, PG 1895

EXHIBIT B. Concept Plan.

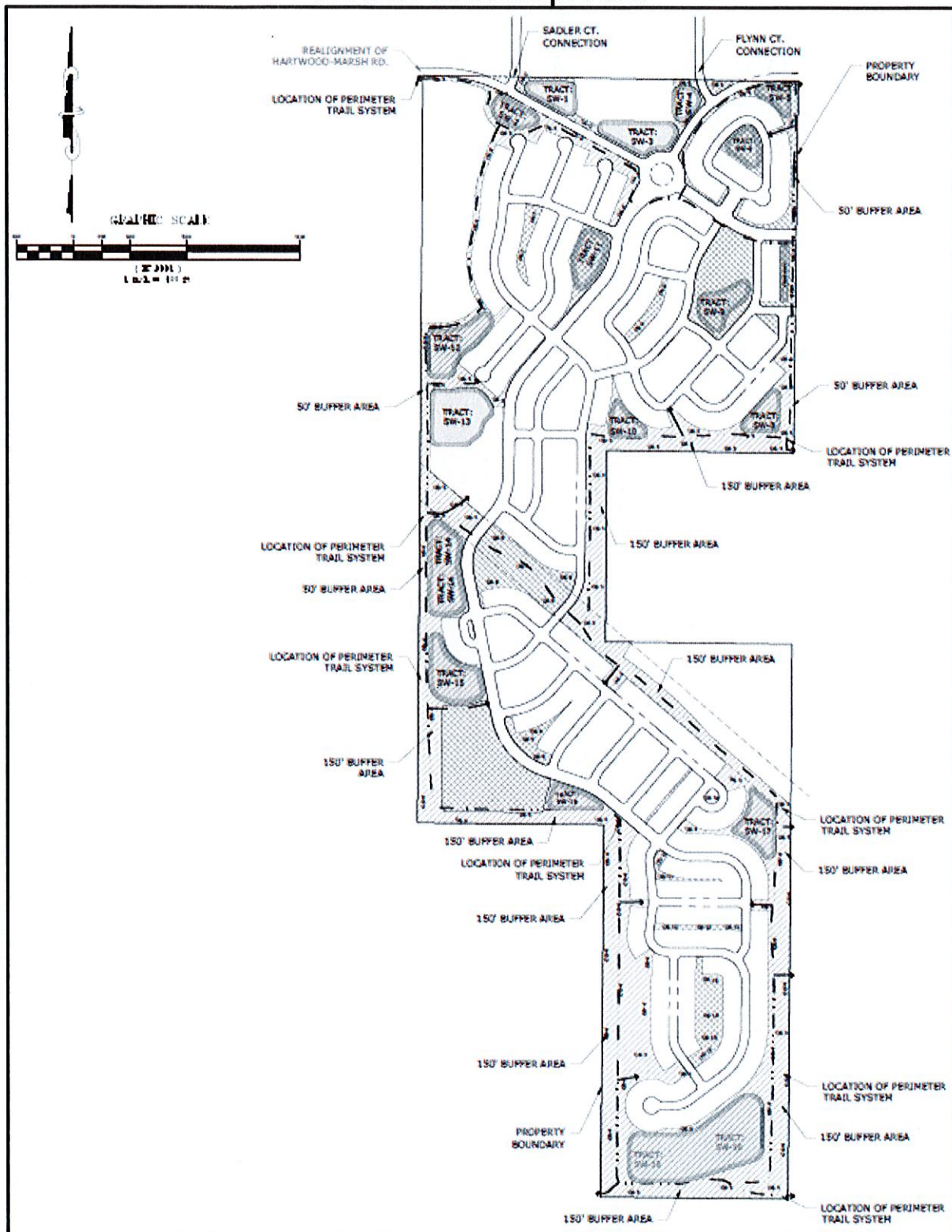
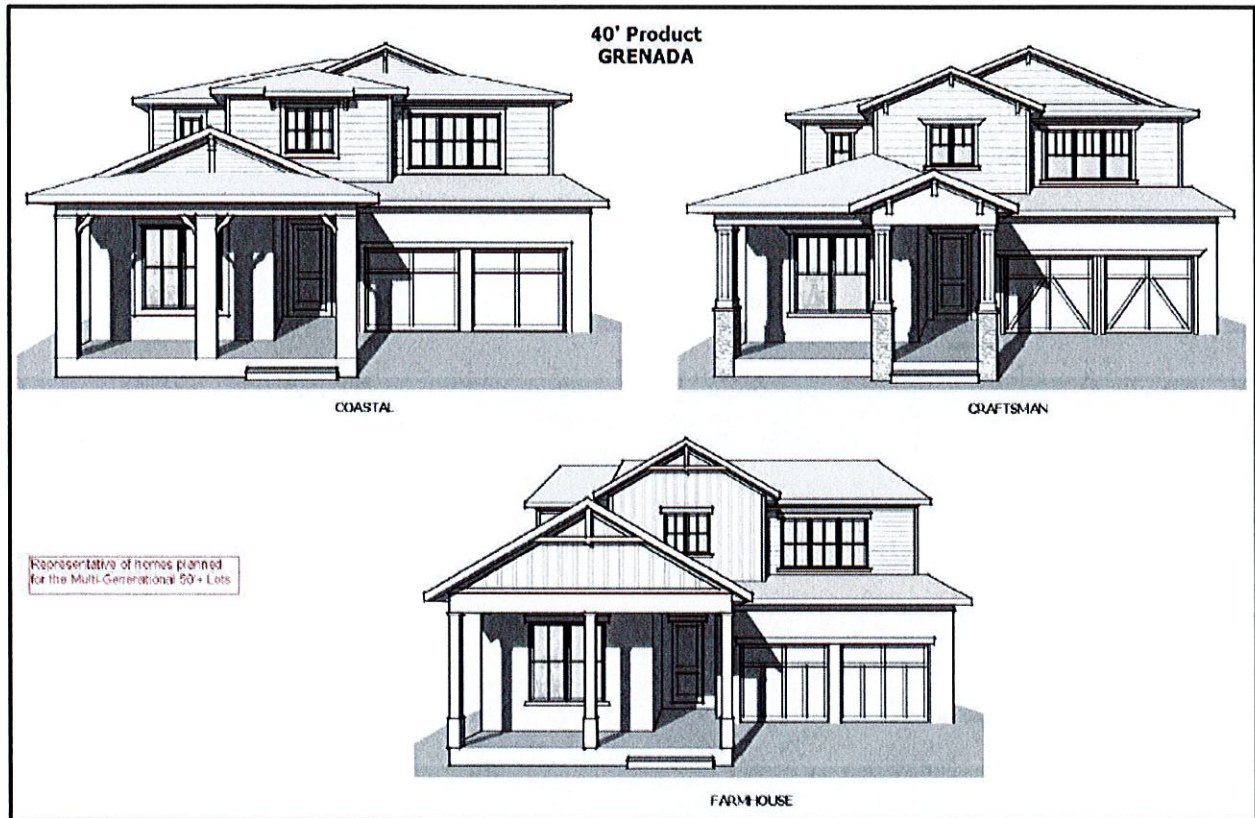
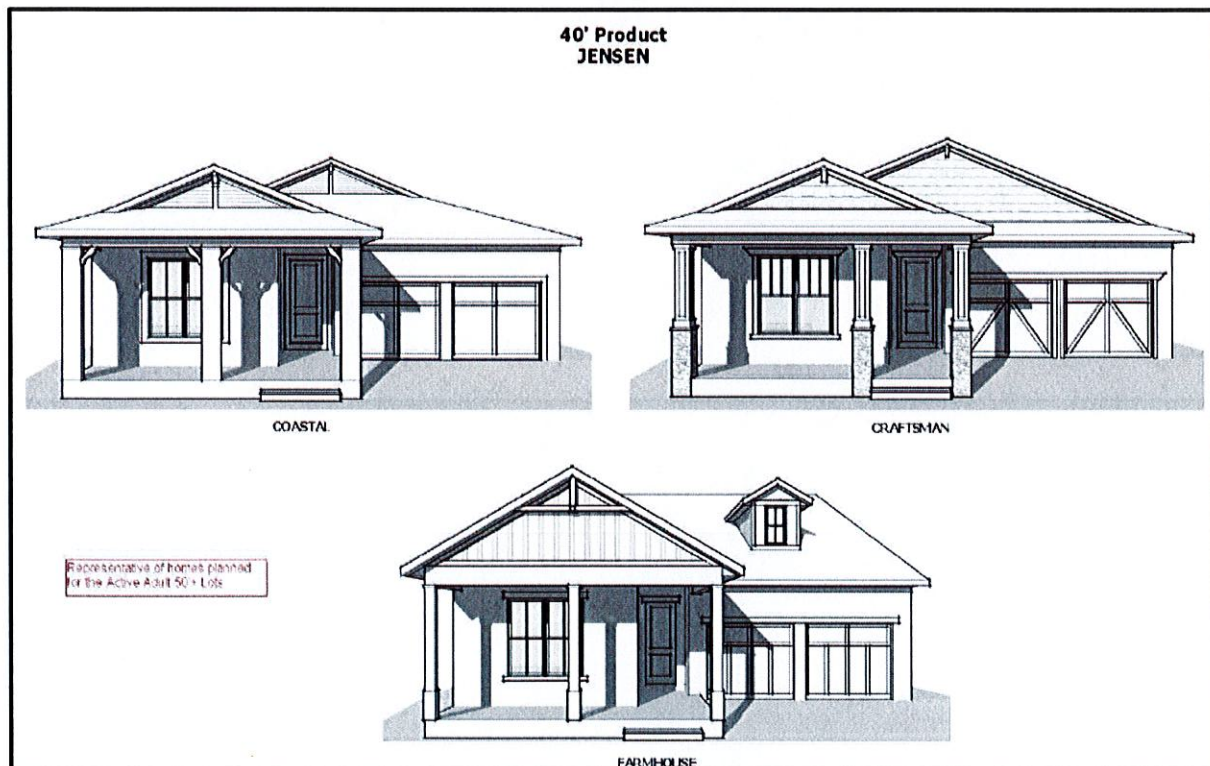
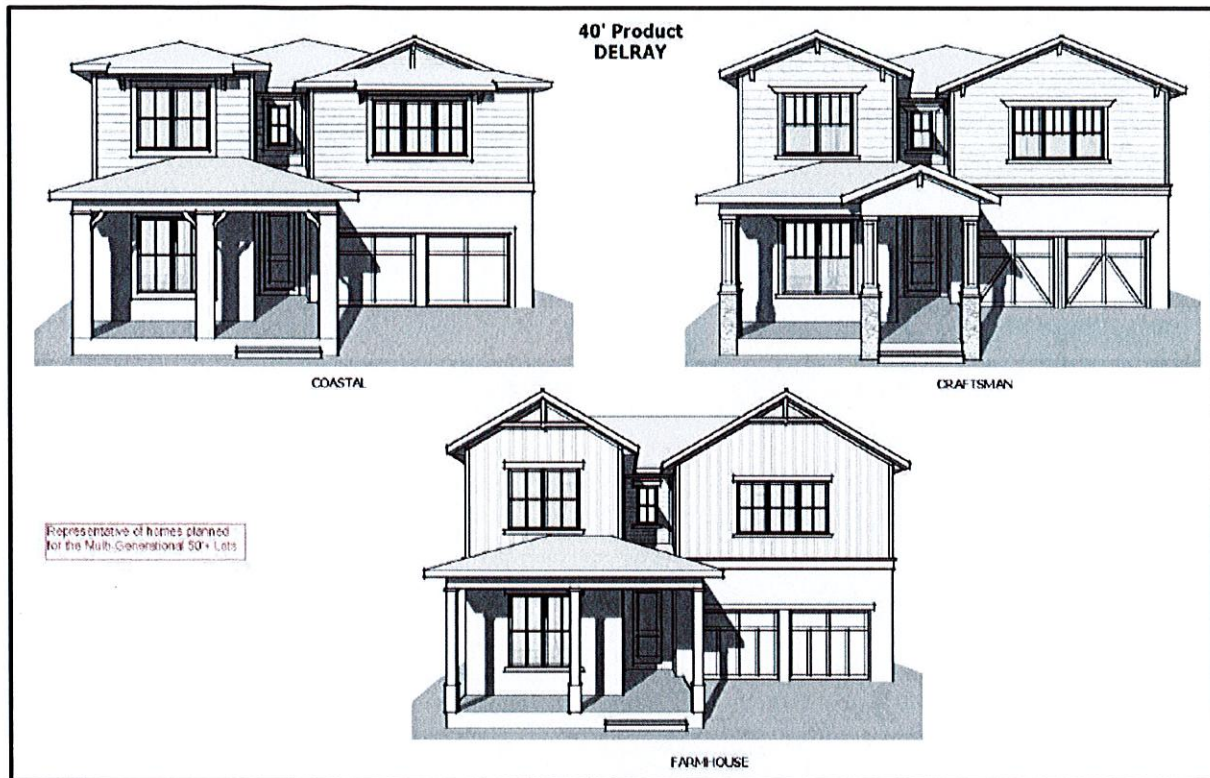


EXHIBIT C. Residential Design Examples (2 Pages).







FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

September 29, 2021

Mr. Gary J. Cooney
Clerk of the Circuit Court and Comptroller
Lake County
550 West Main Street
P. O. Box 7800
Tavares, Florida 32778-7800

Attention: Josh Pearson

Dear Mr. Cooney:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge your electronic copy of Lake County Ordinance No. 2021-36, which was filed in this office on September 29, 2021.

Sincerely,

Anya Owens
Program Administrator

AO/lb

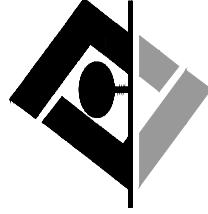
McKinnon Groves Preliminary Plat

Lake County, Florida Parcel I.D. # 01-23-26-0004-0000-0600;
12-23-26-0004-0000-1000;12-23-26-0001-0000-0200; 0300; 0400; 0500;
0600

for

Taylor Morrison
& Toll Brothers

by



G L SUMMITT
—ENGINEERING INC—

Project Team

Owner McKinnon Groves, LLC P.O. Box 979 Maitland, FL 32750 Ph: (407) 323-4705 Fx: (407) 323-4705	Landscape Architect RVI Planning & Landscape Architecture 111 N. Magnolia Ave. Suite 1350 Orlando, FL 32801 Ph: (407) 680-0650 Fx: (407) 680-0650
Developer Taylor Morrison 2600 Lake Lucien Suite 350 Maitland, FL 32750 Ph: (321) 273-5473 Fx: (321) 273-5473	Civil Engineer G L Summitt Engineering, Inc. 3667 Simonson Place Lake Mary, FL 32746 Ph: (407) 323-4705 Fx: (407) 992-8650
Attorney Taylor Morrison 1560 Biscayne Ave. Clermont, FL 34711 Ph: (352) 241-7320 Fx: (352) 241-8454	Sanitary Sewer City of Clermont Utilities 685 W. Montrose St. Clermont, FL 34711 Ph: (352) 241-7320 Fx: (352) 241-8454
Environmental Medica & Associates, Inc. Berra Miller, Inc. 2906 Silver Creek Park Dr. Maitland, FL 32750 Ph: (352) 394-2090 Fx: (352) 394-2090	Garbage Disposal City of Clermont Utilities 685 W. Montrose St. Clermont, FL 34711 Ph: (352) 241-7320 Fx: (352) 241-8454
Developer Taylor Morrison 2600 Lake Lucien Suite 100 Orlando, FL 32819 Ph: (407) 345-6000	Reclaim Water City of Clermont Utilities 685 W. Montrose St. Clermont, FL 34711 Ph: (352) 241-7320 Fx: (352) 241-8454
Surveyor Canvas Land Surveying 1650 Oak Valley Dr. Orlando, FL 32835 Ph: (407) 698-5330 Fx: (407) 698-5330	Transportation Traffic & Mobility Consultants 3101 Maguire Blvd. Suite 265 Orlando, FL 32803 Ph: (407) 531-5331 Fx: (407) 531-5331

Utilities

Drinking Water City of Clermont Utilities 685 W. Montrose St. Clermont, FL 34711 Ph: (352) 241-7320 Fx: (352) 241-8454	Electric Service Duke Energy 2710 David Walker Drive Eustis, FL 32726 Ph: (888) 706-6744
Sanitary Sewer City of Clermont Utilities 685 W. Montrose St. Clermont, FL 34711 Ph: (352) 241-7320 Fx: (352) 241-8454	Phone Provider TBD
Garbage Disposal City of Clermont Utilities 685 W. Montrose St. Clermont, FL 34711 Ph: (352) 241-7320 Fx: (352) 241-8454	Cable Provider TBD

Vicinity Map



Drawing Index

No.	Title	Revised
1	Coversheet	09-08-22
2	Symbols & Abbreviations	09-08-22
3-6	Boundary Survey	09-08-22
7	Existing Conditions Plan	09-08-22
8	Overall Land Use Plan	09-08-22
9	Open Space Plan	09-08-22
10	Planview Key Map	09-08-22
11-22	Site Plan(s)	09-08-22
23-34	Utility Plan(s)	09-08-22
35-46	Paving & Drainage Plan(s)	09-08-22
47-48	General Details	09-08-22
L1-L9	Landscape Plan(s)	09-08-22



G L SUMMITT
—ENGINEERING INC—
Office: Lake Mary
3667 Simonson Place
Lake Mary, Florida 32746
phone: (407) 323-4705
fax: (407) 323-4705
www.glsu.com

Taylor Morrison
2600 Lake Lucien Dr.
Suite 350
Maitland, FL 32750
(321) 273-5473

McKinnon Groves
Development
Lake County, Florida

Preliminary
Plat

Coversheet

Plats not valid unless Signed,
Dated and Sealed below.

GEORFREY L. SUMMITT, P.E.
Date of Registration 03/18/2017
Certificate of Authorization #29663

Revisions		
NO.	DATE	DESCRIPTION
1	09-08-22	Initial Release
2	09-08-22	Initial Release
3	09-08-22	Initial Release
4	09-08-22	Initial Release
5	09-08-22	Initial Release
6	09-08-22	Initial Release
7	09-08-22	Initial Release
8	09-08-22	Initial Release
9	09-08-22	Initial Release
10	09-08-22	Initial Release
11	09-08-22	Initial Release
12	09-08-22	Initial Release

SHEET NUMBER
1 OF 48



CITY OF CLERMONT
UTILITY SERVICE AGREEMENT
APPLICATION

For Utilities Outside of Municipal Boundaries & Determination of Capacity

Date Nov 19, 2021			
Applicant Geoffrey L. Summitt, P.E.			
Contact Person: Geoff Summitt			
Address 3667 Simonton Place	City Lake Mary	State FL	Zip 32746
Telephone 407-323-0705	Fax 407-992-8650		
Email Geoff@gliseng.com			
OWNER INFORMATION			
Owner's Name McKinnon Groves, LLLP; Dayne & Lisa Jones; Preserve at Avalon, LLC			
Owner Address P.O. Box 979	City Oakland	State FL	Zip 34760
Telephone 407-509-9030	Fax		
Email scottboyd.orange@gmail.com; dayne@gate.net; hodev@yahoo.com			
PROPERTY INFORMATION			
Party Responsible for Agreement Owners, successors or assigns			
Address of the Subject Property xxx Hartwood Marsh Road			
General Location of the Property (Include Location Map) South of Hartwood Marsh Rd, north of West Phil C. Peters Rd, and west of and along the Lake County/ Orange County boundary; Alt. Key Nos. 1593182, 1593999, 1594006, 1028400, 1594022, 1028396, 1028418			
Area of the property: 357 +/- acres			
Zoning: Lake County MPUD Ord. 2021-36		County Future Land Use: Wellness Way 1	
<i>Attach development orders, ordinances and staff reports by Lake County and the Florida Dept. of Economic Opportunity (DEO).</i>			
Estimated Water Consumption (excluding irrigation): see attached gallons per day			
Estimated Sewer Consumption: see attached gallons per day			
Estimated Re-Use (Gray Water) Water Consumption: see attached gallons per day			
Attach a detailed description of project. SEE ATTACHED			
Notes:			



CITY OF CLERMONT
UTILITY SERVICE AGREEMENT
APPLICATION

Items required for submittal include one (1) copy of the following items:

- ☒ Signed original application and materials requiring for processing
- ☒ Letter of capacity and utility line location from the City of Clermont Environmental Services Dept.
Phone: (352) 241-0178
- ☒ Proposed Site Plan (if applicable)
- ☒ Lake County Property Appraiser – Record Card
- ☒ Location Map
- ☒ Any applications currently on file with Lake County
- ☒ Any Lake County staff reports
- ☒ DEO or ECFRPC correspondence
- ☒ Any information needed for determination of utility services requested

Geoffrey L. Summitt

Applicant Name (print)

x

Applicant Name (signature)

Maurice M. Boyd, Pres.

Owner Name (print)

x

Owner Name (signature)

Prior to submitting an application, a meeting with the City of Clermont is required

To schedule a meeting please contact:

Development Services Department

Phone: 352-394-4083

A review by the *Site Review Committee* may be required, which would require 6 sets of site plans for review by staff. Upon the receipt of all necessary information and review by staff the request will be scheduled for the next available City Council regular meeting.

City of Clermont

Development Services Department

685 W. Montrose St.

P.O. Box 120219

Clermont, FL 34712-0219

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

03/09/2020



CITY OF CLERMONT
UTILITY SERVICE AGREEMENT
APPLICATION

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Geoffrey L. Summitt

Applicant Name (print)

x

Applicant Name (signature)

Dayne Jones

Owner Name (print)

x

Owner Name (signature)

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Geoffrey L. Summitt

Applicant Name (print)

x

Applicant Name (signature)

Lisa Jones

Owner Name (print)

x

Owner Name (signature)

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- ☒ Any information needed for determination of utility services requested

Geoffrey L. Summitt

Applicant Name (print)

x

Applicant Name (signature)

Robert W Holston Jr Mgr

Owner Name (print)

x

Owner Name (signature)

Prior to submitting an application, a meeting with the City of Clermont is required

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03/09/2020



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, October 25, 2022		
Agenda Item Name		
Resolution No. 2022-039R		
Requested Action		
Recommend approval of Resolution 2022-039R, Fee for City Youth Sports Programs		
Staff Report		
Staff is planning new City Youth Sports Program opportunities for individual registration. Starting this winter, the Parks and Recreation Department plans to offer Youth Flag Football. In the future, additional City Youth Sports Programs may be offered. Staff analyzed fee comparisons of youth sports programs in the area in order to recommend competitive and fair pricing based on current market conditions. Staff's goal is to generate revenue that will cover program expenses. Staff recommends approval of fees; \$100 for residents and \$125 for non-residents, per registrant for an 8-game season.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. 2022-039R Parks and Rec Youth Sports Fees (10.17.2022)	2022-039R Parks and Rec Youth Sports Fees (10.17.2022).pdf	



CITY OF CLERMONT
RESOLUTION NO. 2022-039R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, RELATING TO FEES CHARGED BY THE CITY; AMENDING THE COMPREHENSIVE FEE SCHEDULE FOR PARKS AND RECREATION; REPEALING ALL PRIOR RESOLUTIONS IN CONFLICT HEREWITH; PROVIDING FOR THE ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Clermont pursuant to its Home Rule authority as a municipal corporation under the laws of the State of Florida, has the authority to establish and collect fees for Parks and Recreation; and

WHEREAS, the adoption of fees as set forth herein, is consistent with Clermont City Code Chapter 54, Section(s) 100-145, and is in the best interest of the citizens of the City of Clermont and the cost effective, efficient, and appropriate operation of the City.

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

SECTION 1.

The City Council does hereby amend Section 4 – Parks and Recreation Fees of the Comprehensive Fee Schedule, as follows:

City Sports Programs

	<u>City Resident/Non-Profit</u>	<u>Non-Resident</u>
<u>City Youth Sports Program (8 game season)</u>	<u>\$100.00</u>	<u>\$125.00</u>

SECTION 2. CONFLICT

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

SECTION 3: ADMINISTRATIVE CORRECTION

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

SECTION 4. EFFECTIVE DATE

This Resolution shall take effect immediately upon its adoption.



CITY OF CLERMONT
RESOLUTION NO. 2022-039R

DONE AND RESOLVED by the Mayor of the City Council of the City of Clermont, Lake County, Florida this 25th 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

AGENDA ITEM

Page 1 of 2

Meeting Date	
Tuesday, October 25, 2022	
Agenda Item Name	
Event, Fee Variance, Open Container, Road Closures Request <i>Clermont Main Street</i>	
Requested Action	
Consider the request from Clermont Main Street to approve the 2023 season, and waive all associated venues, staff fees, and road closures for all events.	
Staff Report	
The Clermont Main Street event season is one of three community events that have been designated by the City Council as a Community Partner Event. Clermont Main Street is requesting approval of their 2023 season, which includes a Farmer's Market every Sunday, First Friday Food Trucks the first Friday of each month with the exception of none in December, 2 Mega Food Truck events, and 3 Seasonal Festivals. These events take place downtown. These are the same events that were approved each individually by the City Council in 2022. Farmer's Market every Sunday Beginning January 8, 2023 through January 7, 2024 (none on Easter Sunday) First Friday Food Trucks beginning January 6, 2023 through January 5, 2024 (none on Dec. 1, 2023) Mega Food Truck January 21, 2023 Spring Forward Festival February 25, 2023 Mega Food Truck June 24, 2023 Harvest Festival October 28, 2023 Candy Cane Lane November 11, 2023. Clermont Main Street is requesting as a Community Partner that all grounds, and staffing fees be waived, which will help support the 2023 season. Road Closures - Farmer's Market - 6:00AM until 4:00PM at the following intersections: -Montrose Street between Lake Avenue and 7th Street -Montrose Street at previous Police Station entrance -8th Street and Montrose Street -8th Street and Minneola Avenue -7th Street and entrance to the parking lot in between Montrose Street & Minneola Ave. -7th Street and Desoto First Friday Food Trucks - 3:00PM until 11:00PM at the following intersections: -Montrose Street between Lake Avenue and 7th Street -Montrose Street at previous Police Station entrance -8th Street and Montrose Street -8th Street and Minneola Avenue -7th Street and entrance to the parking lot in between Montrose Street & Minneola Ave. -7th Street and Desoto Both Mega Food Truck Events - 2:00 PM until 11:00 PM at the following intersections: -Montrose Street from Lake Avenue to the midway point between 8th Street and West Avenue (next to the previous police station) -8th Street from Montrose Street to Minneola Avenue -7th Street from Montrose Street to Desoto Street, Use of the Art Walk, Spring Forward Festival, Harvest Festival, and Candy Cane Lane - 7:00 AM until 6:00 PM. at the following intersections 7:00 AM until 6:00 PM. -Montrose Street between Lake Avenue and 8th Street -7th Street between Montrose Street and Minneola Avenue -8th Street between Montrose Street and Minneola Avenue -Minneola Avenue between 7th Street and 8th Street Use of the Art Walk	
Additional Analysis	

Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Council Packet for Main Street 2023 events	Council Packet for Main Street 2023 events.pdf	



APPLICATION FOR SPECIAL EVENTS PERMIT

PLEASE TYPE OR PRINT CLEARLY

Today's Date 6/29/22
Name of Event Down town Clermont Farmers Market
Date(s) of Event Every Sunday 2022-2023 Estimated Attendance: 1000
Event Start Time: 9:00 am Event End Time: 2:00 pm
Before Event Setup Time: 6:00 am After Event Cleanup Time: 4:00 pm
Name of Organization/Applicant Clermont Main Street
The refundable deposit will be made payable and mailed to the name and address of the applicant listed
Check Type of Organization ☐ Resident ☐ Non Resident ☒ Non-Profit ☐ Business
Non-Profit documentation must be provided with application.
Tax Exempt ☒ Yes ☐ No If yes, provide Tax Exempt # 88-1574917
If Yes, you must provide your Tax Exempt Certificate with application.
Federal ID # or Driver's License # 88-1574917
Event Contact Sandy Farnsworth Email SandyFcdp@gmail.com
Day Phone Same Cell Phone 352-617-8788
Address Po Box 120734 City Clermont State FL Zip 34712
Secondary Contact Barbara Hollerand Phone # 352-242-9959
If this event is a fundraiser, who is the beneficiary? (provide contact information and address)

Briefly Describe Event: 80-100 vendors produce, seafood, Food trucks, Bakery, Crafters, music

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

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

Other Location: add Artwalk, Galleria parking Lot, during construction

PLEASE COMPLETE THE FOLLOWING QUESTIONNAIRE AND RETURN WITH YOUR APPLICATION

Alcohol Served: ☐ Yes ☒ No

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

Canopy/Tent Use: ☒ Yes ☐ No

Size of Tent* 10x10

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

Electrical Use: ☒ Yes ☐ No

Describe the need: When available for 110 vendors

Additional permits may be required based on use

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

Gas Fueled Equipment: ☐ Yes ☒ No

Describe Use:

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

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

Cooking Equipment Use: ☒ Yes ☐ No

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

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

Insurance may be required by provider

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

Insurance may be required by provider

Pyrotechnic/Fireworks Displays: ☐ Yes ☒ No

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

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

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

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

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

Live Television or Radio Broadcast: ☐ Yes ☒ No

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

Describe: Solo's or small bands

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

Banners or Attention Getting Devices: ☐ Yes ☒ No

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

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

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

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

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

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

Farmers Market 2022-2023





APPLICATION FOR SPECIAL EVENTS PERMIT

PLEASE TYPE OR PRINT CLEARLY

Today's Date

6/30/2022

Name of Event

FIRST Friday Food trucks 2022-23

Date(s) of Event

All 1st Fridays except December

Estimated Attendance:

1000

Event Start Time:

5:00 pm

Event End Time:

9:30 pm

Before Event Setup Time:

3:00 pm

After Event Cleanup Time:

11:00 pm

Name of Organization/Applicant

Clermont Main Street

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

Check Type of Organization

☐

Resident

☐

Non Resident

☒

Non-Profit

☐

Business

Non-Profit documentation must be provided with application.

Tax Exempt

☒

Yes

☐

No

If yes, provide Tax Exempt #

88-1574917

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

Federal ID # or Driver's License #

88-1574917

Event Contact

Sandy Farnsworth

Email

Sandyfcdp@gmail.com

Day Phone

352-617-8788

Cell Phone

Same

Address

P.O. Box 120734

City

Clermont

State

FL

Zip

34712

Secondary Contact

Barbara Holland

Phone #

352-242-9959

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

Briefly Describe Event:

20 Food trucks, Band, Crafters, Bounce House, Classic Cars

Location of Event on City Property:

Map 1

☐

A

☐

B

☐

C

☐

D

☒

Map 2

☐

Map 3

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

Other Location:

add Galleria parking lot during construction

PLEASE COMPLETE THE FOLLOWING QUESTIONNAIRE AND RETURN WITH YOUR APPLICATION

Alcohol Served: ☐ Yes ☒ No

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

Canopy/Tent Use: ☒ Yes ☐ No

Size of Tent*

10 x 10

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

Electrical Use: ☒ Yes ☐ No

Describe the need:

When available for 110v vendors

Additional permits may be required based on use

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

Gas Fueled Equipment: ☐ Yes ☒ No

Describe Use:

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

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

Cooking Equipment Use: ☒ Yes ☐ No

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

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

Insurance may be required by provider

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

Insurance may be required by provider

Classic Cars

Pyrotechnic/Fireworks Displays: ☐ Yes ☒ No

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

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

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

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

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

Live Television or Radio Broadcast: ☐ Yes ☒ No

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

Describe:

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

Banners or Attention Getting Devices: ☐ Yes ☒ No

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

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

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

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

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

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

First Friday Food Trucks 2022-2023





APPLICATION FOR SPECIAL EVENTS PERMIT

PLEASE TYPE OR PRINT CLEARLY

Today's Date

6/29/22

Name of Event

Mega Food Truck

Date(s) of Event

January 21, 2023

Estimated Attendance:

2500

Event Start Time:

4:00 pm

Event End Time:

9:00 pm

Before Event Setup Time:

1:00 pm

After Event Cleanup Time:

11:00 pm

Name of Organization/Applicant

Clermont Main Street

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

Check Type of Organization

☐

Resident

☐

Non Resident

☒

Non-Profit

☐

Business

Non-Profit documentation must be provided with application.

Tax Exempt

☒

Yes

☐

No

If yes, provide Tax Exempt #

88-1574917

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

Federal ID # or Driver's License #

88-1574917

Event Contact

Sandy Farnsworth

Email

Sandyfcdp@gmail.com

Day Phone

352-617-8788

Cell Phone

Same

Address

PO Box 126 734

City

Clermont

State

FL

Zip

34712

Secondary Contact

Barbara Hollerand

Phone #

352-242-9959

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

Briefly Describe Event:

30 Food trucks, crafters, Band.
Bounce House

Location of Event on City Property:

Map 1

☐

A

☐

B

☐

C

☐

D

☒

Map 2

☐

Map 3

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

Other Location:

Galleria parking lot, City

Hall lawn

PLEASE COMPLETE THE FOLLOWING QUESTIONNAIRE AND RETURN WITH VALID APPLICATION

Alcohol Served: ☐ Yes ☒ No

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

Canopy/Tent Use: ☒ Yes ☐ No Size of Tent* 10 X 10

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

Electrical Use: ☒ Yes ☐ No Describe the need: When available for 110v vendors

Additional permits may be required based on use

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

Gas Fueled Equipment: ☐ Yes ☒ No Describe Use:

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

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

Cooking Equipment Use: ☒ Yes ☐ No

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

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

Insurance may be required by provider

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

Insurance may be required by provider

Pyrotechnic/Fireworks Displays: ☐ Yes ☒ No

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

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

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

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

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

Live Television or Radio Broadcast: ☐ Yes ☒ No

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

Describe: Solo's or small Bands

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

Banners or Attention Getting Devices: ☐ Yes ☒ No

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

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

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

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

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

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

Mega Food truck 1/21/2023





APPLICATION FOR SPECIAL EVENTS PERMIT

PLEASE TYPE OR PRINT CLEARLY

Today's Date 8/16/2022
Name of Event Spring Forward Food & Travel
Date(s) of Event Feb 25, 2023 Estimated Attendance: 8,000
Event Start Time: 10 AM Event End Time: 4 PM
Before Event Setup Time: 6 AM After Event Cleanup Time: 6 PM
Name of Organization/Applicant Clermont Main Street

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

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

Non-Profit documentation must be provided with application.

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

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

Federal ID # or Driver's License # 59-3749760
Event Contact Sandy Farnsworth Email Sandyfcdp@gmail.com
Day Phone 352-617-8788 Cell Phone _____
Address Po 120734 City Clermont State FL Zip 34712
Secondary Contact Keith Mullins Phone # 352-978-1764

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

No

Briefly Describe Event: Family Friendly events with
crafters, music, kid zone, food trucks
and more

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

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

Other Location: See attached map

PLEASE COMPLETE THE FOLLOWING QUESTIONNAIRE AND RETURN WITH YOUR APPLICATION

Alcohol Served: ☐ Yes ☒ No

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

Canopy/Tent Use: ☒ Yes ☐ No

Size of Tent*

10 x 10

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

Electrical Use: ☒ Yes ☐ No

Describe the need:

if available

Additional permits may be required based on use

Electrical Power Provided: ☒ Generator

☐ Temporary Power Drop

☐ Property Power

Gas Fueled Equipment: ☐ Yes

☒ No

Describe Use:

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

Fuel Source

☒ Propane

☐ Natural Gas

☐ Diesel Fuel

☐ Gasoline

Cooking Equipment Use: ☒ Yes

☐ No

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

Cooking Types: ☒ Fryers

☒ Propane Grill

☒ Charcoal Grill

☒ Concession Trailer

☒ Food Trucks

Insurance may be required by provider

Rides: ☒ Yes ☐ No

Ride Types: ☒ Mechanical

☒ Bounce Houses

☐ Animals

Insurance may be required by provider

Pyrotechnic/Fireworks Displays:

☐ Yes

☒ No

If Yes, requires separate approval process completed by Company with the Fire Prevention Division.

The release of Sky Lanterns is not permitted under state law.

Streets to be Closed or Traffic Control: ☒ Yes

☐ No

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

Fire or Law Enforcement Stand-by Requested:

☐ Yes

☒ No

If Yes, requires separate approval process completed by applicant with the Clermont Police Department and Clermont Fire Department.

Law enforcement or fire/ems stand-by may be required by the City for certain events/activities and at the applicant's cost.

Live Television or Radio Broadcast:

☐ Yes

☒ No

DJ, Band, Music or Sound Amplification Devices: ☒ Yes

☐ No

Describe:

DJ, Small Bands

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

Banners or Attention Getting Devices:

☒ Yes

☒ No

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

Is this event: ☒ Public ☐ Private

Is another promoter/producer assisting with your event?

☐ Yes

☒ No

Will this event use other venues and/or municipalities such as Lake County?

☐ Yes

☒ No

Will this event be utilizing Lake Minneola or Lake Minnehaha for any portion of the event?

☐ Yes

☒ No

Are you requesting the boat ramp be closed in order to be used for overflow parking?

☐ Yes

☒ No

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

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

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

Non-Resident/Business rate is defined as

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

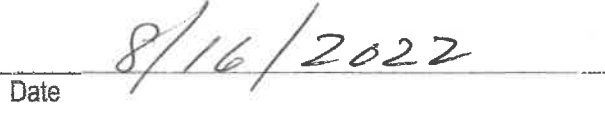
**Clermont Residents are not permitted to use 'Resident' status if the business is located outside of the city limits*

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

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

Indemnification, Insurance and Additional Costs

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

	
Applicant's Signature	Title
	
Printed Name	Date

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

Department / Division Routing:

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

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

Spring forward

212512023





APPLICATION FOR SPECIAL EVENTS PERMIT

PLEASE TYPE OR PRINT CLEARLY

Today's Date 8/17/2022
Name of Event Mega Summer Splash Food Trucks
Date(s) of Event 6/24/2023 Estimated Attendance: 5-7000
Event Start Time: 4 pm Event End Time: 9 pm
Before Event Setup Time: 1 pm After Event Cleanup Time: 11 pm
Name of Organization/Applicant Clermont Main Street

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

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

Non-Profit documentation must be provided with application.

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

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

Federal ID # or Driver's License # 59-3749760

Event Contact Sandy Farnsworth Email Sandyfedp@gmail.com

Day Phone 352-617-8788 Cell Phone _____

Address PO 120734 City Clermont State FL Zip 34712

Secondary Contact Keith Mullins Phone # 352-978-1704

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

Briefly Describe Event: 25+ Food trucks, family friendly, Summer themed event with music, crafters, kid zone

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

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

Other Location: See attached map

PLEASE COMPLETE THE FOLLOWING QUESTIONNAIRE AND RETURN WITH YOUR APPLICATION

Alcohol Served: ☐ Yes ☒ No

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

Canopy/Tent Use: ☒ Yes ☐ No

Size of Tent*

10 X 10

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

Electrical Use: ☒ Yes ☐ No

Describe the need:

if available

Additional permits may be required based on use

Electrical Power Provided: ☒ Generator

☐ Temporary Power Drop

☐ Property Power

Gas Fueled Equipment: ☐ Yes

☒ No

Describe Use:

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

Fuel Source

☒ Propane

☒ Natural Gas

☒ Diesel Fuel

☒ Gasoline

Cooking Equipment Use: ☒ Yes

☐ No

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

Cooking Types:

☒ Fryers

☒ Propane Grill

☒ Charcoal Grill

☒ Concession Trailer

☒ Food Trucks

Insurance may be required by provider

Rides: ☒ Yes

☐ No

Ride Types:

☒ Mechanical

☒ Bounce Houses

☐ Animals

Insurance may be required by provider

Rock wall

Pyrotechnic/Fireworks Displays:

☐ Yes

☒ No

If Yes, requires separate approval process completed by Company with the Fire Prevention Division.

The release of Sky Lanterns is not permitted under state law.

Streets to be Closed or Traffic Control: ☒ Yes

☐ No

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

Fire or Law Enforcement Stand-by Requested: ☐ Yes

☒ No

If Yes, requires separate approval process completed by applicant with the Clermont Police Department and Clermont Fire Department.

Law enforcement or fire/ems stand-by may be required by the City for certain events/activities and at the applicant's cost.

Live Television or Radio Broadcast: ☐ Yes

☒ No

DJ, Band, Music or Sound Amplification Devices: ☒ Yes

☐ No

Describe:

DJ, Band

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

Banners or Attention Getting Devices: ☐ Yes

☒ No

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

Is this event: ☒ Public

☐ Private

Is another promoter/producer assisting with your event?

☐ Yes

☒ No

Will this event use other venues and/or municipalities such as Lake County?

☐ Yes

☒ No

Will this event be utilizing Lake Minneola or Lake Minnehaha for any portion of the event?

☐ Yes

☒ No

Are you requesting the boat ramp be closed in order to be used for overflow parking?

☐ Yes

☒ No

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

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

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

Non-Resident/Business rate is defined as

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

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

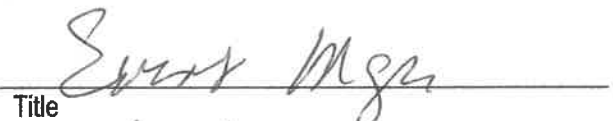
All businesses, vendors, etc., must provide a Certificate of Liability with a minimum coverage of \$1,000,000 Comprehensive General Liability Insurance naming the City of Clermont as additionally insured

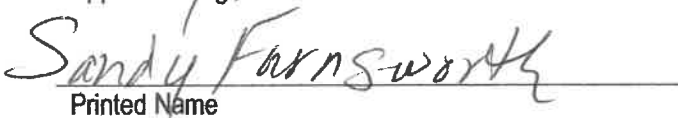
PLEASE NOTE: The issuance of a Special Events Permit from the City shall NOT relieve any person from the duty to secure other City, State or County permits or approvals as may be required to include, but not be limited to, Department of Business and Professional Regulation, Health Department, tent permits,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

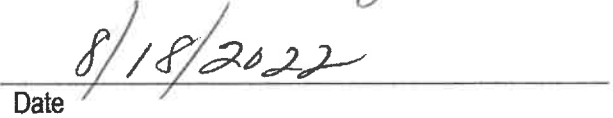
Indemnification, Insurance and Additional Costs

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


Applicant's Signature


Title


Printed Name


Date

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

Department / Division Routing:

a) Parks & Rec. Dept.

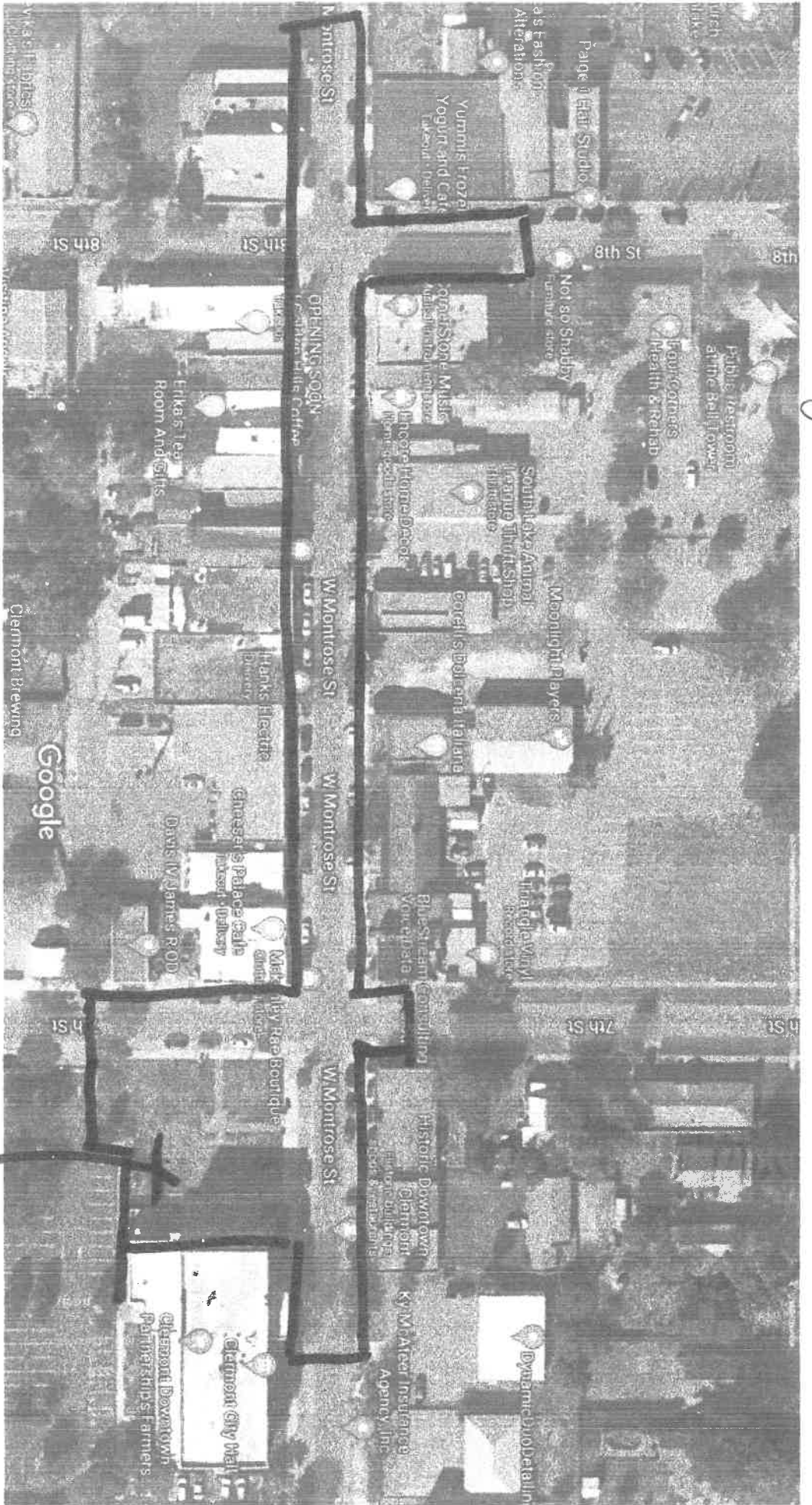
b) Police Department

c) Fire Department

d) Public Works Dept.

e) Development Services Dept.

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





APPLICATION FOR SPECIAL EVENTS PERMIT

PLEASE TYPE OR PRINT CLEARLY

Today's Date 8/15/2022
Name of Event Harvest Festival
Date(s) of Event October 28, 2023 Estimated Attendance: 10,000
Event Start Time: 10 AM Event End Time: 4 PM
Before Event Setup Time: 6 AM After Event Cleanup Time: 6 PM
Name of Organization/Applicant Clermont Main Street

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

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

Non-Profit documentation must be provided with application.

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

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

Federal ID # or Driver's License # 59-3749760

Event Contact Sandy Farnsworth Email Sandy.fcdp@gmail.com

Day Phone 352-617-8788 Cell Phone _____

Address Po Box 120735 City Clermont State FL Zip 34712

Secondary Contact Keith Mullins Phone # 352-394-9805

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

N/A

Briefly Describe Event: Family Friendly Festival - Halloween theme
150+ vendors, kid zone, trick or treat, music,
to bring people downtown

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

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

Other Location: See attached map

PLEASE COMPLETE THE FOLLOWING QUESTIONNAIRE AND RETURN WITH YOUR APPLICATION

Alcohol Served: ☐ Yes ☒ No

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

Canopy/Tent Use: ☒ Yes ☐ No Size of Tent* 10x16

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

Electrical Use: ☒ Yes ☐ No Describe the need: if available

Additional permits may be required based on use

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

Gas Fueled Equipment: ☐ Yes ☒ No Describe Use:

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

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

Cooking Equipment Use: ☒ Yes ☐ No

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

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

Insurance may be required by provider

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

Insurance may be required by provider

Pyrotechnic/Fireworks Displays: ☐ Yes ☒ No

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

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

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

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

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

Live Television or Radio Broadcast: ☐ Yes ☒ No

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

Describe:

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

Banners or Attention Getting Devices: ☐ Yes ☐ No

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

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

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

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

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

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

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

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

Non-Resident/Business rate is defined as

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

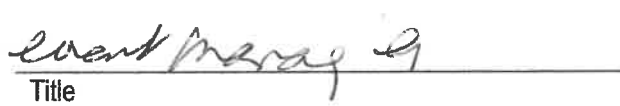
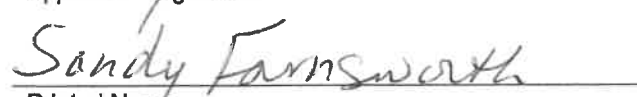
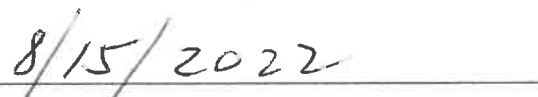
**Clermont Residents are not permitted to use 'Resident' status if the business is located outside of the city limits*

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

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

Indemnification, Insurance and Additional Costs

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

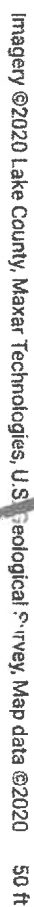
	
Applicant's Signature	Title
	
Printed Name	Date

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

Department / Division Routing:

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

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





APPLICATION FOR SPECIAL EVENTS PERMIT

PLEASE TYPE OR PRINT CLEARLY

Today's Date 8/15/2022
Name of Event Candy Cone Craft & Gifts
Date(s) of Event 11/11/2023 Estimated Attendance: 10 000
Event Start Time: 10 AM Event End Time: 4 PM
Before Event Setup Time: 7 AM After Event Cleanup Time: 6 PM
Name of Organization/Applicant Clermont Main Street

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

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

Non-Profit documentation must be provided with application.

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

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

Federal ID # or Driver's License # 59-3749760
Event Contact Sandy Furhworth Email Sandyfcdp@gmail.com
Day Phone 352-617-8788 Cell Phone _____
Address PO 120734 City Clermont State FL Zip 34714
Secondary Contact Keith Mullins Phone # 352-394-9805
If this event is a fundraiser, who is the beneficiary? (provide contact information and address)

Briefly Describe Event: Family friendly Holiday theme event
150+ vendors, crafts, Food trucks,
Kid zone, Santa, DJ!

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

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

Other Location: See attached map

PLEASE COMPLETE THE FOLLOWING QUESTIONNAIRE AND RETURN WITH YOUR APPLICATION

Alcohol Served: ☐ Yes ☒ No

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

Canopy/Tent Use: ☒ Yes ☐ No

Size of Tent*

10x16

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

Electrical Use: ☒ Yes ☐ No

Describe the need:

if available

Additional permits may be required based on use

Electrical Power Provided: ☒ Generator

☐ Temporary Power Drop

☐ Property Power

Gas Fueled Equipment: ☐ Yes ☒ No

Describe Use:

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

Fuel Source

☒ Propane

☐ Natural Gas

☐ Diesel Fuel

☐ Gasoline

Cooking Equipment Use: ☒ Yes ☐ No

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

Cooking Types:

☒ Fryers

☒ Propane Grill

☒ Charcoal Grill

☒ Concession Trailer

☒ Food Trucks

Insurance may be required by provider

Rides: ☒ Yes ☐ No

Ride Types:

☒ Mechanical

☒ Bounce Houses

☐ Animals

Insurance may be required by provider

Pyrotechnic/Fireworks Displays:

☐ Yes

☒ No

If Yes, requires separate approval process completed by Company with the Fire Prevention Division.

The release of Sky Lanterns is not permitted under state law.

Streets to be Closed or Traffic Control:

☒ Yes

☐ No

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

Fire or Law Enforcement Stand-by Requested:

☐ Yes

☒ No

If Yes, requires separate approval process completed by applicant with the Clermont Police Department and Clermont Fire Department.

Law enforcement or fire/ems stand-by may be required by the City for certain events/activities and at the applicant's cost.

Live Television or Radio Broadcast:

☐ Yes

☒ No

DJ, Band, Music or Sound Amplification Devices:

☒ Yes

☐ No

Describe:

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

Banners or Attention Getting Devices:

☒ Yes

☐ No

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

Is this event:

☒ Public

☐ Private

Is another promoter/producer assisting with your event?

☐ Yes

☒ No

Will this event use other venues and/or municipalities such as Lake County?

☐ Yes

☒ No

Will this event be utilizing Lake Minneola or Lake Minnehaha for any portion of the event?

☐ Yes

☒ No

Are you requesting the boat ramp be closed in order to be used for overflow parking?

☐ Yes

☒ No

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

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

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

Non-Resident/Business rate is defined as

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

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

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

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

Indemnification, Insurance and Additional Costs

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

	<u>8/15/2022</u>
Applicant's Signature	Title
	<u>Event Manager</u>
Printed Name	Date

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

Department / Division Routing:

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

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

80632

Imagery ©2020 Lake County, Maxar Technologies, U.S. Geological Survey, Map data ©2020 50 ft



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, October 25, 2022		
Agenda Item Name		
Event, Open Container, and Sign Request, Boat Ramp Closure <i>Caribbean American Association of Lake County</i>		
Requested Action		
Consider allowing the Caribbean American Association of Lake County (CAALC) to have an open container area for their "Clermont Jerk Festival" event on June 3, 2023 at Waterfront Park. Also, consider allowing them to put up signs to promote the event. Requesting closure of the boat ramp.		
Staff Report		
The CAALC is requesting to have a designated open container area at Waterfront Park on June 3, 2023 from 12:00 PM to 10:00 PM for their annual "Clermont Jerk Festival" event and to put up signs to promote the event. The organization's open container area consists of a fenced-in area at Waterfront Park between 3rd Street and 4th Street. The South Lake trail will remain open for daily use of the public. Please see the attached map for a specific location. The organization is requesting closure of the boat ramp for that day to accommodate more parking for attendees. The organization will be exercising its 501c3 right and pull the alcohol license from the Alcohol Beverage and Tobacco Agency and will be selling beer, wine, and spirits (liquor). They have agreed to the proper number of police, medical, and staff as directed. The organization is also requesting to put up signs to promote the event.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Council Packet	Council Packet.pdf	
2. Jerk Fest Alcohol Request	Jerk Fest Alcohol Request.pdf	
3. Carib Fest - Open Container Map 2023	Carib Fest - Open Container Map 2023.jpg	



APPLICATION FOR SPECIAL EVENTS PERMIT

PLEASE TYPE OR PRINT CLEARLY

Today's Date

6 27 22

Name of Event

Clermont Caribbean Jerk Festival

Date(s) of Event

6/3/23

Estimated Attendance: 5000.

Event Start Time:

12:00 pm

Event End Time:

9:00 PM

Before Event Setup Time:

7:00 AM

After Event Cleanup Time:

11:00 PM

Name of Organization/Applicant

The Caribbean American Association of Lake County

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

Check Type of Organization

☐

Resident

☐

Non Resident

☒

Non-Profit

☐

Business

Non-Profit documentation must be provided with application.

Tax Exempt

☒

Yes

☐

No

If yes, provide Tax Exempt #

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

Federal ID # or Driver's License #

R400-55-44-760-0

Event Contact

Marsha Riley

Email

viley.marsha49@gmail.com

Day Phone

352-4081226

Cell Phone

352 978 0813

Address

614 E Hwy 50 #251

City

Clermont

State

FL

Zip

34711

Secondary Contact

Geneva Hamilton

Phone #

516 220 9475

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

Briefly Describe Event:

The Caribbean American Association of Lake County
Music, food, Arts & Crafts Alcohol
Information Bounce House Train Ride

Location of Event on City Property:

Map 1

☐

A

☐

B

☐

C

☐

D

☐

Map 2

☐

Map 3

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

Other Location:

mahogany 49@yahoo.com

PLEASE COMPLETE THE FOLLOWING QUESTIONNAIRE AND RETURN WITH YOUR APPLICATION

Alcohol Served: ☒ Yes ☐ No

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

Canopy/Tent Use: ☒ Yes ☐ No

Size of Tent* 10x10, 10x20, 20x20

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

Electrical Use: ☒ Yes ☐ No Describe the need:

Additional permits may be required based on use

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

Gas Fueled Equipment: ☐ Yes ☒ No Describe Use:

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

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

Cooking Equipment Use: ☒ Yes ☐ No

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

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

Insurance may be required by provider

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

Insurance may be required by provider

Pyrotechnic/Fireworks Displays: ☐ Yes ☒ No

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

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

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

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

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

Live Television or Radio Broadcast: ☐ Yes ☒ No

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

Describe: Sound Engineer equipment

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

Banners or Attention Getting Devices: ☐ Yes ☒ No

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

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

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

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

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

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

Resident/Non-Profit rate is defined as

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

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

Non-Resident/Business rate is defined as

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

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

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

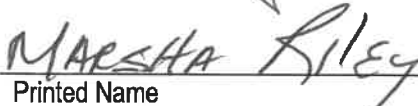
PLEASE NOTE: The issuance of a Special Events Permit from the City shall NOT relieve any person from the duty to secure other City, State or County permits or approvals as may be required to include, but not be limited to, Department of Business and Professional Regulation, Health Department, tent permits,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

Indemnification, Insurance and Additional Costs

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


Applicant's Signature


Title


Printed Name


Date

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

Department / Division Routing:

a) Parks & Rec. Dept.

b) Police Department

c) Fire Department

d) Public Works Dept.

e) Development Services Dept.

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



CITY OF CLERMONT Alcohol Request Form

Today's Date

Name of Event

Date(s) of Event

Event Start Time:

Name of Organization/Applicant

Email

Day Phone

Address

Briefly Describe Event

What do you plan on serving (check all that apply):

☒

Beer

☒

Wine/Champagne

☐

Other

What is your beverage containment area?

Outside event, attach diagram

Inside event, list rooms:

Who is your licensed beverage caterer*?

***A copy of the caterer's license and insurance must be submitted with your request form**

I declare that all information herein is true and complete to the best of my knowledge.

I understand that approval of this request is NOT a grant of a liquor license.

Monisha Riley
Applicant Signature

8-12-22
Date

FOR CITY STAFF USE ONLY

The foregoing application has been reviewed and

PERMISSION TO USE PARK PREMISES FOR THE SERVICE OF ALCOHOLIC BEVERAGES IS:

☐

GRANTED ALCOHOL BEVERAGES. In order to receive an alcohol approval for your event, applicant must meet all requirements of the City of Clermont, County and State of Florida. A certificate of insurance is required.

☐

GRANTED ALCOHOL BEVERAGES AS AMENDED: _____

☐

DENIED for the following reason(s): _____

SIGNATURE

TITLE

DATE

Please return the completed request to:
City of Clermont Parks & Recreation
Attention: Special Event Request
3700 South Highway 27, Clermont, FL 34711

CAALC JERK FESTIVAL OPEN CONTAINER ZONE

THE SL TRAIL WILL REMAIN OPEN AT ALL TIMES





CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date	
Tuesday, October 25, 2022	
Agenda Item Name	
Event, Fee Variance, Open Container, Road Closure and Boat Ramp Closure Request <i>Sommer Sports</i>	
Requested Action	
Consider the request from Sommer Sports to approve the 2022 event season, open container allowance, and waive all associated ground fees, road closure for one event, and partial day closure of the boat ramp for two events.	
Staff Report	
Sommer Sports Race Series is one of three community events that has been designated by the City Council as a Community Partner Event. Sommer Sports is requesting approval of their 2023 season, which includes races on the following dates, which will take place at Victory Pointe and Waterfront Park and Downtown. These are the same routes that were approved by the City Council for the 2022 season. March 11, 2023 (Waterfront Park and Boat Ramp Closure) March 25, 2023 (Waterfront Park) April 22, 2023 (Waterfront Park) May 14, 2023 (Waterfront Park) June 10, 2023 (Waterfront Park) July 8, 2023 (Waterfront Park) August 12, 2023 (Waterfront Park) September 9, 2023 (Waterfront Park) October 21, 2023 (Waterfront Park and Boat Ramp Closure) October 28, 2023 (Victory Pointe) December 16, 2023 (Downtown Clermont- Road Closure) Sommer Sports is requesting as a Community Partner Event that all park rental fees along with any fire/tent fees be waived, which supports the 2023 season. The total estimated amount of requested fee waivers is approximately \$43,670. Sommer Sports is requesting to allow an open container allowance during each of the race events which allows each participant one beverage per race. The organization is requesting to serve one donated beer from Suncreek Brewery for each participant of each race. They will be using Premier Event Services as their licensed caterer for each event. Sommer Sports is also requesting the closure of the Boat Ramp for part of the day for two of their events and road closure for one event identical to last year. Road Closures - December 16, 2023 - Santa's Twilight 5K 900 a.m. - 10:30 p.m. - Montrose Street between 7th Street and the entrance of City Hall 530 p.m. - 7:30 p.m. - Montrose Street between West Avenue and 7th Street Boat Ramp Closures - March 11, 2023 - Great Clermont Tri / Florida Challenge Tri	

October 21, 2023 - Great Floridian Tri Midnight to 12:00 p.m. or sooner, depending on when the last swimmer is out of the water.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	Council Packet Sommer Sports 2023	Council Packet Sommer Sports 2023.pdf
2.	2023 Santa Clermont Road Notice to Residents and Businesses	2023 Santa Clermont Road Notice to Residents and Businesses.pdf



APPLICATION FOR SPECIAL EVENTS PERMIT

PLEASE TYPE OR PRINT CLEARLY

Today's Date May 24, 2022
Name of Event Great Clermont Triathlon/Florida Challenge Weekend
Date(s) of Event March 11 & 12, 2023 Estimated Attendance: 800
Event Start Time: 7:00AM Event End Time: 4:00PM
Before Event Setup Time: Thursday 3/9/2023 After Event Cleanup Time: Sunday 3/12/2023 4pm and on
Name of Organization/Applicant Sommer Sports Events

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

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

Non-Profit documentation must be provided with application.

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

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

Federal ID # or Driver's License # _____

Event Contact Michelle Craske Email michelle@sommersports.com
Day Phone 352-394-1320 Cell Phone 352-988-9485
Address 1271 Commons Court City Clermont State FL Zip 34711
Secondary Contact Fred Sommer Phone # 352-636-2942

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

N/A

Briefly Describe Event: Initial setup will be on Thursday 3/9/22 starting at 8am. Packet Pickup will be from 4pm to 7pm on Friday 3/10/2022 and 5:30am race day(s) Saturday and Sunday Morning.

Florida Challenge Triathlon, one of the premier endurance events in the country, at the World Triathlon Destination, Clermont, FL. The Florida Challenge features the Intimidator, a 70.3, half-iron distance triathlon, along with a Sprint Triathlon, a long course Aquabike, Relay, and Open

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

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

Other Location: Start and Finish at Waterfront Park

Resident/Non-Profit rate is defined as

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

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

Non-Resident/Business rate is defined as

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

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

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

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

Indemnification, Insurance and Additional Costs

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

Michelle Craske

Michelle Craske (Jun 6, 2022 09:27 EDT)

Applicant's Signature

Michelle Craske

Printed Name

Vice President

Title

6/6/2022

Date

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

Department / Division Routing:

a) Parks & Rec. Dept.

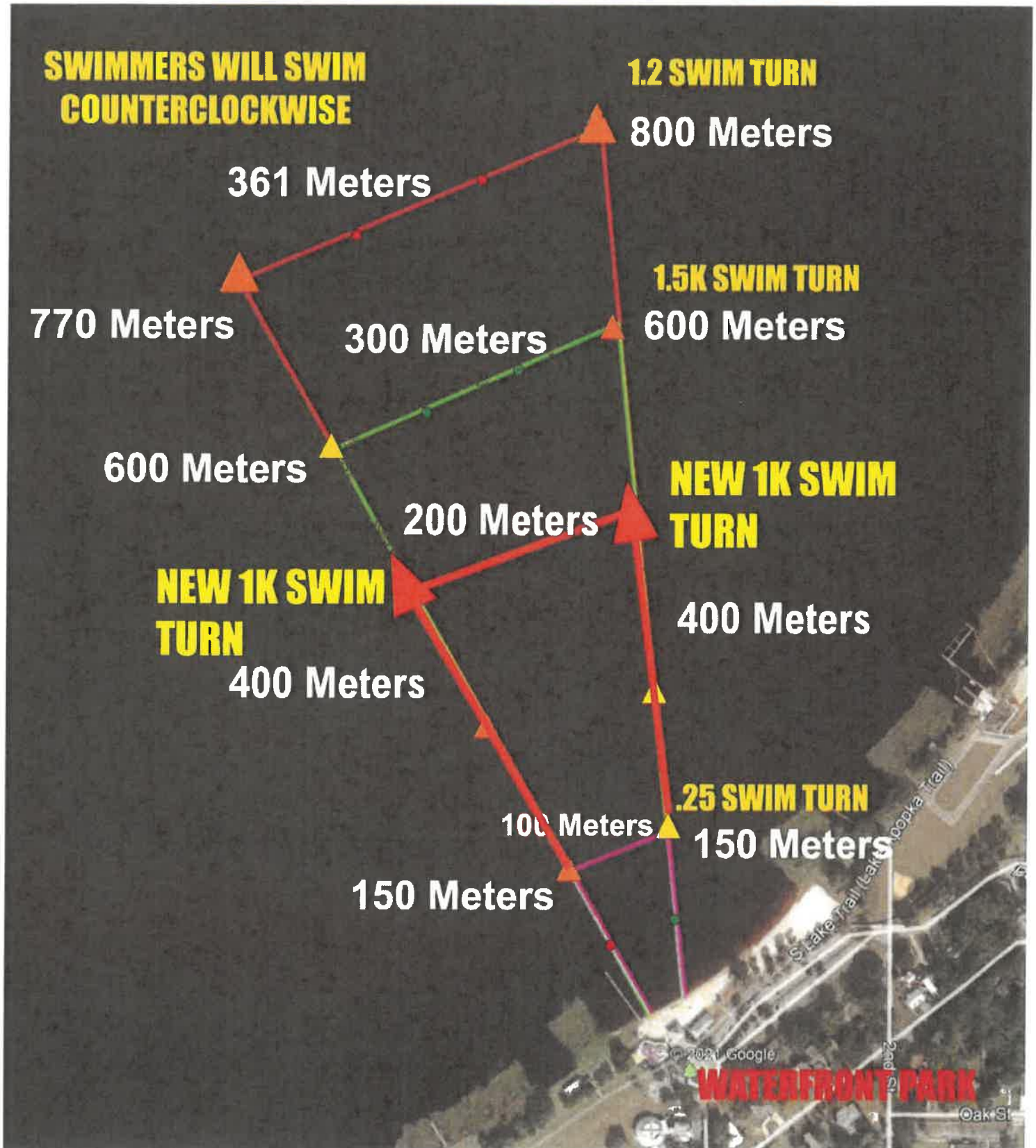
b) Police Department

c) Fire Department

d) Public Works Dept.

e) Development Services Dept.

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





2021 Florida Challenge Sprint Triathlon 8 mile Bike Course

8.2 miles

Leg	Dir	Type	Notes	Total
	→	Right	Turn right onto Palm St	0.0
0.0	→	Right	Turn right onto 3rd St	0.0
0.2	→	Right	Turn right onto W Osceola St	0.2
0.6	←	Left	Slight left onto West Ave	0.9
0.1	→	Right	Turn right onto W Minneola Ave	1.0
0.3	→	Right	Turn right onto 12th St	1.3
0.6	↑	Straight	Continue onto Lake Minneola Shores	1.9
1.0	→	Right	Turn right to stay on Lake Minneola Shores	3.0
2.2	→	Right	Turn right onto Lake Dr	5.1
0.1	↑	Straight	Continue straight onto N Lakeshore Dr	5.3
1.0	←	Left	N Lakeshore Dr turns slightly left and becomes W Washington St	6.3
0.1	→	Right	Turn right onto S Main Ave	6.4
0.2	→	Right	Slight right onto Lake Minneola Dr	6.6
0.6	↑	Straight	Continue onto East Ave	7.2
0.5	→	Right	Turn right onto W Osceola St	7.7
0.2	→	Right	Turn right at the 2nd cross street onto 3rd St	7.9
0.2	→	Right	Turn right onto Palm St	8.2
0.0	←	Left	Turn left to stay on Palm St	8.2
0.0	←	Left	Turn left to stay on Palm St	8.2

Ride With GPS · <https://ridewithgps.com>

AdventHealth Florida Challenge 13.1 Mile Run



ROUTE DIRECTIONS

No	Miles	Turn	Directions
1	0.000		Start on South Lake Trail
2	0.492		Keep right onto South Lake Trail
3	3.789	↰	Keep left onto South Lake Trail
4	6.203	↗	Turn slight right onto South Lake Trail
5	7.045		Keep right onto South Lake Trail
6	10.343	↰	Keep left onto South Lake Trail
7	12.756	↗	Turn slight right onto South Lake Trail
8	13.107		FINISH



APPLICATION FOR SPECIAL EVENTS PERMIT

PLEASE TYPE OR PRINT CLEARLY

Today's Date June 6, 2022
Name of Event Lake Minneola Half Marathon and 5K
Date(s) of Event March 25, 2023 Estimated Attendance: 800
Event Start Time: 7:00AM Event End Time: 4:00PM
Before Event Setup Time: Friday 3/24/2023 After Event Cleanup Time: 12pm - 3pm
Name of Organization/Applicant Sommer Sports Events

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

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

Non-Profit documentation must be provided with application.

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

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

Federal ID # or Driver's License # _____

Event Contact Michelle Craske Email michelle@sommersports.com
Day Phone 352-394-1320 Cell Phone 352-988-9485
Address 1271 Commons Court City Clermont State FL Zip 34711
Secondary Contact Fred Sommer Phone # 352-636-2942

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

N/A

Briefly Describe Event: Initial setup will be on Friday 3/24/23 starting at 8am. Packet Pickup will be from 4pm to 7pm on Friday 3/24/2023 and 5:30am race day Saturday

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

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

Other Location: Start and Finish at Waterfront Park

Resident/Non-Profit rate is defined as

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

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- Business is located outside the Clermont city limits

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

Indemnification, Insurance and Additional Costs

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

Michelle Craske

Applicant's Signature

Michelle Craske

Printed Name

Vice President

Title

Jun 6, 2022

Date

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

Department / Division Routing:

a) Parks & Rec. Dept.

b) Police Department

c) Fire Department

d) Public Works Dept.

e) Development Services Dept.

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

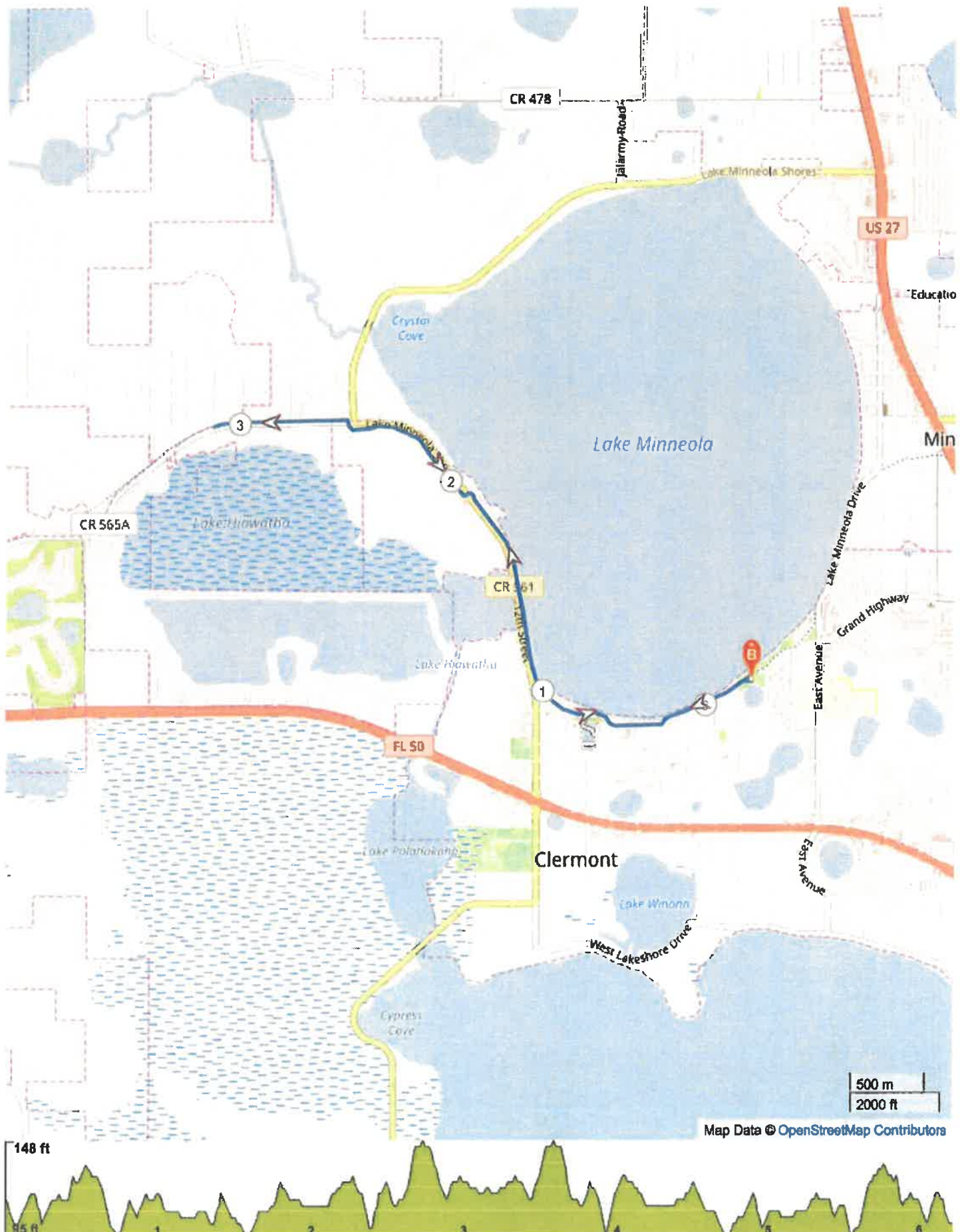
Lake Minneola Half - 5K Course



ROUTE DIRECTIONS

No	Miles	Turn	Directions
1	0.000		Start on
2	0.403	↩	Keep left onto South Lake Trail
3	2.713	↗	Turn slight right onto South Lake Trail
4	3.111		FINISH

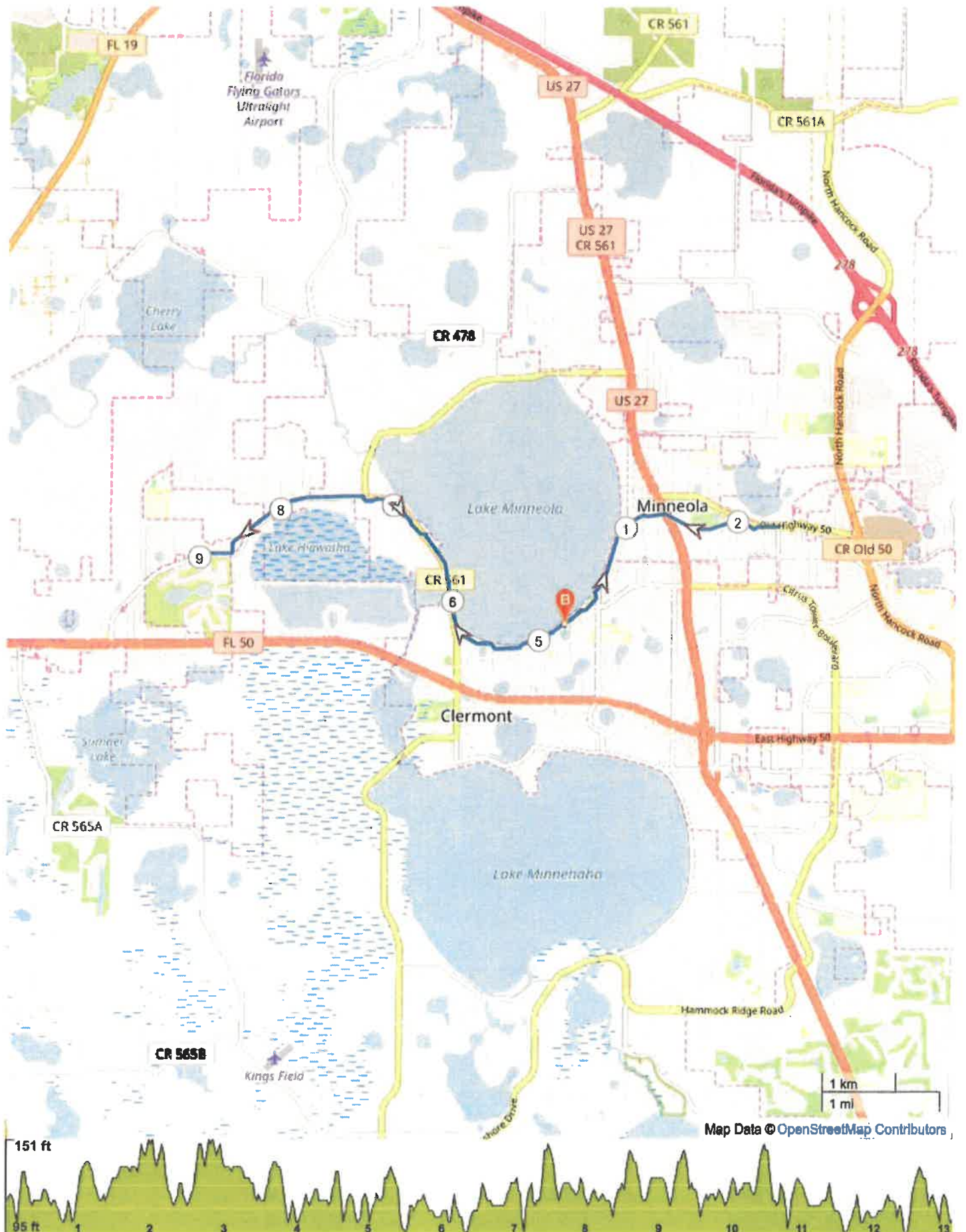
Lake Minneola Half - 10K Course



ROUTE DIRECTIONS

No	Miles	Turn	Directions
1	0.000		Start on
2	0.406	↖	Keep left onto South Lake Trail
3	5.828	↗	Turn slight right onto South Lake Trail
4	6.225		FINISH

Lake Minneola Half Marathon - 13.1 Course



ROUTE DIRECTIONS

No	Miles	Turn	Directions
1	0.000		Start on South Lake Trail
2	0.436		Keep right onto South Lake Trail
3	5.147	↰	Keep left onto South Lake Trail
4	9.381	↱	Keep right onto South Lake Trail
5	12.711	↱	Turn slight right onto South Lake Trail
6	13.113		FINISH



APPLICATION FOR SPECIAL EVENTS PERMIT

PLEASE TYPE OR PRINT CLEARLY

Today's Date June 6, 2022
Name of Event EARTH DAY 5 Miler & 2 Mile Run
Date(s) of Event April 22, 2023 Estimated Attendance: 400
Event Start Time: 7:00AM Event End Time: 12:00PM
Before Event Setup Time: Friday 4/21/2023 After Event Cleanup Time: after Sunset Triathlon
Name of Organization/Applicant Sommer Sports Events

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

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

Non-Profit documentation must be provided with application.

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

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

Federal ID # or Driver's License # 87-1801360

Event Contact Michelle Craske Email michelle@sommersports.com
Day Phone 352-394-1320 Cell Phone 352-988-9485
Address 1271 Commons Court City Clermont State FL Zip 34711
Secondary Contact Fred Sommer Phone # 352-636-2942

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

N/A

Briefly Describe Event: Initial setup will be on Friday 4/21/23 starting at 8am. Packet Pickup will be from 4pm to 7pm on Friday 4/21/2023 and 5:30am race day Saturday

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

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

Other Location: Start and Finish at Waterfront Park

Resident/Non-Profit rate is defined as

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

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

Non-Resident/Business rate is defined as

- Applicant resides outside the Clermont city limits
 - Business is located outside the Clermont city limits
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Indemnification, Insurance and Additional Costs

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

 Michelle Craske

Applicant's Signature

Michelle Craske

Printed Name

Vice President

Title

Jun 6, 2022

Date

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

Department / Division Routing:

a) Parks & Rec. Dept.

b) Police Department

c) Fire Department

d) Public Works Dept.

e) Development Services Dept.

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

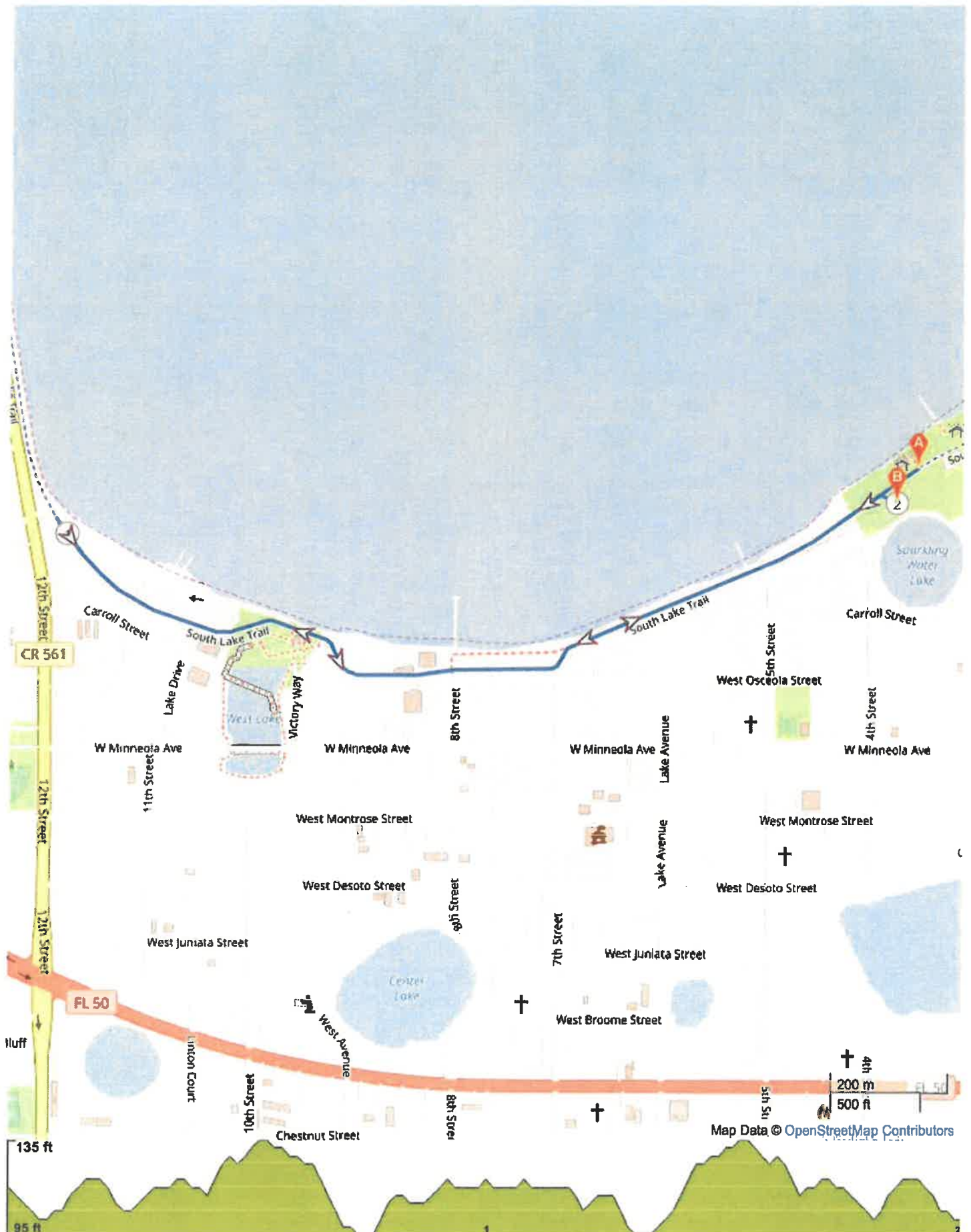
Earth Day 5 Miler



ROUTE DIRECTIONS

No	Miles	Turn	Directions
1	5.008		FINISH

Earth Day 2 Miler



ROUTE DIRECTIONS

No	Miles	Turn	Directions
1	0.411	↖	Keep left onto South Lake Trail
2	1.621	↗	Turn slight right onto South Lake Trail
3	2.002		FINISH



APPLICATION FOR SPECIAL EVENTS PERMIT

PLEASE TYPE OR PRINT CLEARLY

Today's Date June 6, 2022
Name of Event Lake Minneola Sunset Triathlon and 5K
Date(s) of Event April 22, 2023 Estimated Attendance: 600
Event Start Time: 6:00PM Event End Time: 9:00PM
Before Event Setup Time: Friday 4/21/2023 After Event Cleanup Time: 9PM - 11PM
Name of Organization/Applicant Sommer Sports Events

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

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

Non-Profit documentation must be provided with application.

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

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

Federal ID # or Driver's License # _____

Event Contact Michelle Craske Email michelle@sommersports.com
Day Phone 352-394-1320 Cell Phone 352-988-9485
Address 1271 Commons Court City Clermont State FL Zip 34711
Secondary Contact Fred Sommer Phone # 352-636-2942

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

N/A

Briefly Describe Event: Initial setup will be on Friday 4/21/23 starting at 8am. Packet Pickup will be from 4pm to 7pm on Friday 4/21/2023 and 5:30am race day(s) Saturday and 4pm - 6pm race day. Triathlon and 5K at sunset at Beautiful Waterfront Park

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

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

Other Location: Start and Finish at Waterfront Park

Resident/Non-Profit rate is defined as

- A resident or land owner located in the Clermont city limits
- A business located in the Clermont city limits
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Indemnification, Insurance and Additional Costs

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Michelle Craske (Jun 6, 2022 14:19 EDT)

Applicant's Signature

Michelle Craske

Printed Name

Vice President

Title

Jun 6, 2022

Date

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

Department / Division Routing:

a) Parks & Rec. Dept.

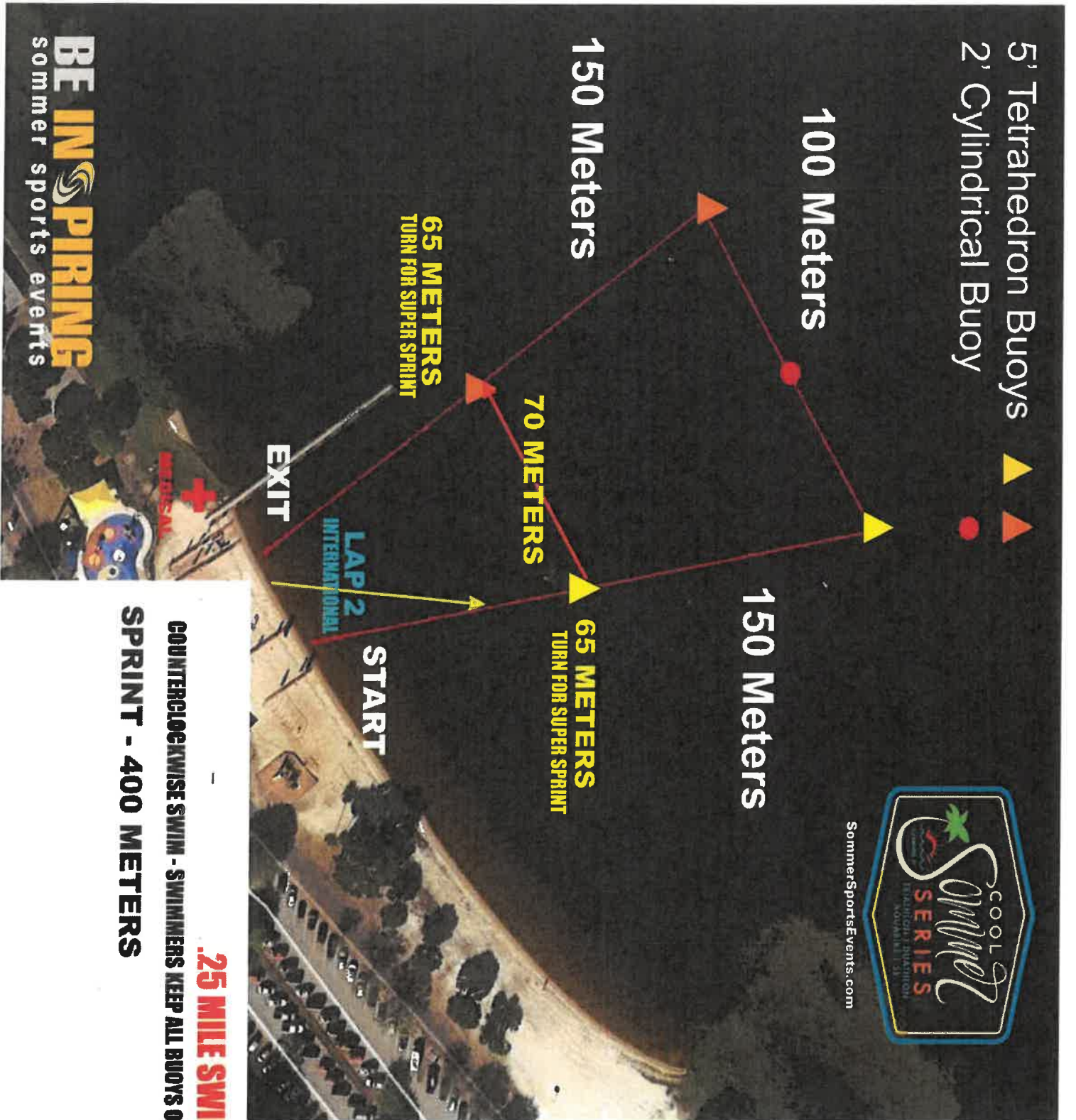
b) Police Department

c) Fire Department

d) Public Works Dept.

e) Development Services Dept.

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



.25 MILE SWIM COURSE
COUNTERCLOCKWISE SWIM - SWIMMERS KEEP ALL BUOYS ON THEIR LEFT
SPRINT - 400 METERS

2021 Lake Minneola Sunset 5K Run



ROUTE DIRECTIONS

No	Miles	Turn	Directions
1	0.000		Start near 436 Lake Minneola Dr, Clermont, FL 34711, USA
2	3.091		FINISH



2021 Lake Minneola Sunset Sprint Triathlon 8 mile Bike Course **8.2 miles**

Leg	Dir	Type	Notes	Total
	→	Right	Turn right onto Palm St	0.0
0.0	→	Right	Turn right onto 3rd St	0.0
0.2	→	Right	Turn right onto W Osceola St	0.2
0.6	←	Left	Slight left onto West Ave	0.9
0.1	→	Right	Turn right onto W Minneola Ave	1.0
0.3	→	Right	Turn right onto 12th St	1.3
0.6	↑	Straight	Continue onto Lake Minneola Shores	1.9
1.0	→	Right	Turn right to stay on Lake Minneola Shores	3.0
2.2	→	Right	Turn right onto Lake Dr	5.1
0.1	↑	Straight	Continue straight onto N Lakeshore Dr	5.3
1.0	←	Left	N Lakeshore Dr turns slightly left and becomes W Washington St	6.3
0.1	→	Right	Turn right onto S Main Ave	6.4
0.2	→	Right	Slight right onto Lake Minneola Dr	6.6
0.6	↑	Straight	Continue onto East Ave	7.2
0.5	→	Right	Turn right onto W Osceola St	7.7
0.2	→	Right	Turn right at the 2nd cross street onto 3rd St	7.9
0.2	→	Right	Turn right onto Palm St	8.2
0.0	←	Left	Turn left to stay on Palm St	8.2
0.0	←	Left	Turn left to stay on Palm St	8.2

Ride With GPS • <https://ridewithgps.com>



APPLICATION FOR SPECIAL EVENTS PERMIT

PLEASE TYPE OR PRINT CLEARLY

Today's Date June 6, 2022
Name of Event Girlz on Fire Triathlon/5K
Date(s) of Event May 14, 2023 Estimated Attendance: 600
Event Start Time: 7:00AM Event End Time: 12:00PM
Before Event Setup Time: Friday 5/12/2023 After Event Cleanup Time: 12PM - 3PM
Name of Organization/Applicant Sommer Sports Events

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

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

Non-Profit documentation must be provided with application.

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

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

Federal ID # or Driver's License # _____

Event Contact Michelle Craske Email michelle@sommersports.com
Day Phone 352-394-1320 Cell Phone 352-988-9485
Address 1271 Commons Court City Clermont State FL Zip 34711
Secondary Contact Fred Sommer Phone # 352-636-2942

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

N/A

Briefly Describe Event: Initial setup will be on Friday 5/12/2023 starting at 8am.

Packet pickup will begin at 5:45am race day.

Triathlon and 5K at - Ladies Only

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

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

Other Location: Start and Finish at Waterfront Park

Resident/Non-Profit rate is defined as

- A resident or land owner located in the Clermont city limits
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Michelle Craske

Michelle Craske (Jun 6, 2022 17:09 EDT)

Applicant's Signature

Michelle Craske

Printed Name

Vice President

Title

Jun 6, 2022

Date

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

Department / Division Routing:

a) Parks & Rec. Dept.

b) Police Department

c) Fire Department

d) Public Works Dept.

e) Development Services Dept.

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

Girlz on Fire

5-14-23





Sprint Triathlon 8 mile Bike Course 8.2 miles

Leg	Dir	Type	Notes	Total
	→	Right	Turn right onto Palm St	0.0
0.0	→	Right	Turn right onto 3rd St	0.0
0.2	→	Right	Turn right onto W Osceola St	0.2
0.6	←	Left	Slight left onto West Ave	0.9
0.1	→	Right	Turn right onto W Minneola Ave	1.0
0.3	→	Right	Turn right onto 12th St	1.3
0.6	↑	Straight	Continue onto Lake Minneola Shores	1.9
1.0	→	Right	Turn right to stay on Lake Minneola Shores	3.0
2.2	→	Right	Turn right onto Lake Dr	5.1
0.1	↑	Straight	Continue straight onto N Lakeshore Dr	5.3
1.0	←	Left	N Lakeshore Dr turns slightly left and becomes W Washington St	6.3
0.1	→	Right	Turn right onto S Main Ave	6.4
0.2	→	Right	Slight right onto Lake Minneola Dr	6.6
0.6	↑	Straight	Continue onto East Ave	7.2
0.5	→	Right	Turn right onto W Osceola St	7.7
0.2	→	Right	Turn right at the 2nd cross street onto 3rd St	7.9
0.2	→	Right	Turn right onto Palm St	8.2
0.0	←	Left	Turn left to stay on Palm St	8.2
0.0	←	Left	Turn left to stay on Palm St	8.2

Ride With GPS · <https://ridewithgps.com>

Girlz On Fire 5K Run Course



ROUTE DIRECTIONS

No	Miles	Turn	Directions
1	0.000		Start near 436 Lake Minneola Dr, Clermont, FL 34711, USA
2	3.091		FINISH



APPLICATION FOR SPECIAL EVENTS PERMIT

PLEASE TYPE OR PRINT CLEARLY

Today's Date May 24, 2022
Name of Event 38th Annual Cool Sommer Mornings #1
Date(s) of Event June 10, 2023 Estimated Attendance: 800
Event Start Time: 7:00AM Event End Time: 12:00PM
Before Event Setup Time: Thursday 6/8/2023 After Event Cleanup Time: Saturday 6/10/2023 12pm on
Name of Organization/Applicant Sommer Sports Events

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

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

Non-Profit documentation must be provided with application.

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

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

Federal ID # or Driver's License # _____
Event Contact Michelle Craske Email michelle@sommersports.com
Day Phone 352-394-1320 Cell Phone 352-988-9485
Address 1271 Commons Court City Clermont State FL Zip 34711
Secondary Contact Fred Sommer Phone # 352-636-2942

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

N/A

Briefly Describe Event: Initial setup will be on Thursday 6/8/2023 starting at 8am. Packet Pickup will be from 4pm to 7pm on Friday 6/9/2023 and 5:30am race day. Athletes will begin arriving at venue at 5:30am.

Distances include a , Sprint Triathlon, International, Duathlon, Aquabike and a 5K run.

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

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

Other Location: Start and Finish at Waterfront Park

Resident/Non-Profit rate is defined as

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

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

Non-Resident/Business rate is defined as

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

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

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

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

Indemnification, Insurance and Additional Costs

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

M. Craske

Applicant's Signature

V.P.

Title

Michelle Craske

Printed Name

6/8/2022

Date

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

Department / Division Routing:

a) Parks & Rec. Dept.

b) Police Department

c) Fire Department

d) Public Works Dept.

e) Development Services Dept.

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



Cool Sommer Mornings 5K Run Course



- 5' Tetrahedron Buoys ▲
- 2' Cylindrical Buoy ●

100 Meters

150 Meters

150 Meters

150 Meters

65 METERS
TURN FOR SUPER SPRINT

70 METERS

65 METERS
TURN FOR SUPER SPRINT

START

LAP 2
INTERNATIONAL

EXIT



SommerSportsEvents.com

BE INSPIRING
sommer sports events

COOL SOMMER MORNINGS 25 MILE SWIM COURSE

COUNTERCLOCKWISE SWIM - SWIMMERS KEEP ALL BUOYS ON THEIR LEFT

SPRINT - 400 METERS

INTERNATIONAL - 800 METERS (2 LAPS)

SUPER SPRINT - 200 METERS

2021 Cool Sommer Mornings 10.6 Mile Sprint Bike Course

10.6 miles

Leg	Dir	Type	Notes	Total
	→	Right	Turn right onto Palm St	0.0
0.0	→	Right	Turn right onto 3rd St	0.0
0.2	→	Right	Turn right onto W Osceola St	0.3
0.6	←	Left	W Osceola St turns slightly left and becomes West Ave	0.9
0.1	→	Right	Turn right at the 1st cross street onto W Minneola Ave	1.0
0.3	→	Right	Turn right onto 12th St	1.3
0.6	↑	Straight	Continue onto Lake Minneola Shores	1.9
1.0	→	Right	Turn right to stay on Lake Minneola Shores	3.0
2.2	→	Right	Turn right onto Lake Dr	5.2
0.1	↑	Straight	Continue straight onto N Lakeshore Dr	5.3
1.0	←	Left	N Lakeshore Dr turns slightly left and becomes W Washington St	6.3
0.1	→	Right	Turn right onto S Main Ave	6.4
0.2	→	Right	Slight right onto Lake Minneola Dr	6.6
0.6	↑	Straight	Continue onto East Ave	7.2
0.1	←	Left	Turn left onto Grand Hwy	7.4
0.7	→	Right	Turn right onto Bloxam Ave	8.1
0.9	→	Right	Turn right onto E Highland Ave	9.0
0.6	→	Right	Turn right onto East Ave	9.7
0.4	←	Left	Turn left onto W Osceola St	10.0
0.2	→	Right	Turn right at the 2nd cross street onto 3rd St	10.3
0.2	→	Right	Turn right onto Palm St	10.5
0.0	←	Left	Turn left to stay on Palm St	10.5
0.0	←	Left	Turn left to stay on Palm St	10.5
0.0	→	Right	Turn right	10.5

Ride With GPS · <https://ridewithgps.com>



APPLICATION FOR SPECIAL EVENTS PERMIT

PLEASE TYPE OR PRINT CLEARLY

Today's Date May 24, 2022
Name of Event 38th Annual Cool Sommer Mornings #2
Date(s) of Event July 8, 2023 Estimated Attendance: 800
Event Start Time: 7:00AM Event End Time: 12:00PM
Before Event Setup Time: Thursday 7/6/2023 After Event Cleanup Time: Saturday 7/8/2023 12pm on
Name of Organization/Applicant Sommer Sports Events

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

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

Non-Profit documentation must be provided with application.

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

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

Federal ID # or Driver's License # _____
Event Contact Michelle Craske Email michelle@sommersports.com
Day Phone 352-394-1320 Cell Phone 352-988-9485
Address 1271 Commons Court City Clermont State FL Zip 34711
Secondary Contact Fred Sommer Phone # 352-636-2942

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

N/A

Briefly Describe Event: Initial setup will be on Thursday 7/6/2023 starting at 8am. Packet Pickup will be from 4pm to 7pm on Friday 7/7/2023 and 5:30am race day. Athletes will begin arriving at venue at 5:30am. Distances include a , Sprint Triathlon, International, Duathlon, Aquabike and a 5K run.

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

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

Other Location: Start and Finish at Waterfront Park

Resident/Non-Profit rate is defined as

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

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

Non-Resident/Business rate is defined as

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

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

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

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

Indemnification, Insurance and Additional Costs

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

UM Craske

Applicant's Signature

VP

Title

Michelle Craske

Printed Name

6/8/22

Date

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

Department / Division Routing:

a) Parks & Rec. Dept.

b) Police Department

c) Fire Department

d) Public Works Dept.

e) Development Services Dept.

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



Cool Sommer Mornings 5K Run Course



- 5' Tetrahedron Buoys ▲▲
- 2' Cylindrical Buoy ●

100 Meters

150 Meters

150 Meters

150 Meters

65 METERS
TURN FOR SUPER SPRINT

70 METERS

65 METERS
TURN FOR SUPER SPRINT

START

LAP 2
INTERNATIONAL

EXIT

COOL SOMMER MORNINGS 25 MILE SWIM COURSE

COUNTERCLOCKWISE SWIM - SWIMMERS KEEP ALL BUOYS ON THEIR LEFT

SPRINT - 400 METERS

INTERNATIONAL - 800 METERS (2 LAPS)

SUPER SPRINT - 200 METERS

BE INSPIRING
summer sports events



SommerSportsEvents.com

2021 Cool Sommer Mornings 10.6 Mile Sprint Bike Course

10.6 miles

Leg	Dir	Type	Notes	Total
	→	Right	Turn right onto Palm St	0.0
0.0	→	Right	Turn right onto 3rd St	0.0
0.2	→	Right	Turn right onto W Osceola St	0.3
0.6	←	Left	W Osceola St turns slightly left and becomes West Ave	0.9
0.1	→	Right	Turn right at the 1st cross street onto W Minneola Ave	1.0
0.3	→	Right	Turn right onto 12th St	1.3
0.6	↑	Straight	Continue onto Lake Minneola Shores	1.9
1.0	→	Right	Turn right to stay on Lake Minneola Shores	3.0
2.2	→	Right	Turn right onto Lake Dr	5.2
0.1	↑	Straight	Continue straight onto N Lakeshore Dr	5.3
1.0	←	Left	N Lakeshore Dr turns slightly left and becomes W Washington St	6.3
0.1	→	Right	Turn right onto S Main Ave	6.4
0.2	→	Right	Slight right onto Lake Minneola Dr	6.6
0.6	↑	Straight	Continue onto East Ave	7.2
0.1	←	Left	Turn left onto Grand Hwy	7.4
0.7	→	Right	Turn right onto Bloxam Ave	8.1
0.9	→	Right	Turn right onto E Highland Ave	9.0
0.6	→	Right	Turn right onto East Ave	9.7
0.4	←	Left	Turn left onto W Osceola St	10.0
0.2	→	Right	Turn right at the 2nd cross street onto 3rd St	10.3
0.2	→	Right	Turn right onto Palm St	10.5
0.0	←	Left	Turn left to stay on Palm St	10.5
0.0	←	Left	Turn left to stay on Palm St	10.5
0.0	→	Right	Turn right	10.5

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APPLICATION FOR SPECIAL EVENTS PERMIT

PLEASE TYPE OR PRINT CLEARLY

Today's Date May 24, 2022
Name of Event 38th Annual Cool Sommer Mornings #3
Date(s) of Event August 12, 2023 Estimated Attendance: 800
Event Start Time: 7:00AM Event End Time: 12:00PM
Before Event Setup Time: Thursday 8/10/2023 After Event Cleanup Time: Saturday 8/12/2023 12pm on
Name of Organization/Applicant Sommer Sports Events

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

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

Non-Profit documentation must be provided with application.

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

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

Federal ID # or Driver's License # _____
Event Contact Michelle Craske Email michelle@sommersports.com
Day Phone 352-394-1320 Cell Phone 352-988-9485
Address 1271 Commons Court City Clermont State FL Zip 34711
Secondary Contact Fred Sommer Phone # 352-636-2942

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

N/A

Briefly Describe Event: Initial setup will be on Thursday 8/10/2023 starting at 8am. Packet Pickup will be from 4pm to 7pm on Friday 8/11/2023 and 5:30am race day. Athletes will begin arriving at venue at 5:30am.

Distances include a , Sprint Triathlon, International, Duathlon, Aquabike and a 5K run.

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

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

Other Location: Start and Finish at Waterfront Park

Resident/Non-Profit rate is defined as

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

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

Non-Resident/Business rate is defined as

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

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

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

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

Indemnification, Insurance and Additional Costs

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

um Craske
Applicant's Signature

VP
Title

Michelle Craske
Printed Name

6/8/22
Date

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

Department / Division Routing:

a) Parks & Rec. Dept.

b) Police Department

c) Fire Department

d) Public Works Dept.

e) Development Services Dept.

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



Cool Sommer Mornings 5K Run Course



- 5' Tetrahedron Buoys ▲ ▲
- 2' Cylindrical Buoy ●

100 Meters

150 Meters

150 Meters

150 Meters

65 METERS
TURN FOR SUPER SPRINT

70 METERS

65 METERS
TURN FOR SUPER SPRINT

START

LAP 2
INTERNATIONAL

EXIT



SommerSportsEvents.com

COOL SOMMER MORNINGS 2.5 MILE SWIM COURSE

COUNTERCLOCKWISE SWIM - SWIMMERS KEEP ALL BUOYS ON THEIR LEFT

SPRINT - 400 METERS

INTERNATIONAL - 800 METERS (2 LAPS)

SUPER SPRINT - 200 METERS

BE INSPIRING
sommer sports events

2021 Cool Sommer Mornings 10.6 Mile Sprint Bike Course

10.6 miles

Leg	Dir	Type	Notes	Total
	→	Right	Turn right onto Palm St	0.0
0.0	→	Right	Turn right onto 3rd St	0.0
0.2	→	Right	Turn right onto W Osceola St	0.3
0.6	←	Left	W Osceola St turns slightly left and becomes West Ave	0.9
0.1	→	Right	Turn right at the 1st cross street onto W Minneola Ave	1.0
0.3	→	Right	Turn right onto 12th St	1.3
0.6	↑	Straight	Continue onto Lake Minneola Shores	1.9
1.0	→	Right	Turn right to stay on Lake Minneola Shores	3.0
2.2	→	Right	Turn right onto Lake Dr	5.2
0.1	↑	Straight	Continue straight onto N Lakeshore Dr	5.3
1.0	←	Left	N Lakeshore Dr turns slightly left and becomes W Washington St	6.3
0.1	→	Right	Turn right onto S Main Ave	6.4
0.2	→	Right	Slight right onto Lake Minneola Dr	6.6
0.6	↑	Straight	Continue onto East Ave	7.2
0.1	←	Left	Turn left onto Grand Hwy	7.4
0.7	→	Right	Turn right onto Bloxam Ave	8.1
0.9	→	Right	Turn right onto E Highland Ave	9.0
0.6	→	Right	Turn right onto East Ave	9.7
0.4	←	Left	Turn left onto W Osceola St	10.0
0.2	→	Right	Turn right at the 2nd cross street onto 3rd St	10.3
0.2	→	Right	Turn right onto Palm St	10.5
0.0	←	Left	Turn left to stay on Palm St	10.5
0.0	←	Left	Turn left to stay on Palm St	10.5
0.0	→	Right	Turn right	10.5

Ride With GPS · <https://ridewithgps.com>



APPLICATION FOR SPECIAL EVENTS PERMIT

PLEASE TYPE OR PRINT CLEARLY

Today's Date May 24, 2022
Name of Event 38th Annual Cool Sommer Mornings #4
Date(s) of Event September 9, 2023 Estimated Attendance: 800
Event Start Time: 7:00AM Event End Time: 12:00PM
Before Event Setup Time: Thursday 9/7/2023 After Event Cleanup Time: Saturday 9/9/2023 12pm on
Name of Organization/Applicant Sommer Sports Events

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

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

Non-Profit documentation must be provided with application.

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

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

Federal ID # or Driver's License # _____
Event Contact Michelle Craske Email michelle@sommersports.com
Day Phone 352-394-1320 Cell Phone 352-988-9485
Address 1271 Commons Court City Clermont State FL Zip 34711
Secondary Contact Fred Sommer Phone # 352-636-2942

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

N/A

Briefly Describe Event: Initial setup will be on Thursday 9/7/2023 starting at 8am. Packet Pickup will be from 4pm to 7pm on Friday 9/8/2023 and 5:30am race day. Athletes will begin arriving at venue at 5:30am.

Distances include a , Sprint Triathlon, International, Duathlon, Aquabike and a 5K run.

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

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

Other Location: Start and Finish at Waterfront Park

Resident/Non-Profit rate is defined as

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

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

Non-Resident/Business rate is defined as

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

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

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

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

Indemnification, Insurance and Additional Costs

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

YM Crooke
Applicant's Signature

VP
Title

Michelle Craske
Printed Name

6/8/22
Date

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

Department / Division Routing:

a) Parks & Rec. Dept.

b) Police Department

c) Fire Department

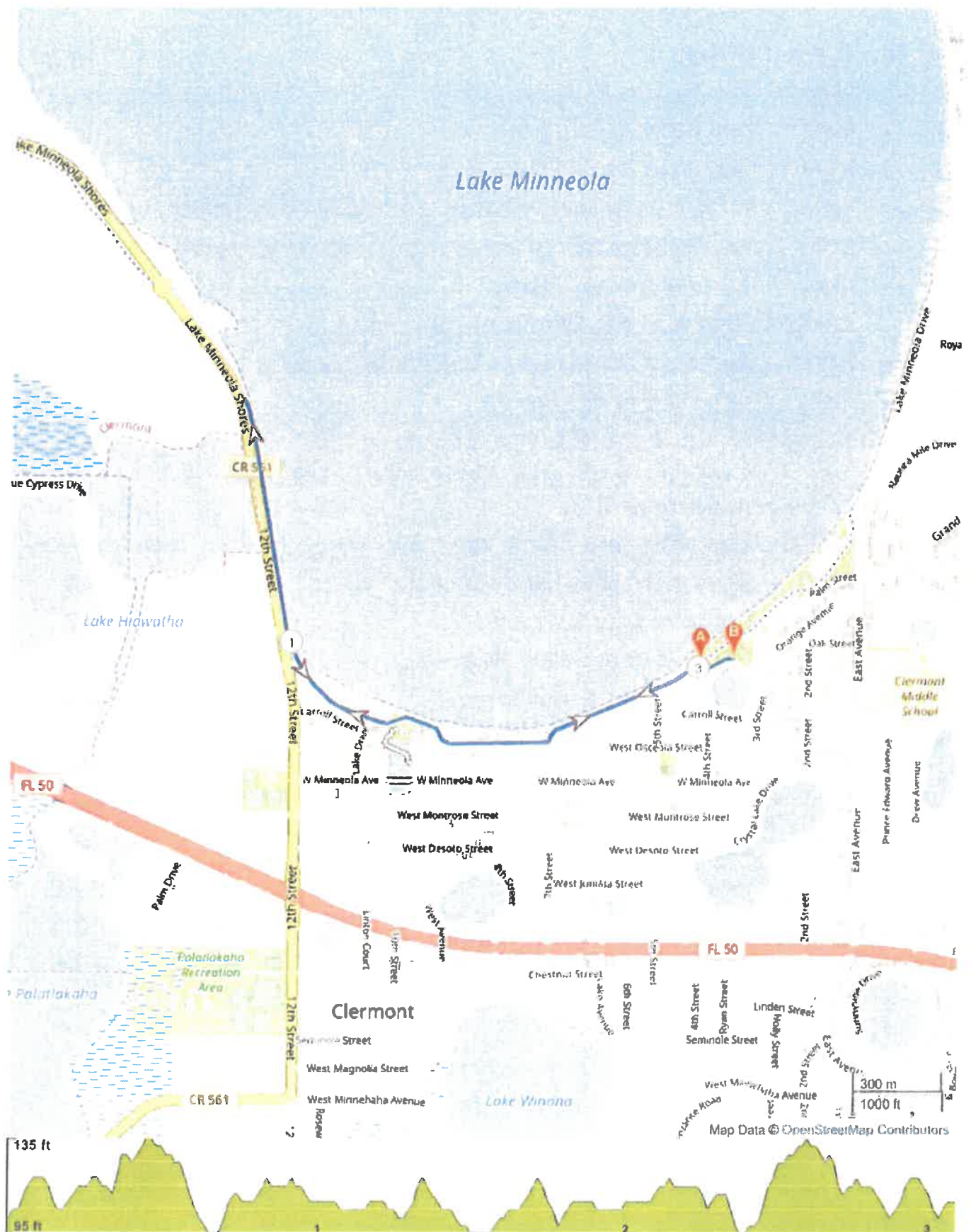
d) Public Works Dept.

e) Development Services Dept.

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



Cool Sommer Mornings 5K Run Course



5' Tetrahedron Buoys ▲
 2' Cylindrical Buoy ●

100 Meters
 150 Meters

150 Meters

65 METERS
 TURN FOR SUPER SPRINT

70 METERS

65 METERS
 TURN FOR SUPER SPRINT

START

LAP 2
 INTERNATIONAL

EXIT



SommerSportsEvents.com

BE INSPIRING
 sommer sports events

COOL SOMMER MORNINGS 25 MILE SWIM COURSE

COUNTERCLOCKWISE SWIM - SWIMMERS KEEP ALL BUOYS ON THEIR LEFT

SPRINT - 400 METERS

INTERNATIONAL - 800 METERS (2 LAPS)

SUPER SPRINT - 200 METERS

2021 Cool Sommer Mornings 10.6 Mile Sprint Bike Course

10.6 miles

Leg	Dir	Type	Notes	Total
	→	Right	Turn right onto Palm St	0.0
0.0	→	Right	Turn right onto 3rd St	0.0
0.2	→	Right	Turn right onto W Osceola St	0.3
0.6	←	Left	W Osceola St turns slightly left and becomes West Ave	0.9
0.1	→	Right	Turn right at the 1st cross street onto W Minneola Ave	1.0
0.3	→	Right	Turn right onto 12th St	1.3
0.6	↑	Straight	Continue onto Lake Minneola Shores	1.9
1.0	→	Right	Turn right to stay on Lake Minneola Shores	3.0
2.2	→	Right	Turn right onto Lake Dr	5.2
0.1	↑	Straight	Continue straight onto N Lakeshore Dr	5.3
1.0	←	Left	N Lakeshore Dr turns slightly left and becomes W Washington St	6.3
0.1	→	Right	Turn right onto S Main Ave	6.4
0.2	→	Right	Slight right onto Lake Minneola Dr	6.6
0.6	↑	Straight	Continue onto East Ave	7.2
0.1	←	Left	Turn left onto Grand Hwy	7.4
0.7	→	Right	Turn right onto Bloxam Ave	8.1
0.9	→	Right	Turn right onto E Highland Ave	9.0
0.6	→	Right	Turn right onto East Ave	9.7
0.4	←	Left	Turn left onto W Osceola St	10.0
0.2	→	Right	Turn right at the 2nd cross street onto 3rd St	10.3
0.2	→	Right	Turn right onto Palm St	10.5
0.0	←	Left	Turn left to stay on Palm St	10.5
0.0	←	Left	Turn left to stay on Palm St	10.5
0.0	→	Right	Turn right	10.5

Ride With GPS · <https://ridewithgps.com>



APPLICATION FOR SPECIAL EVENTS PERMIT

PLEASE TYPE OR PRINT CLEARLY

Today's Date June 6, 2022
Name of Event Great Floridian Triathlon Festival
Date(s) of Event October 21, 2023 Estimated Attendance: 1000
Event Start Time: 7:00AM Event End Time: MIDNIGHT - 1AM
Before Event Setup Time: Wednesday 10/18/2023 After Event Cleanup Time: Sunday 10/22/2023
Name of Organization/Applicant Sommer Sports Events

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

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

Non-Profit documentation must be provided with application.

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

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

Federal ID # or Driver's License # _____
Event Contact Michelle Craske Email michelle@sommersports.com
Day Phone 352-394-1320 Cell Phone 352-988-9485
Address 1271 Commons Court City Clermont State FL Zip 34711
Secondary Contact Fred Sommer Phone # 352-636-2942

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

N/A

Briefly Describe Event: Initial setup will be on Wednesday 10/18/2023. Packet Pickup will be from 12 pm to 7pm on Friday 10/20/2023 and 5:30am race day. The Great Floridian Triathlon features the 140.6 distance triathlon as well as many other event distances.

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

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

Other Location: Start at Waterfront Park and Finish ~~at Victory Point~~
Waterfront Park (MC)

Resident/Non-Profit rate is defined as

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

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

Non-Resident/Business rate is defined as

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

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

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

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

Indemnification, Insurance and Additional Costs

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

Michelle Craske

Michelle Craske (Jun 7, 2022 14:08 EDT)

Applicant's Signature

Michelle Craske

Printed Name

Vice President

Title

Jun 7, 2022

Date

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

Department / Division Routing:

a) Parks & Rec. Dept.

b) Police Department

c) Fire Department

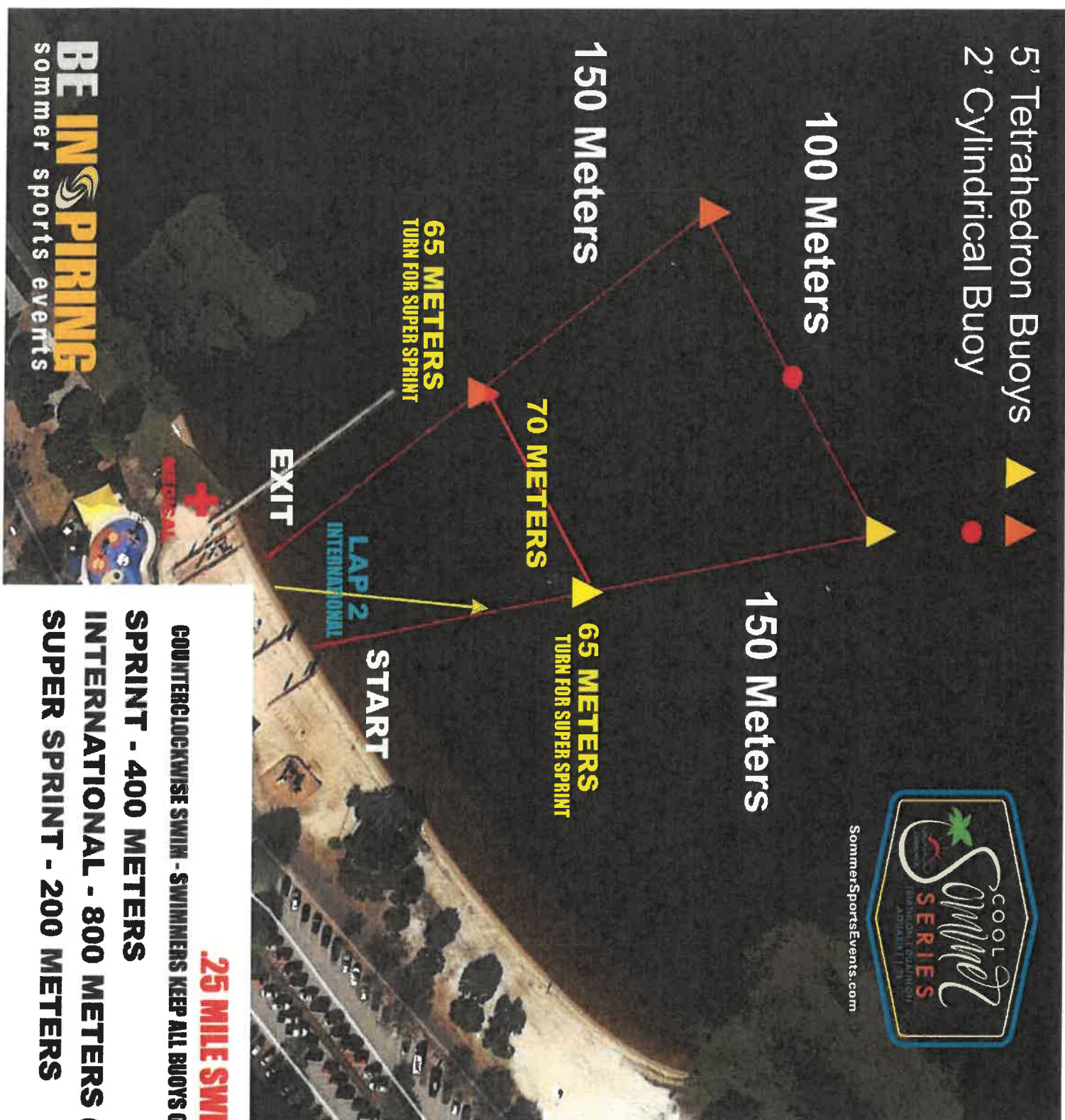
d) Public Works Dept.

e) Development Services Dept.

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

Great Floridian

11-21-23



.25 MILE SWIM COURSE

COUNTERCLOCKWISE SWIM - SWIMMERS KEEP ALL BUOYS ON THEIR LEFT

SPRINT - 400 METERS

INTERNATIONAL - 800 METERS (2 LAPS)

SUPER SPRINT - 200 METERS



2021 Great Floridian Sprint Triathlon 8 mile Bike Course**8.2 miles**

Leg	Dir	Type	Notes	Total
	→	Right	Turn right onto Palm St	0.0
0.0	→	Right	Turn right onto 3rd St	0.0
0.2	→	Right	Turn right onto W Osceola St	0.2
0.6	←	Left	Slight left onto West Ave	0.9
0.1	→	Right	Turn right onto W Minneola Ave	1.0
0.3	→	Right	Turn right onto 12th St	1.3
0.6	↑	Straight	Continue onto Lake Minneola Shores	1.9
1.0	→	Right	Turn right to stay on Lake Minneola Shores	3.0
2.2	→	Right	Turn right onto Lake Dr	5.1
0.1	↑	Straight	Continue straight onto N Lakeshore Dr	5.3
1.0	←	Left	N Lakeshore Dr turns slightly left and becomes W Washington St	6.3
0.1	→	Right	Turn right onto S Main Ave	6.4
0.2	→	Right	Slight right onto Lake Minneola Dr	6.6
0.6	↑	Straight	Continue onto East Ave	7.2
0.5	→	Right	Turn right onto W Osceola St	7.7
0.2	→	Right	Turn right at the 2nd cross street onto 3rd St	7.9
0.2	→	Right	Turn right onto Palm St	8.2
0.0	←	Left	Turn left to stay on Palm St	8.2
0.0	←	Left	Turn left to stay on Palm St	8.2

Ride With GPS · <https://ridewithgps.com>

GFT Sprint 3.1 Mile Run Course



ROUTE DIRECTIONS

No	Miles	Turn	Directions
1	0.000		Start on South Lake Trail
2	0.544	↖	Keep right
3	3.106	↗	Keep right
4	3.106	→	Keep right
5	3.137		FINISH

Great Floridian Ultra 26.2 Mile Run



ROUTE DIRECTIONS

No	Miles	Turn	Directions
1	0.000		Start on South Lake Trail
2	0.495		Keep right onto South Lake Trail
3	3.288	↰	Keep left onto South Lake Trail
4	6.186	↗	Turn slight right onto South Lake Trail
5	7.029		Keep right onto South Lake Trail
6	9.822	↰	Keep left onto South Lake Trail
7	12.720	↗	Turn slight right onto South Lake Trail
8	13.562		Keep right onto South Lake Trail
9	16.355	↰	Keep left onto South Lake Trail
10	19.254	↗	Turn slight right onto South Lake Trail
11	20.097		Keep right onto South Lake Trail
12	22.890	↰	Keep left onto South Lake Trail
13	25.788	↗	Turn slight right onto South Lake Trail
14	26.221		FINISH



APPLICATION FOR SPECIAL EVENTS PERMIT

PLEASE TYPE OR PRINT CLEARLY

Today's Date June 6, 2022
Name of Event Nightmare on the Clermont Trails 5K
Date(s) of Event October 28, 2023 Estimated Attendance: 800
Event Start Time: 6:00PM Event End Time: 9:00PM
Before Event Setup Time: Saturday 10/28/2023 After Event Cleanup Time: 9pm - 11pm
Name of Organization/Applicant Sommer Sports Events

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

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

Non-Profit documentation must be provided with application.

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

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

Federal ID # or Driver's License # _____
Event Contact Michelle Craske Email michelle@sommersports.com
Day Phone 352-394-1320 Cell Phone 352-988-9485
Address 1271 Commons Court City Clermont State FL Zip 34711
Secondary Contact Fred Sommer Phone # 352-636-2942

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

N/A

Briefly Describe Event: Start and Finish at Victory Point. Packet Pickup will be from 3pm to 6pm race day prior to the event. 5K out and back on the Trail and into Hiawatha Park with spook zones along the way.

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

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

Other Location: Start and Finish at Victory Point

Resident/Non-Profit rate is defined as

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

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

Non-Resident/Business rate is defined as

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

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

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

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

Indemnification, Insurance and Additional Costs

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

Michelle Craske

Michelle Craske (Jun 7, 2022 14:40 EDT)

Applicant's Signature

Michelle Craske

Printed Name

Vice President

Title

Jun 7, 2022

Date

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

Department / Division Routing:

a) Parks & Rec. Dept.

b) Police Department

c) Fire Department

d) Public Works Dept.

e) Development Services Dept.

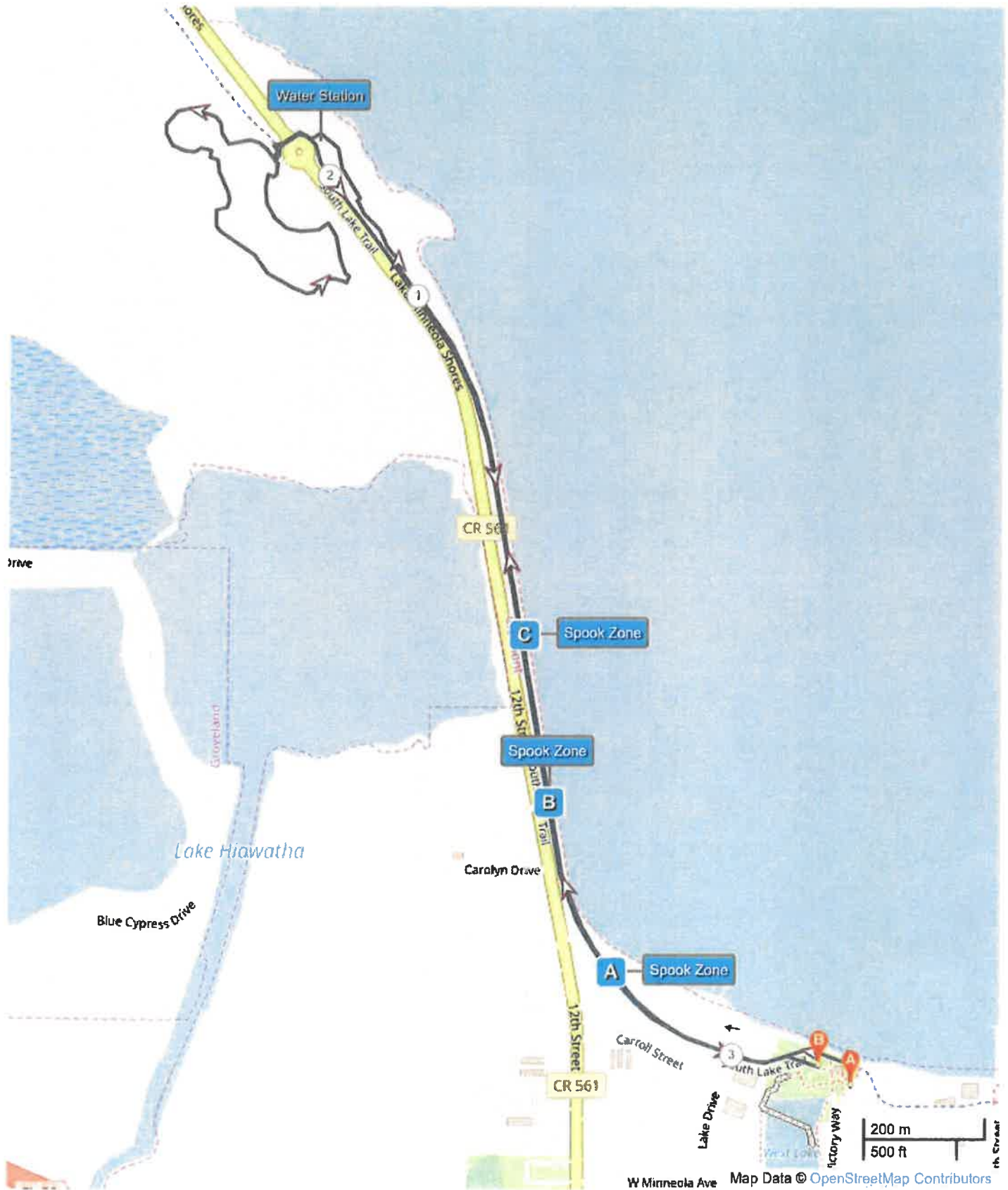
Provide email comments back to City within 7 calendar days of application receipt by the City. Comments need to include a specific denial or approval of the permit and any specific conditions required to be met or listed on the permit.

11-28-23

9/1/22, 3:03 PM

plotaroute.com - Print Route Preview

Clermont Nightmare Spooky 5K





APPLICATION FOR SPECIAL EVENTS PERMIT

PLEASE TYPE OR PRINT CLEARLY

Today's Date June 6, 2022
Name of Event Santa's Twilight 5K
Date(s) of Event December 16, 2023 Estimated Attendance: 800
Event Start Time: 6:00PM Event End Time: 9:00PM
Before Event Setup Time: 12/16/2023 at 11am After Event Cleanup Time: 9pm - 11pm
Name of Organization/Applicant Sommer Sports Events

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

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

Non-Profit documentation must be provided with application.

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

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

Federal ID # or Driver's License # _____
Event Contact Michelle Craske Email michelle@sommersports.com
Day Phone 352-394-1320 Cell Phone 352-988-9485
Address 1271 Commons Court City Clermont State FL Zip 34711
Secondary Contact Fred Sommer Phone # 352-636-2942

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

N/A

Briefly Describe Event: Start and Finish in Downtown Clermont at City Hall. Setup begins at 11am.

Packet Pickup from 3pm to 6pm race day prior to the event.

5K through Downtown Clermont and on South Lake Trail. Finish line at City Hall

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

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

Other Location: Start and Finish at City Hall in Downtown Clermont

Resident/Non-Profit rate is defined as

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

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Indemnification, Insurance and Additional Costs

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

Michelle Craske

Michelle Craske (Jun 7, 2022 14:39 EDT)

Applicant's Signature

Michelle Craske

Printed Name

Vice President

Title

Jun 7, 2022

Date

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

Department / Division Routing:

a) Parks & Rec. Dept.

b) Police Department

c) Fire Department

d) Public Works Dept.

e) Development Services Dept.

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

12-16-23

Santa's Twilight 5K Clermont



ROUTE DIRECTIONS

No	Miles	Turn	Directions
1	0.138	←	Turn left onto 8th St
2	2.561	↗	Keep right
3	2.608	↙	Turn sharp left
4	2.622	↘	Turn sharp right onto South Lake Trail
5	2.854	←	Turn left onto West Montrose Street
6	3.101		FINISH

Notice to Area Residents and Businesses

Possible Traffic Delays / Parking Restrictions / Street Closures in Your Neighborhood



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.

The Santa's Twilight 5K will be held on December 16, 2023 starting at 6:00 PM in Downtown Clermont. Below you will see road closure locations and specific streets that will be impacted by the event.

Restricted Parking Times & Road Closures

- 9:00 am – 10:30 pm Montrose Street from 7th St to just east of Clermont City Hall
- 5:00pm – 7:30 pm Montrose Street from West Ave to 7th Street

Sommer Sports will have signage posted along the roads 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 the Sommer Sports team is working diligently to present the best and safest event possible.

If you have any questions or comments, please contact Sommer Sports at 352-394-1320 or email info@sommersports.com.

Thank You,

The Sommer Sports Team



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date	
Tuesday, October 25, 2022	
Agenda Item Name	
Employee Benefit Renewal and Changes	
Requested Action	
Consider approval of the employee group medical and dental plan renewal and changes effective January 1, 2023 and contract with New York Life for Voluntary Short Term and Long Term Disability insurance.	
Staff Report	
The Employee Group Medical Plan is self-funded, established in 1990. The plan provides health, dental and prescription drug coverage for employees, retirees and eligible dependents. During the months of September and October 2022, the Employee Insurance Team, made up of employees representing all City departments, met to discuss the renewal for the plan. Third Party Administrator (TPA) and Stop Loss Market Results: This year, the city's Benefits Consultant Hylant requested proposals from medical plan TPAs, including programs to administer Pharmacy benefits as well as Stop Loss insurance with each requested to provide three options: match current self-funded contract, narrow network and reference-based pricing. City staff and the Employee Insurance Team reviewed a summary of proposals and comparisons for 6 respondents. After discussion and consideration of the various proposals, the team recommends that the city remain with Cigna next year and closely evaluate the option of a narrow network beginning in February 2023 for a 2024 potential implementation. <u>Plan Design Changes:</u> The following proposed changes, which include the necessary funding to reach a targeted ending cash reserve of approximately 17.77% of projected claims, are recommended by the Employee Insurance Team for your consideration. The changes would take effect January 1, 2023. Increase employee contributions for the medical and dental plan by 12% per pay check. Increase City contributions by 22% for the health and dental plans. Retiree contributions are based on the total contribution (employee plus City) and will be adjusted in accordance with the City's Resolution 2013-06 regarding the City's contribution toward retiree health and dental coverage. Increase the deductibles on both plans by \$250. The new Open Access Plan (OAP) deductible would be \$1,500 and the new (HDP) High Deductible Plan would be \$3,250. Increase the Out of Pocket (OOP) maximum by \$1,000 for individual coverage and \$2,000 for family coverage. The new OOP maximums for individuals/ families would be \$6,000/\$12,000 for the OAP and \$7,000/\$14,000 for the HDP. Add (2) of Cigna's Pharmacy Programs "SaveOn SP" and "OOP Adjuster". SaveOn SP targets specialty drugs, connects customers to copay assistance programs available from pharmaceutical manufacturers, reduces member cost share to \$0 and shares 75% of the maximized savings with the City, and eliminates cost share for members who use impacted specialty drugs. Estimated plan savings are \$67,406. With the OOP Adjuster, the value of the pharmaceutical manufacturer coupon does not count towards the deductible and Out of Pocket (OOP) maximum, and only the amount a member pays out of their own pocket or from an HRA applies to the deductible/ OOP maximum. Continue the current voluntary employee wellness program incentive of up to \$150 per year for covered employees and spouses on the city's health plan. Maintain the employee and dependent tobacco user surcharges at 15% of the total unit cost. The tobacco user surcharge has been in place since 2009. As always, the City makes available reasonable alternative standards for the employee/dependent to qualify for the non-tobacco user rates by participating in a tobacco cessation program and submitting a certificate of completion.	

Continue the current self-insurance plan individual and aggregate stop loss insurance (individual deductible of \$181,500). There was no increase to the stop loss premium for 2023.

With all of the above noted changes, if claims run as projected, the fund's reserves at December 31, 2023 are projected to be \$1,177,395 or 17.77% of projected annual claims. Although this is below the State-required target of approximately 33% of projected claims, consultants believe that this level of funding for the plan's reserves will be approved by the State due to the recent COVID pandemic.

Employee Disability Insurance Plans

The City provides group short-term and long-term disability insurance plans for employees to purchase on a voluntary basis with 100% employee-paid. The current insurer, Lincoln, called for a renewal increase of 20%. The City's benefits consultant, Hylant, shopped for this coverage, received proposals on the City's behalf, and presented a summary with a comparison of the top three (3) responses to City staff and the Employee Insurance Team. The staff and insurance team recommended New York Life as the carrier for both the Short-Term and Long-Term Disability plans, as it provided the most competitive quote and coverage for both short and long term disability. New York Life's proposal is a decrease of 7% compared to Lincoln's renewal (and an overall 11% increase from current), and offers a three (3) year rate guarantee.

Additional Analysis

Fiscal Impact Summary

The City's employer contribution amount is adequately funded in the FY 2023 budget. The proposed health insurance fund CY 2023 budget includes a \$500,000 ARPA fund contribution from the General Government category and will be included in a future budget amendment.

Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Financials 10-25-2022 Council	Financials 10-25-2022 Council	Financials 10-25-2022 Council.pdf
2. Group Medical Rates 1-01-2023 FINAL	Group Medical Rates 1-01-2023 FINAL	Group Medical Rates 1-01-2023 FINAL.pdf
3. STD - LTD Rates Comparison	STD - LTD Rates Comparison	STD - LTD Rates Comparison.pdf

City of Clermont
Group Medical Self Insurance Fund
Revenues and Expenditures

9/30/2022

2018 - 2023

					22.5%/13.5%	thru 7/31/22			22%/12%
	<u>CY 2018</u>	<u>CY 2019</u>	<u>CY 2020</u>	<u>CY 2021</u>	<u>CY 2022</u>	<u>CY 2022</u>	<u>% Budget</u>	<u>CY 2022</u>	<u>CY 2023</u>
	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Revised Budget</u>	<u>Actual</u>		<u>Projected</u>	<u>Budget</u>
Beginning Cash	\$927,655	\$1,870,392	\$1,926,637	\$1,212,429	\$741,920	\$741,920		\$741,920	\$995,107
Revenues									
City Premiums	\$3,921,456	\$4,185,182	\$3,956,448	\$4,391,315	\$5,379,360	\$3,024,434	56.22%	5,242,352	6,276,792
Employee Premiums	\$852,332	\$775,972	\$788,341	\$891,391	\$1,011,729	\$571,126	56.45%	989,952	1,096,437
Retiree/Cobra Premiums	\$82,637	\$131,445	\$163,872	\$148,775	\$168,860	\$69,347	41.07%	118,880	118,880
Reimb - Reinsurance	\$838	\$639	\$0	\$0	\$0	\$0		0	0
Reimb - CIGNA Wellness	\$31,170	\$31,347	\$32,927	\$32,159	\$37,000	\$18,543	50.12%	31,788	31,788
Reimb - Other	\$0	\$0	\$34,162	\$99,075	\$141,000	\$68,787	48.79%	137,574	137,574
Reimb - ARPA	\$0	\$0	\$0	\$180,539	\$228,588	\$228,588	100.00%	428,588	500,000
Interest Earnings	\$15,101	\$25,151	\$12,686	(\$141)	\$1,000	(\$3,543)		1,000	1,000
Transfer from City	\$599,700	\$0	\$0	\$0	\$0	\$0		0	0
Total Revenues	\$5,503,234	\$5,149,736	\$4,988,436	\$5,743,113	\$6,967,537	\$3,977,282	57.08%	\$6,950,134	\$8,162,471
Expenditures									
Claims	\$3,580,388	\$3,831,689	\$4,658,251	\$5,040,485	\$5,013,787	\$3,025,055	60.33%	\$5,404,547	\$6,625,597
Wellness Programs	\$28,574	\$5,139	\$1,360	\$12,150	\$50,000	\$7,650	15.30%	\$50,000	\$50,000
Admin Fees	\$252,485	\$278,714	\$307,136	\$344,628	\$353,443	\$205,520	58.15%	\$352,320	\$370,000
Reinsurance	\$571,237	\$605,747	\$735,897	\$816,358	\$927,245	\$519,214	56.00%	\$890,081	\$934,585
Reimburse Loan from City	\$127,813	\$372,201	\$0	\$0	\$0	\$0		\$0	
Total Expenditures	\$4,560,497	\$5,093,490	\$5,702,645	\$6,213,621	\$6,344,475	\$3,757,439	59.22%	\$6,696,948	\$7,980,182
Ending Cash	\$1,870,392	\$1,926,637	\$1,212,429	\$741,920	\$1,364,983	\$961,763		\$995,107	\$1,177,395
Ending Cash % of Claims	52.24%	50.28%	26.03%	14.72%	27.22%	31.79%		18.41%	17.77%
Target Ending Cash (33% of claims amount)	\$1,181,252	\$1,264,246	\$1,537,223	\$1,663,360	\$1,654,550	\$998,268		\$1,783,501	\$2,186,447
Cash Variance from Target			(\$324,794)	(\$921,440)	(\$289,567)	(\$36,505)		(\$788,394)	(\$1,009,051)

City of Clermont
Group Medical Insurance Rates
January 1, 2023

	<u>Period</u>	<u>Health Rates</u>	<u>Dental Rates</u>	<u>Total Rates</u>
Base Plan - Employees				
Employee				
-City Share	Bi-Weekly	\$772.49	\$14.40	\$786.89
-EE Share	Bi-Weekly	\$38.77	\$6.99	\$45.76
Total	Annual	\$21,092.76	\$556.14	\$21,648.90
-EE Tobacco Surcharge	Bi-Weekly	\$121.69	\$0.00	\$121.69
Spouse				
-City Share	Bi-Weekly	\$180.66	\$0.00	\$180.66
-EE Share	Bi-Weekly	\$181.37	\$12.12	\$193.49
Total	Annual	\$9,412.78	\$315.12	\$9,727.90
-EE Tobacco Surcharge	Bi-Weekly	\$54.30	\$0.00	\$54.30
Children				
-City Share	Bi-Weekly	\$157.83	\$0.00	\$157.83
-EE Share	Bi-Weekly	\$167.00	\$10.74	\$177.74
Total	Annual	\$8,445.58	\$279.24	\$8,724.82
-EE Tobacco Surcharge	Bi-Weekly	\$48.72	\$0.00	\$48.72
Family				
-City Share	Bi-Weekly	\$284.52	\$0.00	\$284.52
-EE Share	Bi-Weekly	\$259.30	\$23.79	\$283.09
Total	Annual	\$14,139.32	\$618.54	\$14,757.86
-EE Tobacco Surcharge	Bi-Weekly	\$81.57	\$0.00	\$81.57

	<u>Period</u>	<u>Health Rates</u>	<u>Dental Rates</u>	<u>Total Rates</u>
Base Plan - Retirees - Non-Medicare Eligible - Tier 1				
Retiree				
-City Share	Monthly	\$1,019.48	\$23.64	\$1,043.12
-Retiree Share	Monthly	\$738.25	\$22.71	\$760.96
Total	Annual	\$21,092.76	\$556.14	\$21,648.90
Spouse				
-City Share	Monthly	\$203.94	\$0.00	\$203.94
-Retiree Share	Monthly	\$580.45	\$26.26	\$606.71
Total	Annual	\$9,412.78	\$315.12	\$9,727.90
Children				
-City Share	Monthly	\$211.14	\$0.00	\$211.14
-Retiree Share	Monthly	\$492.66	\$23.27	\$515.93
Total	Annual	\$8,445.58	\$279.24	\$8,724.82
Family				
-City Share	Monthly	\$388.83	\$0.00	\$388.83
-Retiree Share	Monthly	\$789.45	\$51.55	\$841.00
Total	Annual	\$14,139.32	\$618.54	\$14,757.86

Base Plan - Retirees - Medicare Eligible - Tier 1

Retiree				
-City Share	Monthly	\$621.88	\$23.64	\$645.52
-Retiree Share	Monthly	\$450.33	\$22.71	\$473.04
Total	Annual	\$12,866.58	\$556.14	\$13,422.72
Spouse				
-City Share	Monthly	\$124.41	\$0.00	\$124.41
-Retiree Share	Monthly	\$354.08	\$26.26	\$380.34
Total	Annual	\$5,741.80	\$315.12	\$6,056.92

Tier 1 retirees are employees who retired or entered the DROP prior to October 1, 2013.

	<u>Period</u>	<u>Health Rates</u>	<u>Dental Rates</u>	<u>Total Rates</u>
Base Plan - Retirees - Non-Medicare Eligible - Tier 2				
Retiree				
-City Share	Monthly	\$878.87	\$0.00	\$878.87
-Retiree Share	Monthly	\$878.87	\$46.35	\$925.22
Total	Annual	\$21,092.76	\$556.14	\$21,648.90
Spouse				
-City Share	Monthly	\$196.10	\$0.00	\$196.10
-Retiree Share	Monthly	\$588.30	\$26.26	\$614.56
Total	Annual	\$9,412.78	\$315.12	\$9,727.90
Children				
-City Share	Monthly	\$175.95	\$0.00	\$175.95
-Retiree Share	Monthly	\$527.85	\$23.27	\$551.12
Total	Annual	\$8,445.58	\$279.24	\$8,724.82
Family				
-City Share	Monthly	\$294.57	\$0.00	\$294.57
-Retiree Share	Monthly	\$883.71	\$51.55	\$935.26
Total	Annual	\$14,139.32	\$618.54	\$14,757.86

Base Plan - Retirees - Medicare Eligible - Tier 2

Retiree				
-City Share	Monthly	\$536.11	\$0.00	\$536.11
-Retiree Share	Monthly	\$536.11	\$46.35	\$582.46
Total	Annual	\$12,866.58	\$556.14	\$13,422.72
Spouse				
-City Share	Monthly	\$119.62	\$0.00	\$119.62
-Retiree Share	Monthly	\$358.86	\$26.26	\$385.12
Total	Annual	\$5,741.80	\$315.12	\$6,056.92

Tier 2 retirees are employees who had 20 or more years of service as of October 1, 2013.

	<u>Period</u>	<u>Health Rates</u>	<u>Dental Rates</u>	<u>Total Rates</u>
Base Plan - Retirees - Non-Medicare Eligible - Tier 3				
Retiree				
-City Share	Monthly	\$527.32	\$0.00	\$527.32
-Retiree Share	Monthly	\$1,230.41	\$46.35	\$1,276.76
Total	Annual	\$21,092.76	\$556.14	\$21,648.90
Spouse				
-City Share	Monthly	\$117.66	\$0.00	\$117.66
-Retiree Share	Monthly	\$666.74	\$26.26	\$693.00
Total	Annual	\$9,412.78	\$315.12	\$9,727.90
Children				
-City Share	Monthly	\$105.57	\$0.00	\$105.57
-Retiree Share	Monthly	\$598.23	\$23.27	\$621.50
Total	Annual	\$8,445.58	\$279.24	\$8,724.82
Family				
-City Share	Monthly	\$176.74	\$0.00	\$176.74
-Retiree Share	Monthly	\$1,001.54	\$51.55	\$1,053.09
Total	Annual	\$14,139.32	\$618.54	\$14,757.86

Base Plan - Retirees - Medicare Eligible - Tier 3

Retiree				
-City Share	Monthly	\$321.66	\$0.00	\$321.66
-Retiree Share	Monthly	\$750.55	\$46.35	\$796.90
Total	Annual	\$12,866.58	\$556.14	\$13,422.72
Spouse				
-City Share	Monthly	\$71.77	\$0.00	\$71.77
-Retiree Share	Monthly	\$406.71	\$26.26	\$432.97
Total	Annual	\$5,741.80	\$315.12	\$6,056.92

Tier 3 retirees are employees who had at least 10 years, but less than 20 years of service as of October 1, 2013.

	<u>Period</u>	<u>Health Rates</u>	<u>Dental Rates</u>	<u>Total Rates</u>
Base Plan - Retirees - Non-Medicare Eligible - Tier 4				
Retiree				
-City Share	Monthly	\$175.77	\$0.00	\$175.77
-Retiree Share	Monthly	\$1,581.96	\$46.35	\$1,628.31
Total	Annual	\$21,092.76	\$556.14	\$21,648.90
Spouse				
-City Share	Monthly	\$39.22	\$0.00	\$39.22
-Retiree Share	Monthly	\$745.18	\$26.26	\$771.44
Total	Annual	\$9,412.78	\$315.12	\$9,727.90
Children				
-City Share	Monthly	\$35.19	\$0.00	\$35.19
-Retiree Share	Monthly	\$668.61	\$23.27	\$691.88
Total	Annual	\$8,445.58	\$279.24	\$8,724.82
Family				
-City Share	Monthly	\$58.91	\$0.00	\$58.91
-Retiree Share	Monthly	\$1,119.36	\$51.55	\$1,170.91
Total	Annual	\$14,139.32	\$618.54	\$14,757.86

Base Plan - Retirees - Medicare Eligible - Tier 4

Retiree				
-City Share	Monthly	\$107.22	\$0.00	\$107.22
-Retiree Share	Monthly	\$964.99	\$46.35	\$1,011.34
Total	Annual	\$12,866.58	\$556.14	\$13,422.72
Spouse				
-City Share	Monthly	\$23.92	\$0.00	\$23.92
-Retiree Share	Monthly	\$454.56	\$26.26	\$480.82
Total	Annual	\$5,741.80	\$315.12	\$6,056.92

Tier 4 retirees are employees who had less than 10 years of service as of October 1, 2013.

	<u>Period</u>	<u>Health Rates</u>	<u>Dental Rates</u>	<u>Total Rates</u>
Base Plan - Retirees - Non-Medicare Eligible - Tier 5				
Retiree				
-City Share	Monthly	\$0.00	\$0.00	\$0.00
-Retiree Share	Monthly	\$1,757.73	\$46.35	\$1,804.08
Total	Annual	\$21,092.76	\$556.14	\$21,648.90
Spouse				
-City Share	Monthly	\$0.00	\$0.00	\$0.00
-Retiree Share	Monthly	\$784.40	\$26.26	\$810.66
Total	Annual	\$9,412.78	\$315.12	\$9,727.90
Children				
-City Share	Monthly	\$0.00	\$0.00	\$0.00
-Retiree Share	Monthly	\$703.80	\$23.27	\$727.07
Total	Annual	\$8,445.58	\$279.24	\$8,724.82
Family				
-City Share	Monthly	\$0.00	\$0.00	\$0.00
-Retiree Share	Monthly	\$1,178.28	\$51.55	\$1,229.83
Total	Annual	\$14,139.32	\$618.54	\$14,757.86

Base Plan - Retirees - Medicare Eligible - Tier 5

Retiree				
-City Share	Monthly	\$0.00	\$0.00	\$0.00
-Retiree Share	Monthly	\$1,072.22	\$46.35	\$1,118.57
Total	Annual	\$12,866.58	\$556.14	\$13,422.72
Spouse				
-City Share	Monthly	\$0.00	\$0.00	\$0.00
-Retiree Share	Monthly	\$478.48	\$26.26	\$504.74
Total	Annual	\$5,741.80	\$315.12	\$6,056.92

Tier 5 retirees are employees who were hired after February 26, 2013.

		<u>Health Rates</u>	<u>Dental Rates</u>	<u>Total Rates</u>
High Deductible Plan - Employees				
Employee				
-City Share	Bi-Weekly	\$579.38	\$14.40	\$593.78
-EE Share	Bi-Weekly	\$28.08	\$6.99	\$35.07
Total	Annual	\$15,793.96	\$556.14	\$16,350.10
-EE Tobacco Surcharge	Bi-Weekly	\$91.12	\$0.00	\$91.12
 Spouse				
-City Share	Bi-Weekly	\$135.50	\$0.00	\$135.50
-EE Share	Bi-Weekly	\$90.70	\$12.12	\$102.82
Total	Annual	\$5,881.20	\$315.12	\$6,196.32
-EE Tobacco Surcharge	Bi-Weekly	\$33.93	\$0.00	\$33.93
 Children				
-City Share	Bi-Weekly	\$118.36	\$0.00	\$118.36
-EE Share	Bi-Weekly	\$83.51	\$10.74	\$94.25
Total	Annual	\$5,248.62	\$279.24	\$5,527.86
-EE Tobacco Surcharge	Bi-Weekly	\$30.28	\$0.00	\$30.28
 Family				
-City Share	Bi-Weekly	\$213.38	\$0.00	\$213.38
-EE Share	Bi-Weekly	\$129.65	\$23.79	\$153.44
Total	Annual	\$8,918.78	\$618.54	\$9,537.32
-EE Tobacco Surcharge	Bi-Weekly	\$51.45	\$0.00	\$51.45

	<u>Period</u>	<u>Health Rates</u>	<u>Dental Rates</u>	<u>Total Rates</u>
High Deductible Plan - Retirees - Non-Medicare Eligible - Tier 1				
Retiree				
-City Share	Monthly	\$763.37	\$23.64	\$787.01
-Retiree Share	Monthly	\$552.79	\$22.71	\$575.50
Total	Annual	\$15,793.96	\$556.14	\$16,350.10
Spouse				
-City Share	Monthly	\$127.43	\$0.00	\$127.43
-Retiree Share	Monthly	\$362.67	\$26.26	\$388.93
Total	Annual	\$5,881.20	\$315.12	\$6,196.32
Children				
-City Share	Monthly	\$131.22	\$0.00	\$131.22
-Retiree Share	Monthly	\$306.17	\$23.27	\$329.44
Total	Annual	\$5,248.62	\$279.24	\$5,527.86
Family				
-City Share	Monthly	\$245.27	\$0.00	\$245.27
-Retiree Share	Monthly	\$497.97	\$51.55	\$549.52
Total	Annual	\$8,918.78	\$618.54	\$9,537.32

High Deductible Plan - Retirees - Medicare Eligible - Tier 1

Retiree				
-City Share	Monthly	\$465.66	\$23.64	\$489.30
-Retiree Share	Monthly	\$337.20	\$22.71	\$359.91
Total	Annual	\$9,634.32	\$556.14	\$10,190.46
Spouse				
-City Share	Monthly	\$77.73	\$0.00	\$77.73
-Retiree Share	Monthly	\$221.23	\$26.26	\$247.49
Total	Annual	\$3,587.53	\$315.12	\$3,902.65

Tier 1 retirees are employees who retired or entered the DROP prior to October 1, 2013.

	<u>Period</u>	<u>Health Rates</u>	<u>Dental Rates</u>	<u>Total Rates</u>
High Deductible Plan - Retirees - Non-Medicare Eligible - Tier 2				
Retiree				
-City Share	Monthly	\$658.08	\$0.00	\$658.08
-Retiree Share	Monthly	\$658.08	\$46.35	\$704.43
Total	Annual	\$15,793.96	\$556.14	\$16,350.10
Spouse				
-City Share	Monthly	\$122.53	\$0.00	\$122.53
-Retiree Share	Monthly	\$367.58	\$26.26	\$393.84
Total	Annual	\$5,881.20	\$315.12	\$6,196.32
Children				
-City Share	Monthly	\$109.35	\$0.00	\$109.35
-Retiree Share	Monthly	\$328.04	\$23.27	\$351.31
Total	Annual	\$5,248.62	\$279.24	\$5,527.86
Family				
-City Share	Monthly	\$185.81	\$0.00	\$185.81
-Retiree Share	Monthly	\$557.42	\$51.55	\$608.97
Total	Annual	\$8,918.78	\$618.54	\$9,537.32

High Deductible Plan - Retirees - Medicare Eligible - Tier 2

Retiree				
-City Share	Monthly	\$401.43	\$0.00	\$401.43
-Retiree Share	Monthly	\$401.43	\$46.35	\$447.78
Total	Annual	\$9,634.32	\$556.14	\$10,190.46
Spouse				
-City Share	Monthly	\$74.74	\$0.00	\$74.74
-Retiree Share	Monthly	\$224.22	\$26.26	\$250.48
Total	Annual	\$3,587.53	\$315.12	\$3,902.65

Tier 2 retirees are employees who had 20 or more years of service as of October 1, 2013.

	<u>Period</u>	<u>Health Rates</u>	<u>Dental Rates</u>	<u>Total Rates</u>
High Deductible Plan - Retirees - Non-Medicare Eligible - Tier 3				
Retiree				
-City Share	Monthly	\$394.85	\$0.00	\$394.85
-Retiree Share	Monthly	\$921.31	\$46.35	\$967.66
Total	Annual	\$15,793.96	\$556.14	\$16,350.10
Spouse				
-City Share	Monthly	\$73.52	\$0.00	\$73.52
-Retiree Share	Monthly	\$416.59	\$26.26	\$442.85
Total	Annual	\$5,881.20	\$315.12	\$6,196.32
Children				
-City Share	Monthly	\$65.61	\$0.00	\$65.61
-Retiree Share	Monthly	\$371.78	\$23.27	\$395.05
Total	Annual	\$5,248.62	\$279.24	\$5,527.86
Family				
-City Share	Monthly	\$111.48	\$0.00	\$111.48
-Retiree Share	Monthly	\$631.75	\$51.55	\$683.30
Total	Annual	\$8,918.78	\$618.54	\$9,537.32

High Deductible Plan - Retirees - Medicare Eligible - Tier 3

Retiree				
-City Share	Monthly	\$240.86	\$0.00	\$240.86
-Retiree Share	Monthly	\$562.00	\$46.35	\$608.35
Total	Annual	\$9,634.32	\$556.14	\$10,190.46
Spouse				
-City Share	Monthly	\$44.84	\$0.00	\$44.84
-Retiree Share	Monthly	\$254.12	\$26.26	\$280.38
Total	Annual	\$3,587.53	\$315.12	\$3,902.65

Tier 3 retirees are employees who had at least 10 years, but less than 20 years of service as of October 1, 2013.

	<u>Period</u>	<u>Health Rates</u>	<u>Dental Rates</u>	<u>Total Rates</u>
High Deductible Plan - Retirees - Non-Medicare Eligible - Tier 4				
Retiree				
-City Share	Monthly	\$131.62	\$0.00	\$131.62
-Retiree Share	Monthly	\$1,184.55	\$46.35	\$1,230.90
Total	Annual	\$15,793.96	\$556.14	\$16,350.10
Spouse				
-City Share	Monthly	\$24.51	\$0.00	\$24.51
-Retiree Share	Monthly	\$465.60	\$26.26	\$491.86
Total	Annual	\$5,881.20	\$315.12	\$6,196.32
Children				
-City Share	Monthly	\$21.87	\$0.00	\$21.87
-Retiree Share	Monthly	\$415.52	\$23.27	\$438.79
Total	Annual	\$5,248.62	\$279.24	\$5,527.86
Family				
-City Share	Monthly	\$37.16	\$0.00	\$37.16
-Retiree Share	Monthly	\$706.07	\$51.55	\$757.62
Total	Annual	\$8,918.78	\$618.54	\$9,537.32

High Deductible Plan - Retirees - Medicare Eligible - Tier 4

Retiree				
-City Share	Monthly	\$80.29	\$0.00	\$80.29
-Retiree Share	Monthly	\$722.57	\$46.35	\$768.92
Total	Annual	\$9,634.32	\$556.14	\$10,190.46
Spouse				
-City Share	Monthly	\$14.95	\$0.00	\$14.95
-Retiree Share	Monthly	\$284.01	\$26.26	\$310.27
Total	Annual	\$3,587.53	\$315.12	\$3,902.65

Tier 4 retirees are employees who had less than 10 years of service as of October 1, 2013.

	<u>Period</u>	<u>Health Rates</u>	<u>Dental Rates</u>	<u>Total Rates</u>
High Deductible Plan - Retirees - Non-Medicare Eligible - Tier 5				
Retiree				
-City Share	Monthly	\$0.00	\$0.00	\$0.00
-Retiree Share	Monthly	\$1,316.16	\$46.35	\$1,362.51
Total	Annual	\$15,793.96	\$556.14	\$16,350.10
Spouse				
-City Share	Monthly	\$0.00	\$0.00	\$0.00
-Retiree Share	Monthly	\$490.10	\$26.26	\$516.36
Total	Annual	\$5,881.20	\$315.12	\$6,196.32
Children				
-City Share	Monthly	\$0.00	\$0.00	\$0.00
-Retiree Share	Monthly	\$437.39	\$23.27	\$460.66
Total	Annual	\$5,248.62	\$279.24	\$5,527.86
Family				
-City Share	Monthly	\$0.00	\$0.00	\$0.00
-Retiree Share	Monthly	\$743.23	\$51.55	\$794.78
Total	Annual	\$8,918.78	\$618.54	\$9,537.32

High Deductible Plan - Retirees - Medicare Eligible - Tier 5

Retiree				
-City Share	Monthly	\$0.00	\$0.00	\$0.00
-Retiree Share	Monthly	\$802.86	\$46.35	\$849.21
Total	Annual	\$9,634.32	\$556.14	\$10,190.46
Spouse				
-City Share	Monthly	\$0.00	\$0.00	\$0.00
-Retiree Share	Monthly	\$298.96	\$26.26	\$325.22
Total	Annual	\$3,587.53	\$315.12	\$3,902.65

Tier 5 retirees are employees who were hired after February 26, 2013.

SHORT TERM DISABILITY COST BY VOLUME/ RATE PER EMPLOYEE

Age band	Volume	LFG Renewal	NY Life	MOO	Standard	# of Covered Employees	LFG Monthly Rate/ Per Employee	NY Life Monthly Rate/ Per Employee	MOO Monthly Rate/ Per Employee	Standard Monthly Rate/ Per Employee
less than 20	\$300	\$6.78	\$6.57	\$6.48	\$6.30	1	\$6.78	\$6.57	\$6.48	\$6.30
20 - 24	\$1,300	29.38	28.47	28.08	27.30	3	9.79 *	9.49	9.36	9.10 *
25 - 29	\$5,700	128.82	124.83	123.12	119.70	14	9.20	8.92	8.79	8.55
30 - 34	\$7,200	162.72	157.68	155.52	151.20	16	10.17	9.86	9.72	9.45
35 - 39	\$13,600	307.36	297.84	293.76	285.60	24	12.81	12.41	12.24	11.90
40 - 44	\$9,300	222.27	215.76	212.04	204.60	15	14.82	14.38	14.14	13.64
45 - 49	\$8,800	256.96	249.04	245.52	246.40	16	16.06	15.57	15.35	15.40
50 - 54	\$9,600	330.24	321.60	316.80	336.00	18	18.35	17.87	17.60	18.67
55 - 59	\$9,800	466.48	453.74	446.88	450.80	15	31.10	30.25	29.79	30.05
60 - 64	\$3,500	203.70	197.75	194.95	199.50	7	29.10	28.25	27.85	28.50
65 - 69	\$1,300	85.93	83.46	82.29	84.50	3	28.64	27.82	27.43	28.17
70 - 99		0.00	0.00	0.00	0.00	0	0.00	0.00	0.00	0.00
Median Monthly Cost Per Employee							13.81	13.40	13.19	12.77
Monthly Total	\$70,400	\$2,200.64	\$2,136.74	\$2,105.44	\$2,111.90	132				
\$Difference			-63.90	-95.20	-88.74					
%Difference			-2.90%	-4.33%	-4.03%					

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LONG TERM DISABILITY COST BY VOLUME/ RATE PER EMPLOYEE

Age band	Volume	LFG Renewal	NY Life	MOO	Standard	#of Covered Employees	LFG Monthly Rate/ Per Employee	NY Life Monthly Rate/ Per Employee	MOO Monthly Rate/ Per Employee	Standard Monthly Rate/ Per Employee
less than 20	\$0	\$0.00	\$0.00	\$0.00	\$0.00	0	\$0.00	\$0.00	\$0.00	\$0.00
20 - 24	\$6,600	12.21	10.30	10.16	13.86	4	3.05	2.57	2.54	3.47
25 - 29	\$24,000	60.00	48.00	49.92	68.64	14	4.29	3.43	3.57	4.90
30 - 34	\$30,000	124.80	114.60	104.10	140.40	17	7.34	6.74	6.12	8.26
35 - 39	\$66,900	381.33	398.72	317.78	469.64	31	12.30	12.86	10.25	15.15
40 - 44	\$47,800	454.10	425.90	378.58	572.64	21	21.62	20.28	18.03	27.27
45 - 49	\$34,500	508.53	414.00	423.66	595.47	18	28.25	23.00	23.54	33.08
50 - 54	\$51,900	888.01	852.20	740.09	924.86	25	35.52	34.09	29.60	36.99
55 - 59	\$41,300	917.27	719.03	764.46	850.78	18	50.96	39.95	42.47	47.27
60 - 64	\$13,800	254.20	256.68	211.83	326.78	8	31.77	32.09	26.48	40.85
65 - 69	\$3,100	73.66	59.92	61.38	75.33	3	24.55	19.97	20.46	25.11
70 - 74	\$0	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00	0.00
75 - 99	\$0	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00	0.00
Median Monthly Cost Per Employee							12.30	12.86	10.25	15.15
Monthly Total	\$319,900	\$3,674.10	\$3,299.35	\$3,061.96	\$4,038.40	159				
\$Difference			-374.75	-612.14	364.30					
%Difference			-10%	-17%	10%					

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CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, October 25, 2022		
Agenda Item Name		
Variance Request 987 W. Magnolia Street		
Requested Action		
Recommend tabling to February 28, 2023.		
Staff Report		
The applicant is requesting a variance to allow for the storage of a boat to be located in the front yard-building setback. The Land Development Code, Section 38-4, requires the parking and storage of any recreation vehicles and boats must be located behind the front yard building setback line for the property. In addition, the boat is currently being stored across the street on a vacant lakefront lot owned by the applicant. The property currently has an open investigation case with Code Enforcement. The existing single-family residential lot is located in the R-1 zoning district, which requires a minimum lot size of 10,000 square feet. The boat is being stored on a vacant lakefront lot that is located to the east of the primary parcel and owned by the applicant. The applicant has stated that the boat is parked on the vacant lot and in the front yard setback because the rear yard has too much of an inclined slope to allow parking in the rear yard setback, where it is permitted. Since the boat is parked on a vacant lot, staff is unable to support the variance request. <u>STAFF RECOMMENDATION:</u> Section 86-174 of the Land Development Code requires a positive finding on the review criteria in order to grant a variance. Staff has reviewed 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.		
Additional Analysis		
Fiscal Impact Summary		
.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Legal ad - 987 W. Magnolia	Legal ad - 987 W. Magnolia.pdf	

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:	08/02/2022
Order Number:	7610720
Prepayment Amount:	\$ 0.00

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

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	1	08/16/2022 - 08/16/2022	Public Notices
LEE dailycommercial.com	1	08/16/2022 - 08/16/2022	Public Notices

Total Order Confirmation	\$77.94
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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, August 23, 2022 at 6:30 PM for the following variance: (1) to allow for an accessory use or structure be located on any lot without an established principal structure or use on the same lot within the applicable zoning district as required by the Land Development Codes, Section 122-341 and Chapter 38 at the following location:

LOCATION

987 W. Magnolia Street

(Alternate Key 2880082 & 3786320)

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

#7610720 8/16/2022

AGENDA ITEM

Meeting Date	
Tuesday, October 25, 2022	
Agenda Item Name	
Resolution No. 2022-021R <i>Senninger Irrigation</i>	
Requested Action	
Recommend approval of Resolution 2022-021R.	
Staff Report	
<i>This agenda item was tabled from the August 23, 2022 and the October 11, 2022 City Council meeting.</i> The owner, Senninger Irrigation, Inc., is requesting a conditional use permit for a building addition at their current location. The property, 19 +/- acres, is located at 13505 Granville Avenue and was acquired by Senninger Irrigation in 1991. The site has been historically used for irrigation manufacturing and distribution with the development of several buildings on the site over the years. The City annexed the property in 2015 and designated the Industrial Future Land Use and a zoning district of Industrial (M-1). The existing buildings were constructed prior to annexation into the City, therefore a conditional use permit was not required. The proposed 123,000 +/- square foot building addition under the existing M-1 Industrial zoning district would require a conditional use permit at this time since they are in the City. The existing building square footage of the overall site is approximately 135,311 square feet. The proposed addition of 122,880 square feet for administrative office, manufacturing and warehouse use would bring the total gross floor area to 258,191 square feet for the 19 acre site. The proposed development would also include 10 truck loading doors, truck loading/unloading area, vehicular circulation drive aisle, and other site improvements. The expansion is expected to increase the number of new employees by 16. The majority of the building will be used for manufacturing and warehousing.  As part of the conditional use permit, a condition has been added that the Hooks Street Extension right-of-way be dedicated and this dedication coordinated with Lake County. The City and Lake County have been working with property owners along this corridor for many years to secure the necessary right-of-way to construct the Hooks Street extension. Majority of the properties along this corridor have either made the commitment to dedicate right-of-way for Hooks Street and/or construct a segment of Hooks Street. The completion of this extension is critical to assist with the East-West traffic flow in order to provide relief on SR 50. The applicant would benefit with this improvement by providing traffic movements to a signalized intersection. <i>Project Location Map</i> 	

Staff has reviewed the application for the proposed project in regards to Section 86-144, Review Criteria for a Conditional Use Permit. The proposed use is consistent to the existing and previous development patterns and character of the surrounding areas. The use will not be detrimental to the health, safety and general welfare of the community. The Conditional Use Permit will not be in conflict to the Clermont Comprehensive Plan goals, objective and policies for Industrial land use. The property has access to major road networks, especially with the future construction of Hooks Street, and will be required to comply with all Land Development Regulations for development. Staff recommends approval of Resolution 2022-021R. *The Planning and Zoning Commission recommended approval, 6-0.*

Additional Analysis

Fiscal Impact Summary

Fiscal Impact

Fund Number and Description

Available Budget Amount

Exhibits Attached (copies of original agreements)

1.	2022-021R - Senninger Irrigation CUP (10.14.2022)	2022-021R - Senninger Irrigation CUP (10.14.2022).pdf
2.	CUP Site Plan	CUP Site Plan.pdf
3.	Hooks Street Ext. Final Engineering Newsletter No. 1	Hooks Street Ext. Final Engineering Newsletter No. 1.pdf
4.	Senninger Elevations	Senninger Elevations.pdf
5.	Senninger Irrigation Tier 1 Exemption Letter	Senninger Irrigation Tier 1 Exemption Letter.pdf
6.	CUP-Application-Signed	CUP-Application-Signed.pdf
7.	Legal ad - Senninger	Legal ad - Senninger.pdf
8.	Continuance to Oct 25	Continuance to Oct 25.pdf



CITY OF CLERMONT
RESOLUTION NO. 2022-021R

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.

WHEREAS, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida at a meeting held July 5, 2022 recommended approval of this Conditional Use Permit to allow for a building over 100,000 square feet in the M-1 Industrial zoning district; at the following location:

LOCATION:

Senninger Irrigation
South end of Granville Avenue, south of SR 50
Alternate Key 1795044

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

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

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

This application for a Conditional Use Permit to allow for a building over 100,000 square feet in the M-1 Industrial zoning district be granted subject to the following conditions:

SECTION 1: GENERAL CONDITIONS

1. The conditions as set forth in this Conditional Use Permit shall be legally binding upon any heirs, assigns and successors in title or interest.
2. No further expansion of the use or additions to the facility shall be permitted except as approved by another Conditional Use Permit.



CITY OF CLERMONT
RESOLUTION NO. 2022-021R

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 Code and those of other appropriate jurisdictional entities.
4. The Fire Inspector shall provide building inspections for life safety requirements and all fire code regulations must be in compliance prior to the issuance of any Building Certificate of Occupancy.
5. The Building Inspector shall inspect all structures and building for compliance and any building code violations shall be corrected before the issuance of the Certificate of Occupancy.
6. The Conditional Use Permit must be executed and processed through the office of the City Clerk within 90 days of its date of approval by the City Council or the permit shall become null and void.
7. The Applicant shall record in the Public Records of Lake County within 90 days of its date of approval by the City Council, a short-form version of this Conditional Use Permit as provided by the City or a form acceptable to the City, to provide notice to all interested parties, the assigns, successors and heirs of the developer/applicant and all future owners of the above-referenced property that the real property described above is subject to the terms and conditions of the Conditional Use Permit.
8. If any of the stated conditions are violated, the applicant understands and agrees that the City Council may open the Conditional Use Permit for further conditions or revoke this Conditional Use Permit by Resolution.
9. No business can occupy any portion of the building(s) after construction and final Certificate of Occupancy unless the proposed business has applied for and obtained a Local Business Tax Receipt from the Clermont Development Services Department.
10. Should approved uses cease operation for more than 180 days, a new Conditional Use Permit shall be required for the same or similar operations.
11. 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 or authorized designee will work with the developer at the time of site plan review to determine the extent of fiber optic conduit.



CITY OF CLERMONT
RESOLUTION NO. 2022-021R

12. The property shall be developed in substantial accordance with the Preliminary Site Plan (Exhibit A) prepared by SK Consortium, Inc., dated 05/27/22. All new development and/or changes to the subject property must submit for site plan approval by the Site Review Committee prior to the issuance of a zoning clearance or other development permits. The presentation site plan submitted with the Conditional Use Permit application is not the approved and final construction plan. The presentation site plan does not grant any development entitlements.
13. This permit shall become null and void if substantial construction work has not begun within two (2) years of the date of issuance of this Conditional Use Permit. "Substantial construction work" means the commencement and continuous prosecution of construction of required improvements ultimately finalized at completion. Provided, however, in the event that the grant of this permit is timely appealed, the date of issuance of this Conditional Use Permit shall be the date of the decision upholding the grant of the permit.

SECTION 2: LAND USE

1. This Conditional Use Permit shall grant approval to allow for the construction of up to a new 125,000 square foot industrial building to be used for administrative office, manufacturing and warehouse use at the existing Senninger Irrigation facility.
2. The new building will be constructed in the specific location, as represented on the Preliminary Site Plan (Exhibit A) prepared by SK Consortium, Inc., dated 05/27/22.
3. The new building shall be constructed in substantial accordance to the provided Sample Elevations shown at the end of this Resolution (Exhibit B).
4. Building Setbacks, minimum, and Development Standards:

Front	25 feet from the property line
Side Setback	12 feet from the property line
Side Street	25 feet from the property line
Rear Setback	25 feet from the property line
5. By virtue of the transportation system needs in the area, the developer shall reserve a 100-foot width right-of-way for Hooks Street along and within the project boundary, as measured from Senningers north property line to the south, as directed by the final engineering plans of Hooks Street. Additional non-exclusive easements necessary to accommodate harmonizing grading, drainage, utilities, road, and road related easements; not to exceed 20 feet in width south, adjacent and parallel, to the Hooks Street right-of-way may also be required, and will also receive impact fee credits. This right-of-way, wells, and easement shall be coordinated with Lake County for transportation impact fee credits for the value of the reserved land and costs to relocate improvements, including the wells, located within the 120' right-of-way and easement prior to building permit approval. The total width of the Hooks Street right-of-way and non-exclusive easements is up to 120 foot in width. The right-of-way and non-exclusive easements shall be identified at preliminary commercial site plan review and shown on the final plat/commercial site plan.



CITY OF CLERMONT
RESOLUTION NO. 2022-021R

The developer shall coordinate with the County and the City on alignment and grading of Hooks Street. The non-exclusive easement width may be lessened if shown not to be needed with design plans approved by the County and the City. In order to prevent any delay in developing the Property, should an agreement with Lake County for impact fee credits not be finalized by the time building permits are pulled, the developer may proceed with the development and pay the requisite impact fees in order to obtain the certificate of occupancy for the improvements and receive refund of the impact fees paid upon transferring the right-of-way and easement to the County.

6. The site shall be developed in accordance to the Clermont Land Development Regulations and the provision of the M-1 Industrial Zoning district in the Land Development Codes.

SECTION 3: CONFLICT

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

SECTION 4: SEVERABILITY

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

SECTION 5: ADMINISTRATIVE CORRECTION

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

SECTION 6: PUBLICATION AND EFFECTIVE DATE

This Resolution shall take effect immediately upon its adoption.



CITY OF CLERMONT
RESOLUTION NO. 2022-021R

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 25th day of October 2022.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

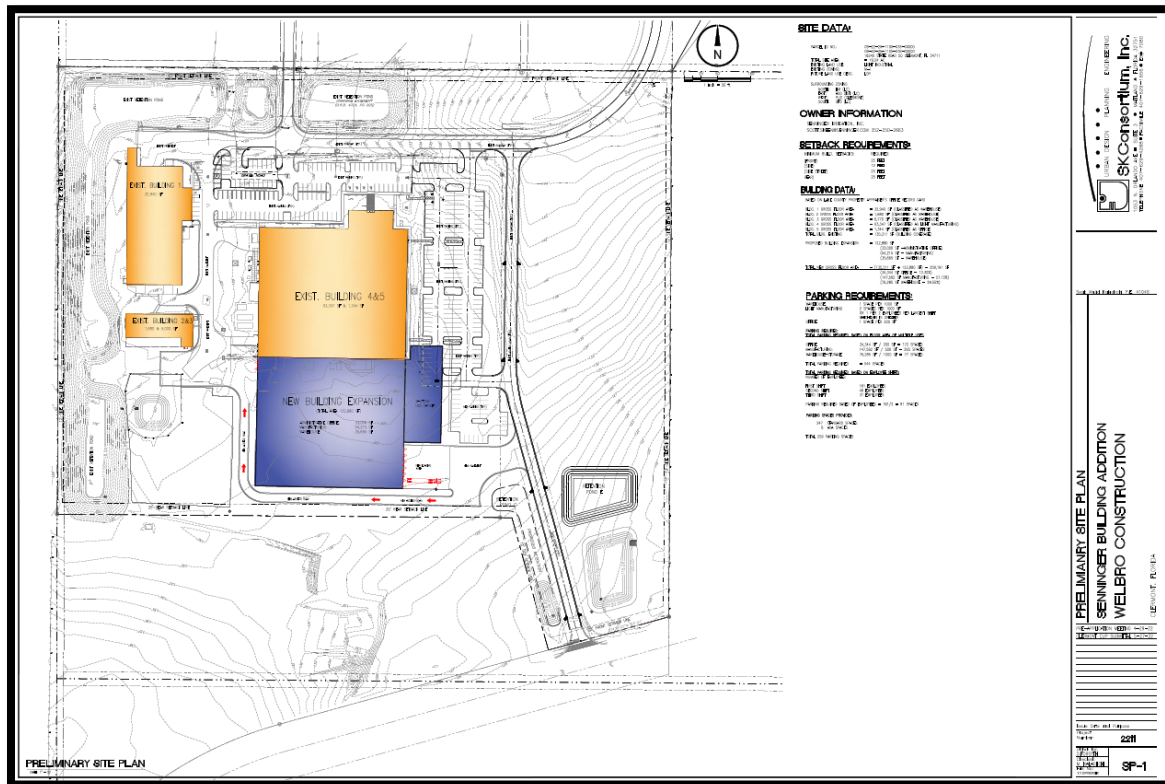
Tracy Ackroyd Howe, MMC
City Clerk

Approved as to form and legality:

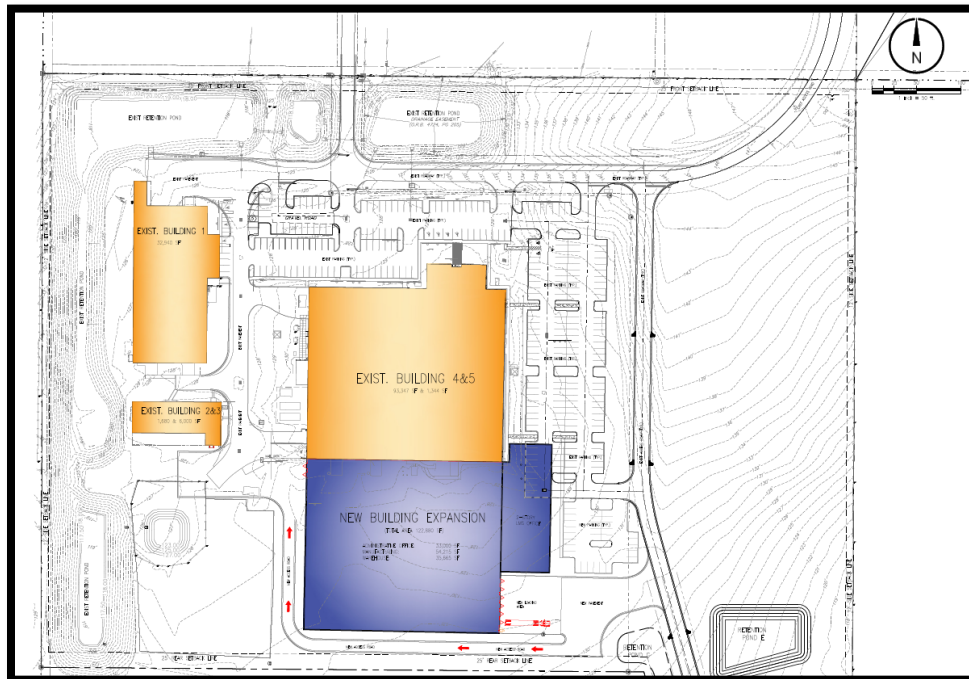
Daniel F. Mantzaris, City Attorney

CITY OF CLERMONT RESOLUTION NO. 2022-021R

Exhibit A: Site Plan



Zoomed in Area on Site Plan of Buildings:



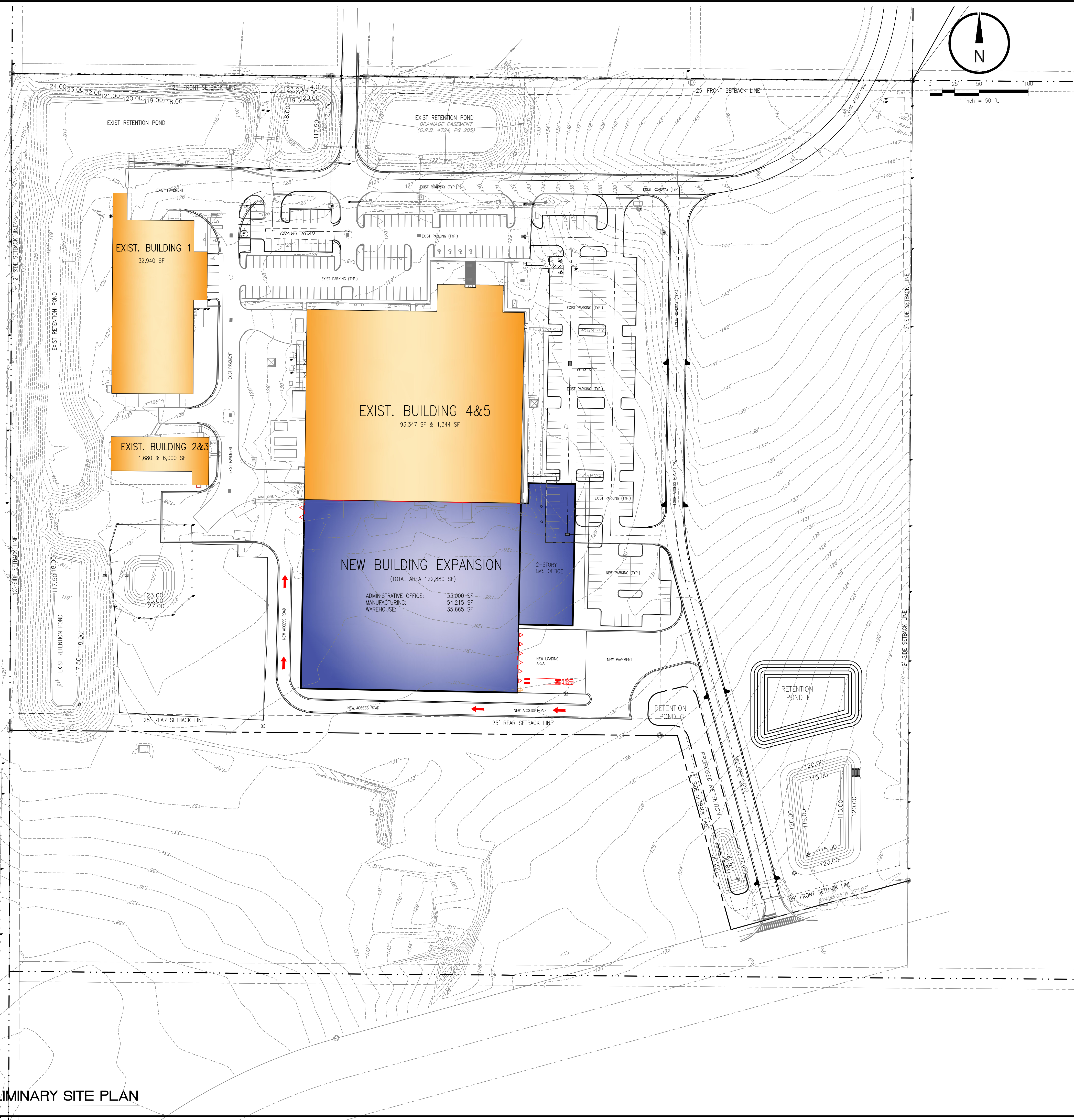
CITY OF CLERMONT
RESOLUTION NO. 2022-021R

Exhibit B: Sample Elevations



PRELIMINARY SITE PLAN

SCALE: 1" = 50'



SITE DATA:

PARCEL ID NO.: 09-22-26-1100-039-00000
09-22-26-1105-039-00000
TOTAL SITE AREA: 16240 STATE ROAD 50 CLERMONT, FL 34711
EXISTING LAND USE: = 19.24 AC
EXISTING ZONING: LIGHT INDUSTRIAL
FUTURE LAND USE DESG: M-1 LDR

SURROUNDING ZONING
NORTH: HM (LC)
EAST: AGG DIST (LC)
WEST: PUB (CLERMONT)
SOUTH: CTD (LC)

OWNER INFORMATION

SENNINGER IRRIGATION, INC.
SCOTT.SKEEN@SENNINGER.COM 352-250-2663

SETBACK REQUIREMENTS:

MINIMUM BUILD. SETBACKS:	REQUIRED:
(FRONT)	25 FEET
(SIDE)	12 FEET
(SIDE STREET)	25 FEET
(REAR)	25 FEET

BUILDING DATA:

BASED ON LAKE COUNTY PROPERTY APPRAISER'S OFFICE RECORD CARD

BLDG. 1 GROSS FLOOR AREA	= 32,940 SF (CLASSIFIED AS WAREHOUSE)
BLDG. 2 GROSS FLOOR AREA	= 1,680 SF (CLASSIFIED AS WAREHOUSE)
BLDG. 3 GROSS FLOOR AREA	= 6,770 SF (CLASSIFIED AS WAREHOUSE)
BLDG. 4 GROSS FLOOR AREA	= 93,347 SF (CLASSIFIED AS LIGHT MANUFACTURING)
BLDG. 5 GROSS FLOOR AREA	= 1,344 SF (CLASSIFIED AS OFFICE)
TOTAL BLDG. EXISTING	= 135,311 SF (BUILDING COVERAGE)
PROPOSED BUILDING EXPANSION	= 122,880 SF (33,000 SF - ADMINISTRATIVE OFFICE) (54,215 SF - MANUFACTURING) (35,665 SF - WAREHOUSE)
TOTAL NEW GROSS FLOOR AREA	= (135,311 SF + 122,880 SF) = 258,191 SF (34,344 SF OFFICE - 13.30%) (147,562 SF MANUFACTURING - 57.15%) (76,285 SF WAREHOUSE - 29.55%)

PARKING REQUIREMENTS:

WAREHOUSE:	1 SPACE PER 1000 SF
LIGHT MANUFACTURING	2 SPACES PER 1000 SF
	OR 1 PER 2 EMPLOYEES PER LARGEST SHIFT
	WHICHEVER IS GREATER
OFFICE:	4 SPACE PER 200 SF

PARKING REQUIRED:
TOTAL PARKING REQUIRED BASED ON FLOOR AREA OF MULTIPLE USES

OFFICE	34,344 SF / 200 SF = 172 SPACES
MANUFACTURING:	147,562 SF / 500 SF = 295 SPACES
WAREHOUSE-STORAGE	76,285 SF / 1000 SF = 77 SPACES
TOTAL PARKING REQUIRED	= 544 SPACES

TOTAL PARKING REQUIRED BASED ON EMPLOYEE SHIFTS
NUMBER OF EMPLOYEES

FIRST SHIFT	181 EMPLOYEES
SECOND SHIFT	46 EMPLOYEES
THIRD SHIFT	31 EMPLOYEES

PARKING REQUIRED BASED ON EMPLOYEES = 181/2 = 91 SPACES

PARKING SPACES PROVIDED:

247 STANDARD SPACES
8 ADA SPACES

TOTAL 259 PARKING SPACES

PRELIMINARY SITE PLAN

SENNINGER BUILDING ADDITION
WELBRO CONSTRUCTION

PRE-APPLICATION MEETING 4-29-22
CLERMONT CUP SUBMITTAL 5-27-22

Issue Date and Purpose
Project Number: 2211

Drawn by: D.FORSYTH
Checked: M. KALAGHCHI
File No: 21120P&BORDER

SP-1

ENGINEERING
PLANNING
URBAN DESIGN
SKConsortium, Inc.
1053 N. ORLANDO AVE. SUITE 3 • MAITLAND, FLORIDA 32751
TELEPHONE 407-629-1656 • FAX 407-629-1656 • E-MAIL info@skconsortium.com

Seal: Majid Kalaghchi P.E. 41046

CLERMONT, FLORIDA

HOOKS STREET EXTENSION FINAL ENGINEERING AND PERMITTING PROJECT KICK OFF NEWSLETTER

Issue #1 – May 2022

Lake County Launches the Hooks Street Extension – Final Engineering and Permitting Project.

The Lake County Public Works Department is conducting the Final Engineering and Permitting Project for the Hooks Street Extension from Hancock Road to Hartle Road (CR 455), total project length of 1.4 miles.

Project Location Map



During the Study Phase of the project, a detailed traffic analysis determined that this segment of Hooks Street will initially be constructed as a two-lane roadway (see Hooks Street Extension Typical Section). The proposed improvements include construction of a two-lane divided roadway, buffered bicycle lanes, widened sidewalks, drainage improvements, signalization, roundabout design and landscape buffer.

Hooks Street Extension Typical Section



This design and permitting phase of this project is anticipated to be completed by Winter 2023.

Persons wishing to submit written or verbal comments/questions may do so by contacting either the Lake County or Consultant Project Manager (see contact information below).

Upcoming Meeting(s)

Lake County will be holding an informational public meeting, tentatively scheduled in Spring 2023. A formal invitation will be sent to property owners and stakeholders within 300 feet of the Project Area prior to the public meeting. If you want to be on our mailing list for future newsletters and invitations to meetings, please reach out to either the Lake County or Consultant Project Manager (see information below).

Public participation is solicited without regard to race, color, national origin, age, sex, religion, disability, or family status.

Project Schedule

Key Project Activities	2022											2023											
	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	JAN
Notice to Proceed	●																						
Public Involvement																							
Data Collection																							
Design Analysis																							
Public Meeting													●										
Permitting																							
Construction Plan Development																							
Lake County BCC Public Meeting																			●				
Plans Complete																						●	

Contact Information

Stay Informed! Stay Involved!

If you have questions, want to learn more about the project, or would like to request a meeting with your group, you may contact our team leaders.

Seth Lynch
Lake County Project Manager
 Lake County Public Works
 350 N. Sinclair Avenue
 Tavares, Florida 32778
 Phone: 352.253.9052
 Email: slynch@lakecountyfl.gov

Dwayne Darbonne, PE
Consultant Project Manager
 METRO Consulting Group, LLC
 341 N. Maitland Avenue, Suite 220
 Maitland, Florida 32751
 Phone: 407.755.4383
 Email: dwayne.darbonne@metrocgllc.com

<https://www.lakecountyfl.gov/engineering/hooks-street>



Senninger Building Expansion CUP

Sample Elevations



MEMORANDUM

Date: June 21, 2022

Project #: 24449

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

From: Stephanie Shealey, PE, PTOE, PTP

Project: Senninger Irrigation

Subject: Tier 1 Exemption

Based on our review of the trip generation provided for the existing Senninger Irrigation site, the site access, and the proposed expansion size, the proposed Senninger Irrigation site may be granted an exemption from Tier 1 review.



CITY OF CLERMONT CONDITIONAL USE PERMIT FILING INSTRUCTIONS

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

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



CITY OF CLERMONT CONDITIONAL USE PERMIT FILING INSTRUCTIONS

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

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

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

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



CITY OF CLERMONT

CONDITIONAL USE PERMIT

APPLICATION

Date 2022-05-30		FEE: \$845 + cost of advertisement + cost of traffic review (if necessary)	
Project Name (if applicable) Senninger Irrigation Building Addition			
Applicant Welbro Building Corporation			
Contact Person Brian Pak			
Address 2301 Maitland Ctr. Pkwy. #250	City Maitland	State FL	Zip 32751
Telephone (407) 475-0800	Fax (407) 475-0801		
Email bpak@welbro.com			
OWNER INFORMATION ☐ (Check box if owner information is same as applicant)			
Owner's Name Senninger Irrigation, Inc., Scott Skeen			
Owner Address 13505 Granville Ave.	City Clermont	State FL	Zip 34711
Telephone (352) 250-2663	Fax scott.skeen@senninger.com		
PROPERTY INFORMATION			
Address of Subject Property 13505 Granville Ave.	City Clermont	State FL	Zip 34711
General Location South end of Granville Avenue south of SR 50.			
Legal Description & Alternate Key (include copy of survey) See attached survey and Property Record Card. Alternate Key: 1795044.			
Land Use (City verification required) Industrial			
Zoning (City verification required) M-1			



CITY OF CLERMONT CONDITIONAL USE PERMIT APPLICATION

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

The applicant proposes to construct a building addition approximately 122,880 square feet. The new building will be an expansion to one of the existing manufacturing / warehouse buildings on existing 19.24-acre site.

The proposed building addition will house new automated assembly lines, storage area of irrigation products, and associated administrative offices. The project also includes additional employee parking areas, truck loading areas, internal loop drive aisle, miscellaneous hardscape, and stormwater/drainage improvements.

Brian Pak

Applicant Name (print)

x 

Applicant Name (signature)

Scott Skeen

Owner Name (print)

x 

Owner Name (signature)

*****NOTICE*****

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

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

5/26/2020

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:	06/20/2022
Order Number:	7439402
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	46.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	2	06/28/2022 - 07/19/2022	Bids & Proposals
LEE dailycommercial.com	2	06/28/2022 - 07/19/2022	Bids & Proposals

Total Order Confirmation	\$144.32
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Ad Preview

LEGAL NOTICE

On Tuesday, July 5, 2022 at 6:30 p.m. the Clermont Planning and Zoning Commission will consider a request for a Conditional Use Permit (CUP), and this request will be heard by the City Council at a public hearing on Tuesday, July 26, 2022 at 6:30 P.M. to allow for a building over 100,000 square feet in the M-1 Industrial District, Land Development Code, Section 122-264, at the following location:

LOCATION:

Senninger Irrigation
South end of Granville Avenue,
south of SR 50

(Alternate Key #1795044)

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

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

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

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

Tracy Ackroyd Howe, MMC
City Clerk

Daily Commercial

June 28, 2022 and July 19, 2022

7439402

John E. Kruse

From: Randy Evenden <randy.evenden@senninger.com>
Sent: Wednesday, October 5, 2022 10:23 AM
To: John E. Kruse
Cc: Curt Henschel; Scott Skeen
Subject: Senninger October CUP City Council Meeting

Mr. Kruse,

Senninger is requesting to continue our CUP application until the October 25th City Council meeting in order to finalize details with Lake County in a developer's agreement for Hooks Street.

We are currently scheduled for October 11.

Please review this request with the City Council and advise on approval.

Contact me if you need any further information. Thank you for your assistance.

Regards,

RANDY EVENDEN

Project Manager

1-407-877-5655 **Main**

1-407-905-8291 **Direct**

Cell 248 946 2685

 **Senninger®** | A Hunter Industries Company

13505 Granville Avenue

Clermont, FL 34711 USA

www.senninger.com

This email may contain information that is privileged or confidential. If you are not the intended recipient, you may not disclose, copy, distribute or use this e-mail or its attachments.



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date		
Tuesday, October 25, 2022		
Agenda Item Name		
Ordinance No. 2022-043 <i>Final</i> Clermont Health Park ASC Rezoning (Advent)		
Requested Action		
Recommend adoption of Ordinance No. 2022-043.		
Staff Report		
The owner, Adventist Health System/Sunbelt, Inc., is requesting to amend the Planned Unit Development (Ordinance No. 2020-11) to allow for the development of an ambulatory surgery center building and accessory uses at 1909 East Highway 50. The parcel is located southeast of the intersection of State Road 50 and Citrus Tower Boulevard. The Future Land Use is designated as Commercial. The City Council approved on January 28, 2020 (Ordinance No. 2020-11) rezoning the property to a Planned Unit Development (PUD) to allow for the development of two buildings, which includes the off-site emergency department (OSED) and a medical office building identified as Phase 1 of the overall development plan. The current request will allow for the construction of a 14,500 square foot ambulatory surgery center building (ASC), with accessory uses and required parking and site improvements. The project as designed will not require any waivers to the Land Development Codes and all buildings will comply with the Clermont Architectural Design Standards. The proposed building will be similar in design and color to the existing onsite medical buildings. Staff has reviewed the request as submitted and finds the proposed application does meet the intent of Section 122-315, Review Criteria for a Planned Unit Development. The proposed use is consistent with the surrounding development patterns. The site has access to an arterial roadway, State Road 50, and is accessible through a major collector, Citrus Tower Boulevard, which is designated a major transportation facility. The applicant has submitted a Request for Exemption requirements to complete a Tier 1 Traffic Impact Analysis (TIA) based on observed trip generation data from comparable facilities located in the vicinity and determined the local road network has adequate capacity to accommodate the new trips without reducing the existing level of service (LOS). The City does have sufficient capacity to provide utility services for the project. The proposed development will provide opportunities for job creation and growth in Clermont. The proposed uses are compatible with the current development patterns in the area and will not be in conflict with the Comprehensive Plan goals, objectives and policies for Commercial Land Use. Therefore, staff recommends approval of the rezoning request to Planned Unit Development (PUD) with the provisions of Ordinance No 2022-043. <i>The Planning and Zoning Commission recommended approval, 6-0.</i>		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Ord. 2022-043 Advent Health Final PUD (09.27.2022)	Ord. 2022-043 Advent Health Final PUD (09.27.2022).pdf	
2. LOCATION MAP	LOCATION MAP .pdf	

3.	C100-Site Development Plan	C100-Site Development Plan.pdf
4.	AH Health Park ASC Elevations	AH Health Park ASC Elevations.pdf
5.	Traffic DeMininus Request Letter	Traffic Letter 0103DeMininusReq.pdf
6.	Rezoning Application	Rezoning Application.pdf
7.	Legal ad - Ord. 2022-043 Clermont Health Park	Legal ad - Ord. 2022-043 Clermont Health Park.pdf



CITY OF CLERMONT
ORDINANCE NO. 2022-043

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.

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

TRACT 23 AND THE EAST 27.00 FEET OF TRACT 24 OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, ACCORDING TO THE PLAT OF LAKE HIGHLANDS COMPANY, FILED MARCH 2, 1914 AND RECORDED IN PLAT BOOK 2, PAGE 28, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, INCLUDING VACATED PALOMA ROAD LYING BETWEEN TRACTS 23 AND 24.

TOGETHER WITH:

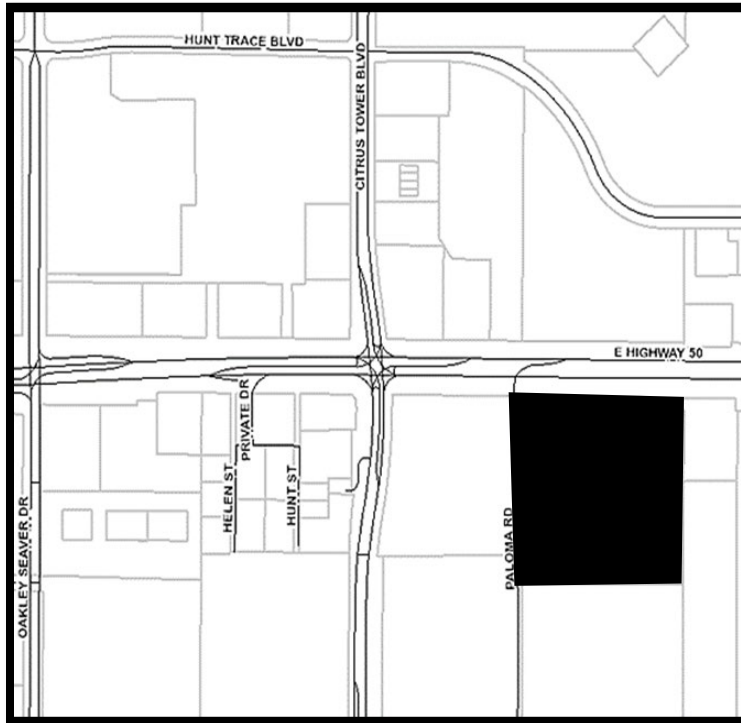
THAT PORTION OF THE 30.00 WIDE PLATTED RIGHT OF WAY LYING NORTH OF TRACTS 23 AND 24 OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, AND LYING NORTH OF VACATED PALOMA ROAD, TO BE BOUND ON THE WEST BY THE NORTHERLY PROJECTION OF THE WEST LINE OF THE EAST 27.00 FEET OF TRACT 24 AND BOUND ON THE EAST BY THE NORTHERLY PROJECTION OF THE EAST LINE OF TRACT 23, ALL ACCORDING TO THE PLAT OF LAKE HIGHLANDS COMPANY, FILED MARCH 2, 1914, AND RECORDED IN PLAT BOOK 2, PAGE 28, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

TOGETHER WITH

THAT PORTION OF TRACT 10 AND THAT PORTION OF THE EAST 27.00 FEET OF TRACT 9, SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, ACCORDING TO THE PLAT OF LAKE HIGHLANDS COMPANY, FILED MARCH 2, 1914 AND RECORDED IN PLAT BOOK 2, PAGE 28, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING SOUTH OF THE SOUTH RIGHT OF WAY OF STATE ROAD 50.

LOCATION

Property located at the southeast corner of Citrus Tower Boulevard
and State Road 50 intersection
Alternate Key 1648254



From: General Commercial (C-2)
To: Planned Unit Development (PUD)

SECTION 2: GENERAL CONDITIONS

The application request to amend the (PUD) Planned Unit Development (Ordinance No. 2020-11), to allow for the development of an ambulatory surgery center building and accessory uses, with required parking and site improvements shall 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 - Planned Unit Development Site Development Plan prepared by Klima Weeks, Sheet C100. 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. The Conceptual Site Plan does not grant any permitted uses or development entitlements, and only used for the purpose of the conceptual layout for the project.



CITY OF CLERMONT
ORDINANCE NO. 2022-043

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.

SECTION 3: LAND USE AND DEVELOPMENT STANDARDS

1. The project shall consist of an ambulatory surgery center building with up to 14,500 square feet, and accessory uses with the required parking and site improvements for the development.

2. Building Setbacks

State Road 50 (Front)	50 feet from the property line
Side Yard (West)	12 feet from the property line
Side Yard (East)	12 feet from the property line
Rear Yard (South)	25 feet from the property line
Internal to Planned Unit Development	12 feet from the property line

Landscape Buffer Setbacks

From State Road 50 (Front)	20 feet Buffer
Side (East)	10 feet Buffer
Rear (South)	10 feet Buffer
Internal to PUD	10 feet Buffer

3. The buildings shall be constructed in a manner that closely resembles the architectural style and building design features as presented in Exhibit B – Elevations, and shall meet the City of Clermont’s Architectural Standards.
4. The project shall be developed in accordance to to the C-2 General Commercial zoning designation in the Land Development Codes, unless expressly stated in this Ordinance.

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.



CITY OF CLERMONT
ORDINANCE NO. 2022-043

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 take effect upon its Second Reading and Final Passage.



CITY OF CLERMONT
ORDINANCE NO. 2022-043

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 25th day of October 2022.

CITY OF CLERMONT

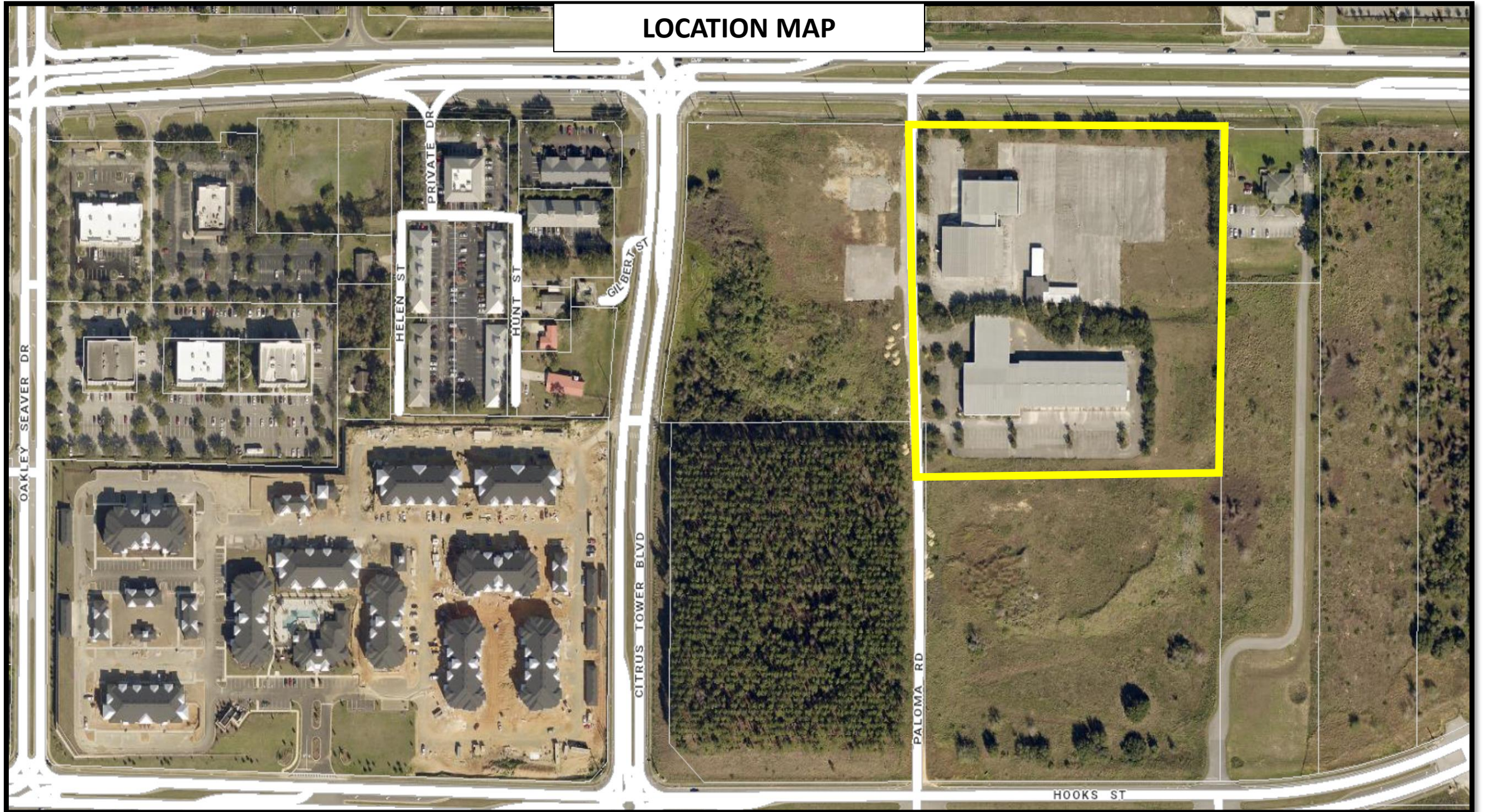
Tim Murry, Mayor

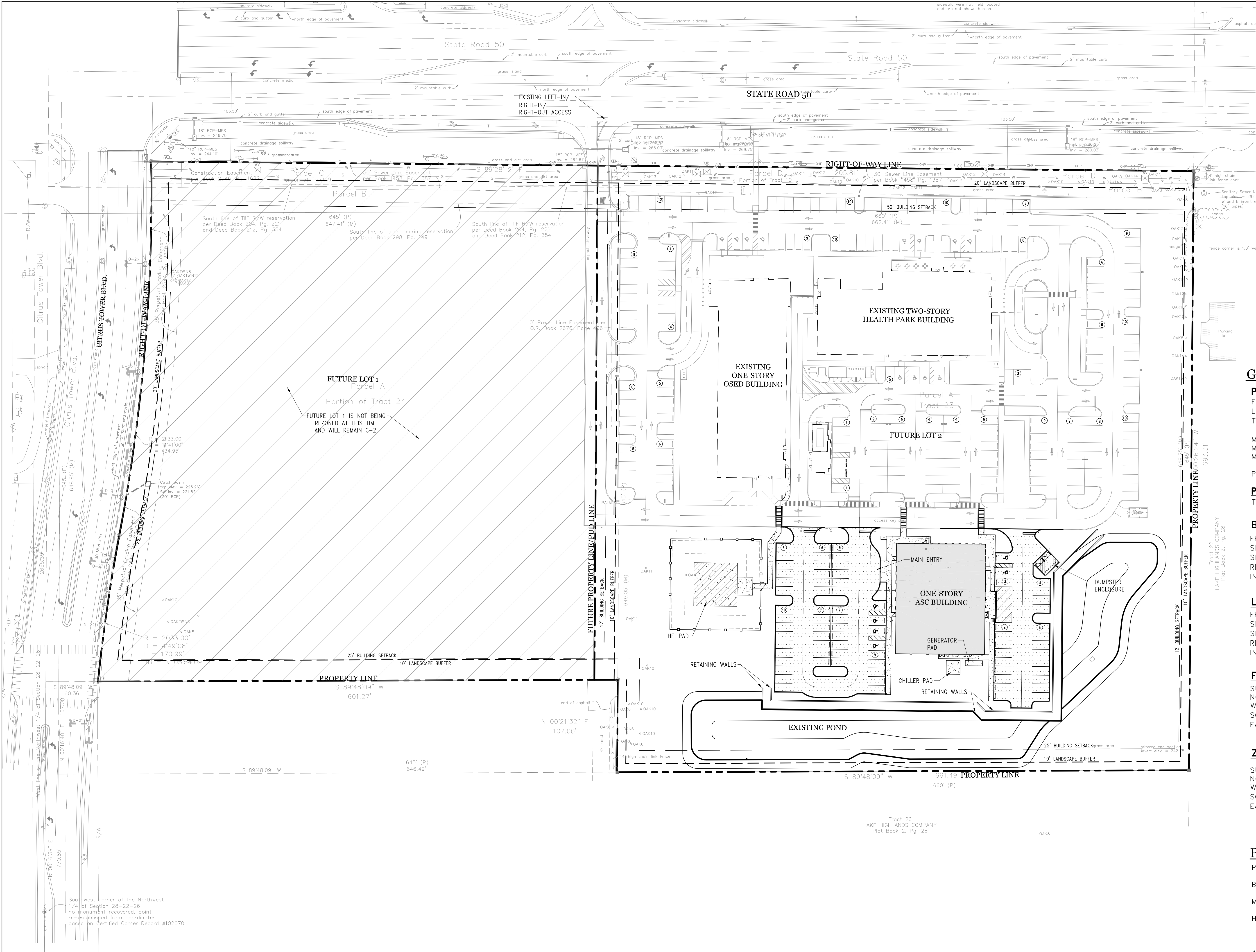
ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney





PUD LEGAL DESCRIPTION:

TRACT 23 AND THE EAST 27.00 FEET OF TRACT 24 OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, ACCORDING TO THE PLAT OF LAKE HIGHLANDS COMPANY, FILED MARCH 2, 1914 AND RECORDED IN PLAT BOOK 2, PAGE 28, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, INCLUDING VACATED PALOMA ROAD LYING BETWEEN TRACTS 23 AND 24.

TOGETHER WITH:

THAT PORTION OF THE 30.00 WIDE PLATTED RIGHT OF WAY LYING NORTH OF TRACTS 23 AND 24 OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, AND LYING NORTH OF VACATED PALOMA ROAD, TO BE BOUND ON THE WEST BY THE NORTHERLY PROJECTION OF THE WEST LINE OF THE EAST 27.00 FEET OF TRACT 24 AND BOUND ON THE EAST BY THE NORTHERLY PROJECTION OF THE EAST LINE OF TRACT 23, ALL ACCORDING TO THE PLAT OF LAKE HIGHLANDS COMPANY, FILED MARCH 2, 1914, AND RECORDED IN PLAT BOOK 2, PAGE 28, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

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PERMITTED USES:

ALL USES PERMITTED IN C-2 ZONING, PLUS MEDICAL AND DENTAL LABORATORIES, HOSPITALS (INCLUDING FREE-STANDING EMERGENCY DEPARTMENTS), AMBULATORY SURGERY CENTERS, MEDICAL CLINICS, BUSINESS OFFICES ANCILLARY TO MEDICAL USES, RESTAURANTS AND CAFES ANCILLARY TO MEDICAL USES, OUTDOOR DINING/SEATING AREAS, PHARMACIES, OTHER USES WHICH ARE SIMILAR AND COMPATIBLE.

LEGEND:

- CONCRETE WALK
- ASPHALT PAVEMENT
- FUTURE LOT 1 - (NOT INCLUDED IN REZONING REQUEST)

GENERAL INFORMATION:

PROPERTY INFORMATION:
FUTURE LOT 1 AREA: 321,141. SF (7.37 AC)
LOT 2 AREA: 477,778. SF (10.97 AC)
TOTAL AREA: 798,919. SF (18.34 AC)

MAX. IMPERVIOUS SURFACE RATIO: 0.80
MAX. BUILDING HEIGHT: 55 FT.
MAX. FAR: 3.0

PROPOSED FAR: 69,462./477,778.= 0.15

PHASING:
THE PROPOSED PUD/FUTURE LOT 2 WILL BE DEVELOPED IN ONE PHASE.

BUILDING SETBACKS:
FRONT YARD (SR 50): 50.0'
SIDE YARD (WEST): 12.0'
SIDE YARD (EAST): 12.0'
REAR YARD (SOUTH): 25.0'
INTERNAL TO PUD: 12.0'

LANDSCAPE BUFFERS:
FRONT (SR 50): 20.0'
SIDE (WEST): 10.0'
SIDE (EAST): 10.0'
REAR (SOUTH): 10.0'
INTERNAL TO PUD: 10.0'

FUTURE LAND USE:
SUBJECT PROPERTY: COMMERCIAL
NORTH: COMMERCIAL
WEST: COMMERCIAL
SOUTH: REGIONAL COMMERCIAL (UNINCORPORATED LAKE)
EAST: REGIONAL COMMERCIAL (UNINCORPORATED LAKE)

ZONING:
SUBJECT PROPERTY: PUD (ORDINANCE 2020-11) AND C-2
NORTH: C-2
WEST: C-1 AND R-3
SOUTH: R-6 (UNINCORPORATED LAKE)
EAST: C-1 (UNINCORPORATED LAKE)

PARKING CALCULATIONS:

PER CITY OF CLERMONT, SEC. 98-14

BASIS:
MEDICAL OFFICE: 1 SPACE PER EVERY 200 SQ.FT.
HOSPITAL: 1 SPACE PER EVERY 4 BEDS
+ 1 SPACE PER DOCTOR
+ 1 SPACE PER EVERY 4 EMPLOYEES
ASC: 1 SPACE PER EVERY 200 SQ.FT.
MEDICAL OFFICE: (1 SPACE/200 SQ.FT.) * 36,418 SQ.FT. OF BUILDING
= 182 SPACES REQUIRED.
HOSPITAL: (1 SPACE/4 BEDS) * 24 BEDS
+ (1 SPACE/1 DOCTOR) * 1 DOCTORS
+ (1 SPACE/4 EMPLOYEES) * 23 EMPLOYEES
= 13 SPACES REQUIRED.
ASC: (1 SPACE/200 SQ.FT.) * 14,500. SQ.FT. OF BUILDING
= 73 SPACES REQUIRED.

TOTAL REQUIRED (CITY OF CLERMONT): 182 + 13 + 73 = 268 SPACES
PROVIDED (ASC): 70 STANDARD + 6 ADA = 76 SPACES
TOTAL PROVIDED: 289 STANDARD + 18 ADA = 307 SPACES

PER CITY OF CLERMONT: SEC. 98-16
BIKE PARKING: 5% FOR FIRST 100 SPACES; 2% THEREAFTER
307 SPACES = 5% OF 100 & 2% OF 207
100(.05) + 207(.02) = 10 REQUIRED BICYCLE SPACES
PROVIDED: 6 RACKS = 12 BICYCLE SPACES

CLERMONT HEALTH PARK ASC AND HELIPAD
CLERMONT, FLORIDA
PUD SITE DEVELOPMENT PLAN

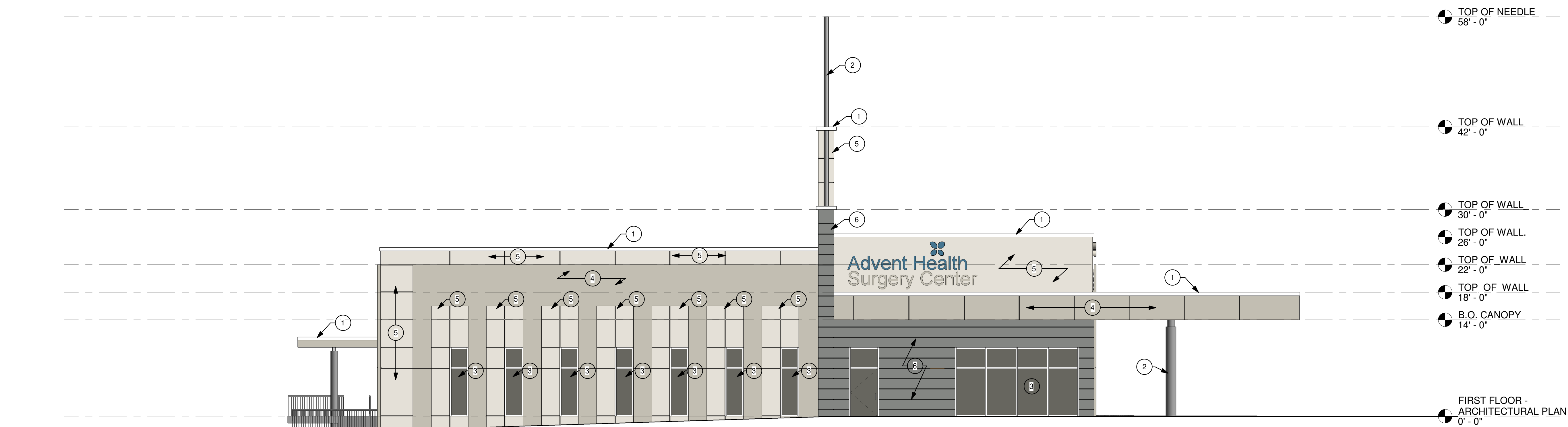
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10		

drawn by: JD
checked by: SGW
date: 08/31/22
plot scale: AS SHOWN
project number: N/A
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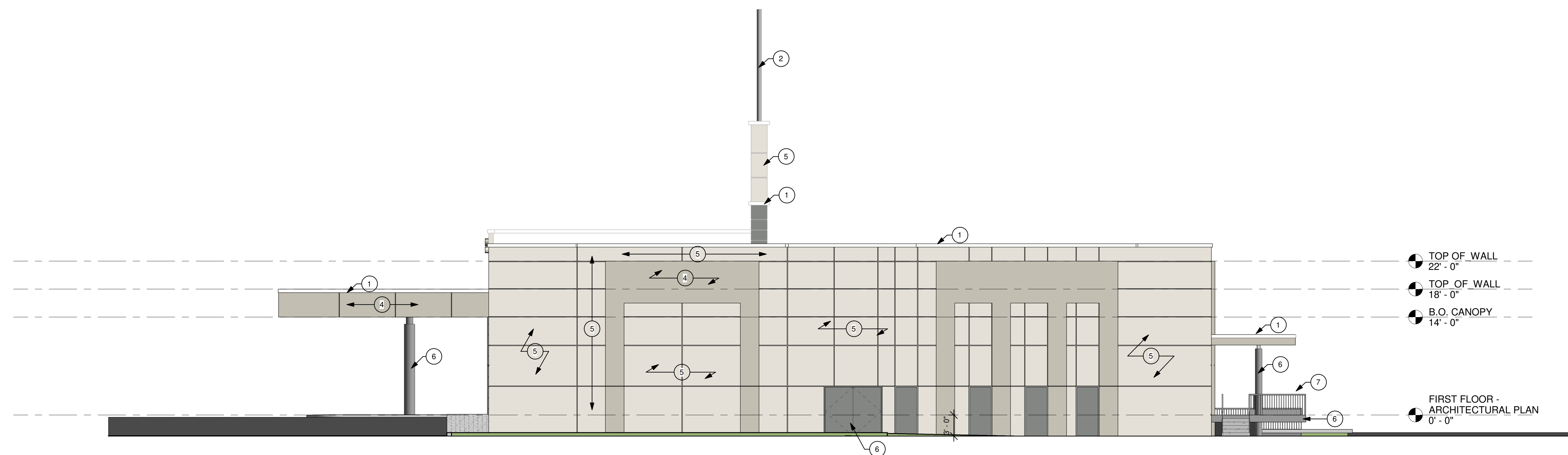
Klima Weeks
CIVIL ENGINEERING
385 Douglas Avenue, Ste 2100
Altamonte Springs, FL 32714
Telephone 407.478.8750
Facsimile 407.478.8749

Selby G. Weeks 56991

C100



A NORTH ELEVATION
 $\frac{1}{8}'' = 1'-0''$



B SOUTH ELEVATION
1/8" = 1'-0"

COLOR KEY NOTES

- 1 CLEAR ANODIZED ALUMINUM CAP FLASHING WITH CONTINUOUS CLEATS FRONT AND BACK
- 2 POLE 3" DIAM., 27FT LENGTH AND POLE 4" DIAM., 13FT LENGTH
NOTE: ANCHORED TO TILT PANEL FEATURE 5
CAP TOP AND BOTTOM. PROVIDE WEEP HOLES AT BOTTOM
FINISH: T8D
- 3 ALUMINUM STOREFRONT SYSTEM; SEE DRAWING A-15. WINDOW
SHALL BE CLEAR ANODIZED ALUMINUM FRAME WITH TINTED
GLASS. GLASS SHALL HAVE A U-VALUE OF 0.5 AND A SHADING
COEFFICIENT OF 0.25
- 4 EXTERIOR PAINT COLOR
SHERWIN WILLIAMS PAINT - SW 7016 MINDFUL GRAY
- 5 EXTERIOR PAINT COLOR
SHERWIN WILLIAMS PAINT - SW 9166 DRIFT OF MIST
- 6 EXTERIOR PAINT COLOR
SHERWIN WILLIAMS PAINT - SW 7067 CITYSCAPE
- 7 ALUMINUM RAIL - COLOR TO MATCH ITEM 6 ABOVE

Project Architect:



Jason Blau & Associates
625 E Bay Drive, #228,
Clearwater, FL 33764
R0013034
727.530.0570

Deal & Signature:

Robert H. Blau, AIA

Project Name:

ADVENT HEALTH
CLERMONT
SURGERY
CENTER

Project Number: 22011

Project Location:

ALBANY, NEW YORK

CHEMATIC DESIGN

Issue Date: 7/20/2022

[illegible]

Drawing Title:

EXTERIOR ELEVATIONS

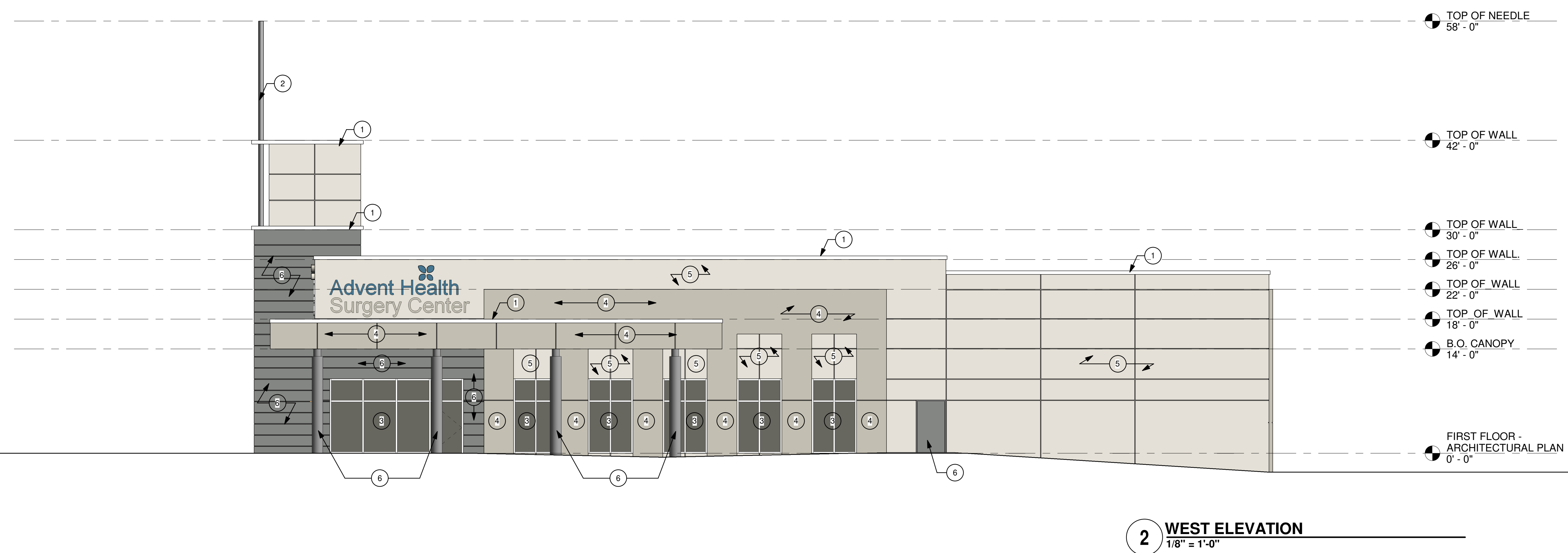
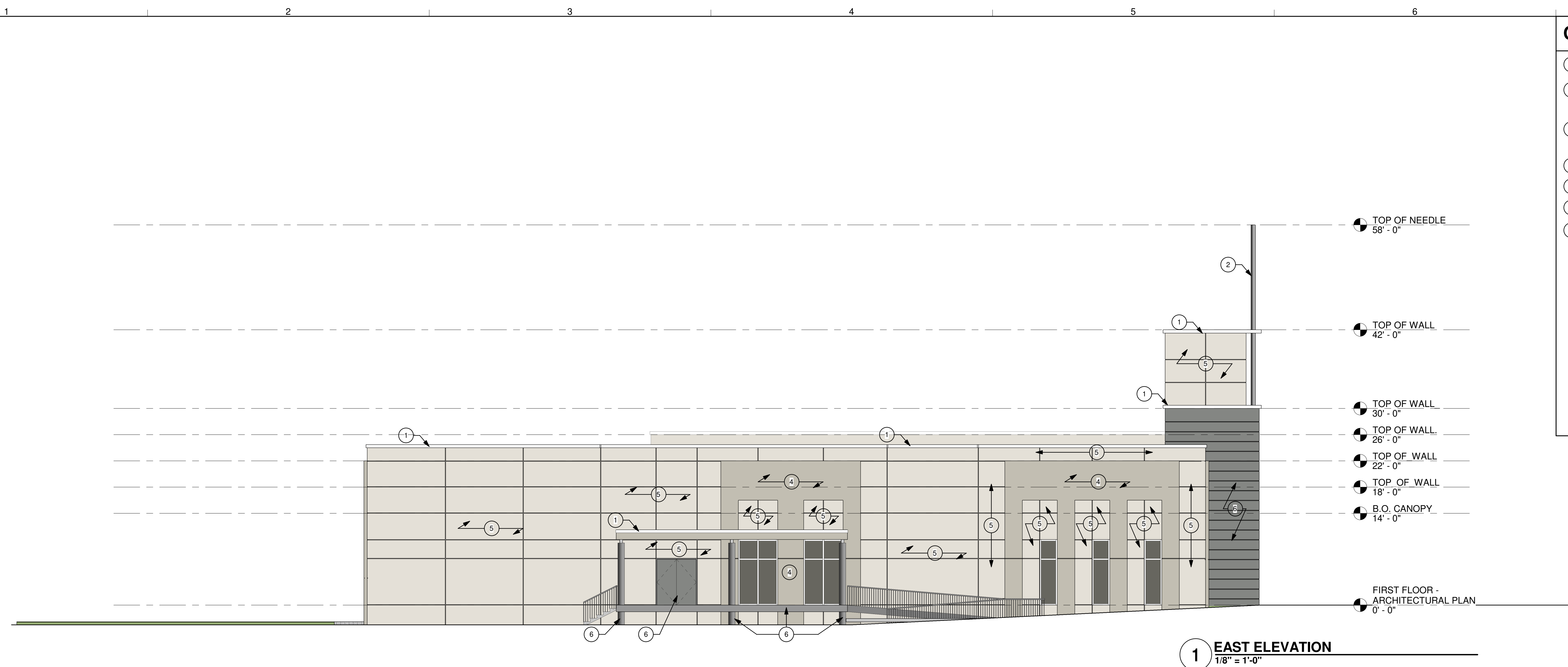
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A10-1

Drawn by: MBA

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COLOR KEY NOTES

- 1 CLEAR ANODIZE ALUMINUM CAP FLASHING WITH CONTINUOUS CLEATS FRONT AND BACK
- 2 POLE 3" DIAM., 20'FT LENGTH AND POLE 4" DIAM., 13'FT LENGTH NOTE: ANCHORED TO TILT PANEL FEATURE WALL CAP TOP AND BOTTOM, PROVIDE WEEP HOLES AT BOTTOM FINISH; TBD
- 3 ALUMINUM STOREFRONT SYSTEM; SEE DRAWING A-15; WINDOW SHALL BE CLEAR ANODIZE ALUMINUM FRAME WITH TINTED GLASS; GLASS SHALL HAVE A U-VALUE OF 0.5 AND A SHADING COEFFICIENT OF 0.25
- 4 EXTERIOR PAINT COLOR SHERWIN WILLIAMS PAINT - SW 7016 MINDFUL GRAY
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- 6 EXTERIOR PAINT COLOR SHERWIN WILLIAMS PAINT - SW 7067 CITYSCAPE
- 7 ALUMINUM RAIL - COLOR TO MATCH ITEM 6 ABOVE

Project Architect:



Mason Blau & Associates
4625 E Bay Drive, #228,
Clearwater, FL 33764
AR0013034
T: 727.530.0570

Seal & Signature:

Robert H. Blau, AIA

Project Name:

ADVENT HEALTH
CLERMONT
SURGERY
CENTER

Project Number: 22011

Project Location:

CLERMONT, FLORIDA

SCHEMATIC DESIGN

Issue Date: 7/20/2022

[illegible]

Drawing Title:

EXTERIOR ELEVATIONS

Drawing Number:

A10-2

Drawn by: Author
Checked by: Checker
Scale: As indicated

MEMORANDUM

TO: John Kruse, AICP- Planning Manager, City of Clermont, Florida

FROM: J. Anthony Luke, P.E.

DATE: August 17, 2022

RE: AdventHealth ASC Facility on SR 50 at Citrus Tower Boulevard
Request for Exemption- Requirement to Complete a Tier 1 Traffic Impact Analysis
([Ltec #22-0103](#))

The purpose of this summary is to provide a basis for the request for an Exemption from the requirement for a Traffic Impact Analysis (TIA) report submittal to support the proposed AdventHealth Ambulatory Surgery Center (ASC) Facility on SR 50 at Citrus Tower Boulevard in Clermont, Lake County, Florida. This Exemption Request is based on the *Traffic Impact Study Methodology and Guidelines (2021)- Lake~Sumter Metropolitan Planning Organization- 5. Request for Exemption from a Tier 1 TIA.*

The project is located on the south side of SR 50 east of Citrus Tower Boulevard. The proposed facility will contain 13,227 square feet of ASC, with four (4) surgery rooms (**Figure 1**). Within the southeast quadrant of SR 50 & Citrus Tower Boulevard, the AdventHealth Clermont Health Park was recently completed, which includes a Free-Standing ER/ED and a Medical Office Building (MOB). The proposed AdventHealth ASC will be developed on a vacant property directly south of these existing facilities and utilize the existing access plan.

TRIP GENERATION RATES

The number of vehicle trips that will be generated to and from a development is dependent upon the type and amount of land uses contained within that development. The land use description options available from the ITE Trip Generation Report (11th Edition) don't provide any categories that are consistent with the ASC Project use. The closest uses identified were for Clinic (LUC 630), Free-Standing Emergency Room (LUC 650), Medical-Dental Office Building (LUC 720), and Hospital (LUC 610). These uses do not fit with the ASC use characteristics since the ASC does not have in-patient facilities and function with longer-duration out-patient service with a limited number of patients each day.

AdventHealth ASC Facility- SR 50 at Citrus Tower Blvd.
Request for Exemption for Requirement to Complete a Traffic Impact Analysis

This summary was prepared using an alternative approach that estimated the trip generation for the ASC using observed trip generation data from comparable AdventHealth ASC facilities in Central Florida. AdventHealth provided information and data for two (2) existing AdventHealth ASC facilities:

- Winter Garden ASC: 17,700 square feet; 3 operating rooms
- Altamonte Springs ASC: 13,000 square feet; 4 operating rooms

Attachment A summarizes logs provided by AdventHealth staff, of patients, staff, and deliveries at two (2) existing AdventHealth ASC facilities: The trip data was provided by AdventHealth staff from these two ASC facilities over two (2) weekdays in March and April 2022. Average trip generation rates were developed based on the data, as follow:

Rate per 1,000 Sq Ft						Rate per Room					
AM			PM			AM			PM		
In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total
0.467	0.053	0.519	0.028	0.219	0.247	2.042	0.208	2.250	0.167	0.938	1.104

These trip generation rates were applied to estimate the daily and peak hour trip generation for the proposed ASC. No internal capture nor pass-by trips are anticipated.

TABLE 1
AdventHealth ASC Facility Clermont - SR 50 at Citrus Tower Blvd
Estimated Trip Generation (Proposed)

Land Use	ITE Code ²	Size	Trip Generation Rates ¹							Trips Generated ³						
			Daily	A.M. Peak Hour			P.M. Peak Hour			Daily	A.M. Peak Hour			P.M. Peak Hour		
				Total	Enter	Exit	Total	Enter	Exit		Total	Enter	Exit	Total	Enter	Exit
ASC Facility	N/A / R	13,227 x 1000 Sq. Ft. Gross Floor Area	3.620	0.519	0.467	0.053	0.247	0.028	0.219	48	7	6	1	3	0	3
ASC Facility	N/A / R	5 Operating/Procedure Rooms	15.857	2.250	2.042	0.208	1.104	0.167	0.938	79	11	10	1	6	1	5

¹ - Trip Generation Rates from local AdventHealth study, see attachments

² - ITE Code not applicable, R = average Rate

³ - Trips generated higher for operating room independent variable. These trips used in analysis.

TRIP GENERATION - EXISTING

The existing condition of the proposed site is vacant. There is currently no trip generation associated with the existing use. Accordingly, existing traffic volumes are zero (0).

TRIP GENERATION - PROPOSED

These trip generation rates were applied to estimate the daily and peak hour trip generation for the proposed ASC (13,227 square feet/5 surgery/procedure rooms). **Table 1** below summarizes the trips for the proposed ASC, for both the square feet and surgery rooms. As shown, the use of Operating Rooms as the land use variable results in the higher trip generation. This was used as the basis of the TIA Exemption Request.

AdventHealth ASC Facility- SR 50 at Citrus Tower Blvd.
Request for Exemption for Requirement to Complete a Traffic Impact Analysis

Since the ASC property is currently undeveloped, the trip generation shown in Table 1 represents the Net, New Trips for the proposed site.

TABLE 2
AdventHealth ASC Facility Clermont - SR 50 at Citrus Tower Blvd
Estimated Trip Generation (Proposed)

Land Use	ITE Code ²	Size	Trip Generation Rates ¹									Trips Generated ³					
			Daily	A.M. Peak Hour			P.M. Peak Hour			Daily	A.M. Peak Hour			P.M. Peak Hour			
				Total	Enter	Exit	Total	Enter	Exit		Total	Enter	Exit	Total	Enter	Exit	
ASC Facility	N/A / R	13,227 x 1000 Sq. Ft. Gross Floor Area	3.620	0.519	0.467	0.053	0.247	0.028	0.219	48	7	6	1	3	0	3	
ASC Facility	N/A / R	5 Operating/Procedure Rooms	15.857	2.250	2.042	0.208	1.104	0.167	0.938	79	11	10	1	6	1	5	

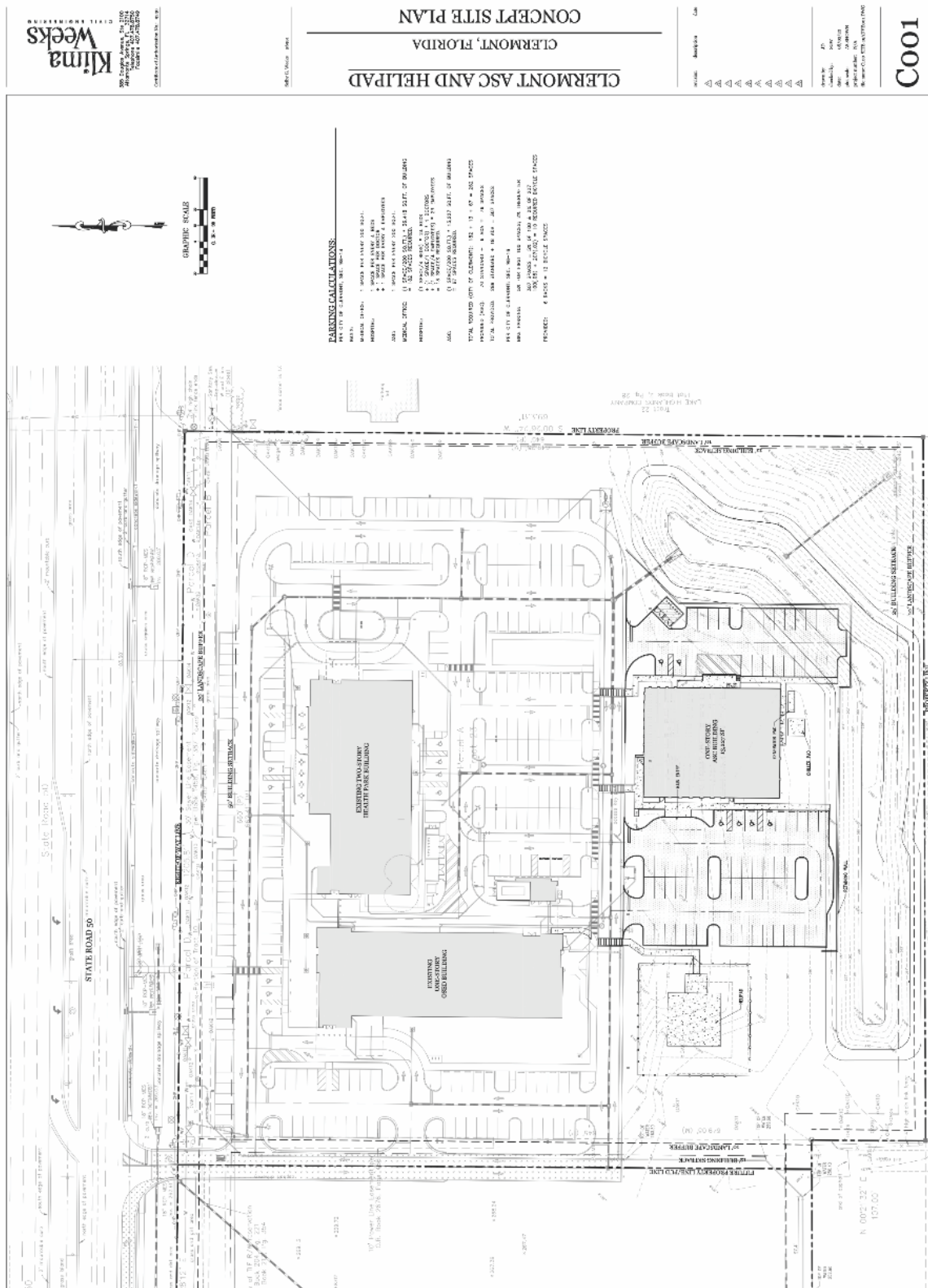
¹ - Trip Generation Rates from local AdventHealth study, see attachments

² - ITE Code not applicable, R = average Rate

³ - Trips generated higher for operating room independent variable. These trips used in analysis.

Request for Exemption from a Tier 1 Traffic Impact Analysis

The proposed project will result in 6 inbound trips and 1 outbound trips in the AM peak hour period. The local roadway network has adequate capacity to accommodate the new trips without reducing the existing Level of Service (LOS). Therefore, an Exemption from the requirement for a TIA to support the ASC development application is requested.



AdventHealth ASC Facility on SR 50 at Citrus Tower Bv Request for Exemption - Tier 1 TIA

Clermont, Lake County, Florida

Site Plan

Figure 1

Attachment A: Trip Generation Documentation

Trip Generation for the Ambulatory Surgery Center (ASC) Project

The medical-related land use description options available from ITE Trip Generation Report (11th Edition), which include Clinic (LUC 630), Free-standing Emergency Room (LUC 650), Medical-Dental Office Building (LUC 720), and Hospital (LUC 610), don't provide any categories that are very consistent with the ASC facility land use.

The proposed approach used to estimate the trip generation for the ASC land use is based on data compiled for trip generation characteristics from comparable AdventHealth ASC facilities in Central Florida. **Attachment B** summarizes the log sheets, based on information provided by AdventHealth staff, of patients, staff, and deliveries at following two (2) existing AdventHealth ASC facilities:

- Winter Garden ASC: has 17,700 square feet and 3 operating rooms
- Altamonte Springs ASC: has 13,000 square feet and 4 operating rooms

Trip data was provided by AdventHealth staff from these two ASC facilities over two (2) weekdays in March and April 2022. Peak Hour average trip generation rates were then developed based on the data, as follow:

<u>Rate per 1,000 Sq Ft</u>						<u>Rate per Room</u>					
AM			PM			AM			PM		
<u>In</u>	<u>Out</u>	<u>Total</u>	<u>In</u>	<u>Out</u>	<u>Total</u>	<u>In</u>	<u>Out</u>	<u>Total</u>	<u>In</u>	<u>Out</u>	<u>Total</u>
0.467	0.053	0.519	0.028	0.219	0.247	2.042	0.208	2.250	0.167	0.938	1.104

Note: For purposes of this analysis, the rate per 1,000 SF was used.

AdventHealth ASC Facility- SR 50 at Citrus Tower Blvd.
Request for Exemption for Requirement to Complete a Traffic Impact Analysis

Attachment B

Daily Visitor/Employee Survey Form

Facility: Altamonte Springs AdventHealth ASC

Location: _____

Date: 4/7/22

Office Square Footage: 13,000 sq ft; 4 operating rooms

Time of Day		Observed Persons Entering/Exiting Facility				
		Visitors & Patients	Delivery Staff	Employees	Others	Total
6:00 AM	7:00 AM	3/0	0/0	10/0	0/0	13/0
7:00 AM	8:00 AM	3/0	0/0	5/0	0/0	8/0
8:00 AM	9:00 AM	3/0	1/1	0/0	0/0	4/1
9:00 AM	10:00 AM	1/3	0/0	0/0	0/0	1/3
10:00 AM	11:00 AM	2/1	0/0	0/0	0/0	2/1
11:00 AM	12:00 PM	2/2	0/0	0/0	0/0	2/2
12:00 PM	1:00 PM	0/3	0/0	0/0	0/0	0/3
1:00 PM	2:00 PM	1/0	0/0	0/0	0/0	1/0
2:00 PM	3:00 PM	0/0	0/0	0/4	0/0	0/4
3:00 PM	4:00 PM	0/3	0/0	0/4	0/0	0/7
4:00 PM	5:00 PM	0/1	1/1	0/3	0/0	1/5
5:00 PM	6:00 PM	0/1	0/0	0/2	0/0	0/3
6:00 PM	7:00 PM	0/0	0/0	0/2	0/0	0/2
7:00 PM	6:00 AM	0/0	0/0	0/0	0/0	0/0
Total		15/15	2/2	15/15	0/0	32/32

AdventHealth ASC Facility- SR 50 at Citrus Tower Blvd.
Request for Exemption for Requirement to Complete a Traffic Impact Analysis

Daily Visitor/Employee Survey Form

Facility: Altamonte Springs AdventHealth ASC

Location: _____

Date: 3/21/22

Office Square Footage: 13,000 sq ft; 4 operating rooms

Time of Day		Observed Persons Entering/Exiting Facility				
		Visitors & Patients	Delivery Staff	Employees	Others	Total
6:00 AM	7:00 AM	4/0	0/0	9/0	0/0	13/0
7:00 AM	8:00 AM	2/0	1/1	2/0	0/0	5/1
8:00 AM	9:00 AM	1/0	0/0	2/0	0/0	3/0
9:00 AM	10:00 AM	1/1	0/0	0/0	0/0	1/1
10:00 AM	11:00 AM	1/1	0/0	0/0	0/0	1/1
11:00 AM	12:00 PM	1/1	0/0	0/0	0/0	1/1
12:00 PM	1:00 PM	2/1	0/0	0/0	0/0	2/1
1:00 PM	2:00 PM	0/3	0/0	0/0	0/0	0/3
2:00 PM	3:00 PM	0/0	0/0	0/3	0/0	0/3
3:00 PM	4:00 PM	0/2	0/0	0/2	0/0	0/4
4:00 PM	5:00 PM	0/2	0/0	0/5	0/0	0/7
5:00 PM	6:00 PM	0/1	0/0	0/3	0/0	0/4
6:00 PM	7:00 PM	0/0	0/0	0/0	0/0	0/0
7:00 PM	6:00 AM	0/0	0/0	0/0	0/0	0/0
Total		12/12	1/1	13/13	0/0	26/26

AdventHealth ASC Facility- SR 50 at Citrus Tower Blvd.
Request for Exemption for Requirement to Complete a Traffic Impact Analysis

Daily Visitor/Employee Survey Form

Facility: Winter Garden AdventHealth ASC

Location: _____

Date: 03/30/22

Office Square Footage: 17,720 sq ft; 3 operating rooms

Time of Day		Observed Persons Entering/Exiting Facility				
		Visitors & Patients	Delivery Staff	Employees	Others	Total
6:00 AM	7:00 AM	6/0	0/0	7/0	0/0	13/0
7:00 AM	8:00 AM	5/0	1/1	3/0	0/0	9/1
8:00 AM	9:00 AM	4/0	0/0	0/0	0/0	4/0
9:00 AM	10:00 AM	4/2	0/0	0/0	0/0	4/2
10:00 AM	11:00 AM	0/3	0/0	0/0	0/0	0/3
11:00 AM	12:00 PM	0/4	0/0	0/0	0/0	0/4
12:00 PM	1:00 PM	0/2	0/0	0/0	0/0	0/2
1:00 PM	2:00 PM	0/4	0/0	0/5	0/0	0/9
2:00 PM	3:00 PM	0/2	0/0	0/3	0/0	0/5
3:00 PM	4:00 PM	0/0	0/0	0/0	0/0	0/0
4:00 PM	5:00 PM	0/0	0/0	0/0	0/0	0/0
5:00 PM	6:00 PM	0/0	0/0	0/0	0/0	0/0
6:00 PM	7:00 PM	0/2	0/0	0/2	0/0	0/4
7:00 PM	6:00 AM	0/0	0/0	0/0	0/0	0/0
	Total	19/19	1/1	10/10	0/0	30/30

AdventHealth ASC Facility- SR 50 at Citrus Tower Blvd.
Request for Exemption for Requirement to Complete a Traffic Impact Analysis

Daily Visitor/Employee Survey Form

Facility: Winter Garden AdventHealth ASC

Location: _____

Date: 03/15/22

Office Square Footage: 17,720 sq ft; 3 operating rooms

Time of Day		Observed Persons Entering/Exiting Facility				
		Visitors & Patients	Delivery Staff	Employees	Others	Total
6:00 AM	7:00 AM	3/0	0/0	6/0	0/0	9/0
7:00 AM	8:00 AM	2/0	1/1	3/0	0/0	6/1
8:00 AM	9:00 AM	2/2	0/0	0/0	0/0	2/2
9:00 AM	10:00 AM	2/1	0/0	0/0	0/0	2/1
10:00 AM	11:00 AM	3/2	0/0	0/0	0/0	3/2
11:00 AM	12:00 PM	0/2	0/0	0/0	0/0	0/2
12:00 PM	1:00 PM	0/2	0/0	0/0	0/0	0/2
1:00 PM	2:00 PM	0/1	0/0	0/2	0/0	0/3
2:00 PM	3:00 PM	0/0	0/0	0/2	0/0	0/2
3:00 PM	4:00 PM	0/1	0/0	0/3	0/0	0/4
4:00 PM	5:00 PM	0/0	1/1	0/0	0/0	1/1
5:00 PM	6:00 PM	0/0	0/0	0/0	0/0	0/0
6:00 PM	7:00 PM	0/1	0/0	0/2	0/0	0/3
7:00 PM	6:00 AM	0/0	0/0	0/0	0/0	0/0
	Total	12/12	2/2	9/9	0/0	23/23



CITY OF CLERMONT

REZONING

APPLICATION

DATE August 22, 2022		FEE: \$542.00 + cost of advertisement + cost of traffic review, if necessary	
Project Name (if applicable) Clermont Health Park ASC and Helipad			
Applicant Adventist Health System/Sunbelt, Inc.			
Contact Person Tim Burrill, Senior Vice President			
Address 1919 N Orange Avenue	City Orlando	State FL	Zip 32804
Telephone 407-303-1197	Fax		
Email tim.burrill@AdventHealth.com			
OWNER INFORMATION			
Owner's Name Adventist Health System/Sunbelt, Inc.			
Owner Address 900 Winderley Place, Suite 1350	City Maitland	State FL	Zip 32751
Telephone	Email		
PROPERTY INFORMATION			
Address of Subject Property 1909 E Highway 50	City Clermont	State FL	Zip 34711
Legal Description (include copy of survey) See attached Legal Description			
Acreage 10.97	Land Use (City verification required) Commercial		
Present Zoning (City verification required) PUD and C-2	Proposed Zoning PUD and C-2		



CITY OF CLERMONT REZONING APPLICATION

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

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

We are proposing to add a helipad and ambulatory surgery center building to the existing PUD (2020-11). Because the existing PUD maximum building area is based on the two existing buildings, the PUD maximum building area will increase to include the new ambulatory surgery center.

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

Tim Burrill, Senior Vice President

Applicant Name (print)

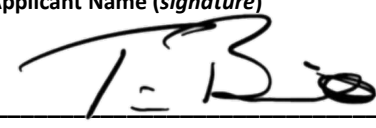
x


Applicant Name (signature)

Tim Burrill, Senior Vice President

Owner Name (print)

x


Owner Name (signature)

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

5/22/2020

Property Legal Description

PARCEL A:

Tracts 23 and 24 of Section 28, Township 22 South, Range 26 East, according to the Plat of LAKE HIGHLANDS COMPANY, filed March 2, 1914 and recorded in Plat Book 2, Page 28, Public Records of Lake County, Florida, INCLUDING vacated Paloma Road lying between Tracts 23 and 24, LESS the West 1/2 of the South 107 feet thereof.

Less and except the following:

The South 107 feet of Tract 24, Section 28, Township 22 South, Range 26 East, according to the Plat of Lake Highlands Company, as recorded in Plat Book 2, Page 28, Public Records of Lake County, Florida.

Further, less and except the following:

R/W Parcel #C-10 as described in Statutory Warranty Deed to Lake County recorded in O.R. Book 2544, Page 2352, Public Records of Lake County, Florida.

TOGETHER WITH:

PARCEL B:

That portion of the 30.00 wide platted Right of Way lying North of Tracts 23 and 24 of Section 28, Township 22 South, Range 26 East, and lying North of vacated Paloma Road, to be bound on the West by the East right of way line of Citrus Tower Boulevard and bound on the East by the northerly projection of the East line of Tract 23, all according to the Plat of LAKE HIGHLANDS COMPANY, filed March 2, 1914, and recorded in Plat Book 2, Page 28, Public Records of Lake County, Florida.

PARCEL C:

That portion of Tract 9, Section 28, Township 22 South, Range 26 East, according to the plat of LAKE HIGHLANDS COMPANY, filed March 2, 1914 and recorded in Plat Book 2, Page 28, Public Records of Lake County, Florida, LYING SOUTH OF THE SOUTH RIGHT OF WAY OF STATE ROAD 50; LESS AND EXCEPT R/W Parcel #C13 as described in the deeds to Lake County, Florida, recorded in O.R. Book 2544, Page 2358 and O.R. Book 2546, Page 1682, Public Records of Lake County, Florida.

PARCEL D:

That portion of Tract 10, Section 28, Township 22 South, Range 26 East, according to the plat of LAKE HIGHLANDS COMPANY, filed March 2, 1914 and recorded in Plat Book 2, Page 28, Public Records of Lake County, Florida, LYING SOUTH OF THE SOUTH RIGHT OF WAY OF STATE ROAD 50.

PD Legal Description

Tract 23 and the East 27.00 feet of Tract 24 of Section 28, Township 22 South, Range 26 East, according to the Plat of LAKE HIGHLANDS COMPANY, filed March 2, 1914 and recorded in Plat Book 2, Page 28, Public Records of Lake County, Florida, INCLUDING vacated Paloma Road lying between Tracts 23 and 24.

TOGETHER WITH:

That portion of the 30.00 wide platted Right of Way lying North of Tracts 23 and 24 of Section 28, Township 22 South, Range 26 East, and lying North of vacated Paloma Road, to be bound on the West by the northerly projection of the West line of the East 27.00 feet of Tract 24 and bound on the East by the northerly projection of the East line of Tract 23, all according to the Plat of LAKE HIGHLANDS COMPANY, filed March 2, 1914, and recorded in Plat Book 2, Page 28, Public Records of Lake County, Florida.

TOGETHER WITH

That portion of Tract 10 and that portion of the East 27.00 feet of Tract 9, Section 28, Township 22 South, Range 26 East, according to the plat of LAKE HIGHLANDS COMPANY, filed March 2, 1914 and recorded in Plat Book 2, Page 28, Public Records of Lake County, Florida, LYING SOUTH OF THE SOUTH RIGHT OF WAY OF STATE ROAD 50.

LEGAL NOTICE

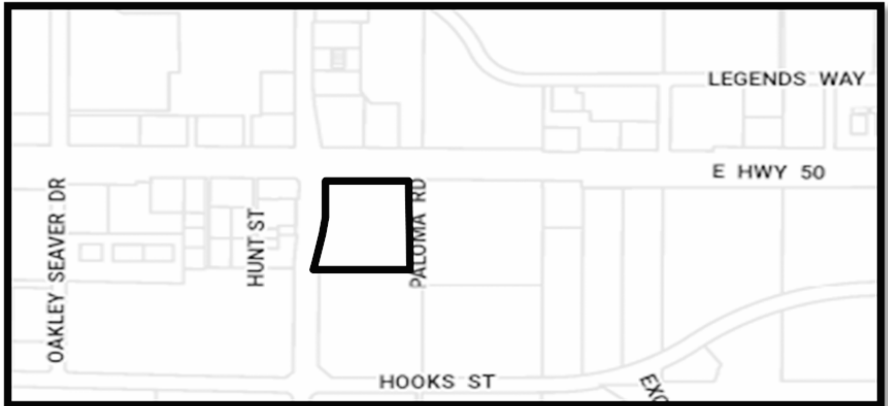
The Planning & Zoning Commission will consider this request at their public meeting on Tuesday, October 4, 2022 at 6:30 PM and the Clermont City Council will hold a public hearing to consider the request on Tuesday, October 25, 2022 at 6:30 PM for the final enactment.

ORDINANCE NO. 2022-043

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 located at the southeast corner of
Citrus Tower Boulevard and SR 50 intersection
Portion of AK 1648254



LEGAL DESCRIPTION

TRACT 23 AND THE EAST 27.00 FEET OF TRACT 24 OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, ACCORDING TO THE PLAT OF LAKE HIGHLANDS COMPANY, FILED MARCH 2, 1914 AND RECORDED IN PLAT BOOK 2, PAGE 28, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, INCLUDING VACATED PALOMA ROAD LYING BETWEEN TRACTS 23 AND 24.

TOGETHER WITH:

THAT PORTION OF THE 30.00 WIDE PLATTED RIGHT OF WAY LYING NORTH OF TRACTS 23 AND 24 OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, AND LYING NORTH OF VACATED PALOMA ROAD, TO BE BOUND ON THE WEST BY THE NORTHERLY PROJECTION OF THE WEST LINE OF THE EAST 27.00 FEET OF TRACT 24 AND BOUND ON THE EAST BY THE NORTHERLY PROJECTION OF THE EAST LINE OF TRACT 23, ALL ACCORDING TO THE PLAT OF LAKE HIGHLANDS COMPANY, FILED MARCH 2, 1914, AND RECORDED IN PLAT BOOK 2, PAGE 28, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

TOGETHER WITH

THAT PORTION OF TRACT 10 AND THAT PORTION OF THE EAST 27.00 FEET OF TRACT 9, SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, ACCORDING TO THE PLAT OF LAKE HIGHLANDS COMPANY, FILED MARCH 2, 1914 AND RECORDED IN PLAT BOOK 2, PAGE 28, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING SOUTH OF THE SOUTH RIGHT OF WAY OF STATE ROAD 50.

REZONING PROPERTY:

From: C-2 General Commercial
To: (PUD) Planned Unit Development

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

This Ordinance is available for public inspection in the Development Services Department, Monday through Friday between the hours of 8:00 A.M. and 5:00 P.M.

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.



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, October 25, 2022		
Agenda Item Name		
Ordinance No. 2022-044 <i>Final</i> <i>U-Haul Storage</i>		
Requested Action		
Recommend approval of Ordinance No. 2022-044.		
Staff Report		
The applicant is requesting annexation, small-scale comprehensive plan amendment, and rezoning of the 2.35 acre+/- parcel located at 13652 Granville Avenue. The annexation of the property will allow for the development of a warehouse building for inside storage of the U-Haul box containers. The subject property is contiguous to the Clermont Boundaries and meets the requirements of Florida Statutes, Chapter 171 for Annexation. The City of Clermont has sufficient capacity to provide water and sewer services for the development. The annexation request also included a petition for a small-scale comprehensive plan amendment to change the existing land use map from Lake County Regional Office to Clermont Industrial designation. The application for rezoning will change the current zoning from Lake County "HM" Heavy Industrial to the Clermont "M-1" Industrial category. The Clermont Land Development Codes, Section 122-263, "M-1" Industrial zoning allows warehouse and light manufacturing as permitted uses. The applicant indicates that upon annexation of the property into the City's boundaries, any future development or expansion of the site will be required to comply with the Clermont Land Development Regulations and Standards. The development shall be consistent with the intent of the Comprehensive Plan goals, objectives and policies. Staff recommends approval of Ordinance No. 2022-044.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Ord 2022-044 -UHAUL Annex (09.19.2022)	Ord 2022-044 -UHAUL Annex (09.19.2022).pdf	
2. LOCATION MAPS	LOCATION MAPS.pdf	
3. 6 SITE PLAN 1	6 SITE PLAN 1.pdf	
4. Signed App	Signed App.pdf	
5. Legal Ad Ord 2022-044 Uhaul Annex	Legal Ad Ord 2022-044 Uhaul Annex.pdf	



CITY OF CLERMONT
ORDINANCE NO. 2022-044

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

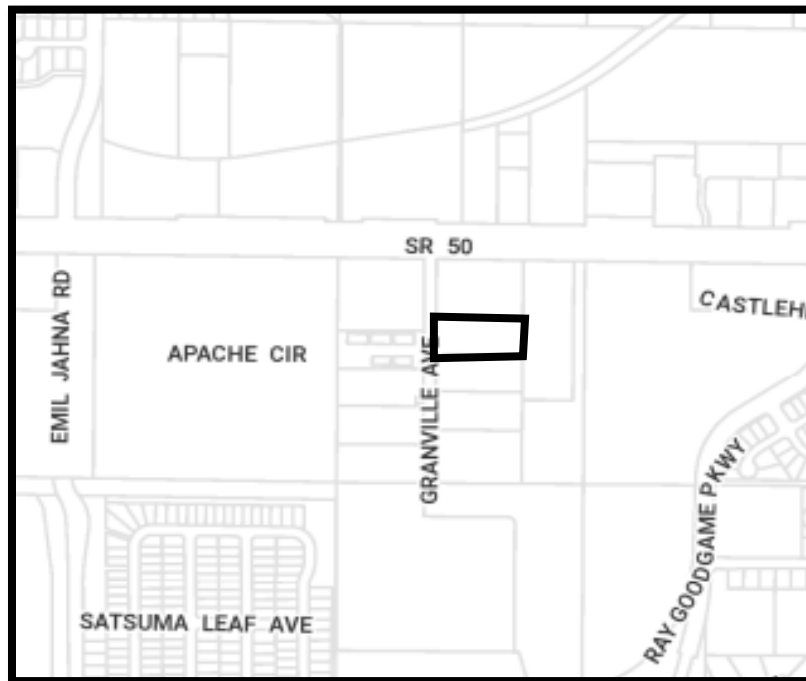
THAT PART OF TRACT 24 AND THE WEST 1 /2 OF TRACT 23, LAKE HIGHLANDS COMPANY, LOCATED IN SECTION 26 EAST, AND RECORDED IN PLAT BOOK 3, PAGE 52, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, DESCRIBE AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF TRACT 25 OF SAID LAKE HIGHLANDS COMPANY: THENCE NORTH 00°56'04" WEST, ALONG THE WEST LINE OF TRACTS 25 AND 24, A DISTANCE OF 1294.85 FEET TO THE SOUTH LINE OF STATE ROAD 50; THENCE NORTH 89°36'35" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 999.14 FEET TO THE EAST LINE OF THE WEST 1 /2 OF AFORESAID TRACT 23; THENCE SOUTH 00°51'34" EAST, ALONG SAID EAST LINE 326.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°51'34" EAST, ALONG SAID EAST LINE 220.00 FEET; THENCE SOUTH 89°36'36" WEST, A DISTANCE OF 466.21 FEET; THENCE NORTH 00°53'49" WEST, A DISTANCE OF 220.00 FEET. THENCE NORTH 89°36'36" EAST, A DISTANCE OF 466.36 FEET TO THE POINT OF BEGINNING. TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS: THAT PART OF TRACTS 24 AND 25, LAKE HIGHLANDS COMPANY,

CITY OF CLERMONT
ORDINANCE NO. 2022-044

LOCATED IN SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST AND RECORDED IN PLAT BOOK 3, PAGE 52, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF TRACTS 25; THENCE NORTH 00°56'04" WEST, A DISTANCE OF 1294.85 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 50; THENCE NORTH 89°36'35" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 466.57 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°36'35" EAST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 66.00 FEET; THENCE SOUTH 00°53'49" EAST, A DISTANCE OF 1174.51 FEET; THENCE SOUTH 89°36'38" WEST, A DISTANCE OF 66.00 FEET; THENCE NORTH 00°53'49" WEST, A DISTANCE OF 1174.85 FEET TO THE POINT OF BEGINNING.

LOCATION:

13652 Granville Avenue
Alternate Key 2729228
2.35 +/- Acres





CITY OF CLERMONT
ORDINANCE NO. 2022-044

SECTION 2.

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

SECTION 3.

All property afore described shall henceforth be subject to ad valorem taxation by the City of Clermont, 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. 2022-044

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 25th day of October, 2022.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

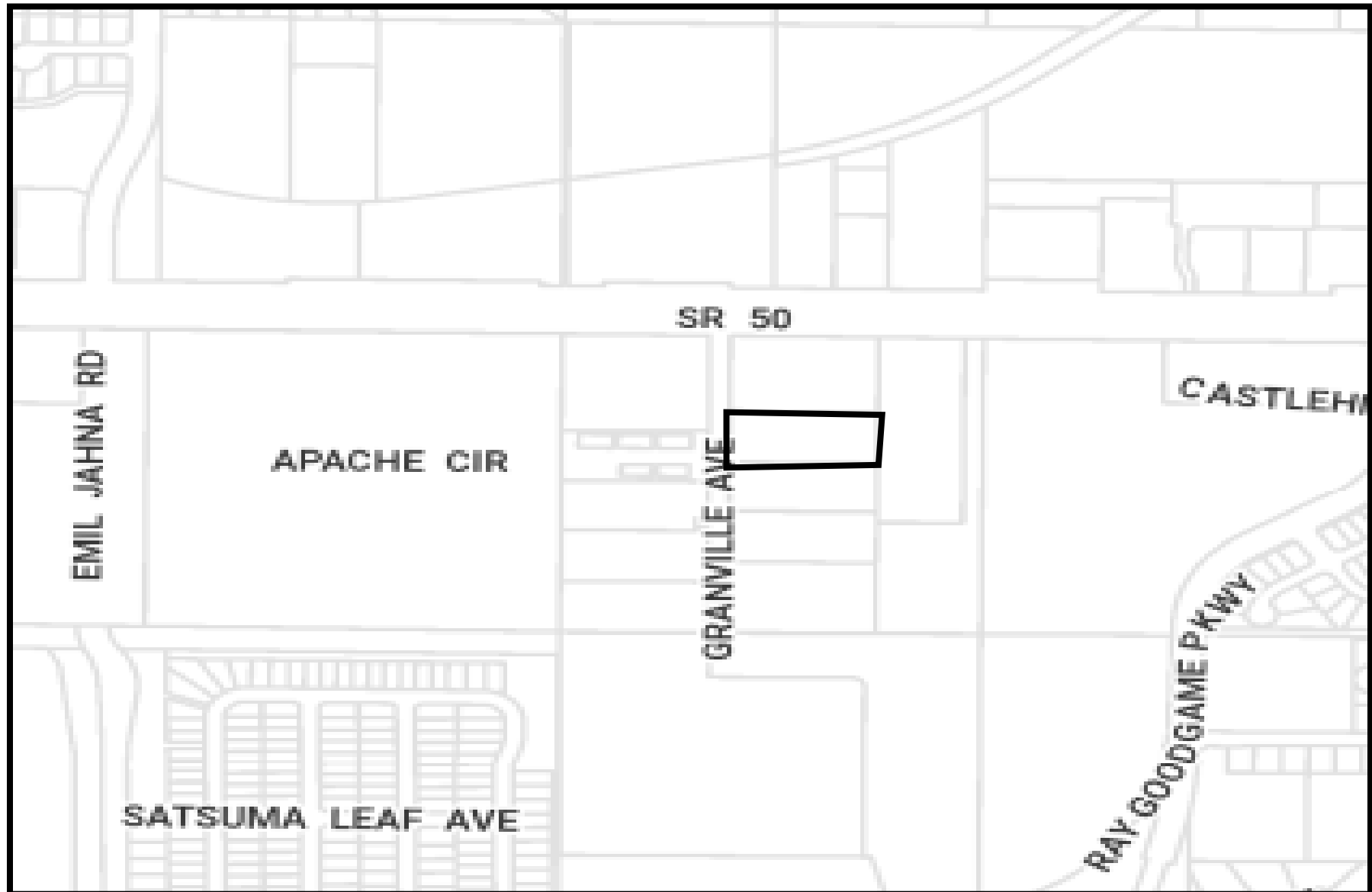
APPROVED AS TO FORM AND LEGALITY:

Daniel F. Mantzaris, City Attorney



Property Location

LOCATION MAP



istomick\Iartavest Global Engineering Services LLC\Active Project

Folder - Documents\U-HALL CLEMONT\DMG\UHC

Page 239

DATE _____

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CHECK LIST & FILING INSTRUCTIONS

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

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

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

PROCEDURES:

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



APPLICATION & PETITION

DATE: 08/16/2022

FEE: \$155.⁰⁰
+ cost of advertising

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

PROJECT NAME (if applicable): U-HAUL MOVING & SELF STORAGE OF CLERMONT

APPLICANT: U-Haul co. of Florida 32 LLC

Address: 2727 N Central Ave,

City: Phoenix State: Arizona Zip: 85004

Phone: 8636089398 Fax: _____

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

OWNER: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____

AGENT NAME (Affidavit required): DANIEL P. KOVACS

Address: 4407 Vineland Road, Suite D-11

City: orlando State: FL Zip: 32811

Phone: 8633087556 Fax: _____

E-Mail: dkovacs@terravesteng.com

Property address and/or general location: 13652 Granville Avenue
Clermont FL 34711

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

The property is PRESENTLY used for: Warehouse

The property is PROPOSED to be used for: Warehouse



Existing Lake County Land Use* WAREHOUSE

Existing Lake County Zoning* : HM

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

Number of existing structures on the property and their present use: 1 no. of Warehouse

State the reason or basis for this request: _____
Construction of Proposed Warehouse for Storage of U Haul Box Containers all to be stored inside.

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

Section 26, Township 22, Range 26

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



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

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

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

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

IN WITNESS WHEREOF, we, the undersigned landowners, as petitioners, have hereunto set our hands and seals as of the 23rd day of August, 2022.

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



Landowner (Petitioner)

August 23, 2022

Date

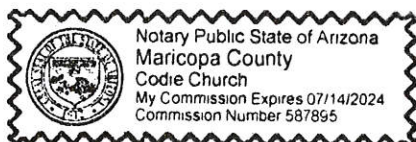


Notary Public



7/14/2024

My Commission Expires





OWNER / AGENT AFFIDAVIT (ANNEXATION)

Date: 08/16/2022

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

1. That said authority is the fee-simple owner of the property legally described in this application.

2. That said authority desires an ANNEXATION to allow:

3. That said authority (owner) has appointed (agent's name) Daniel P. Kovacs
_____ to act in its behalf to accomplish the above, and
before me the undersigned authorized agent personally appeared and being by me duly
sworn on oath, deposes and says:

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

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

X _____
Owner (signature)

X _____
Agent's (signature)

Sworn to and subscribed before
me this 23rd day of August,
2022.

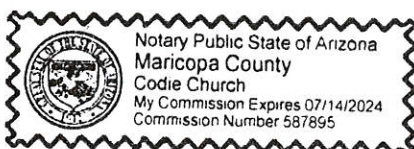
Notary Public, State of FL Arizona
My commission expires: 7-14-2024

Sworn to and subscribed before
me this _____ day of _____,
20____.

Notary Public, State of FL
My commission expires:



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



LEGAL NOTICE

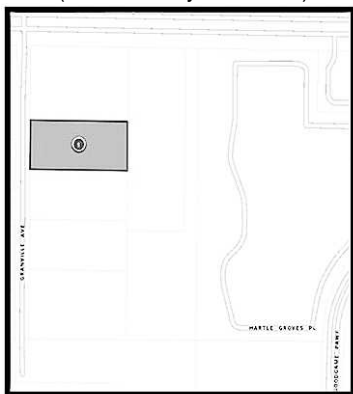
The Clermont City Council will consider the enactment of the following proposed Ordinance at their regularly scheduled meeting to be held Tuesday, October 25, 2022 at 6:30 PM at Clermont City Hall, Council Chambers located at 685 West Montrose Street. All interested parties will be given an opportunity to express their views on this matter.

ORDINANCE NO. 2022-044

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, SEVERABILITY; ADMINISTRATIVE CORRECTION OF SCRIVINERS ERROR, RECORDING, PUBLICATION AND AN EFFECTIVE DATE.

LOCATION:

13652 Granville Avenue, Clermont FL
(Alternate Key #2729228)



LEGAL DESCRIPTION

THAT PART OF TRACT 24 AND THE WEST 1 /2 OF TRACT 23, LAKE HIGHLANDS COMPANY, LOCATED IN SECTION 26 EAST, AND RECORDED IN PLAT BOOK 3, PAGE 52, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, DESCRIBE AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF TRACT 25 OF SAID LAKE HIGHLANDS COMPANY: THENCE NORTH 00°56'04" WEST, ALONG THE WEST LINE OF TRACTS 25 AND 24, A DISTANCE OF 1294.85 FEET TO THE SOUTH LINE OF STATE ROAD 50; THENCE NORTH 89°36'35" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 999.14 FEET TO THE EAST LINE OF THE WEST 1 /2 OF AFORESAID TRACT 23; THENCE SOUTH 00°51'34" EAST, ALONG SAID EAST LINE 326.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°51'34" EAST, ALONG SAID EAST LINE 220.00 FEET; THENCE SOUTH 89°36'36" WEST, A DISTANCE OF 466.21 FEET; THENCE NORTH 00°53'49" WEST, A DISTANCE OF 220.00 FEET. THENCE NORTH 89°36'36" EAST, A DISTANCE OF 466.36 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS: THAT PART OF TRACTS 24 AND 25, LAKE HIGHLANDS COMPANY, LOCATED IN SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST AND RECORDED IN PLAT BOOK 3, PAGE 52, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF TRACTS 25; THENCE NORTH 00°56'04" WEST, A DISTANCE OF 1294.85 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 50; THENCE NORTH 89°36'35" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 466.57 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°36'35" EAST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 66.00 FEET; THENCE SOUTH 00°53'49" EAST, A DISTANCE OF 1174.51 FEET; THENCE SOUTH 89°36'38" WEST, A DISTANCE OF 66.00 FEET; THENCE NORTH 00°53'49" WEST, A DISTANCE OF 1174.85 FEET TO THE POINT OF BEGINNING.

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 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 public hearing decision will need a record of the proceedings and may need to ensure a verbatim record is made.

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

Tracy Ackroyd Howe, MMC
City Clerk



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, October 25, 2022		
Agenda Item Name		
Ordinance No. 2022-045 <i>Final</i> <i>U-Haul Storage</i>		
Requested Action		
Recommend approval of Ordinance No. 2022-045.		
Staff Report		
The applicant is requesting an annexation, small-scale comprehensive plan amendment, and rezoning of a 2.35 acre+/- parcel located at 13652 Granville Avenue. The proposed development of the property as a warehouse for inside storage of the U-Haul box containers. The subject property is contiguous to the Clermont Boundaries and meets the requirements of Florida Statutes, Chapter 171 for Annexation. The City of Clermont has sufficient capacity to provide water and sewer services for the development. The annexation request also includes a petition for a small-scale comprehensive plan amendment to change the existing land use map from Lake County Regional Office to Clermont Industrial designation. The proposed rezoning request would change the current zoning from Lake County "HM" Heavy Industrial to the Clermont "M-1" Industrial category. The Clermont Land Development Codes, Section 122-263, "M-1" Industrial zoning allows warehouse and light manufacturing as permitted uses. The applicant indicates that upon annexation of the property into the City's boundaries, any future development or expansions to the site will require compliance with the Clermont Land Development Regulations and Standards. The development shall be consistent with the intent of the Comprehensive Plan goals, objectives and policies. Staff recommends approval of Ordinance No. 2022-045. <i>The Planning and Zoning Commission recommended approval, 6-0.</i>		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Ord 2022-045 U-haul CPA (10.14.2022)	Ord 2022-045 U-haul CPA (10.14.2022).pdf	
2. LOCATION MAPS	LOCATION MAPS.pdf	
3. 2022-045 Before FLU	2022-045 Before FLU.pdf	
4. 2022-045 After	2022-045 After.pdf	
5. 6 SITE PLAN 1	6 SITE PLAN 1.pdf	
6. Comp Plan Amendment Application	Comprehensive Plan Amendment.pdf	
7. Legal ad - Ord 2022-045 Uhaul CPA	Legal ad - Ord 2022-045 Uhaul CPA.pdf	



CITY OF CLERMONT
ORDINANCE NO. 2022-045

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:

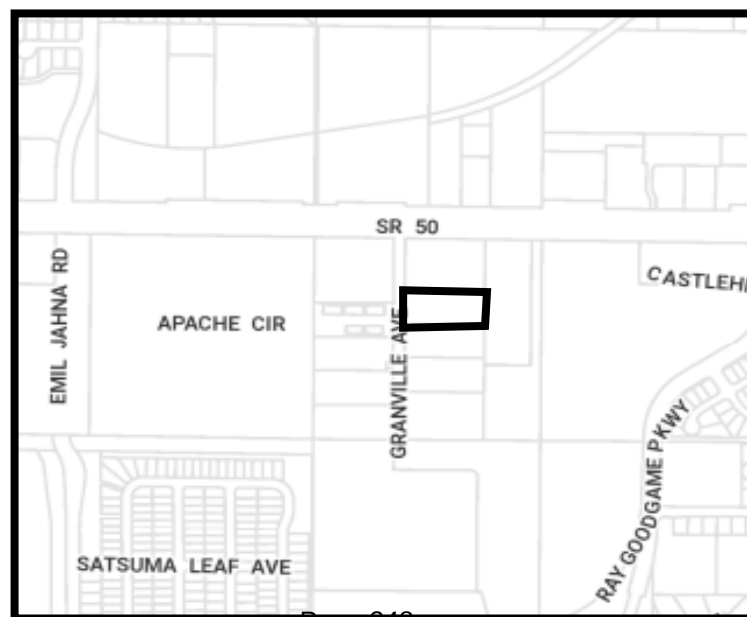
LEGAL DESCRIPTION

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TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS: THAT PART OF TRACTS 24 AND 25, LAKE HIGHLANDS COMPANY, LOCATED IN SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST AND RECORDED IN PLAT BOOK 3, PAGE 52, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF TRACTS 25; THENCE NORTH 00°56'04" WEST, A DISTANCE OF 1294.85 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 50; THENCE NORTH 89°36'35" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 466.57 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°36'35" EAST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 66.00 FEET; THENCE SOUTH 00°53'49" EAST, A DISTANCE OF 1174.51 FEET; THENCE SOUTH 89°36'38" WEST, A DISTANCE OF 66.00 FEET; THENCE NORTH 00°53'49" WEST, A DISTANCE OF 1174.85 FEET TO THE POINT OF BEGINNING.

LOCATION:

13652 Granville Avenue
Alternate Key 2729228
2.35 +/- Acres





CITY OF CLERMONT
ORDINANCE NO. 2022-045

FUTURE LAND USE MAP AMENDMENT

FROM: LAKE COUNTY REGIONAL OFFICE DISTRICT
TO: CITY OF CLERMONT INDUSTRIAL DISTRICT

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. 2022-045

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida, this 25th day of October 2022.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

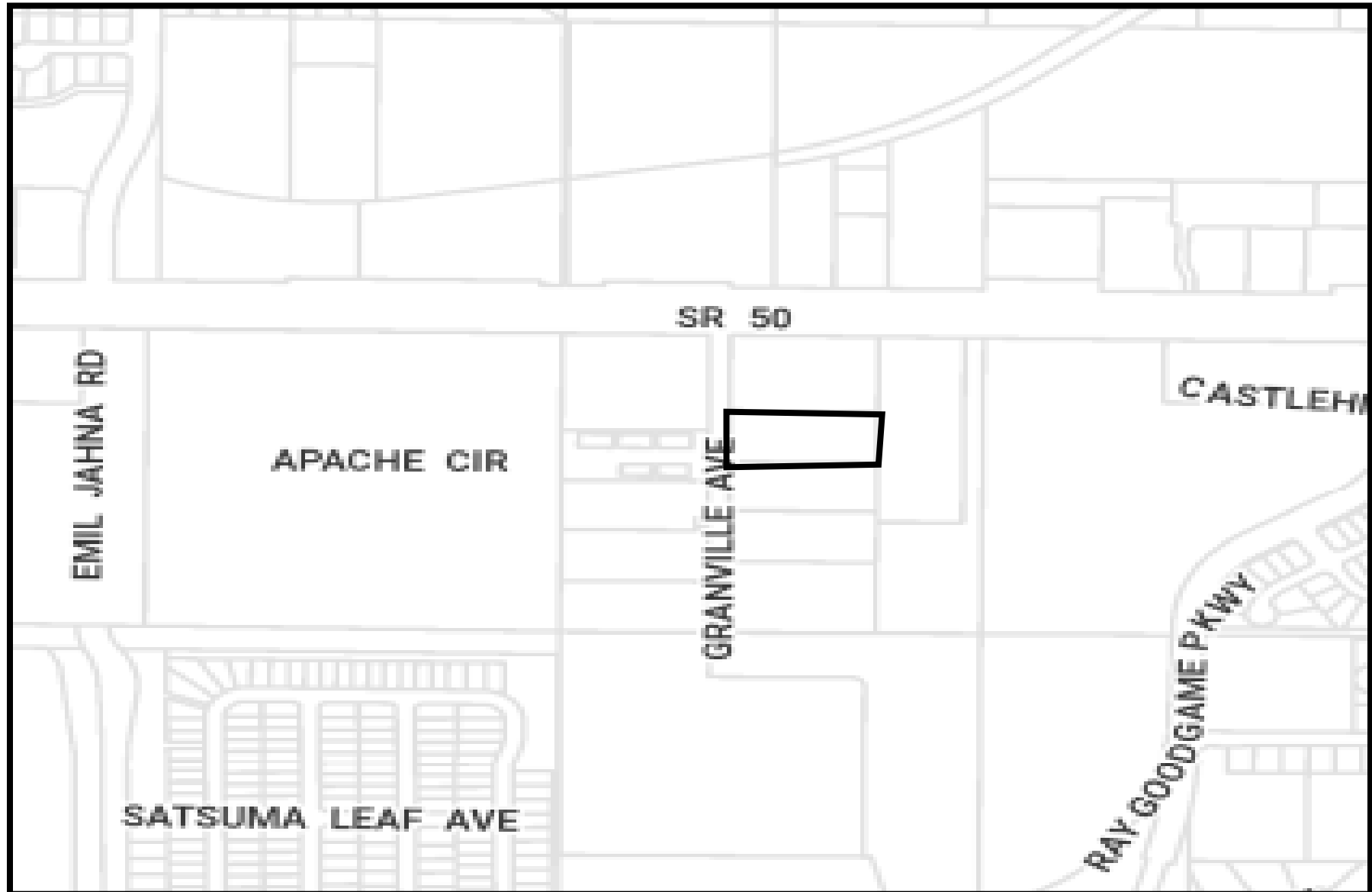
Approved as to form and legality:

Daniel F. Mantzaris, City Attorney



Property Location

LOCATION MAP



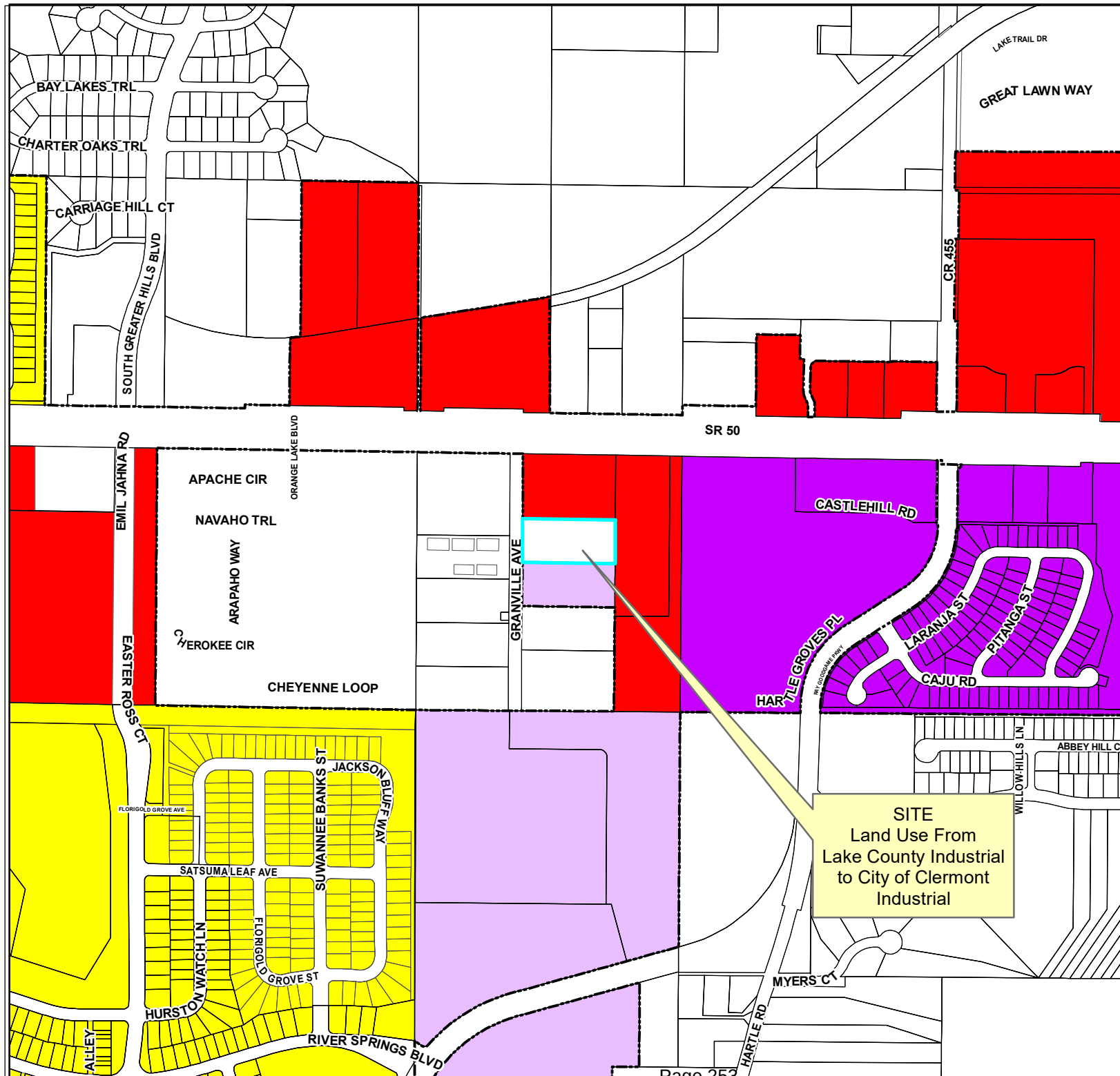
Legend

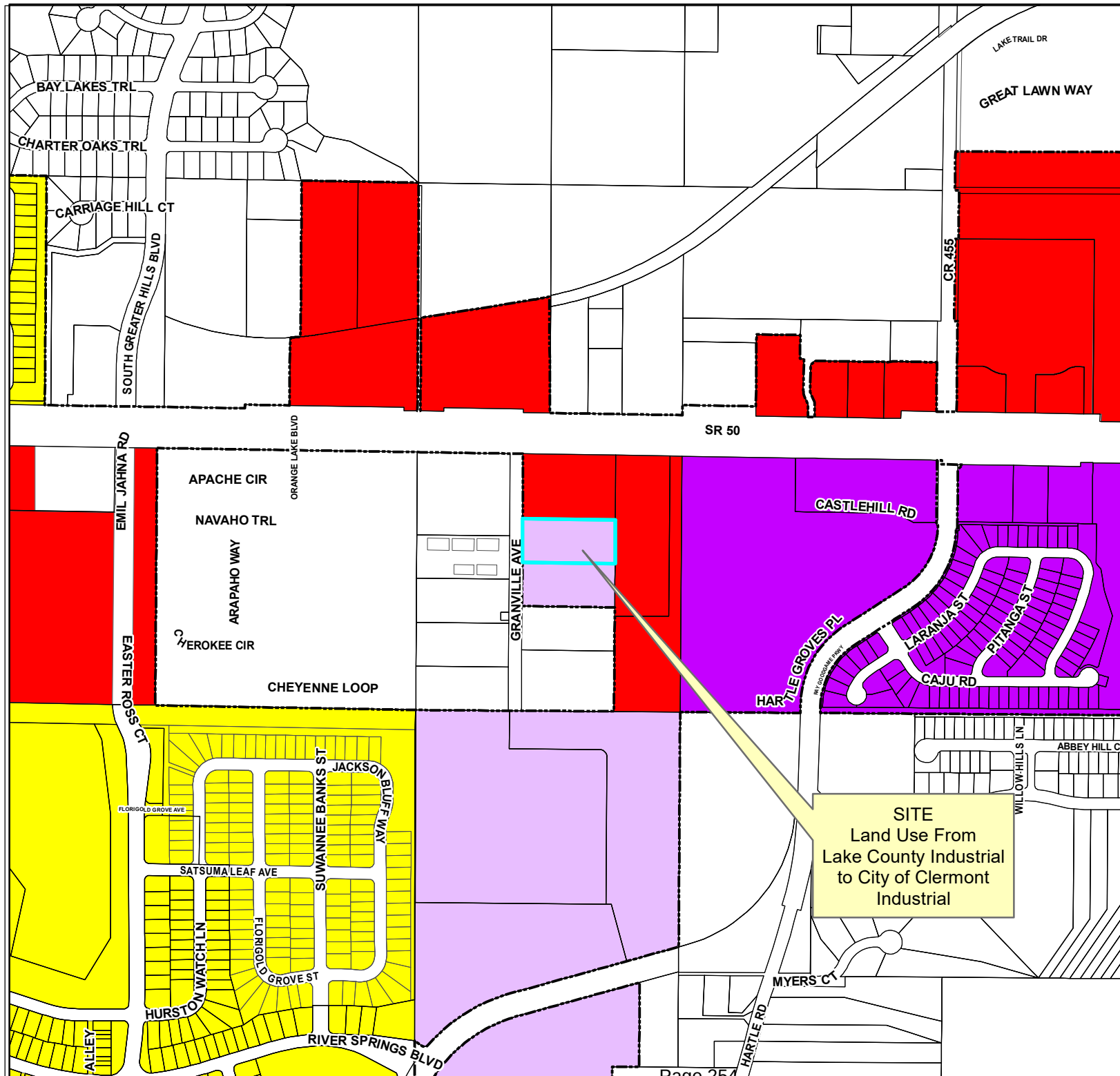
 City Limits

Clermont FLU

Land Use

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





Legend

 City Limits

Clermont FLU

Land Use

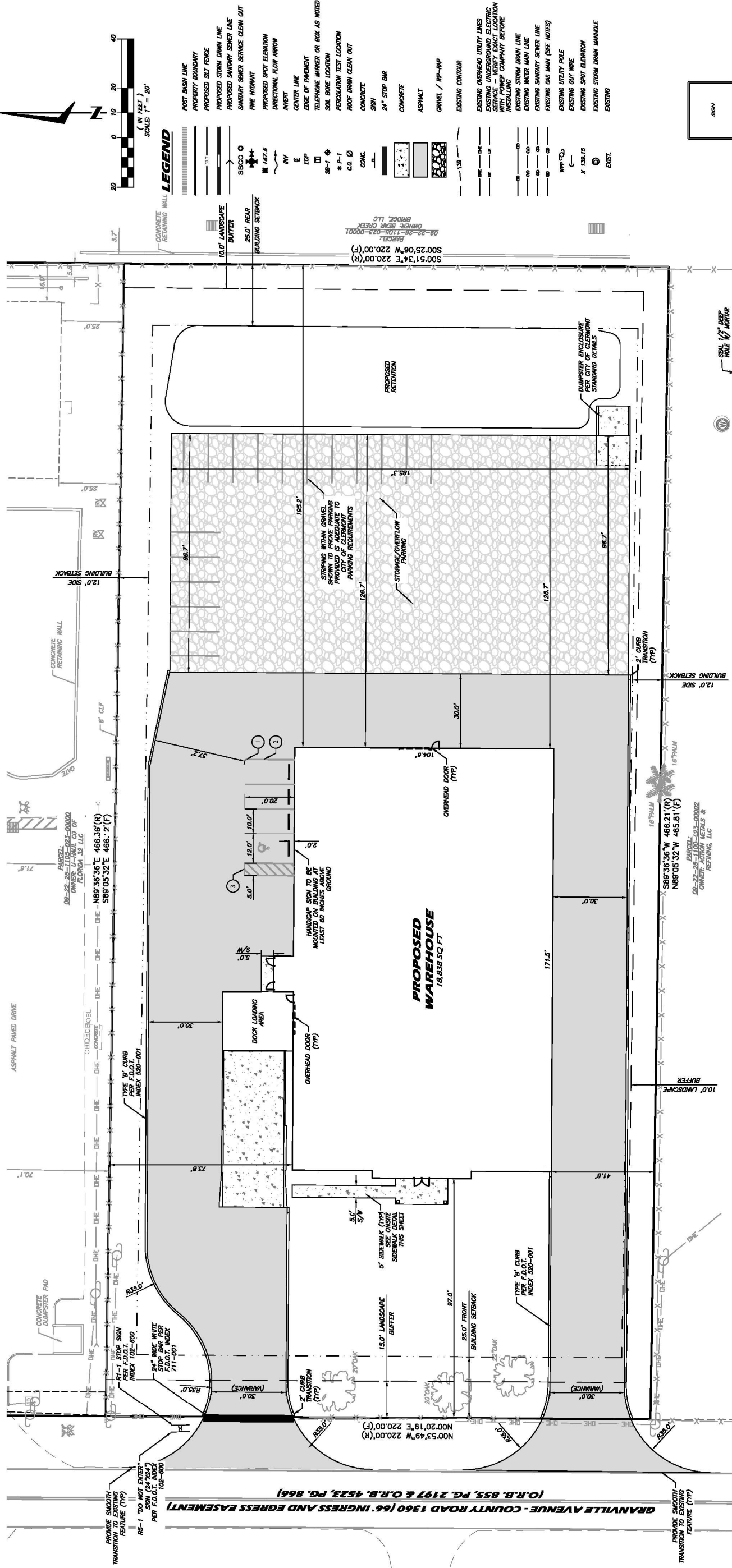
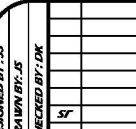
-  Commercial
-  Conservation
-  Downtown MU
-  High Density Residential
-  Industrial
-  Low Density Residential
-  Master Planned Development
-  Medium Density Residential
-  Office
-  Parks
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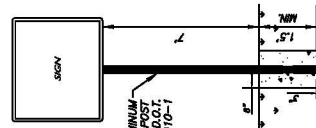
TerraVest 
GLOBAL ENGINEERING SERVICES, LLC
4407 WINELAND ROAD, SUITE 011, ORLANDO, FL 32811
OFFICE: 863-308-7556
FIRM REGISTRATION NUMBER - 36343

U-HAUL MOVING & SELF STORAGE OF CLERMONT LAKE COUNTY, FLORIDA

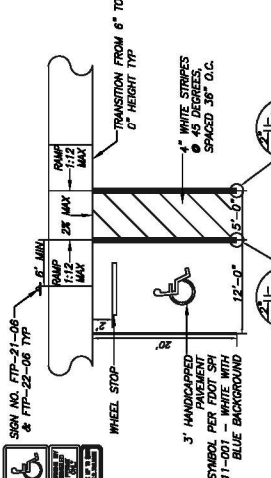
SITE PLAN

[illegible]

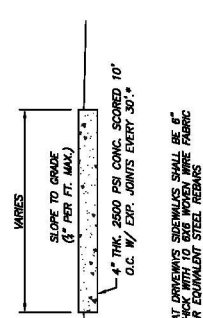
**TYPICAL POST
MOUNTED SIGN**



PRECAST CONCRETE WHEEL STOP



TYPICAL ON-SITE SIDEWALK DETAIL



HANDICAP PARKING STALL STRIPING DETAIL

STOP BAR DETAIL WITH SIGNAGE

ASPHALT DETAIL

PAVEMENT CONSTRUCTION			
LAYER COEFFICIENT CALCULATIONS			
LAYER	LAYER COEFFICIENT	THICKNESS	S.H.
ASPHALT (AC)	0.44	2.00"	0.68
BASE			
BASE COURSE			
LEAF 100	0.18	8"	1.44
STABILIZED			
SUBGRADE LEAF 40	0.06	12"	0.72
TOTAL			3.04

SURFACE
ASPHALTIC CONCRETE TYPE S3 - 2"±

BASE
UNEMULSION BASE OR MODIFIED PROCTOR (LHR 100) - 6" MINIMUM THICKNESS OR
EMULSION BASE OR MODIFIED PROCTOR (LHR 100) - 4" MINIMUM THICKNESS TO ACHIEVE 2.5%
MOISTURE CONTENT AND 10% MAXIMUM AIR Voids IN PLACE
AND MEET DESIGN STRENGTH, LATEST EDITION

SUB-BASE
UNEMULSION SUB-BASE OR MODIFIED PROCTOR, LHR 40, 12" MINIMUM (IF DISTURBED)

NOTE
OWNER MAY ELECT TO SUBSTITUTE ALTERNATE MATERIALS FOR BASE MATERIAL. ANY
SUBSTITUTION OF MATERIALS SHOULD BE COORDINATED WITH THE OWNER.

CONSTRUCTION NOTES:

- ① PROPOSED PARKING SPACES SHALL BE STRIPED WITH 6" WHITE STRIPE PER M.U.T.C.D.
- ② PROPOSED 10'X20' PARKING SPACES PER CITY OF CLEMENT SPECIFICATIONS.
- ③ PROPOSED 12'X20' HANDICAPPED PARKING SPACE W/ CURB RAMP PER INDEX #522-002 AND SHALL BE SIGNED AND STRIPED PER F.D.O.T. F.D.O.T. INDEX #711-001 AND A.D.A. AND M.U.T.C.D. SPECIFICATIONS.

**CONTRACTOR RESPONSIBLE
TO RESTORE R/W TO PRE-DEVELOPMENT
CONDITIONS**

EXISTING UTILITIES NOTES

IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE ALL ABOVE GROUND AND UNDERGROUND UTILITIES, WHETHER SHOWN ON THESE PLANS OR NOT, PRIOR TO COMMENCEMENT OF WORK. THERE IS A STATEWIDE "ONE CALL" SERVICE AVAILABLE TO ALL CONTRACTORS. CONTRACTORS SHOULD BE AWARE PRIOR TO COMMENCING WORK, CONTRACTORS SHALL NOTIFY ENGINEER IMMEDIATELY IF ANY CONFLICTS OCCUR SO THAT DESIGN MAY BE ADJUSTED.

ALSO BE ADVISED THAT EACH CONTRACTOR DIGGING WITHIN (AND, AS ANY UTILITIES, AND MUST BE CALLED IN AND KEPT COVERED) THROUGHOUT THE CONSTRUCTION OF THIS DEVELOPMENT, FAILURE TO KEEP THE LOCATE CURRENT COULD RESULT IN A STOPPAGE OF WORK ON THE

SITE DATA

U-HAUL MOVING & SELF STORAGE OF CLEMONT
CITY OF CLEMONT
13802 GRANVILLE AVENUE, CLEMONT, FL 34711
09--26--1100-003-00003
APN: 2.33 ACRES / 102,308 S.F.
ZONE: IM - HEAVY INDUSTRIAL
FAR: WAREHOUSE/BULK STORAGE
(MAX ALLOWED 25K)
18,683 SQ FT / 103,308 SQ FT = 18.43K

N: C-2 - GENERAL COMMERCIAL (CITY OF CLEMONT)
S: M-1 - MEDICAL OFFICE (CITY OF CLEMONT)
L: HM - LOW DENSITY RESIDENTIAL
W: IM - HEAVY INDUSTRIAL

ADJACENT ZONING:
PARKING: WAREHOUSE/BULK STORAGE - 1 PARKING SPACE PER FLOOR SPACE 18,683 SQ FT
SPACES REQUIRED: 19 (1 HMOCK+9)



CITY OF CLERMONT
COMPREHENSIVE PLAN AMENDMENT
Application Instructions

APPLICATION FEE:

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

APPLICATION PROCESS:

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

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

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

AMENDMENT TIME FRAME:

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



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

Application Information Required

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

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

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



**CITY OF CLERMONT
COMPREHENSIVE PLAN AMENDMENT
Application**

DATE: 08/16/22

FEE: _____

Project Name (if applicable): U-HAUL MOVING & SELF STORAGE OF CLERMONT

Applicant: Caroline Marsan

Contact Person: Caroline Marsan

Address: 4407 Vineland Road Suit D-11

City: Orlando State: Florida Zip: 32811

Phone: 863-308-9398 Fax: _____

E-Mail: dkovacs@terravesteng.com

OWNER: U-Haul co. of Florida 32 LLC

Address: 2727 N Central Ave.

City: Phoenix State: Arizona Zip: 85004

Phone: 863-608-9398 Fax: _____

E-Mail: dkovacs@terravesteng.com

General Location: 13652 GRANVILLE AVENUE, CLERMONT, FL34711

Legal Description (include copy of survey): _____

Property size (in acres or square feet): 2.35 ACRES

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

Existing (Actual) Land Use: WAREHOUSE

Existing Zoning: HM

Existing Future Land Use: LIGHT MANUFACTURING

Proposed Future Land Use: WAREHOUSE

Type of development proposed: WAREHOUSE



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

Proposed Zoning District: CLERMONT

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

Construction of Warehouse for Storage of U-Haul box Containers, all to be stored inside.

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

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

*** * * * * NOTICE * * * * ***

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

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



APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

CAROLINE MARSAN

, who being

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

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

CAROLINE MARSAN

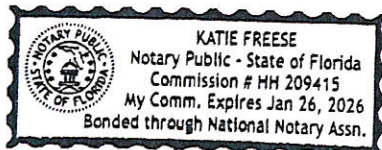
Affiant - Applicant Name (print)

X

Caroline Marsan
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 30 day of August, 2022.



X

Katie Freese
Notary Public, State of Florida at Large

My Commission Expires: 01/26/2026



OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Jason Berg, who being

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

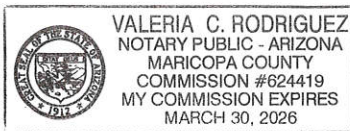
1. That he (she) is the fee-simple owner of the property legally described on the attachment of this application.
2. That he (she) desires a Future Land Use Amendment from
HM to for the
property legally described on the attachment of this application.
3. That the owner of said property has appointed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

JASON BERG
Affiant - Applicant Name (print)

X [Signature]
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 1 day of September, 2022.



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

My Commission Expires: 03/30/2026

CITY OF CLERMONT

NOTICE OF PROPOSED LAND USE CHANGE Small-Scale Comprehensive Plan Amendment

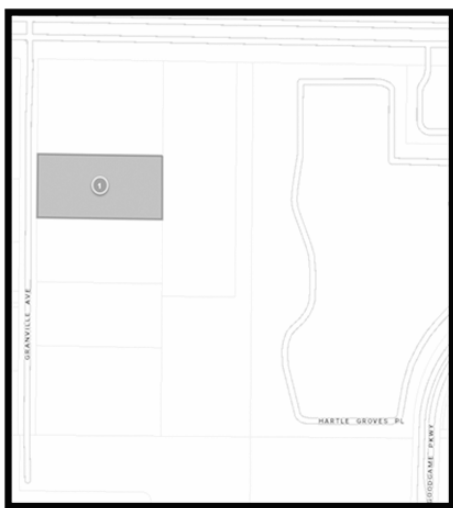
The Clermont Planning and Zoning Commission will hold a public hearing on Tuesday, October 4, 2022 at 6:30 PM, and the Clermont City Council will hold a public meeting on Tuesday, October 25, 2022 at 6:30 PM to consider the (final reading of the adoption ordinance) to change the City's Future Land Use Map. The map amendment would change the future land use designation for the parcel identified below from Lake County Regional Industrial to City of Clermont Industrial.

ORDINANCE NO. 2022-045

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

LOCATION:

13652 Granville Avenue, Clermont FL
Alternate Key #2729228



LAND USE CHANGE:

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

LEGAL DESCRIPTION:

THAT PART OF TRACT 24 AND THE WEST 1 /2 OF TRACT 23, LAKE HIGHLANDS COMPANY, LOCATED IN SECTION 26 EAST, AND RECORDED IN PLAT BOOK 3, PAGE 52, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, DESCRIBE AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF TRACT 25 OF SAID LAKE HIGHLANDS COMPANY: THENCE NORTH 00°56'04" WEST, ALONG THE WEST LINE OF TRACTS 25 AND 24, A DISTANCE OF 1294.85 FEET TO THE SOUTH LINE OF STATE ROAD 50; THENCE NORTH 89°36'35" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 999.14 FEET TO THE EAST LINE OF THE WEST 1 /2 OF AFORESAID TRACT 23; THENCE SOUTH 00°51'34" EAST, ALONG SAID EAST LINE 326.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°51'34" EAST, ALONG SAID EAST LINE 220.00 FEET; THENCE SOUTH 89°36'36" WEST, A DISTANCE OF 466.21 FEET: THENCE NORTH 00°53'49" WEST, A DISTANCE OF 220.00 FEET. THENCE NORTH 89°36'36" EAST, A DISTANCE OF 466.36 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS: THAT PART OF TRACTS 24 AND 25, LAKE HIGHLANDS COMPANY, LOCATED IN SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST AND RECORDED IN PLAT BOOK 3, PAGE 52, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF TRACTS 25; THENCE NORTH 00°56'04" WEST, A DISTANCE OF 1294.85 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 50; THENCE NORTH 89°36'35" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 466.57 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°36'35" EAST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 66.00 FEET; THENCE SOUTH 00°53'49" EAST, A DISTANCE OF 1174.51 FEET; THENCE SOUTH 89°36'38" WEST, A DISTANCE OF 66.00 FEET; THENCE NORTH 00°53'49" WEST, A DISTANCE OF 1174.85 FEET TO THE POINT OF BEGINNING.

All public hearings are held at the Clermont City Hall located at 685 W. Montrose Street, and are open to public comments. The proposed amendment may be inspected at the 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.



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, October 25, 2022		
Agenda Item Name		
Ordinance No. 2022-046 <i>Final</i> <i>U-Haul Storage</i>		
Requested Action		
Recommend approval of Ordinance No. 2022-046.		
Staff Report		
The applicant is requesting annexation, small-scale comprehensive plan amendment, and the rezoning of the 2.35 acre+/- parcel located at 13652 Granville Avenue. The property will be developed as a warehouse for inside storage of the U-Haul box containers. The subject property is contiguous to the Clermont boundaries and meets the requirements of Florida Statutes, Chapter 171 for Annexation. The City of Clermont has sufficient capacity to provide water and sewer services for the development. The adjacent parcel to the north is also owned by the U-Haul, and was previously annexed into Clermont's jurisdiction. The annexation request also included a petition for a small-scale comprehensive plan amendment to change the existing land use map from Lake County Regional Office to Clermont Industrial designation. The proposed rezoning request would change the current zoning from Lake County "HM" Heavy Industrial to the Clermont "M-1" Industrial designation. The Clermont Land Development Codes, Section 122-263, "M-1" Industrial zoning allows warehouse and light manufacturing as permitted uses. The applicant indicates that upon annexation of the property into the City's boundaries, any future development or expansions to the site will require compliance with the Clermont Land Development Regulations and Codes of Ordinances. The development will be consistent with the Clermont Comprehensive Plan goals, objectives and policies. Staff recommends approval of Ordinance No. 2022-046. <i>The Planning and Zoning Commission recommended approval, 6-0.</i>		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. ORD 2022-046 U-haul REZ (09.19.2022)	ORD 2022-046 U-haul REZ (09.19.2022).pdf	
2. LOCATION MAPS	LOCATION MAPS.pdf	
3. 2022-046 Before Zoning	2022-046 Before Zoning.pdf	
4. 2022-046 After Zoning	2022-046 After Zoning.pdf	
5. 6 SITE PLAN 1	6 SITE PLAN 1.pdf	
6. Rezoning Application	Rezoning Application.pdf	
7. Legal ad - Ord 2022-46 Uhaul rezoning	Legal ad - Ord 2022-46 Uhaul rezoning.pdf	



CITY OF CLERMONT
ORDINANCE NO. 2022-046

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.

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

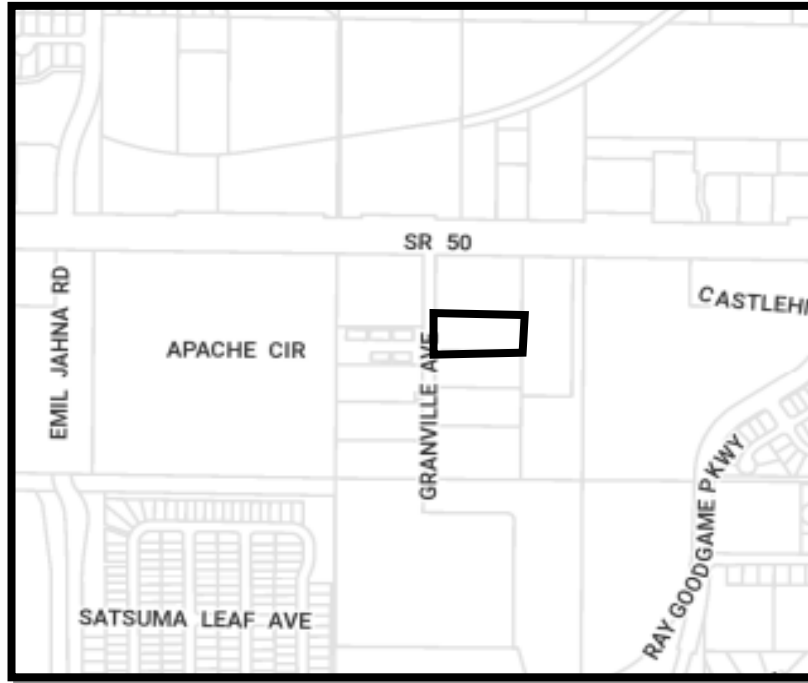
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TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS: THAT PART OF TRACTS 24 AND 25, LAKE HIGHLANDS COMPANY, LOCATED IN SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST AND RECORDED IN PLAT BOOK 3, PAGE 52, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF TRACTS 25; THENCE NORTH 00°56'04" WEST, A DISTANCE OF 1294.85 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 50; THENCE NORTH 89°36'35" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 466.57 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°36'35" EAST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 66.00 FEET; THENCE SOUTH 00°53'49" EAST, A DISTANCE OF 1174.51 FEET; THENCE SOUTH 89°36'38" WEST, A DISTANCE OF 66.00 FEET; THENCE NORTH 00°53'49" WEST, A DISTANCE OF 1174.85 FEET TO THE POINT OF BEGINNING.

CITY OF CLERMONT
ORDINANCE NO. 2022-046

LOCATION:

13652 Granville Avenue
Alternate Key 2729228
2.35 +/- Acres



PROPERTY REZONING

**FROM: LAKE COUNTY “HM” HEAVY INDUSTRIAL DISTRICT
TO: CLERMONT “M-1” INDUSTRIAL DISTRICT**

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 provisions of the M-1 Industrial zoning district. The final site 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.



CITY OF CLERMONT
ORDINANCE NO. 2022-046

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.
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 DEVELOPMENT STANDARDS

1. The property shall be developed to allow for the permitted uses in the M-1 Industrial zoning district.
2. The buildings shall be designed and constructed in conformance with the Clermont Architectural Design Standards.
3. All landscape buffers and screening shall be in accordance to the Land Development Regulations and Codes.

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.



CITY OF CLERMONT
ORDINANCE NO. 2022-046

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. 2022-046

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 25th day of October 2022.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd, MMC
City Clerk

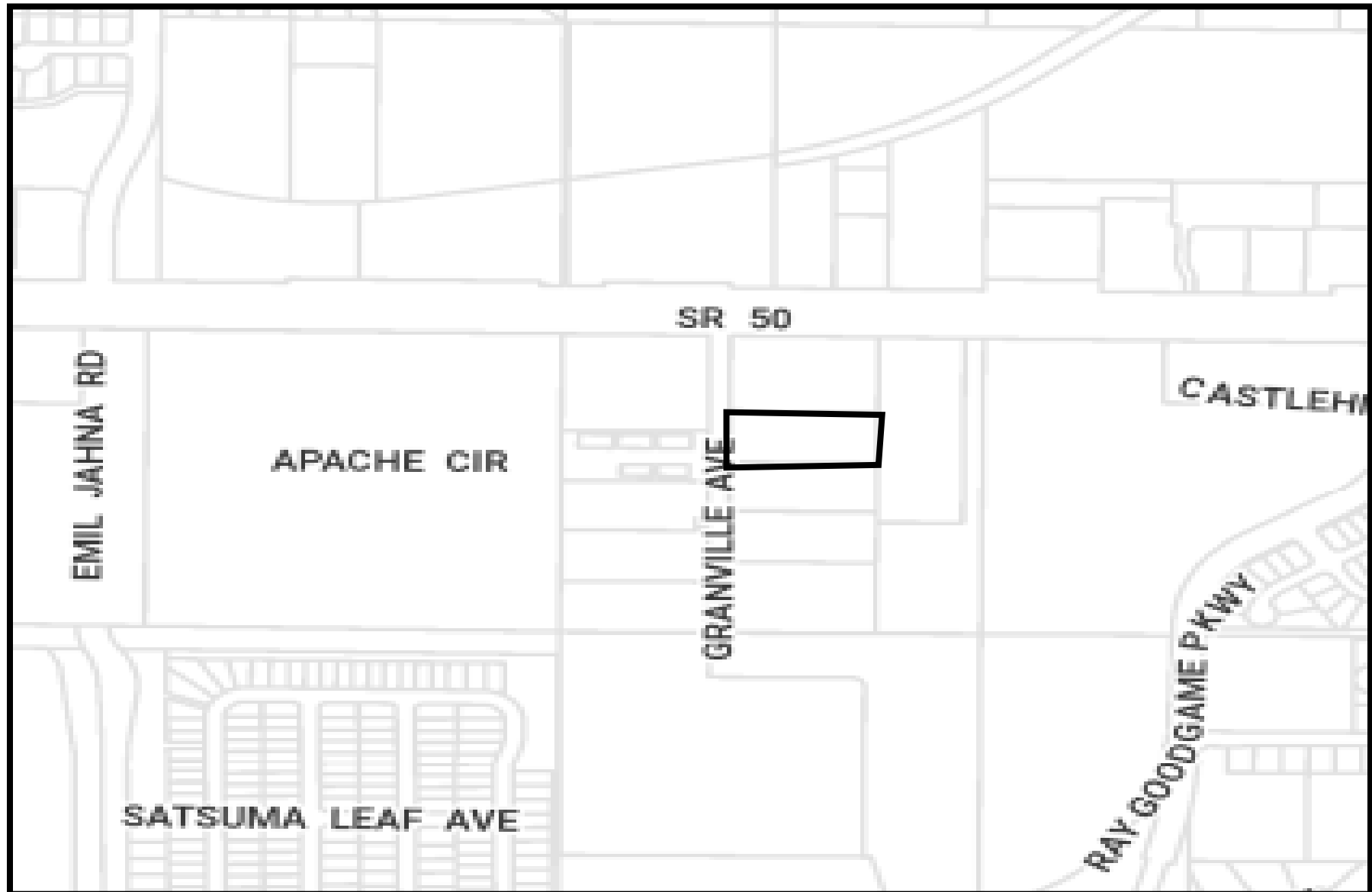
Approved as to form and legality:

Daniel F. Mantzaris, City Attorney



Property Location

LOCATION MAP



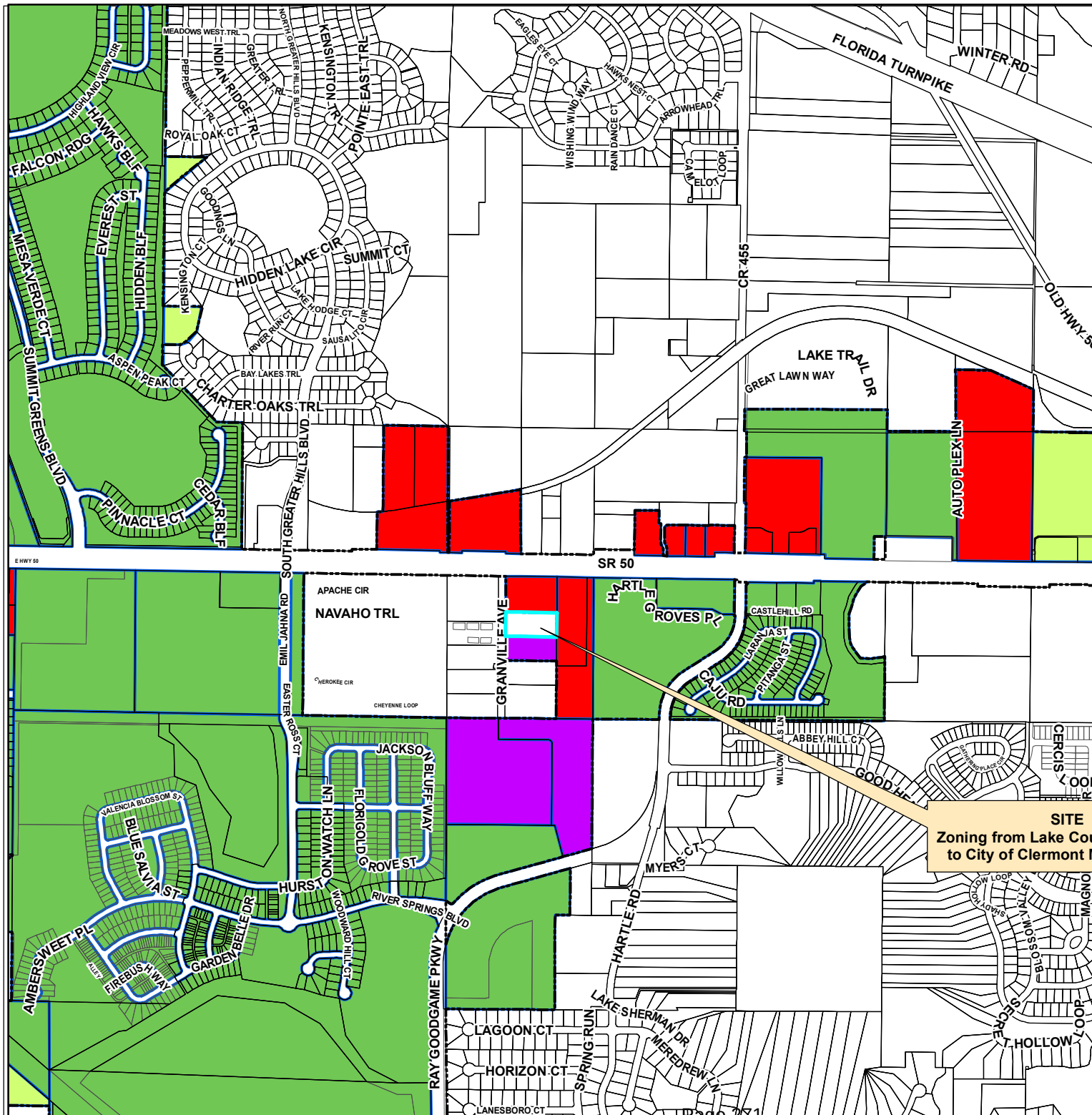


Zoning
2022 - 045

Before

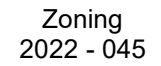
Legend

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



SITE
Zoning from Lake County Industrial
to City of Clermont M-1 Industrial

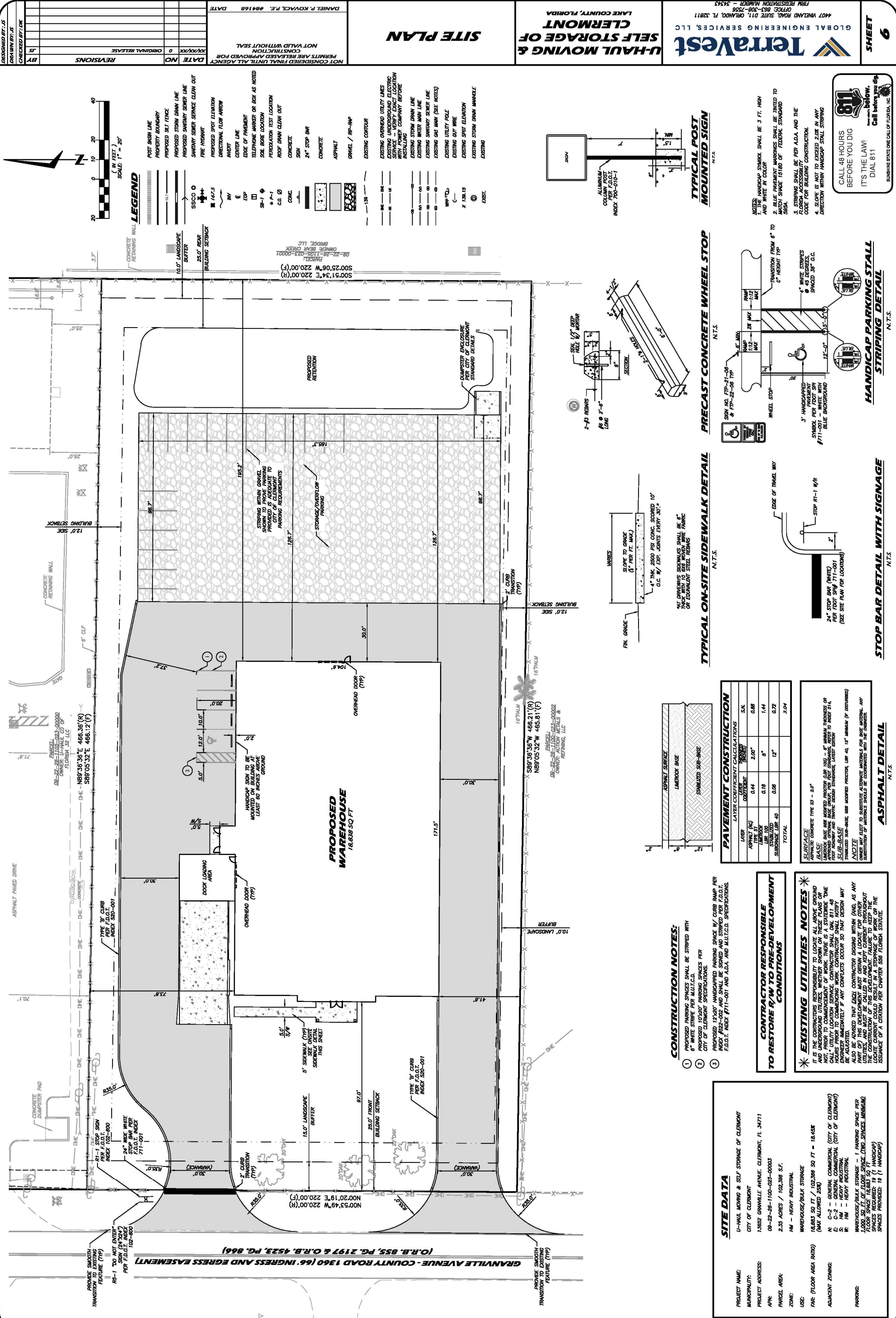




Legend

- SITE**
Zoning from Lake County Industrial
to City of Clermont M-1 Industrial





REVISIONS

DATE	NO.	DESCRIPTION
08/22/2022	01	ORIGINAL RELEASE

LEGEND

POST BASIN LINE
PROPERTY BOUNDARY
PROPOSED SET FENCE
PROPOSED STORM DRAIN LINE
PROPOSED SANITARY SEWER LINE
FIRE HYDRANT
PROPOSED SPOT ELEVATION
DIRECTIONAL FLOW ARROW
CENTER LINE
EDGE OF PAVEMENT
TELEPHONE MARKER OR BOX AS NOTED
SOIL BORE LOCATION
PERCUSSION TEST LOCATION
ROOF DRAIN CLEAN OUT
CONCRETE
24" STOP SIGN
CONCRETE
ASPHALT
GRAVEL / HP-HP
EXISTING CONTOUR
EXISTING OVERHEAD UTILITY LINES
EXISTING UNDERGROUND ELECTRIC SERVICE
EXISTING UNDERGROUND SANITARY SEWER WITH POWER COMPANY BEFORE INSTALLING
EXISTING STORM DRAIN LINE
EXISTING WATER MAIN LINE
EXISTING SANITARY SEWER LINE
EXISTING GAS MAIN (SEE NOTES)
EXISTING UTILITY POLE
EXISTING GUY WIRE
EXISTING SPOT ELEVATION
EXISTING STORM DRAIN MANHOLE
EXISTING

U-HAUL MOVING & SELF STORAGE OF CLERMONT
LAKE COUNTY, FLORIDA

NOT CONSIDERED FINAL UNTIL ALL AGENCY PERMITS ARE RELEASED APPROVED FOR CONSTRUCTION
NOT VALID WITHOUT SEAL

DANIEL P. KOVACS, P.E. #614168
DATE

Terravest
GLOBAL ENGINEERING SERVICES, LLC
4407 VINELAND ROAD, SUITE 011, ORLANDO, FL 32811
OFFICE: 863-300-7558
FIRM REGISTRATION NUMBER - 34343

SHEET 6

811
CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW!
DIAL 811
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

PRECAST CONCRETE WHEEL STOP
N.T.S.

TYPICAL ON-SITE SIDEWALK DETAIL
N.T.S.

ASPHALT DETAIL
N.T.S.

STOP BAR DETAIL WITH SIGNAGE
N.T.S.

HANDICAP PARKING DETAIL STRIPING DETAIL
N.T.S.

CONSTRUCTION NOTES:

- PROPOSED PARKING SPACES SHALL BE STRIPED WITH 6" WHITE STRIPE PER MULTICA.
- PROPOSED 10'x20' PARKING SPACES PER CITY OF CLERMONT SPECIFICATIONS.
- PROPOSED 12'x20' HANDICAPPED PARKING SPACE W/ CURB RAMP PER INDEX 711-001 AND SHALL BE STRIPED PER F.D.O.T. PER F.D.O.T. INDEX 711-001 AND ADA AND MULTICA SPECIFICATIONS.

PAVEMENT CONSTRUCTION

LAYER	THICKNESS	S/L
ASPHALT	4.4"	0.08
BASE	8"	1.44
SUBGRADE	4.0"	0.72
TOTAL		3.04

CONTRACTOR RESPONSIBLE TO RESTORE R/W TO PRE-DEVELOPMENT CONDITIONS

EXISTING UTILITIES NOTES

IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL ABOVE GROUND AND UNDERGROUND UTILITIES, WHETHER SHOWN ON THESE PLANS OR NOT, PRIOR TO COMMENCING WORK. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ANY CONFLICTS OCCUR SO THAT DESIGN MAY ALSO BE ADVISED THAT EACH CONTRACTOR DIGGING WITHIN (AND AS ANY PART OF THIS DEVELOPMENT MUST OBTAIN A LOCATE FOR OTHER UTILITIES, AND MUST BE CALLED IN AND KEPT CURRENT THROUGHOUT THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING CURRENT UTILITIES AND LOCATING ANY UTILITIES NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ISSUANCE OF A CITATION PER CHAPTER 556 FLORIDA STATUTE.

ASPHALT DETAIL
N.T.S.

STOP BAR DETAIL WITH SIGNAGE
N.T.S.

HANDICAP PARKING DETAIL STRIPING DETAIL
N.T.S.

PRECAST CONCRETE WHEEL STOP
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TYPICAL ON-SITE SIDEWALK DETAIL
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EXISTING UTILITIES NOTES

IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL ABOVE GROUND AND UNDERGROUND UTILITIES, WHETHER SHOWN ON THESE PLANS OR NOT, PRIOR TO COMMENCING WORK. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ANY CONFLICTS OCCUR SO THAT DESIGN MAY ALSO BE ADVISED THAT EACH CONTRACTOR DIGGING WITHIN (AND AS ANY PART OF THIS DEVELOPMENT MUST OBTAIN A LOCATE FOR OTHER UTILITIES, AND MUST BE CALLED IN AND KEPT CURRENT THROUGHOUT THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING CURRENT UTILITIES AND LOCATING ANY UTILITIES NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ISSUANCE OF A CITATION PER CHAPTER 556 FLORIDA STATUTE.

SITE DATA

PROJECT NAME: U-HAUL MOVING & SELF STORAGE OF CLERMONT
MUNICIPALITY: CITY OF CLERMONT
PROJECT ADDRESS: 13602 GRANVILLE AVENUE, CLERMONT, FL 34711
APN: 08-22-28-1100-023-00003
PARCEL AREA: 2.35 ACRES / 102,380 S.F.
ZONE: HM - HEAVY INDUSTRIAL
USE: WAREHOUSE/BULK STORAGE
FAR (FLOOR AREA RATIO): 16,883 SQ. FT. / 102,380 SQ. FT. = 16.45% (MAX ALLOWED 25%)
ADJACENT ZONING: N: C-2 - GENERAL COMMERCIAL (CITY OF CLERMONT)
E: C-2 - GENERAL COMMERCIAL (CITY OF CLERMONT)
S: HM - HEAVY INDUSTRIAL
PARKING: WAREHOUSE/BULK STORAGE - 1 PARKING SPACE PER 1,000 SQ. FT. OF FLOOR SPACE (MINIMUM)
FLOOR SPACE REQUIRED: 19 (1 HANDICAP)
SPACES PROVIDED: 19 (1 HANDICAP)



CITY OF CLERMONT REZONING FILING INSTRUCTIONS

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

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

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

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



CITY OF CLERMONT REZONING APPLICATION

DATE 08/29/2022		FEE: \$542.00 + cost of advertisement + cost of traffic review, if necessary	
Project Name (if applicable) U-HAUL MOVING & SELF STORAGE OF CLERMONT			
Applicant CAROLINE MARSAN			
Contact Person DANIEL P. KOVACS			
Address 4407 VINELAND ROAD	City ORLANDO	State FL	Zip 32811
Telephone 8636089398	Fax		
Email dkovacs@terravesteng.com			
OWNER INFORMATION			
Owner's Name U-HAUL CO. OF FLORIDA 32 LLC			
Owner Address 2727 N CENTRAL AVE.	City PHOENIX	State ARIZONA	Zip 85004
Telephone 863-608-9398	Email dkovacs@terravesteng.com		
PROPERTY INFORMATION			
Address of Subject Property 13652 GRANVILLE AVE.	City CLERMONT	State FL	Zip 34711
Legal Description (include copy of survey)			
Acreage 2.35	Land Use (City verification required) WAREHOUSE		
Present Zoning (City verification required) HM	Proposed Zoning HM		



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?

Construction of Warehouse for Storage of U-Haul box containers, All to be stored inside.

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

CAROLINE MARSAN

Applicant Name (print)

JASON BERG

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

LEGAL NOTICE

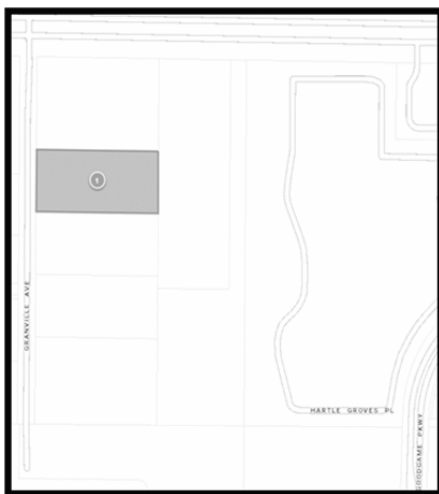
The Planning & Zoning Commission will consider the request at their public meeting on Tuesday, October 4, 2022 at 6:30 PM and the Clermont City Council will hold a public meeting to consider the request on Tuesday, October 25, 2022 at 6:30 PM for the final enactment.

ORDINANCE NO. 2022-046

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 SCRIVINERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

LOCATION

13652 Granville Avenue, Clermont, FL
Alternate Key 2729228



LEGAL DESCRIPTION

THAT PART OF TRACT 24 AND THE WEST 1 / 2 OF TRACT 23, LAKE HIGHLANDS COMPANY, LOCATED IN SECTION 26 EAST, AND RECORDED IN PLAT BOOK 3, PAGE 52, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, DESCRIBE AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF TRACT 25 OF SAID LAKE HIGHLANDS COMPANY: THENCE NORTH 00°56'04" WEST, ALONG THE WEST LINE OF TRACTS 25 AND 24, A DISTANCE OF 1294.85 FEET TO THE SOUTH LINE OF STATE ROAD 50; THENCE NORTH 89°36'35" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 999.14 FEET TO THE EAST LINE OF THE WEST 1 / 2 OF AFORESAID TRACT 23; THENCE SOUTH 00°51'34" EAST, ALONG SAID EAST LINE 326.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°51'34" EAST, ALONG SAID EAST LINE 220.00 FEET; THENCE SOUTH 89°36'36" WEST, A DISTANCE OF 466.21 FEET: THENCE NORTH 00°53'49" WEST, A DISTANCE OF 220.00 FEET. THENCE NORTH 89°36'36" EAST, A DISTANCE OF 466.36 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS: THAT PART OF TRACTS 24 AND 25, LAKE HIGHLANDS COMPANY, LOCATED IN SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST AND RECORDED IN PLAT BOOK 3, PAGE 52, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF TRACTS 25; THENCE NORTH 00°56'04" WEST, A DISTANCE OF 1294.85 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 50; THENCE NORTH 89°36'35" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 466.57 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°36'35" EAST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 66.00 FEET; THENCE SOUTH 00°53'49" EAST, A DISTANCE OF 1174.51 FEET; THENCE SOUTH 89°36'38" WEST, A DISTANCE OF 66.00 FEET; THENCE NORTH 00°53'49" WEST, A DISTANCE OF 1174.85 FEET TO THE POINT OF BEGINNING.

PROPERTY REZONING

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

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

This Ordinance is available for public inspection in the Development Services Department, Monday through Friday between the hours of 8:00 A.M. and 5:00 P.M.

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.

Daily Commercial
September 19, 2022 and October 10, 2022

Tracy Ackroyd Howe, MMC.
City Clerk



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, October 25, 2022		
Agenda Item Name		
Ordinance No. 2022-048 <i>Final MSTU</i>		
Requested Action		
Recommend approval of Ordinance No. 2022-048.		
Staff Report		
Lake County has established a Municipal Services Taxing Unit for properties located within the Wellness Way Area Plan to fund the construction and maintenance of streets, sidewalks, street lighting, drainage improvements, transportation improvements and other essential services, including enhanced design elements such as pavers, specialty lighting, and trails, associated with the collector and arterial roadways within the established boundaries. The MSTU allows for the County to implement special assessment on properties that directly benefit from the improvements. The proposed boundary of the MSTU includes property that is within the City limits. Therefore, the City's approval of an Ordinance consenting to the inclusion of those properties into the MSTU area is required for the County to collect the assessment. The proposed Ordinance consents to the inclusion of these properties with the following conditions: To the extent that the County intends to use the funds for the construction, expansion and widening of roads, the funds shall only be used for specified roads and subject to approval by the City by interlocal agreement. Lake County's acceptance and agreement that the city will not be the responsible jurisdiction for the maintenance of any streets, sidewalks, traffic signals, drainage improvements and transportation improvements on or related to roads other than local roads within the City's street system. The consent is effective for one (1) year, but shall automatically renew for subsequent one-year periods unless the City or County provides 60 days prior notice to terminate.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Ord. 2022-048 -Wellness Way MSTU (10.14.2022)	Ord. 2022-048 -Wellness Way MSTU (10.14.2022).pdf	
2. Legal Ad	Legal Ad.pdf	



CITY OF CLERMONT
ORDINANCE NO. 2022-048

1 **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF**
2 **CLERMONT, LAKE COUNTY, FLORIDA, ADOPTED PURSUANT TO**
3 **SECTION 125.01 (1) (q), FLORIDA STATUTES CONSENTING TO THE**
4 **INCLUSION OF THE CITY OF CLERMONT, FLORIDA, WITHIN THE**
5 **WELLNESS WAY MUNICIPAL SERVICE TAXING UNIT FOR THE**
6 **CONSTRUCTION AND MAINTENANCE OF ARTERIAL OR**
7 **COLLECTOR ROADS WITHIN THE WELLNESS WAY AREA PLAN AS**
8 **ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF LAKE**
9 **COUNTY, FLORIDA; PROVIDING FOR THE CITY TO BE INCLUDED**
10 **WITHIN SAID M.S.T.U. FOR A SPECIFIC TERM OF ONE YEAR WITH**
11 **AUTOMATIC RENEWALS; PROVIDING FOR CONFLICT,**
12 **SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS**
13 **ERROR, PUBLICATION AND AN EFFECTIVE DATE.**

14 **WHEREAS,** the Board of County Commissioners of Lake County, Florida (Board),
15 pursuant to Section 125.01(1)(q), *Florida Statutes*, has the power to establish municipal service
16 taxing units for any part or all of the unincorporated area of Lake County, or within a municipality
17 with the municipality's consent, within which may be provided benefits related to the construction
18 and maintenance of streets, sidewalks, street lighting, drainage improvements, transportation
19 improvements and other essential services derived from taxes levied within such unit; and

20 **WHEREAS,** on January 5, 2016, the Board adopted Lake County Ordinance No. 2016-1
21 which established Goal I-8, entitled *Wellness Way Area Plan*, which contained the objectives and
22 policies relating to the Wellness Way area; and

23 **WHEREAS,** Lake County Resolution 2019-6 was adopted by the Board on May 7, 2019,
24 which expressed the County's support for a variety of road projects in the Wellness Way
25 Transportation Network, including but not limited to:

- 26 • Hancock Road from Wellness Way to Hartwood Marsh Road;
27 • Schofield Road from the intersection of Wellness Way and Hancock Road to the Orange
28 County line;
29 • CR 455 Extension from Hartwood Marsh Road to Schofield Road; and
30 • Wellness Way from US 27 to the Orange County line.

31 Lake County's Resolution always expressed the Board's intent to utilize alternative approaches to
32 the funding and development of the Wellness Way Transportation Network; and



CITY OF CLERMONT
ORDINANCE NO. 2022-048

WHEREAS, the Board of County Commissioners adopted Lake County Ordinance No. 2022-22, for purpose of revising and amending the policies, goals and objectives that govern the Wellness Way Area Plan and establishing the Wellness Way MSTU to include the MSTU Area as described in Exhibit “A” attached hereto and incorporated herein; and

WHEREAS, in accordance with Section 125.01 (q) *Florida Statutes*, the City Council of the City of Clermont finds that it is in the best interests of the health, safety and general welfare of its citizens that the City consent to the inclusion of properties located within the municipal boundaries of the City and within the area described in Exhibit “A” as of the effective date of this Ordinance and in the future.

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

SECTION 1.

Subject to Sections 2 and 3 below, the City Council of the City of Clermont hereby consents to the inclusion of all property presently in the City of Clermont and future property that may be annexed within the area more particularly described in Exhibit “A” attached hereto and incorporated herein into the “Lake County Wellness Way Municipal Service Taxing Unit”.

SECTION 2.

The City’s consent to the inclusion of above-described property within the MSTU is conditioned upon a limitation that any funds received by the county by virtue of a levy of taxes through the MSTU on property within the municipal boundaries of the City and used for construction, expansion and widening of roads shall be used only for roads and projects as more particularly described on Exhibit “B” and subject to approval by the City by interlocal agreement. Nothing herein shall prohibit the use of the taxes levied from being used by the County for maintenance of streets, sidewalks, street lighting, traffic signals, landscaping, hardscape, irrigation and drainage improvements within the rights-of-way of roadways within the Wellness Way Transportation Network as defined above.

SECTION 3.

The City’s consent to inclusion herein is further conditioned upon Lake County’s acceptance and agreement to that the City will not be the responsible jurisdiction for the maintenance of any streets, sidewalks, traffic signals, landscaping, hardscape, irrigation and drainage improvements within the rights-of-way of roadways within the Wellness Way Transportation Network other than local roads within the City’s street system.

SECTION 4.

Annually the county shall notify the Clermont City Manager by mail the proposed hearing dates for any proposed millage to be levied in the district along with a proposed budget for the use of funds collected.



CITY OF CLERMONT
ORDINANCE NO. 2022-048

SECTION 5.

The county shall provide to the city an audited statement showing revenues and expenses for the district for the previous fiscal year within 30 days of the County's Audit being completed.

SECTION 6.

The consent herein shall be effective for one (1) year and shall automatically renew for subsequent one-year periods unless the City or County provides notice, at least sixty days prior to the expiration of the then-current Ordinance term, in writing by certified mail, of its desire this Ordinance not be renewed. If such written notice is given, the City shall as soon as practical repeal this Ordinance.

SECTION 7: CONFLICT

Any portion of the Code of Ordinances, City of Clermont, Florida or any ordinance or part thereof in conflict with this ordinance is hereby repealed to the extent of such conflict.

SECTION 8: SEVERABILITY

It is declared to be the intent of the City Council that, if any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions hereof.

SECTION 9: 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 10: 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. 2022-048

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida
on this 25 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

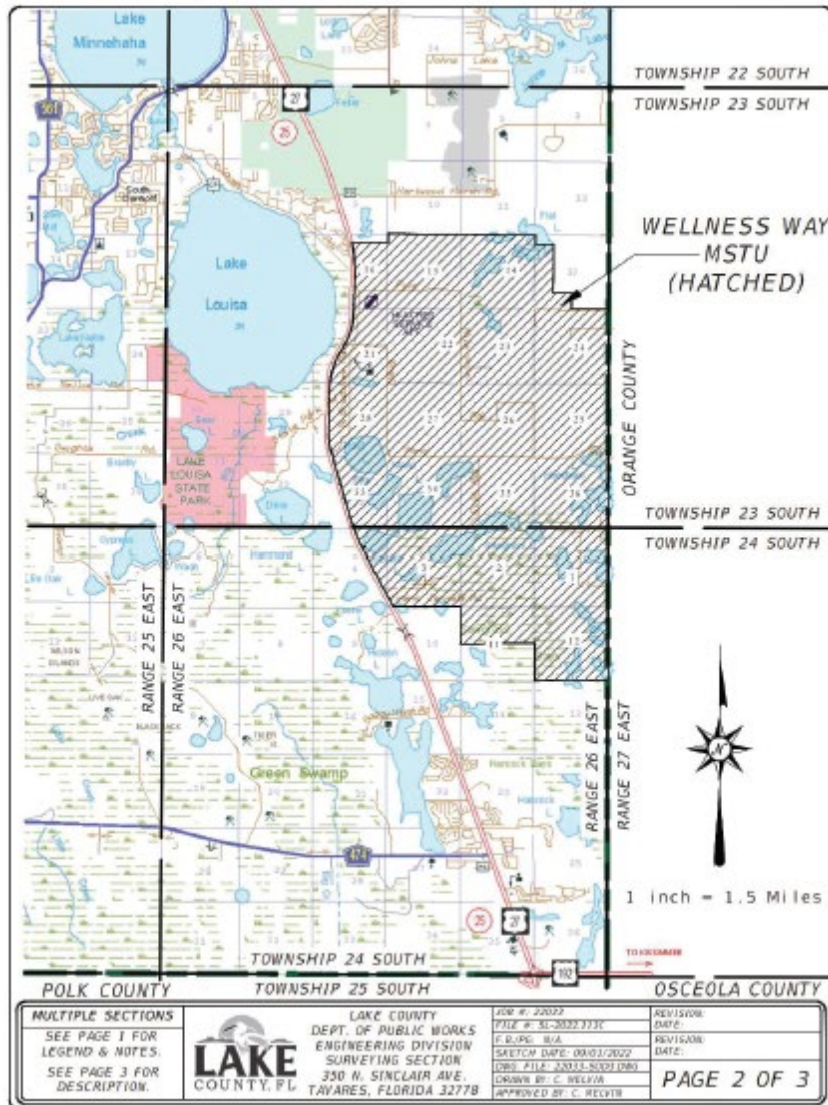
CITY OF CLERMONT
ORDINANCE NO. 2022-048

EXHIBIT A

PROJECT: WELLNESS WAY NSTU LAKE COUNTY, FLORIDA LEGEND: ▲ = DESCRIPTIVE POINT - C# = CURVE NUMBER (SEE CURVE TABLE) - DB = DEED BOOK - DWG. = DRAWING - L# = LINE NUMBER (SEE LINE TABLE) - F.B. = FIELD BOOK - ORB = OFFICIAL RECORDS BOOK - PS = PLAT BOOK - PC = POINT OF CURVATURE DESCRIPTION: SEE PAGE 3 NOTES: 1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT). 2. THIS "SKETCH OF DESCRIPTION" WAS PERFORMED WITHOUT THE BENEFIT OF A LEGAL OPINION OF TITLE WHICH MAY REVEAL ADDITIONAL INFORMATION AFFECTING THE PARCEL(S) AS SHOWN HEREON. 3. DUE TO THE LARGE SIZE OF THE PROPERTY DESCRIBED IN THIS SKETCH AND DESCRIPTION, NOT ALL DESCRIBED CALLS ARE DEPICTED ON THE SKETCH. 4. I HEREBY CERTIFY THAT THE "SKETCH AND DESCRIPTION" OF THE ABOVE DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS DRAWN UNDER MY DIRECTION AND THAT IT MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYING PURSUANT TO CHAPTER 51-17, FLORIDA ADMINISTRATIVE CODE. 5. THIS SKETCH AND DESCRIPTION OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR ORIGINAL DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER. 6. CHAPTER 51-17.050-.052, FLORIDA ADMINISTRATIVE CODE REQUIRES THAT A LEGAL DESCRIPTION DRAWING BEAR THE NOTATION THAT: <u>THIS IS NOT A SURVEY.</u>	SKETCH OF DESCRIPTION PCC = POINT OF COMPOUND CURVATURE PS. = PACE P.O.B. = POINT OF BEGINNING P.O.C. = POINT OF COMMENCEMENT PRC = POINT OF REVERSE CURVATURE PT = POINT OF TANGENCY R = RANGE R/W = RIGHT-OF-WAY SEC. = SECTION T = TOWNSHIP  Digital signature and seal as regulated under Chapter 51-17.062 Florida Administrative Code CARY M. MELVIN, FLORIDA PROFESSIONAL SURVEYOR AND MAPPER LICENSE NO. 6329
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MULTIPLE SECTIONS SEE PAGE 2 FOR SKETCH. SEE PAGE 3 FOR DESCRIPTION.	 LAKE COUNTY, FL LAKE COUNTY DEPT. OF PUBLIC WORKS ENGINEERING DIVISION SURVEYING SECTION 350 N. SINCLAIR AVE. TAVERES, FLORIDA 32728	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;"> DATE: 2023 FILE # 21-0022 17.0 F.S.P.S. 51.0 SKETCH DATE: 09/01/2022 DATE FILED: 09/01/2023 DRAWN BY: C. MELVIN APPROVED BY: C. MELVIN </td> <td style="width: 50%; padding: 2px;"> REVISION: DATE: REVISION: DATE: </td> </tr> </table> PAGE 1 OF 3	DATE: 2023 FILE # 21-0022 17.0 F.S.P.S. 51.0 SKETCH DATE: 09/01/2022 DATE FILED: 09/01/2023 DRAWN BY: C. MELVIN APPROVED BY: C. MELVIN	REVISION: DATE: REVISION: DATE:
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CITY OF CLERMONT
ORDINANCE NO. 2022-048



CITY OF CLERMONT ORDINANCE NO. 2022-048

DESCRIPTION:

A PARCEL OF LAND LYING WITHIN TOWNSHIPS 23 AND 24 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID TOWNSHIP 24 SOUTH, RANGE 26 EAST; THENCE SOUTH, ALONG THE EAST BOUNDARY OF SAID TOWNSHIP 24 SOUTH, RANGE 26 EAST, TO THE SOUTHEAST CORNER OF SECTION 12, TOWNSHIP 24 SOUTH, RANGE 26 EAST; THENCE WEST, ALONG THE SOUTH BOUNDARY OF SAID SECTION 12, TO THE SOUTHWEST CORNER OF SAID SECTION 12; THENCE NORTH, ALONG THE WEST BOUNDARY OF SAID SECTION 12, TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF SECTION 11, TOWNSHIP 24 SOUTH, RANGE 26 EAST; THENCE WEST, ALONG THE SOUTH BOUNDARY OF NORTH 1/2 OF SAID SECTION 11, TO THE EAST BOUNDARY OF SECTION 10, TOWNSHIP 24 SOUTH, RANGE 26 EAST; THENCE NORTH, ALONG THE EAST BOUNDARY OF SAID SECTION 10, TO THE NORTHEAST CORNER OF SAID SECTION 10; THENCE WEST, ALONG THE NORTH BOUNDARY OF SAID SECTION 10, TO THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 27; THENCE NORTHERLY, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 27, APPROXIMATELY 5.2 MILES, TO THE WESTERLY PROJECTION OF THE NORTH BOUNDARY (AT CENTER OF RIGHT-OF-WAY EASEMENT) OF TRACTS 13, 14, 15 AND 16 OF MONTE VISTA PARK FARMS, IN SECTION 16, TOWNSHIP 23 SOUTH, RANGE 26 EAST, RECORDED IN PLAT BOOK 2, PAGE 27, PUBLIC RECORDS OF LAKE COUNTY; THENCE EAST, ALONG SAID PROJECTION AND NORTH BOUNDARY, TO THE WEST BOUNDARY OF SECTION 15, TOWNSHIP 23 SOUTH, RANGE 26 EAST; THENCE NORTH, ALONG THE WEST BOUNDARY OF SAID SECTION 15, TO THE NORTHWEST CORNER OF SAID SECTION 15; THENCE EAST, ALONG THE NORTH BOUNDARY OF SAID SECTION 15, TO THE NORTHWEST CORNER OF SECTION 14, TOWNSHIP 23 SOUTH, RANGE 26 EAST; THENCE EAST, ALONG THE NORTH BOUNDARY OF SAID SECTION 14, TO THE NORTHEAST CORNER OF SAID SECTION 14; THENCE SOUTH, ALONG THE EAST BOUNDARY OF SAID SECTION 14, TO THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1789, PAGE 2465, PUBLIC RECORDS OF LAKE COUNTY; THENCE EASTERLY AND SOUTHERLY, ALONG THE EASTERLY BOUNDARY OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1789, PAGE 2465, TO THE SOUTHEAST CORNER OF SAID LANDS BEING ON THE NORTH BOUNDARY OF SECTION 24, TOWNSHIP 23 SOUTH, RANGE 26 EAST; THENCE EAST, ALONG THE NORTH BOUNDARY OF SAID SECTION 24, TO THE NORTHEAST CORNER OF SAID SECTION 24, TOWNSHIP 23 SOUTH, RANGE 26 EAST; THENCE SOUTH, ALONG THE EAST BOUNDARY OF TOWNSHIP 23 SOUTH, RANGE 26 EAST, TO THE POINT OF BEGINNING.

MULTIPLE SECTIONS SEE PAGE 1 FOR NOTES & LEGEND. SEE PAGE 2 FOR SKETCH.	 LAKE COUNTY DEPT. OF PUBLIC WORKS ENGINEERING DIVISION SURVEYING SECTION 350 N. SINCLAIR AVE. TAVARES, FLORIDA 32778	JOB # 2022 FILE # 2022-115 F.B./P.D. 8/4 SETTER DATE: 08/11/2022 Dwg. FILE: 2022-048.DWG DRAWN BY: C. MEYER APPROVED BY: C. MEYER	REVISION DATE: REVISION DATE: PAGE 3 OF 3
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CITY OF CLERMONT
ORDINANCE NO. 2022-048

EXHIBIT B

List of Roads Within the Wellness Way MSTU Eligible for Construction, Expansion and Widening

Wellness Way (Schofield Rd) from Hwy 27 to Hancock Road

Schofield Road from Wellness Way to the Southern Boundary of Olympus Property

Expansion or Widening for Hancock/Wellness Way Intersection

Roads within the MSTU Area needed for Access to any Public or Charter School

MSTU funds may be used for any new or existing road not listed above that needs to be Constructed, Expanded or Widened provided that both the Clermont City Council and the Lake County Board of Commissioners mutually agree on the additional road necessity.

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:	10/06/2022
Order Number:	7889819
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	66.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	1	10/11/2022 - 10/11/2022	Govt Public Notices
LEE dailycommercial.com	1	10/11/2022 - 10/11/2022	Govt Public Notices

Total Order Confirmation	\$114.28
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Ad Preview

LEGAL NOTICE

The Clermont City Council will consider the enactment of the following proposed Ordinance at their regularly scheduled meeting to be held Tuesday, October 25, 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. 2022-048

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, ADOPTED PURSUANT TO SECTION 125.01 (1) (a), FLORIDA STATUTES CONSENTING TO THE INCLUSION OF THE CITY OF CLERMONT, FLORIDA, WITHIN THE WELLNESS WAY MUNICIPAL SERVICE TAXING UNIT FOR THE CONSTRUCTION AND MAINTENANCE OF ARTERIAL OR COLLECTOR ROADS WITHIN THE WELLNESS WAY AREA PLAN AS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA; PROVIDING FOR THE CITY TO BE INCLUDED WITHIN SAID M.S.T.U. FOR A SPECIFIC TERM OF ONE YEAR WITH AUTOMATIC RENEWALS; PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

All public meetings are held at the Clermont City Hall, Council Chambers, located at 685 W. Montrose Street, and are open to public comment. The proposed ordinance may be inspected at the City Clerk Department between 8 AM and 5 PM Monday to Friday.

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

Tracy Ackroyd Howe, MMC
City Clerk

AGENDA ITEM

Meeting Date	
Tuesday, October 25, 2022	
Agenda Item Name	
Resolution No. 2022-029R <i>Staybridge Suites</i>	
Requested Action	
Recommend approval of Resolution 2022-029R.	
Staff Report	

The applicant is requesting a Conditional Use Permit (CUP) to allow a hotel, Staybridge Suites, to occupy more than 5,000 square feet of total floor space in the Tuscany Village PUD, Resolution 1532. The Tuscany Village PUD is located west of the Hammock Ridge Road and US 27 intersection. The Tuscany Village PUD was approved for Light Commercial (C-1) uses in 2005. The applicant is proposing a 72,000 square foot, four-story hotel with associated parking on 2.50 +/- acres. The hotel will include 100 rooms and other hotel amenities. The applicant has not applied for any variances and has indicated that they can develop the site according to the Land Development Code.



The proposed hotel is consistent with the area as a whole and would be located in an area that would generate demand for overnight and extended stay lodging. The maximum stay will be limited to no more than sixty (60) consecutive days. The nearest existing hotel, the Holiday Inn, is approximately 2 ½ miles north at the SR 50 and US 27 intersection. The square footage and height of the proposed hotel would be very similar to the existing Hampton Inn Suites and the latest constructed hotel in Clermont, Home2Suites. The applicant has been through the City's preliminary site plan review with staff on the proposed project. The proposed building would be required to meet the City's Architectural Standards.

Staff has reviewed the CUP application in accordance to Sec. 86-144 (d) of the Land Development Code. The proposed intensity, character and type of development is in compliance with the City's comprehensive plan for Commercial future land use. The Tuscany Village PUD has been massed graded and is prepared for site development. The location of the hotel will be at a lower elevation than to the adjacent Hammock Ridge Road and setback off considerably from US 27. The scale and massing of the proposed building will be compatible with the

Vineyards at Hammock Ridge Apartments and Orchard Heights Retirement Facility in the area. A traffic analysis has been done and it has been determined the proposed project would have a “de minimis” impact on the transportation network. Staff recommends approval of Resolution 2022-029R. *The Planning and Zoning Commission recommended approval, 5-1.*

Additional Analysis

Fiscal Impact Summary

Fiscal Impact

Fund Number and Description

Available Budget Amount

Exhibits Attached (copies of original agreements)

1.	2022-029R - Staybridge Hotel CUP (10.18.2022)	2022-029R - Staybridge Hotel CUP (10.18.2022).pdf
2.	Staybridge Location Map	Staybridge Location Map.pdf
3.	CSP1-MPH HOTEL CLERMONT 9.21.2022	CSP1-MPH HOTEL CLERMONT 9.21.2022.pdf
4.	Staybridge Suites 7.0 Exterior Rendering	Staybridge Suites 7.0 Exterior Rendering.pdf
5.	Staybridge Hotel Clermont Trip Gen Memo_08.29.22	Staybridge Hotel Clermont Trip Gen Memo_08.29.22.pdf
6.	CUP-Application-2020	CUP-Application-2020.pdf
7.	MPHOT22002 -SM-VW-BNDY-TOPO-V-20220822-Signed	MPHOT22002 -SM-VW-BNDY-TOPO-V-20220822-Signed.pdf
8.	Legal ad - Staybridge Rezoning	Legal ad - Staybridge Rezoning.pdf



CITY OF CLERMONT
RESOLUTION NO. 2022-029R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR A HOTEL USE GREATER THAN 5,000 SQUARE FEET IN THE TUSCANY VILLAGE PUD, RESOLUTION 1532; PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida at a meeting held October 4, 2022 recommended approval of this Conditional Use Permit to allow for a hotel use greater than 5,000 square feet in the Tuscany Village PUD, Resolution 1532; at the following location:

LOCATION:

Vacant parcel located southwest of the US 27 and Hammock Ridge intersection
2.5 +/- acres
(Portion of AK 3890913)

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

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

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

This application for a Conditional Use Permit to allow for a hotel use greater than 5,000 square feet in the Tuscany Village PUD, Resolution 1532; be granted subject to the following conditions:

SECTION 1: GENERAL CONDITIONS

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



CITY OF CLERMONT
RESOLUTION NO. 2022-029R

4. The Fire Inspector shall provide building inspections for life safety requirements and all fire code regulations must be in compliance prior to the issuance of any Building Certificate of Occupancy.
5. The Building Inspector shall inspect all structures and building for compliance and any building code violations shall be corrected before the issuance of the Certificate of Occupancy.
6. The Conditional Use Permit must be executed and processed through the office of the City Clerk within 90 days of its date of approval by the City Council or the permit shall become null and void.
7. The Applicant shall record in the Public Records of Lake County within 90 days of its date of approval by the City Council, a short-form version of this Conditional Use Permit as provided by the City or a form acceptable to the City, to provide notice to all interested parties, the assigns, successors and heirs of the developer/applicant and all future owners of the above-referenced property that the real property described above is subject to the terms and conditions of the Conditional Use Permit.
8. If any of the stated conditions are violated, the applicant understands and agrees that the City Council may open the Conditional Use Permit for further conditions or revoke this Conditional Use Permit by Resolution.
9. No business can occupy any portion of the building(s) after construction and final Certificate of Occupancy unless the proposed business has applied for and obtained a Local Business Tax Receipt from the Clermont Development Services Department.
10. Should approved uses cease operation for more than 180 days, a new Conditional Use Permit shall be required for the same or similar operations.
11. The property shall be developed in substantial accordance with the Conceptual Site Plan, sheet number CSP1, dated August 2022 and prepared by Kimley-Horn. All new development and/or changes to the subject property must submit for site plan approval by the Site Review Committee prior to the issuance of a zoning clearance or other development permits. The presentation site plan submitted with the Conditional Use Permit application is not the approved and final construction plan.

SECTION 2: LAND USE

1. This permit is for a 72,500 square foot four-story hotel building. The site may also be used for other permitted C-1 uses as indicated in the Tuscany Village PUD, Resolution 1532.
2. Maximum building height will be 55 feet, measured at the highest point for the building.
3. The building setback will be 20 feet from the internal drive, 15 feet from the interior sides and 30 feet from rear.
4. The building shall be designed in a manner that shall meet the City of Clermont's Architectural Standards and as represented in the provided elevation.



CITY OF CLERMONT
RESOLUTION NO. 2022-029R

5. The maximum guest stay will be limited to sixty (60) continuous days.
6. The site shall be designed and developed to comply with the Clermont Land Development Regulations.

SECTION 3: CONFLICT

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

SECTION 4: SEVERABILITY

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

SECTION 5: ADMINISTRATIVE CORRECTION

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

SECTION 6: PUBLICATION AND EFFECTIVE DATE

This Resolution shall take effect immediately upon its adoption.



CITY OF CLERMONT
RESOLUTION NO. 2022-029R

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 25th 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
RESOLUTION NO. 2022-029R

Exhibit A – Legal Description:

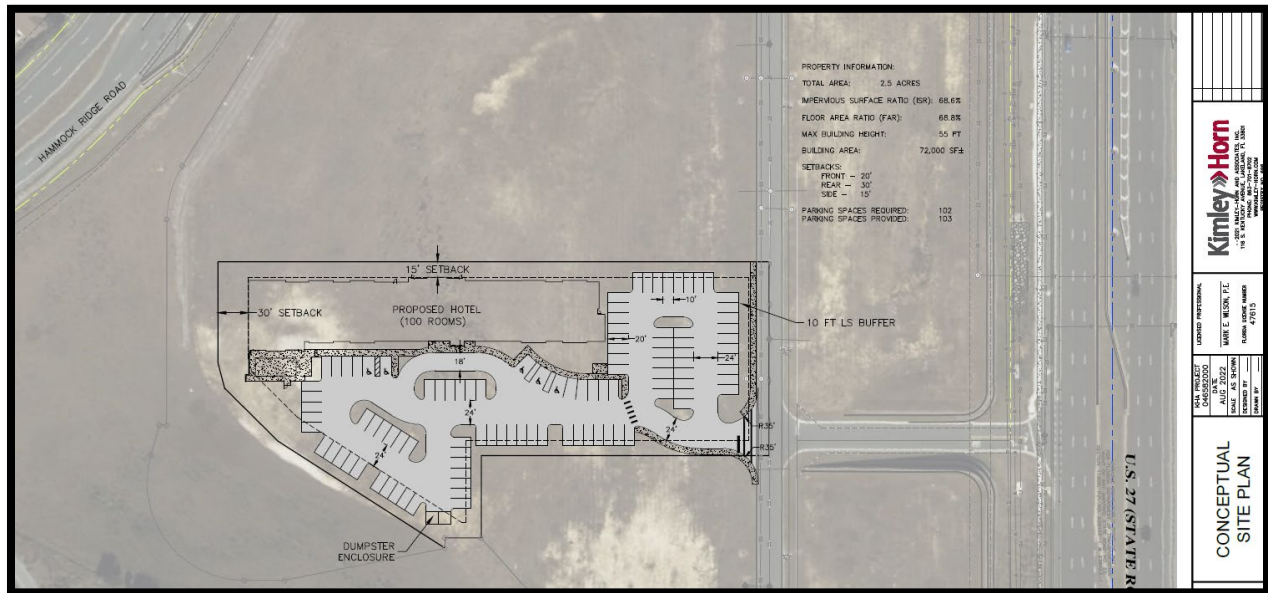
That part of Lot 1, Block 1 of Tuscan Village Phase 1, according to the plat thereof, as recorded in Plat Book 64, pages 13 through 15, Public Records of Lake County, Florida, being described as:

Commence at the Southerly corner of said Lot 1, also being the northwest corner of Lot 2, Block 1 of said Tuscan Village Phase 1; thence North 65°10'25" East, 233.33' feet to the westerly line of the 27.00 foot wide ingress-egress and utility easement according to said Tuscan Village Phase 1;

thence North 24°49'11" West along said westerly line, 135.00 feet to the Point of Beginning; thence continue along the said westerly line North 24°49'11" West, 189.39 feet; thence South 65°10'49" West, 540.42 feet; thence South 24°49'11" East, 98.64 feet; thence South 39°41'52" East, 25.78 feet; thence South 70°04'06" East, 73.77 feet; thence South 82°13'39" East, 194.18 feet to the northeasterly line of a parcel recorded in Official Record Book 4445, Page 24, Public Records of Lake County, Florida; thence along the said northeasterly line the following two courses: 1) North 24°53'25" West, 10.01 feet; thence 2) North 65°06'35" East, 35.62 feet; thence North 24°49'11" West, 80.65 feet; thence North 65°10'49" East, 282.19 feet to the Point of Beginning. Containing 2.50 acres, more or less.

CITY OF CLERMONT
RESOLUTION NO. 2022-029R

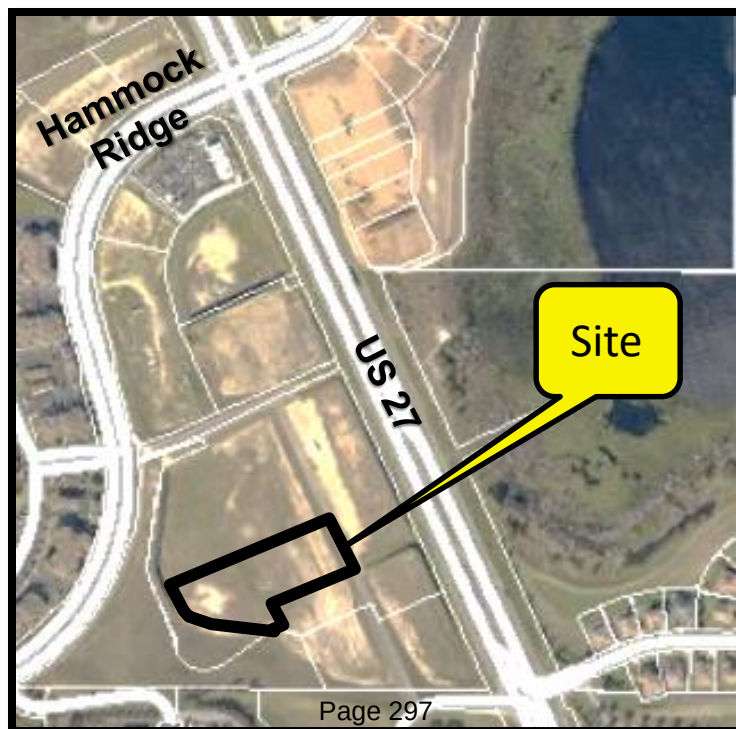
Exhibit B:
Zoomed Area on Conceptual Site Plan

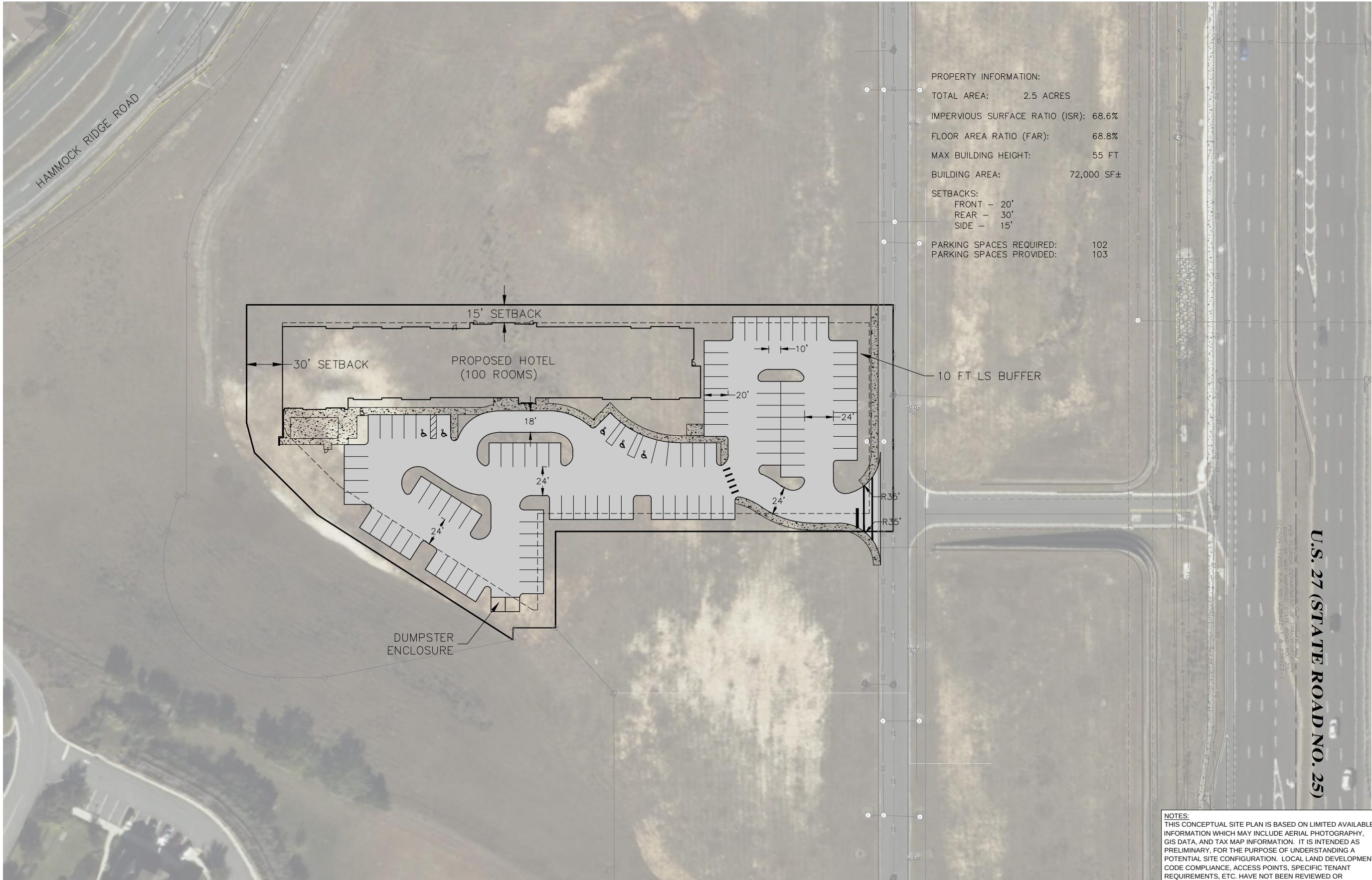


Sample Elevation



Exhibit - Location Map –Staybridge Suites





SHEET NUMBER CSP1		MPH HOTEL CLERMONT PREPARED FOR MPH HOTELS, INC. CLERMONT FLORIDA		CONCEPTUAL SITE PLAN		LICENSED PROFESSIONAL MARK E. WILSON, P.E. FLORIDA LICENSE NUMBER 47615		KHA PROJECT 046582000 DATE AUG. 2022 SCALE AS SHOWN DESIGNED BY DRAWN BY CHECKED BY		Kimley»Horn © 2021 KIMLEY-HORN AND ASSOCIATES, INC. 116 S. KENTUCKY AVENUE, LAKELAND, FL 33801 PHONE: 863-701-8702 WWW.KIMLEY-HORN.COM REGISTRY NO. 696		No.		REVISIONS		DATE		BY	
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Exterior

STAYBRIDGE
SUITES

Building Exterior



1

Entry Tower

Denotes building entrance and provides visual interest with a higher-quality finish material.

2

Subtle Base Palette

EIFS is used as the primary exterior building material, with warm neutral colors applied to the majority of the facade.

3

Flexible Projections

Bump-outs add additional interest to the exterior and allow for room mix flexibility.

4

Front Porch

Enhances sense of arrival by locating space to relax immediately near building entrance.

5

Cultured Stone Base

Change in material at the base of the building helps ground the building mass.

NOTE: Local jurisdictions may have different needs and requirements. Please speak with your Plan Review Regional Manager regarding substitutions or adjustments.

For details on the materials being shown, reference the Exterior Building Materials Supplemental Document via IHG Design Connect.



MEMORANDUM

To: John E. Kruse, AICP
City of Clermont

From: James M. Taylor, P.E.
Kimley-Horn and Associates, Inc.

Date: August 29, 2022

Subject: Request for Exemption from Tier 1 Traffic Impact Analysis
Staybridge Hotel Clermont – CUP2208-0001

Purpose

The following memorandum is a Request for Exemption Letter from a Tier 1 TIA, in accordance with the Lake-Sumpter MPO *Traffic Impact Study Methodology and Guidelines* (2017). The trip generation potential of the proposed development and the impact on the surrounding roadway network will be determined in this analysis.

Project Description

The proposed Staybridge Hotel development is located on the west side of US 27 and east of Hammock Ridge Road in the Tuscany Ridge Master Plan. The proposed development is planned to consist of 100 hotel rooms. The project site is currently vacant.

Direct access to the site will be provided via internal Tuscany Ridge development roads. These roads provide access to one (1) full-access driveway on Hammock Ridge Road and various access points on US 27. The project locations and access are shown on the conceptual site plan provided in **Attachment A**.

Trip Generation

Trip generation for the proposed project was calculated per procedures published in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual, 11th Edition*. Land Use Code (LUC) 310 – Hotel was used for the proposed development. Relevant excerpts from the ITE *Trip Generation Manual* are included in **Attachment B**.

Table 1 provides the Daily, AM peak hour, and PM peak hour trip generation summaries for the proposed development. As shown in the table, the project is anticipated to generate 660 new daily trips, 43 new trips during the AM peak hour (24 in, 19 out) and 46 new trips during the PM peak hour (23 in, 23 out).

**Table 1: Trip Generation**

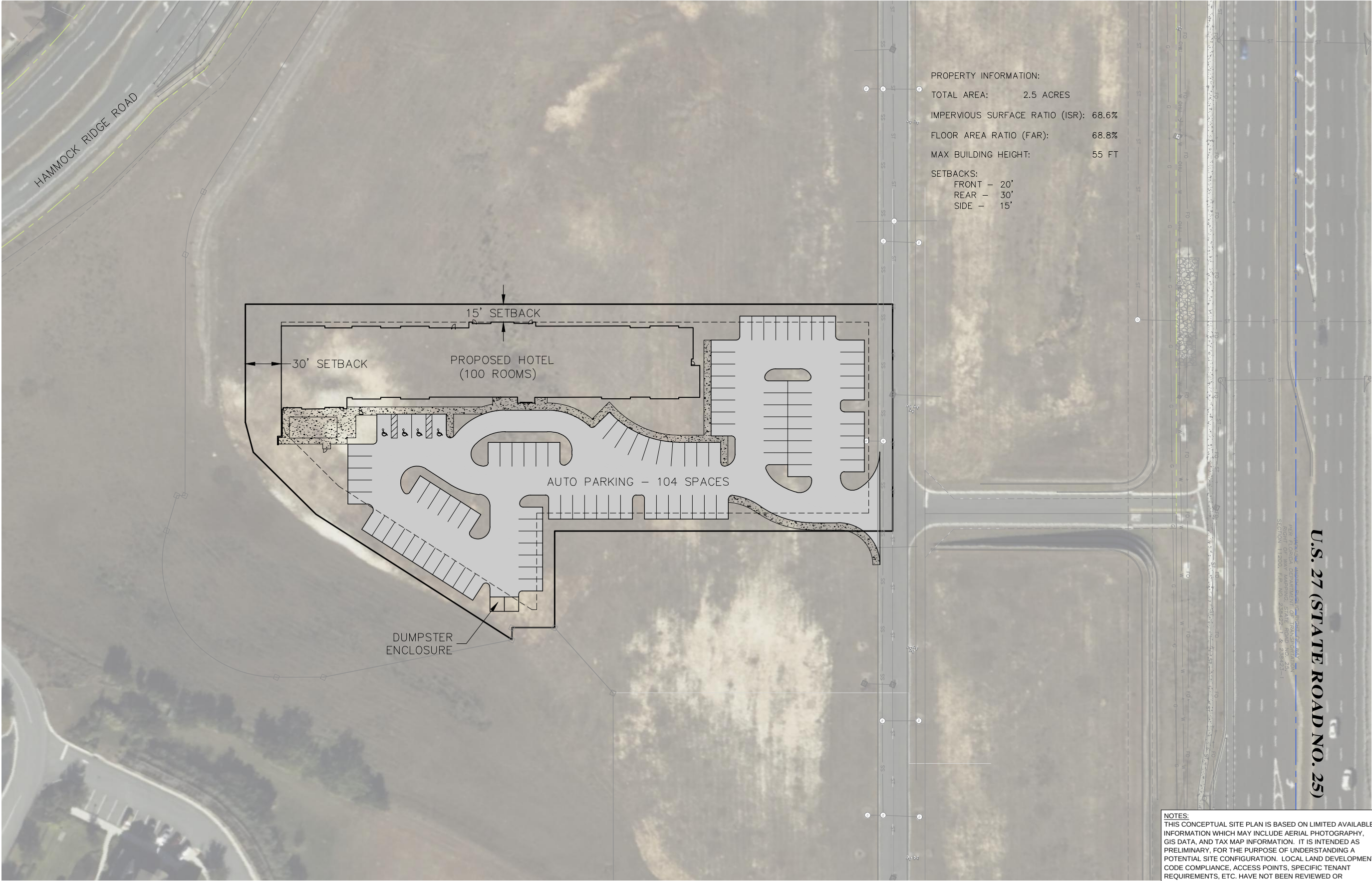
Trip Generation Summary											
Daily	Land Use	ITE LUC	Size	Units	ITE Trip Generation Equation ¹	Trip Gen Rate	Daily Trip Generation				
							Total		In ¹		Out ¹
	Hotel	310	100	Rooms	T = 10.84 * (X) - 423.51	6.60	660	50%	330	50%	330
	Total Generated Trips						660	330		330	
AM Peak Hour	Land Use	ITE LUC	Size	Units	ITE Trip Generation Equation ¹	Trip Gen Rate	AM Peak Hour Trip Generation				
							Total		In ¹		Out ¹
	Hotel	310	100	Rooms	T = 0.50 * (X) - 7.45	0.43	43	56%	24	44%	19
	Total Generated Trips						43	24		19	
PM Peak Hour	Land Use	ITE LUC	Size	Units	ITE Trip Generation Equation ¹	Trip Gen Rate	PM Peak Hour Trip Generation				
							Total		In ¹		Out ¹
	Hotel	310	100	Rooms	T = 0.74 * (X) - 27.89	0.46	46	51%	23	49%	23
	Total Generated Trips						46	23		23	

Notes: ¹Vehicle trip rate and directional splits per ITE Trip Generation, 11th Edition

Conclusion

The proposed hotel is anticipated to generate fewer than 100 peak hour two-way trips. Non-substantial impacts are anticipated on the surrounding roadway network due to the proposed development. Therefore, it is recommended to define the proposed development as “de minimis” and not require a Tier 1 Traffic Impact Analysis.

ATTACHMENT A
Conceptual Site Plan



SHEET NUMBER CSP1	MPH HOTEL CLERMONT PREPARED FOR MPH HOTELS, INC. CLERMONT FLORIDA	CONCEPTUAL SITE PLAN	KHA PROJECT 046582000 DATE AUG 2022 SCALE AS SHOWN DESIGNED BY DRAWN BY CHECKED BY	LICENSED PROFESSIONAL MARK E. WILSON, P.E. FLORIDA LICENSE NUMBER 47615 DATE	Kimley»Horn © 2021 KIMLEY-HORN AND ASSOCIATES, INC. 116 S. KENTUCKY AVENUE, LAKELAND, FL 33801 PHONE: 863-701-8702 WWW.KIMLEY-HORN.COM REGISTRY NO. 696	No.	REVISIONS		DATE	BY

ATTACHMENT B

Excerpts from ITE Trip Generation Manual

Land Use: 310

Hotel

Description

A hotel is a place of lodging that provides sleeping accommodations and supporting facilities such as a full-service restaurant, cocktail lounge, meeting rooms, banquet room, and convention facilities. A hotel typically provides a swimming pool or another recreational facility such as a fitness room. All suites hotel (Land Use 311), business hotel (Land Use 312), motel (Land Use 320), and resort hotel (Land Use 330) are related uses.

Additional Data

Twenty-five studies provided information on occupancy rates at the time the studies were conducted. The average occupancy rate for these studies was approximately 82 percent.

Some properties in this land use provide guest transportation services (e.g., airport shuttle, limousine service, golf course shuttle service) which may have an impact on the overall trip generation rates.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in California, District of Columbia, Florida, Georgia, Indiana, Minnesota, New York, Ontario (CAN), Pennsylvania, South Dakota, Texas, Vermont, Virginia, and Washington.

For all lodging uses, it is important to collect data on occupied rooms as well as total rooms in order to accurately predict trip generation characteristics for the site.

Trip generation at a hotel may be related to the presence of supporting facilities such as convention facilities, restaurants, meeting/banquet space, and retail facilities. Future data submissions should specify the presence of these amenities. Reporting the level of activity at the supporting facilities such as full, empty, partially active, number of people attending a meeting/banquet during observation may also be useful in further analysis of this land use.

Source Numbers

170, 260, 262, 277, 280, 301, 306, 357, 422, 507, 577, 728, 867, 872, 925, 951, 1009, 1021, 1026, 1046

Hotel (310)

Vehicle Trip Ends vs: Rooms
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 7

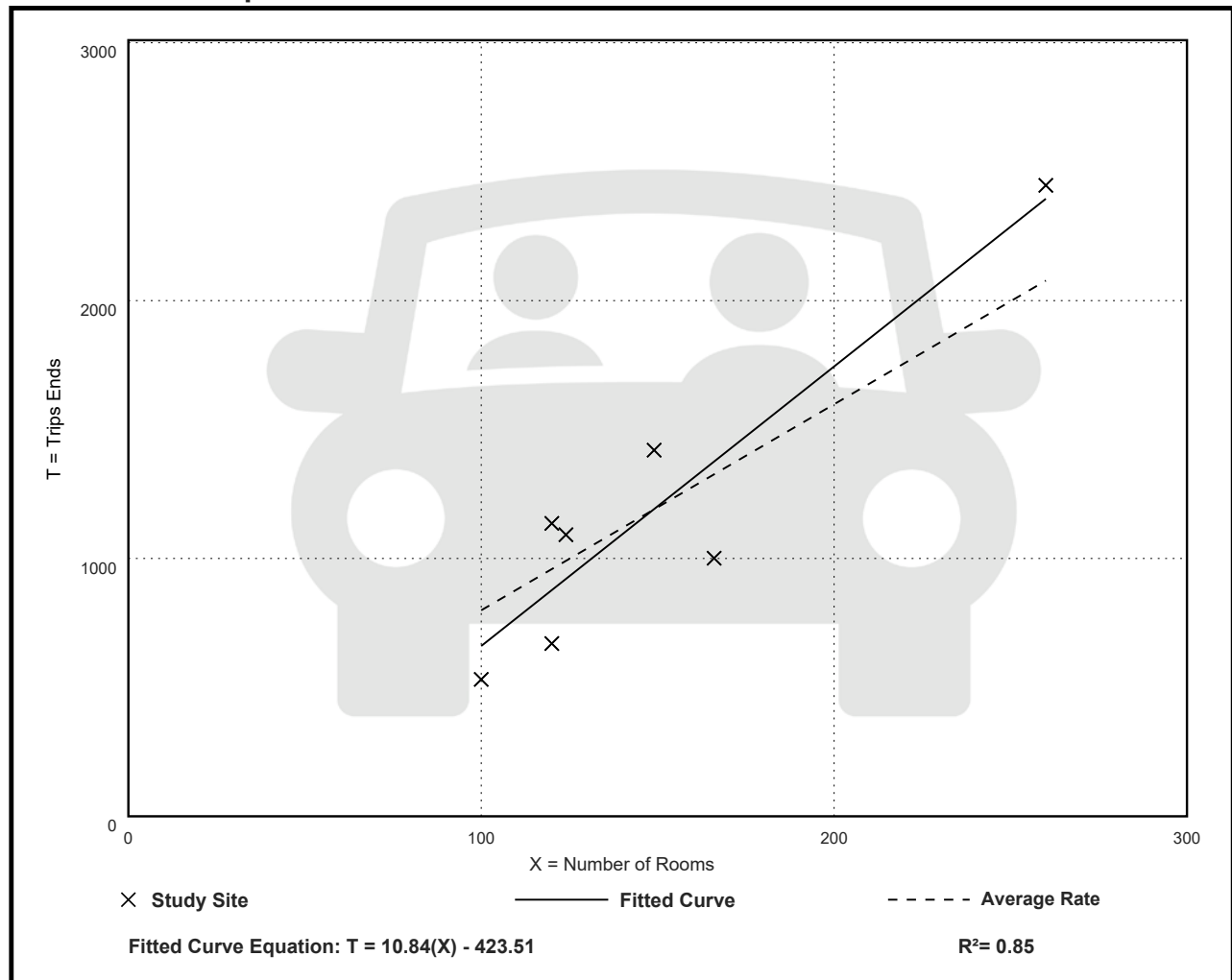
Avg. Num. of Rooms: 148

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
7.99	5.31 - 9.53	1.92

Data Plot and Equation



Hotel (310)

Vehicle Trip Ends vs: Rooms

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 28

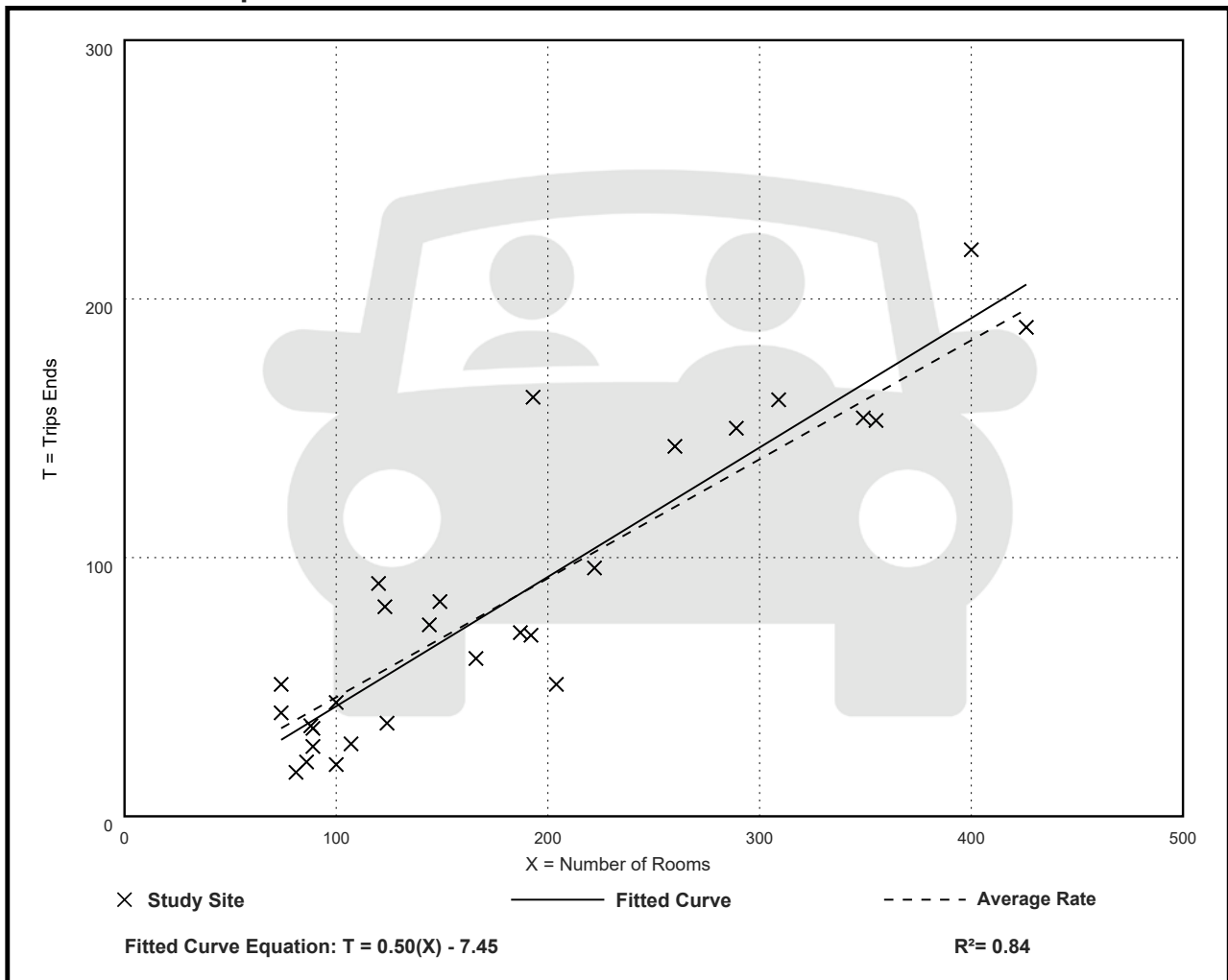
Avg. Num. of Rooms: 182

Directional Distribution: 56% entering, 44% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
0.46	0.20 - 0.84	0.14

Data Plot and Equation



Hotel (310)

Vehicle Trip Ends vs: Rooms

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 31

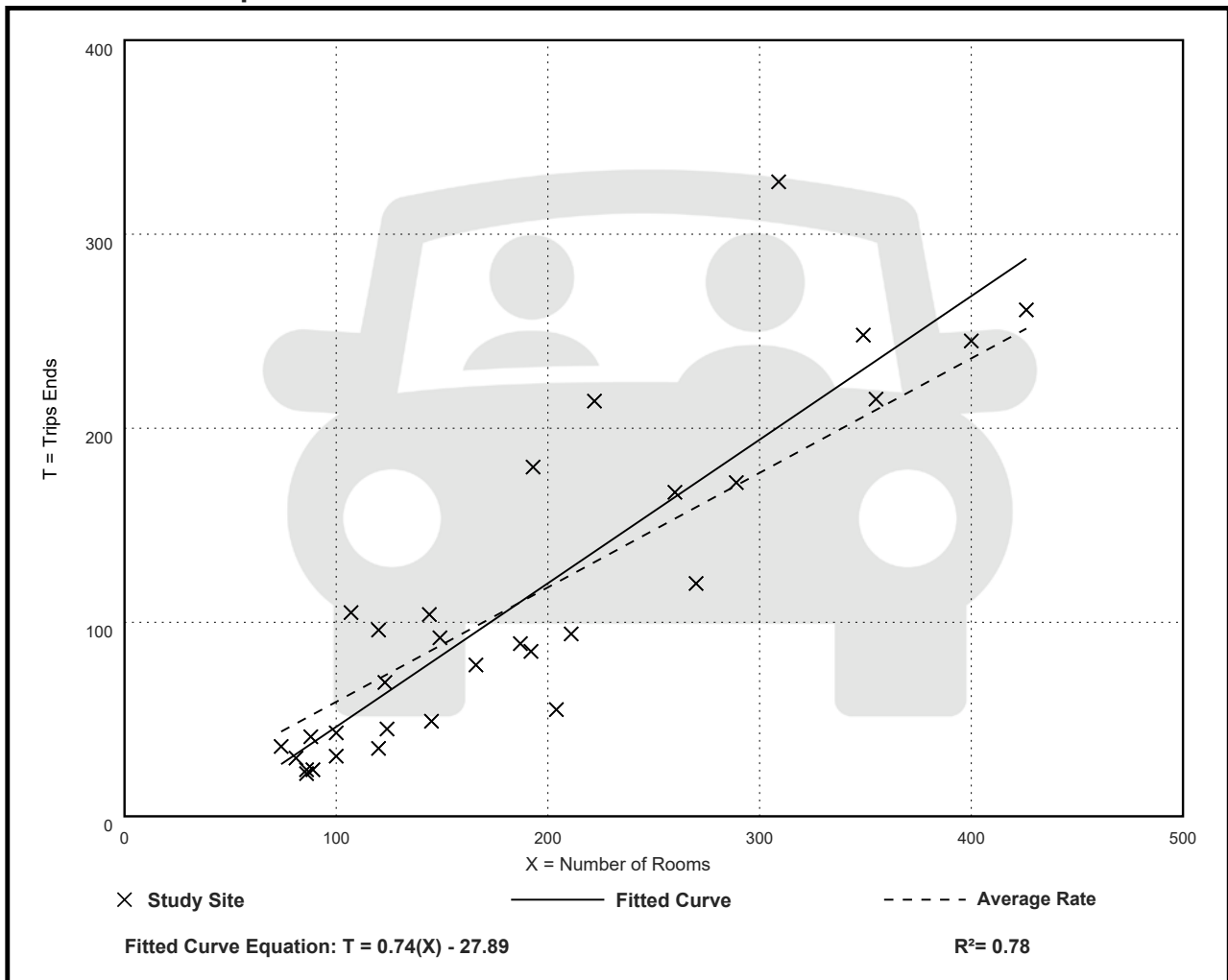
Avg. Num. of Rooms: 186

Directional Distribution: 51% entering, 49% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
0.59	0.26 - 1.06	0.22

Data Plot and Equation





CITY OF CLERMONT CONDITIONAL USE PERMIT FILING INSTRUCTIONS

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

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



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

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

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

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

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



CITY OF CLERMONT
**CONDITIONAL USE PERMIT
APPLICATION**

Date August 18th, 2022		FEE: \$845 + cost of advertisement + cost of traffic review (if necessary)	
Project Name (if applicable) Staybridge Suites - Clermont			
Applicant MPH Hotels, Inc.			
Contact Person Drew Locher			
Address 100 2nd Avenue South Suite 1103-S		City St Petersburg	State FL Zip 33701
Telephone 813-892-5839		Fax	
Email dlocher@mphhotels.com			
OWNER INFORMATION ☐ (Check box if owner information is same as applicant)			
Owner's Name Clermont, FL 0722 LLC			
Owner Address 100 2nd Avenue South Suite 1103-S		City St Petersburg	State FL Zip 33701
Telephone 847-770-0639		Fax	
PROPERTY INFORMATION			
Address of Subject Property 3365 Hammock Ridge Road		City Clermont	State Zip
General Location US 27 and Hammock Ridge Road			
Legal Description & Alternate Key (include copy of survey) 3890913			
Land Use (City verification required)			
Zoning (City verification required)			



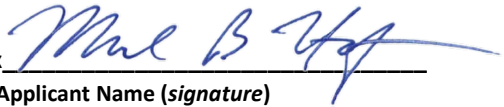
CITY OF CLERMONT
**CONDITIONAL USE PERMIT
APPLICATION**

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

Proposed project is a 100- room hotel with associated parking within an outparcel of the Tuscany Ridge PUD

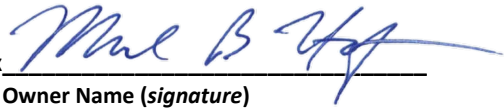
Clermont, FL 0722 LLC

Applicant Name (print)

x 
Applicant Name (signature)

Clermont, FL 0722 LLC

Owner Name (print)

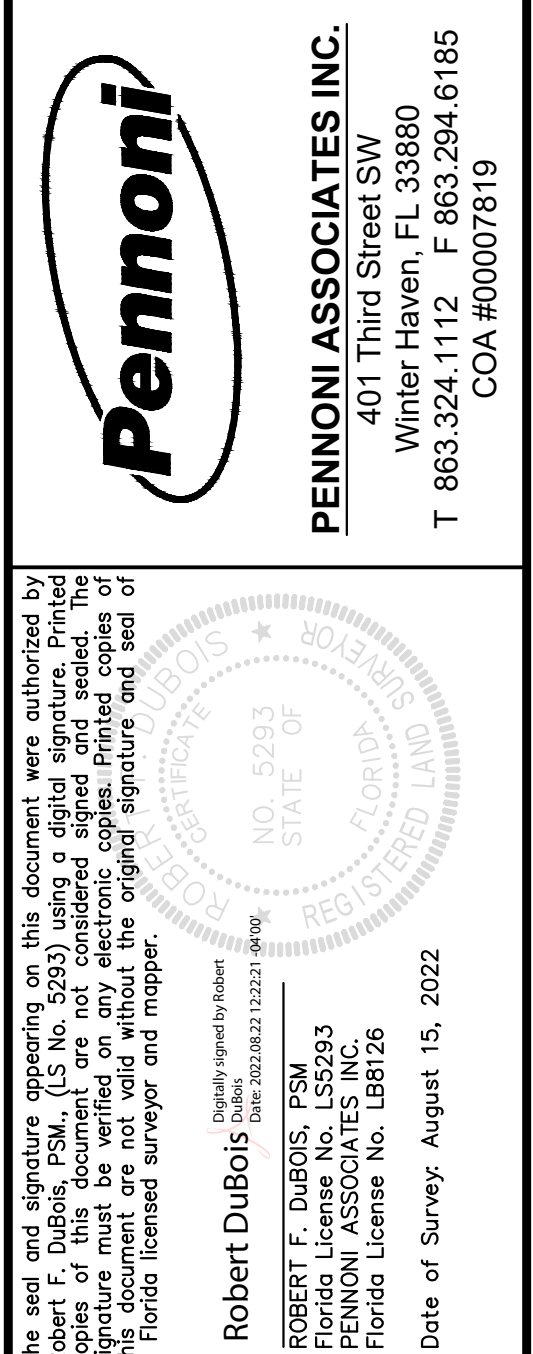
x 
Owner Name (signature)

*******NOTICE*******

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

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

5/26/2020



This is to certify that this map 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, 5, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 13, 14, 16, and 19 of Table A thereof. The field work was completed on August 15, 2022.

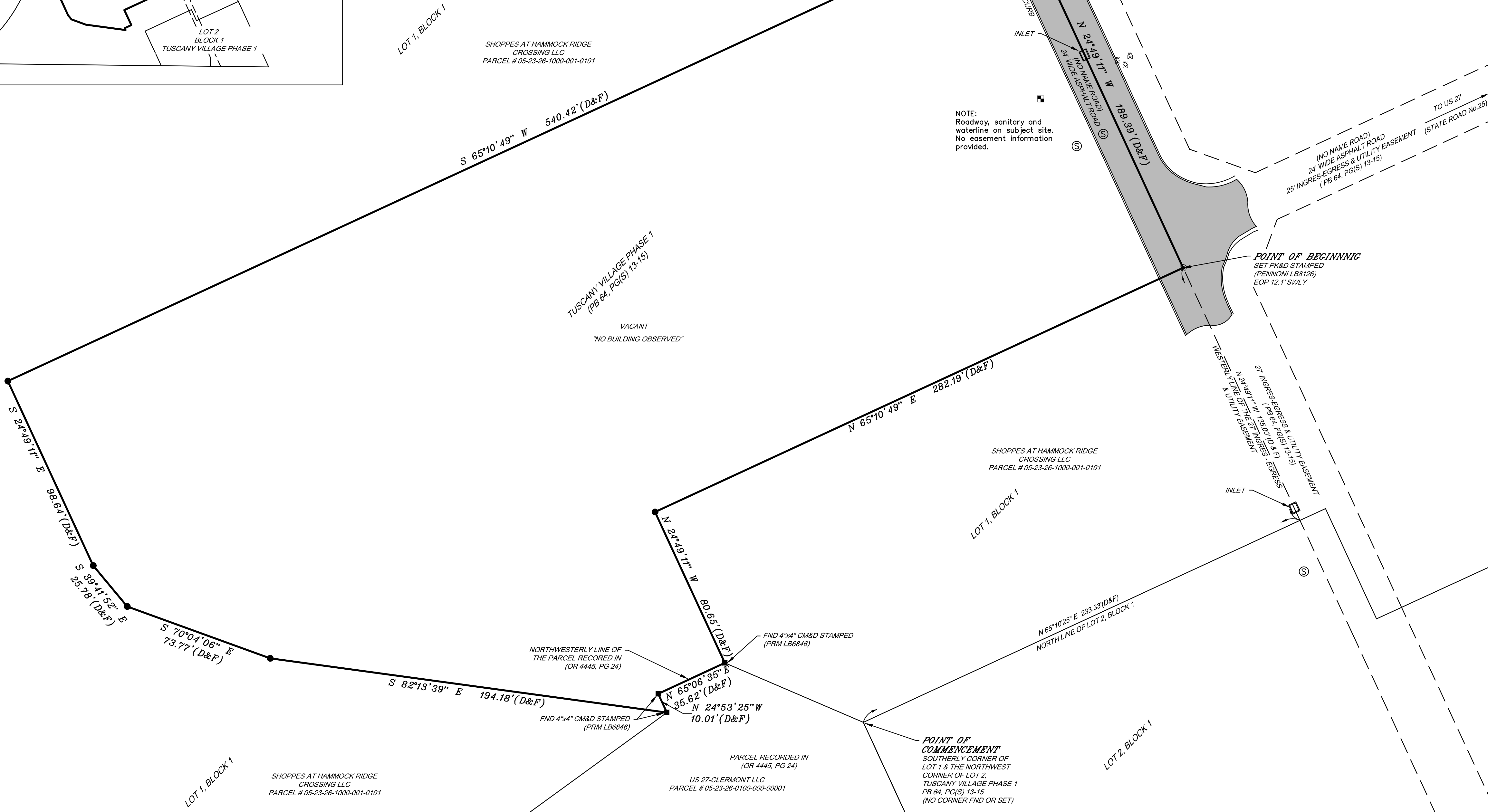
That part of Lot 1, Block 1 of Tuscany Village Phase 1, according to the plat thereof, as recorded in Plat Book 64, pages 13 through 15, Public Records of Lake County, Florida, being described as:

SURVEY NOTES:

- 1) This survey was performed without the benefit of an abstract or title opinion. Therefore, it is subject to easements, restrictions, right-of-ways, and encumbrances of record and of use, and may be affected by matters of record or title opinion.
- 2) Bearings based on the State of Florida, State Plane Coordinate System, North American Datum of 1983 (NAD 83), adjustment 2011, East Zone, the south line of Lot 1, Block 1, Tusculum Village at Phase 1, a subdivision according to the plat thereof recorded on Book 64, Page 13, in the Public Records of Lake County, Florida, being North 89°21'32" West.
- 3) Elevations shown here are based on Florida Department of Transportation District 5 Benchmark PID (Permanent Identifier) number "110432", being 169.257 feet, and site temporary benchmark "11", found pk'd, stamped "LB6848", elevation = 119.438 feet, as shown on the Topographic North American Datum of 1988 (NAD 88).

The above statement is for information only, and the undersigned assumes no liability for the correctness of the information in the cited map. In addition, the above statement does not represent this surveyor's opinion of the probability of flooding.

- 5) The symbol (●) indicates a set iron rod and cap stamped "PENNONI LB8126", unless otherwise noted. The symbol (⊙) indicates a found iron rod and cap stamped "PENNONI LB8126", unless otherwise noted.
- 6) Subject parcel containing 2.50 acres, more or less.
- 7) Underground improvements, if any, have not been located.
- 8) The subject site is vacant and not under construction. No buildings observed.
- 9) Subject parcel address(es): Hammock Ridge Road, Clermont, Florida 32803
- 10) Current zoning classification, set-back requirements, height, and floor space area restrictions, and parking requirements not provided.
- 11) 0 regular, 0 disabled, 0 motorcycle, 0 specialized parking spaces as delineated by parking striping was observed in the process of conducting the fieldwork.
- 12) The adjoining owner information shown hereon was provided from the Lake County Property Appraiser's Records. The adjoining parcel lines, if shown, are approximate and are shown graphically for reference only.
- 13) Proposed changes in street right-of-way lines, if any, not provided or observed. There was no evidence of recent street or sidewalk construction or repairs observed in the process of conducting the field work.
- 14) Measurements are deed measurements and are field verified.
- 15) There was no evidence of field delineation of wetlands conducted and/or observed in the process of conducting the field work.
- 16) There is no overlap or hiatuses between the subject parcel and the adjoining parcels
- 17) The property shown herein has access to Hammock Ridge Road, and is 900 feet, more or less, from the centerline of intersection of said Hammock Ridge Road to the subject parcel.



PORTION OF LOT 1, BLOCK 1
TUSCANY VILLAGE - PHASE 1
CLERMONT, FLORIDA

ALTA/NSPS LAND TITLE SURVEY
BOUNDARY AND TOPOGRAPHIC SURVEY
MPH HOTELS, INC.

100 2nd Avenue South, Suite 1103-5

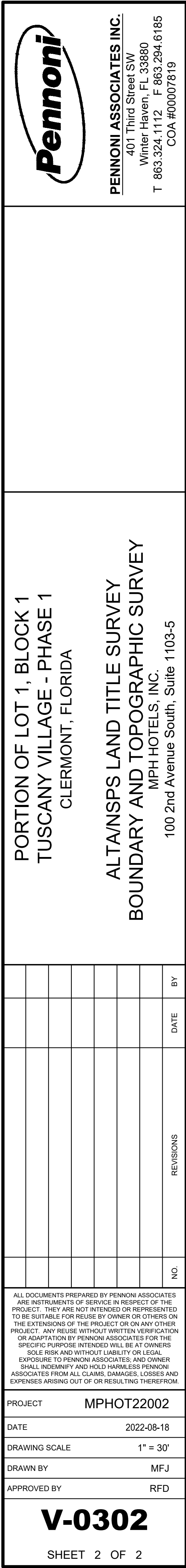
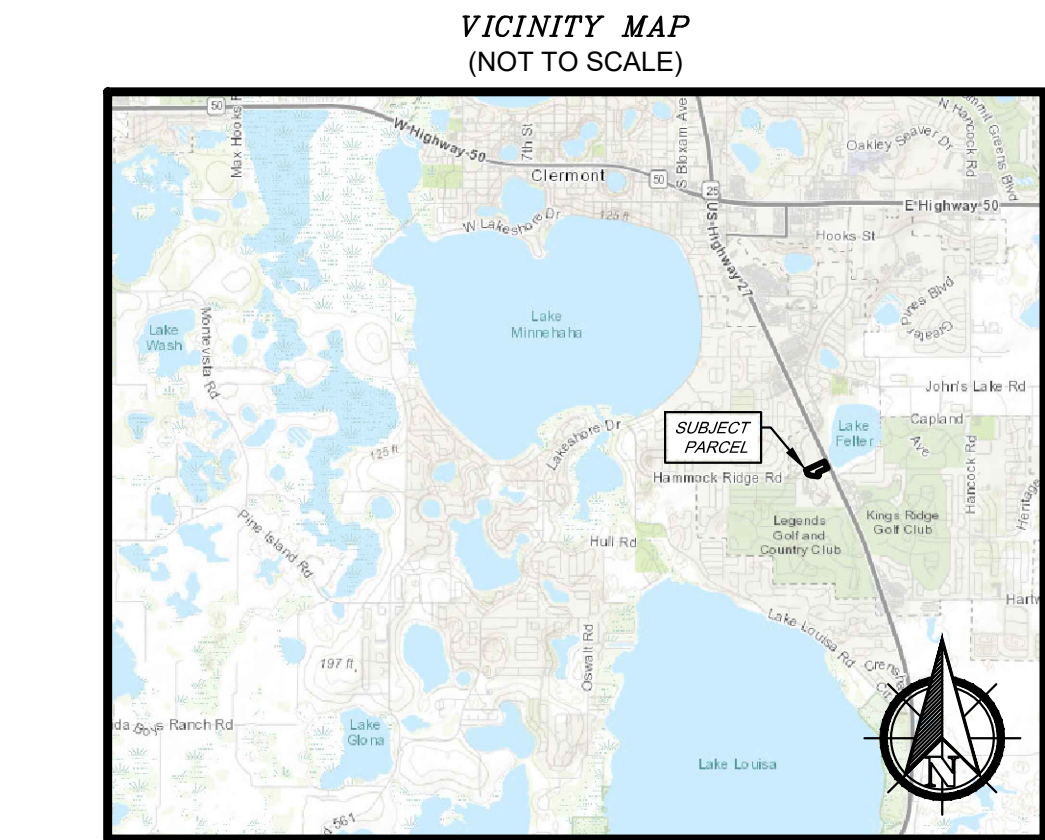
[illegible]

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR APPROVAL BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS' SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES; AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	MPHOT22002
DATE	2022-08-18
DRAWING SCALE	1" = 30'
DRAWN BY	MFJ
APPROVED BY	RFD

V-0301

SHEET 1 OF 2



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:	09/16/2022
Order Number:	7803728
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	44.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	2	09/27/2022 - 10/18/2022	Govt Public Notices
LEE dailycommercial.com	2	09/27/2022 - 10/18/2022	Govt Public Notices

Total Order Confirmation	\$138.48
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Ad Preview

LEGAL NOTICE

On Tuesday, October 4, 2022 at 6:30 PM the Clermont Planning & Zoning Commission will consider a request for an amendment to a Conditional Use Permit to allow for a hotel use greater than 5,000 square feet in the Tuscan Village PUD, Resolution 1532. The final hearing of the proposed request will be heard by Clermont City Council on Tuesday, October 25, 2022 at 6:30.

LOCATION

Vacant parcel located southwest of the US 27 and Hammock Ridge intersection

(Portion of AK 3890913)

All public meetings will be held in the Clermont City Hall, Council Chambers located at 685 W. Montrose Street, Clermont, FL 34711.

This application 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
#7803728 9/27, 10/18/2022