



**CITY OF CLERMONT
COUNCIL MEETING AGENDA
6:30 PM, Tuesday, April 26, 2016**

Welcome to our Council meeting. In the interest of time efficiency and ensuring that everyone who wishes to address the Council is given the opportunity to do so, the following will apply to all comments made by the public. For items listed on the agenda, each speaker will be permitted 5 minutes to address the Council. For non-agenda items, each speaker will be permitted 3 minutes to address the Council. These time limits may be changed by the Mayor. Thank you for participating in your City Government.

CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

PRESENTATIONS

Drop Saver Poster Contest Winners

PROCLAMATION

Water Reuse Week

Drinking Water Week

Water Conservation Month

PUBLIC COMMENTS

REPORTS

CONSENT AGENDA

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

Item No. 1 - Plat Approval

Consider approval of Harvest
Landing Phase 2 plat.

Item No. 2 - Appointment

Appoint Ryan Moore as the fifth member
to the Fire Fighters Pension Board

Item No. 3 - Resolution No. 2016-11

Consider Resolution supporting the
Wayfinding Guide Sign System.

Item No. 4 - Bid Award

Consider request to piggyback the U.S.
Communities contract with Kompan, Inc.
to provide installation of playground
equipment and related site work in the
total budgeted amount of \$229,999.28
from the Infrastructure Fund.

Item No. 5 - Purchase Approval and Budget
Amendment

Consider the purchase of two gearboxes
from Ovivo USA, LLC for the East
Wastewater Treatment Plant and a
budget amendment of \$114,000 in the
Sewer Fund.

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Item No. 6 - Event, Road Closure and Open Container Request

Consider allowing the Clermont Downtown Partnership's car show to be held in Downtown Clermont along with a road closure and an open container area for the Second Saturday of every month for the next 12 months

Item No. 7 - Event and Open Container Request

Consider allowing the Xclusive Caribbean Inc. to have an open container area for their "Taste of the World" event on December 17, 2016 at Waterfront Park

Item No. 8 - Event Fee Variance Request

Consider request for a 100 percent fee variance of staff and grounds fees to Celebration of Heroes Inc. for their Memorial Day Event. Staff recommends grounds fee waiver; however, staff recommends the applicant pay all staff fees.

UNFINISHED BUSINESS

Item No. 9 - Variance Request
Ayyoob

Consider variance requests for a property located at 990 W. Montrose Street.

Item No. 10 - Ordinance No. 2016-07 *Final*
Police Pension

Consider ordinance adoption to amend the Police Officers Retirement Plan.

Item No. 11 - Ordinance No. 2016-08 *Final*
Fire Pension

Consider ordinance adoption to amend the Firefighters Retirement Plan.

Item No. 12 - Ordinance No. 2016-14; *Final*
Napleton Annexation

Consider ordinance adoption to annex property located at 15859 SR 50.

Item No. 13 - Ordinance No. 2016-15; *Transmittal*
Napleton Comprehensive Plan Amendment

Consider ordinance introduction and transmittal to change the future land use from Lake County Regional Commercial and Regional Office to Commercial for property located at 15859 SR 50.

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Item No. 14 - Ordinance No. 2016-16; *Final*
Napleton Rezoning

Consider ordinance adoption to change the zoning from UE Urban Estate to C-2 General Commercial for property located at 15859 SR 50.

NEW BUSINESS

Item No. 15 - Resolution No. 2016-08
Rustic Rose Barn & Event Venue

Consider a conditional use permit to allow an event venue with off-site parking in the Central Business District located at 750 W. DeSoto Street.

Item No. 16 - Resolution No. 2016-09
Heritage Hills

Consider a conditional use permit to amend Resolution 2014-35 for a planned unit development to allow the removal of a condition for a sidewalk along Hartwood Marsh Road, reduce right-of-way width from 60 feet to 50 feet in Phase 7, private and gated streets in Phase 7, and street construction of brick pavers instead of asphalt in Phase 7.

Item No. 17 - Resolution No. 2016-10
Highland Ranch

Consider request for a conditional use permit to amend Resolution 2013-17 for a planned unit development to allow an updated site plan, remove conditions that have been completed, decrease minimum lot size and allow a two-family dwelling product, shared sidewalk entry on the property lines between two-family dwellings, new minimum side yard setbacks for two-family dwelling, reduced yard setbacks for select lots, and extend waiver to allow existing billboards to remain until January 31, 2025 for the Highland Ranch Subdivision.

**CITY OF CLERMONT
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Item No. 18 - Ordinance No. 2016-17
The Vue

Consider tabling Ordinance 2016-17
Final Hearing to the May 24, 2016
Council meeting. Introduction is
scheduled for May 10, 2016.

ADJOURN

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

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



WHEREAS, safe, clean and sustainable water resources are essential to Florida's environment, economy, citizens, and visitors; and

WHEREAS, although Florida's water supplies are limited, the state's population and need for water resources continue to increase; and

WHEREAS, water reuse provides a means for conserving and augmenting Florida's precious water resources and is key to the State's sustainable water future; and

WHEREAS, Florida has established the encouragement and promotion of water reuse as state objectives in Chapters 373 and 403, Florida Statutes; and

WHEREAS, Florida has risen to be the national leader in water reuse; reusing 263 billion gallons of reclaimed water in 2011 to conserve freshwater supplies and replenish our rivers, streams, lakes, and aquifers; and

WHEREAS, the City of Clermont has joined with the State of Florida, the Florida Department of Environmental Protection, and the St. Johns River Water Management District in encouraging and promoting water reuse and conservation; and

WHEREAS, the City of Clermont has implemented a water reuse program and encourages efficient and effective water reuse and conservation;

NOW, THEREFORE, be it resolved by virtue of the authority vested in me as Mayor of the City of Clermont, I do hereby proclaim May 15 through May 21, 2016 as

Water Reuse Week

IN WITNESS WHEREOF, I, Gail L. Ash, Mayor of the City of Clermont, have hereunto set my hand this 26th day of April, 2016.

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk



WHEREAS, water is our most valuable natural resource; and

WHEREAS, only tap water delivers public health protection, fire protection, support for our economy and the quality of life we enjoy; and

WHEREAS, any measure of a successful society – low mortality rates, economic growth and diversity, productivity, and public safety – are in some way related to access to safe water; and

WHEREAS, we are all stewards of the water infrastructure upon which future generations depend; and

WHEREAS, each citizen of our community is called upon to help protect our source waters from pollution, to practice water conservation, and to get involved in local water issues;

NOW, THEREFORE, be it resolved by virtue of the authority vested in me as Mayor of the City of Clermont, I do hereby proclaim May 1 through May 7 as

Drinking Water Week

IN WITNESS WHEREOF, I, Gail L. Ash, Mayor of the City of Clermont, have hereunto set my hand and caused the Seal of the City of Clermont to be affixed this 26th day of April, two thousand sixteen.

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk



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

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

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

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

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

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

NOW, THEREFORE, be it resolved by virtue of the authority vested in me as Mayor of the City of Clermont, I do hereby proclaim the month of April as

Water Conservation Month

The City of Clermont, Florida is calling upon each citizen and business to help protect our precious resource by practicing water saving measures and becoming more aware of the need to save water.

IN WITNESS WHEREOF, I, Gail L. Ash, Mayor of the City of Clermont, have hereunto set my hand and caused the Seal of the City of Clermont to be affixed this 26th day of April, two thousand sixteen.

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, April 26, 2016		
Agenda Item Name		
Plat Approval		
Requested Action		
Move to approve Harvest Landing Phase 2 plat.		
Staff Report		
The plat has been reviewed and approved by the City Engineer and Contracting Engineer.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Plat HARVEST LANDING PHASE 2A 4-06-16 Final plat.pdf		

HARVEST LANDING – PHASE 2A

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the undersigned named below, being the owner in fee simple of the lands described in the foregoing caption to this plat, hereby dedicates said lands and plot for the uses and purposes herein expressed, subject to the general notes contained herein.

1. TO HARVEST LANDING HOMEOWNERS ASSOCIATION, INC.: Tract "I" is subject to perpetual rights of ingress and egress by the lot owners of HARVEST LANDING – PHASE 2A, their tenants, invitees and licensees, together with those providers of sanitation, postal, fire and law enforcement and emergency and medical services, and their vehicles and personnel. A Drainage Easement is hereby granted over those areas designated as Drainage Easements shown or noted herein.

2. TO THE CITY OF CLERMONT: A Utility Easement is hereby granted over, across and upon those areas designated as Utility Easements shown herein.

3. TO PROVIDERS OF ELECTRIC, TELEPHONE, CABLE TELEVISION SERVICES: A Utility Easement is hereby granted over, across, and upon those areas designated as Utility Easements as shown herein.

IN WITNESS WHEREOF, said owner has caused these presents to be signed by THE authorized signatory named below this ____ day of _____, 2016.

BEAZER HOMES CORP. By: _____
a Tennessee corporation

Name: _____

TITLE: _____

Signed and Sealed in the presence of:

Witness

(print name)

STATE OF: _____ COUNTY OF: _____

The foregoing instrument was acknowledged before me this ____ day of _____, 2016, by _____.

He/She is personally known to me and did not take an oath.

NOTARY PUBLIC (Print Name) _____

My Commission Expires _____

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, that this plat was reviewed in accordance with Section 177.081, Florida Statutes and presented to the CITY COUNCIL of Clermont, Lake County, Florida, and approved by said CITY COUNCIL of Clermont for the record on the ____ day of _____, 2016, provided that this plat is recorded in the office of the Clerk of the Circuit Court of Lake County, Florida within ____ days from the date of approval by said City of Clermont, Florida.

Attest: _____ City of Clermont

City Clerk _____ Mayor _____

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a Professional Surveyor and Mapper, fully licensed to practice in the State of Florida, does hereby certify that the plat was prepared under his direction and supervision and it complies with all the survey requirements of Chapter 177, Part 1, Plotting, Florida Statutes.

Surveyor's Signature _____ Date: _____

Surveyor's Name _____ Surveyor's Registration Number _____

GAUNING-BELTON ASSOCIATES, INC. _____ LB 7194

Legal Entity's Name _____ Legal Entity's Cert. Of Auth. No. _____

Legal Entity's Address _____

HARVEST LANDING - PHASE 2A

PUBLIC RECORDS OF LAKE COUNTY, FLORIDA

LOCATED IN SECTION 29, TOWNSHIP 22 SOUTH, RANGE 26 EAST

CITY OF CLERMONT, LAKE COUNTY, FLORIDA

Legal Description

A portion of Tract A, HARVEST LANDING, according to the plat thereof, as recorded in Plat Book 66, Pages 27 through 30, Public Records of Lake County, Florida, lying in Section 29, Township 22 South, Range 26 East, Lake County, Florida, being more particularly described as follows:

BEGIN at the southwesterly corner of said Tract A; said corner being a point of curvature of a curve, concave northeasterly, having a radius of 25.00 feet; thence run along the easterly line of Tract H of said plat HARVEST LANDING, the following two (2) courses and distances; on a chord bearing of N 47°42'38" W and a chord distance of 36.74 feet, run along the arc of said curve, a distance of 41.27 feet, through a central angle of 94°34'44" to the point of tangency thereof; thence run N 00°25'16" W, a distance of 107.35 feet; thence, departing the easterly line of said Tract H, run N 85°00'00" E, a distance of 368.28 feet to a point of curvature of a curve, concave southerly, having a radius of 1,429.00 feet and a central angle of 21°23'48"; thence run easterly, along the arc of said curve, a distance of 533.65 feet to the point of tangency thereof; thence run S 73°36'12" E, a distance of 129.77 feet to a point on the westerly line of said Tract H; thence run along the westerly and northerly lines of said Tract H, the following courses and distances: run S 00°10'30" E, a distance of 105.99 feet to a point of curvature of a curve, concave northwesterly, having a radius of 25.00 feet and a central angle of 103°00'27"; thence run southwesterly, along the arc of said curve, a distance of 44.95 feet to a point of compound curvature of a curve, concave northerly, having a radius of 170.00 feet and a central angle of 03°33'50"; thence run westerly, along the arc of said curve, a distance of 10.57 feet to the point of tangency thereof; thence run N 73°36'12" W, a distance of 127.02 feet to a point of curvature of a curve, concave southerly, having a radius of 1,295.00 feet and a central angle of 21°23'48"; thence run westerly, along the arc of said curve, a distance of 483.61 feet to the point of tangency thereof; thence run S 85°00'00" W, a distance of 351.93 feet to the POINT OF BEGINNING.

Containing 3.16 acres, more or less.

Surveyor's Notes:

1. Bearings are based on an assumed bearing of N 00°05'04" W along the west line of HARVEST LANDING as recorded in Plat Book 66, Pages 27 through 30, Public Records of Lake County, Florida.

2. No part of the lands described hereon are dedicated to the City of Clermont, Florida, or the general public, unless expressly stated herein.

3. The following tracts and easements comprise the common areas as more particularly defined in and by this plat of HARVEST LANDING – PHASE 2A and are hereby dedicated to and are to be maintained by the Harvest Landing Homeowners Association, Inc.:

Tract I (Landscape and Wall)

Retaining Wall, Landscape and Drainage Easements within Lots 60 and 76

4. All platted Utility Easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This section shall not apply to those private easements granted to or obtained by a particular electric, telephone, gas or other public utility. Such construction, installation, maintenance, and operation shall comply with the National Electrical Safety Code as adopted by the Florida Public Service Commission. (State Statute 177.091 (28)).

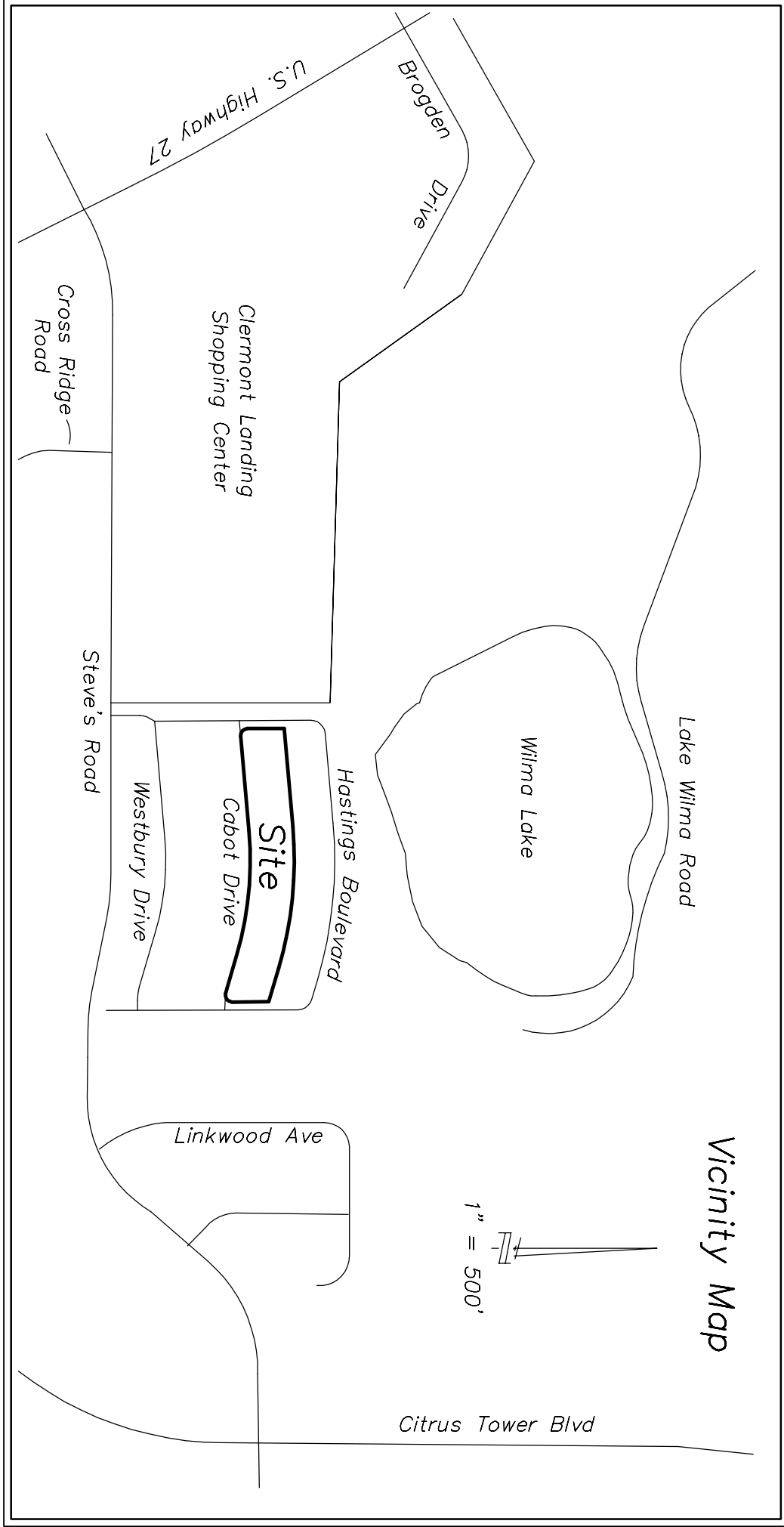
5. Unless otherwise shown on the plat, there is a 10.00 foot wide Utility Easement contiguous to all rights-of-way and a 7.50 foot wide Drainage and Utility Easement along all side lot lines. There is a 7.50 foot wide Wall, Fence, Maintenance, Drainage and Utility Easement along the rear of Lots 60 through 76 unless otherwise shown. There is a Retaining Wall and Landscape, Drainage and Utility Easement within Lots 60 and 76.

6. Lot corners will be set in accordance with Chapter 177.091 (9), Florida Statutes, and the City of Clermont Land Development Regulations. Beazer Homes Corp. has released Gauning-Belton Associates, Inc. from setting the internal subdivision corners and will acquire the services of an additional surveying firm to complete the task.

7. Lot lines are radial unless noted as (NR) denoting non-radial lot line.

NOTICE:

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



CERTIFICATE OF CLERK

I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, Florida Statutes and was filed for record on _____ at _____.

File No. _____

Clerk of the Circuit Court _____
Jurat for Lake County, Florida

NOT REQUIRED

STATEMENT OF REVIEWER

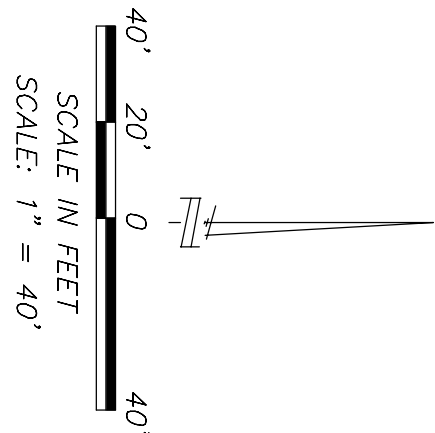
Pursuant to Section 177.081, Florida Statutes, I have reviewed this plat for conformity to Chapter 177, Florida Statutes, and find that said plat complies with the technical requirements of that Chapter; provided, however, that my review does not include field verification of any of the coordinates,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

Signature _____ Date _____

Professional Surveyor and Mapper No. _____

HARVEST LANDING - PHASE 2A

REPLATTING A PORTION OF TRACT A, HARVEST LANDING' AS RECORDED IN PLAT BOOK 66, PAGES 27 THROUGH 30
PUBLIC RECORDS OF LAKE COUNTY, FLORIDA
LOCATED IN SECTION 29, TOWNSHIP 22 SOUTH, RANGE 26 EAST
CITY OF CLERMONT, LAKE COUNTY, FLORIDA



Legend	
L - arc length	L.D.U.E. - Landscape, Drainage and Utility Easement
Δ - central angle	D.U.E. - Drainage and Utility Easement
R - radius or radii	U.E. - Utility Easement
pt - point of tangency	W.F.M.D.U.E. - Wolf, Fence, Maintenance, Drainage and Utility Easement
pc - point of curvature	Individual lot and Tract corners to be set by others (see Note 6)
pi - point of intersection	
pec - point of compound curvature	
LB - Licensed Business	• Indicates permanent control point (PCP)
LS - Licensed Surveyor	• found nail and disc (PCP LB 7194)
NR - non-radii	• set nail and disc (PRM LB 7194)
	• Indicates permanent reference monument (PRM) set 4"x4" concrete monument (PRM LB 7194)

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	16°34'18"	200.00'	57.85'	S 81°53'21" E	57.64'
C2	00°06'34"	1295.00'	2.48'	N 73°39'29" W	2.48'
C3	02°26'01"	1295.00'	55.00'	N 74°55'47" W	55.00'
C4	02°26'01"	1295.00'	55.00'	N 77°21'48" W	55.00'
C5	02°26'01"	1295.00'	55.00'	N 79°47'49" W	55.00'
C6	02°26'01"	1295.00'	55.00'	N 82°13'50" W	55.00'
C7	02°26'01"	1295.00'	55.00'	N 84°39'50" W	55.00'
C8	02°26'01"	1295.00'	55.00'	N 87°05'51" W	55.00'
C9	02°26'01"	1295.00'	55.00'	N 89°31'52" W	55.00'
C10	02°26'01"	1295.00'	55.00'	S 88°02'07" W	55.00'
C11	01°49'06"	1295.00'	41.10'	S 85°54'33" W	41.10'

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C12	21°23'48"	1416.00'	528.79'	N 84°18.06° W	525.73'
C13	01°49'06"	1416.00'	44.94'	S 85°54.33° W	44.94'
C14	02°26'01"	1416.00'	60.14'	S 88°02.07° W	60.14'
C15	02°26'01"	1416.00'	60.14'	N 89°31.52° W	60.14'
C16	02°26'01"	1416.00'	60.14'	N 87°05.51° W	60.14'
C17	02°26'01"	1416.00'	60.14'	N 84°39.50° W	60.14'
C18	02°26'01"	1416.00'	60.14'	N 82°13.50° W	60.14'
C19	02°26'01"	1416.00'	60.14'	N 79°47.49° W	60.14'
C20	02°26'01"	1416.00'	60.14'	N 77°21.48° W	60.14'
C21	02°26'01"	1416.00'	60.14'	N 74°55.47° W	60.14'
C22	00°06'34"	1416.00'	2.71'	N 73°39.29° W	2.71'
C23	90°03'04"	25.00'	39.29'	S 45°28.48° E	35.37'



CITY OF CLERMONT

AGENDA ITEM

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Meeting Date			
Tuesday, April 26, 2016			
Agenda Item Name			
Appointment			
Requested Action			
Staff Report			
Florida Statute requires the fifth member of the Firefighters Pension board to be selected by the majority of the current pension boards' members and as a "ministerial duty", be appointed by the City Council. The current board members of the Firefighter's Pension Board have selected Ryan Moore; firefighter, to serve as the fifth member.			
Additional Analysis			
Fiscal Impact Summary			
Fiscal Impact	Fund Number and Description	Available Budget Amount	
Exhibits Attached (copies of original agreements)			



CITY OF CLERMONT

AGENDA ITEM

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Meeting Date		
Tuesday, April 26, 2016		
Agenda Item Name		
Resolution No. 2016-11		
Requested Action		
Move to approve Resolution No. 2016-11 to support the Wayfinding Guide Sign System.		
Staff Report		
On March 23, 2015, the City Council adopted the Downtown and Waterfront Master Plan which includes a <i>Signing & Wayfinding</i> project.; also known as the Compass Project, which is to be City-wide. City staff has designed and implemented the downtown and waterfront portion of this project to great success. The design has provided a consolidated and uniform approach to signage in the CRA district. The next step is to implement the system throughout the City, beginning with U.S. 27 and S.R. 50. This project must be designed and approved in these two particular arterial corridors in accordance with the Florida Department of Transportation's (FDOT) General Use Permit, and the Florida Administrative Code Section 15-51.030. This Code specifies the requirement for a ". . . wayfinding guide sign system . . . " The Wayfinding Guide Sign System will continue the design throughout the city to provide for a uniform look which locals and visitors can rely on for general direction. It will also provide for expansion when new signage or clarification for directions or locations is needed.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Resolution No. 2016-11, Wayfinding Guide Sign System	2016-11 Wayfinding Sign System Res.pdf	
2. Wayfinding Guide Sign System - Evaluation & Criteria	Wayfinding Sign Evaluation & Criteria.pdf	
3. SR 50 & US 27 WGSS Locations	Wayfinding maps and sign set 1.pdf	

**CITY OF CLERMONT
RESOLUTION NO. 2016-11**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, SUPPORTING THE WAYFINDING GUIDE SIGN SYSTEM TO EFFICIENTLY AND SAFELY GUIDE MOTORISTS AND PEDESTRIANS TO KEY PUBLIC FACILITIES AND LOCATIONS SUCH AS CIVIC, CULTURAL, VISITOR AND RECREATIONAL DESTINATIONS WITHIN THE CITY OF CLERMONT; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the revitalization of the Historic Downtown District of the City of Clermont has been a major focus and objective of the City Council of the City of Clermont; and

WHEREAS, City staff have prepared certain city-wide Wayfinding Guide Sign System evaluation factors and criteria to evaluate and process future destination sign requests; and

WHEREAS, the City Council on March 23, 2015 adopted the City of Clermont Downtown and Waterfront Master Plan, which includes a Signing and Wayfinding project; also known as the Compass Project, which is to be Citywide; and

WHEREAS, these factors and criteria have been utilized to develop a preliminary location master plan and design for wayfinding signs within the City of Clermont; and

WHEREAS, other requirements will be further developed by City staff after approval by the Florida Department of Transportation (FDOT); and

WHEREAS, City staff will continue to support the activities of the City Council to revitalize the Historic Downtown District of the City of Clermont through activities and programs such as the development and implementation of the Clermont Wayfinding Guide Sign System.

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

Section 1. Approval of Wayfinding Guide Sign System.

The City Council hereby approves the Wayfinding Guide Sign System, which includes the Wayfinding Sign Evaluation Criteria, Preliminary Sign Location System Plan, and the signage design as developed by City staff. The City Council finds that the actions taken in this Resolution will efficiently and safely guide motorists and pedestrians to key City facilities and locations including; but not limited to, civic, cultural, visitor and recreational destinations within the City of Clermont.

Section 2. Support for Wayfinding Sign Evaluation Criteria/Signage Design.

The City Council also supports the Wayfinding Sign Evaluation Criteria and the signage design to be utilized in determining sign location and design within the City of Clermont.

CITY OF CLERMONT
RESOLUTION NO. 2016-11

Section 3. Severability.

All ordinances, resolutions or parts thereof in conflict herewith are hereby superseded and repealed to the extent of such conflict.

Section 4. Effective Date.

This Resolution shall take effect immediately upon its adoption.

CITY OF CLERMONT
RESOLUTION NO. 2016-11

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on the 26th day of April, 2016

CITY OF CLERMONT

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

LEGAL IN FORM AND VALIDITY:

Daniel F. Mantzaris, City Attorney



City of Clermont

Wayfinding Guide Sign System Evaluation & Criteria

City of Clermont ~ Wayfinding Guide Sign System, Evaluation & Criteria

What is Wayfinding?

A wayfinding sign is a directional sign that efficiently and safely guides motorists and pedestrians to key public facilities including civic, cultural, visitor and recreational destinations within the City of Clermont.

Wayfinding signs provide for the following:

- Place making and destination enhancement
- Enhances marketing and economic efforts
- Creates a positive image
- Extends the brand and connects the community

What is the wayfinding sign evaluation process?

1. Destinations may be added to the wayfinding guide sign system based on a site plan showing the proposed destination and sign locations(s). Existing destinations on proposed sign modifications shall be listed. Any proposed new sign locations shall include a site plan displaying neighboring intersections and directional signs.

2. Submit a written request or ideas and required plans to:

James Hitt, Economic Development Director
City of Clermont
685 W. Montrose St.
Clermont, FL 34711
352-241-7305

3. The written request shall be evaluated according to the following criteria:
 - a. The existing wayfinding sign contains space for additional messages or sign location qualifies for an additional wayfinding sign and space is available for installation.
 - b. The wayfinding sign does not interfere with visibility of existing signs or traffic control devices.
 - c. The destination shall meet the conditions for top destinations as listed in the destination hierarchy.

Qualifications for wayfinding signs

1. Refer to Rule 14-51.030 of the Florida Administrative Code for information on top destinations which qualify for inclusion on wayfinding signage.
2. Destinations that are cultural, historic or public use facilities may be included in the list of top destinations if approved by the City Council and as space is available on sign panels. Destinations being considered will be evaluated on trip generation, operational hours, and access to the public.

3. Recreational attractions such as public parks that may be considered for signage shall be operated by the City or contracted by the City, on a non-profit basis and meet ADA accessibility standards for public access.
4. City owned or sponsored public venues, contacted or venues leased by the City to non-profits may qualify for signage.

Graphics on Wayfinding sign

Wayfinding guide signs shall not contain commercial advertising or commercial graphics (logos) of businesses, including within the pictographs. Pictographs are allowed for use on wayfinding guide signs. A pictograph is a graphic for a governmental agency (such as the “Champion” from the Clermont logo) or a public institution (such as a college or university). A stadium or similar venue with naming rights of a business shall not display the company logo on a wayfinding sign.

The maximum dimension (height or width) of a pictograph shall not exceed the size of the adjacent lettering for that particular location (single or double height included) on the sign.

Other graphics that specifically identify the wayfinding system may be used on the overall signing assembly and sign posts.

City of Clermont logo and branding – included on all wayfinding signage on State and local roads. Colors and general design is to remain the same to add familiarity as vehicles and pedestrians travel throughout the City.



Wayfinding Strategy - destination hierarchy

This is a comprehensive list of destinations in major categories which are appropriate to include in the wayfinding program. This list is further refined into separate tiers of priority, with distinctions among them as noted at right.

Prioritizing destinations is particularly important for vehicular wayfinding signs, where space is at a premium on each sign, and signs are located based on an overall circulation strategy so that routes are efficient and total number of signs is kept in check.

Due to sign size and the limited number of sign locations, not all destinations may be able to appear on the wayfinding signs. However, they may still appear on pedestrian signs and maps.

Tier A – Destination of primary importance; provide direction throughout city via all access routes on vehicular signs. Prominently featured on Downtown & Waterfront pedestrian wayfinding signs and maps.

- City Hall
- Municipal buildings (e.g. Police, Fire, Public Works, Environmental Services, Parks & Recreation, etc)
- Hospitals
- Lake Sumter State College

Tier B – Major & minor destinations; consider for advance strategic wayfinding on vehicular signs. On both vehicular and pedestrian wayfinding signage.

- Downtown & Waterfront Park
- South Lake Trail
- Boat Ramp
- City Parks
- Historical Village
- City contractual services (e.g. Bikes & Boards Rentals, food, etc.)



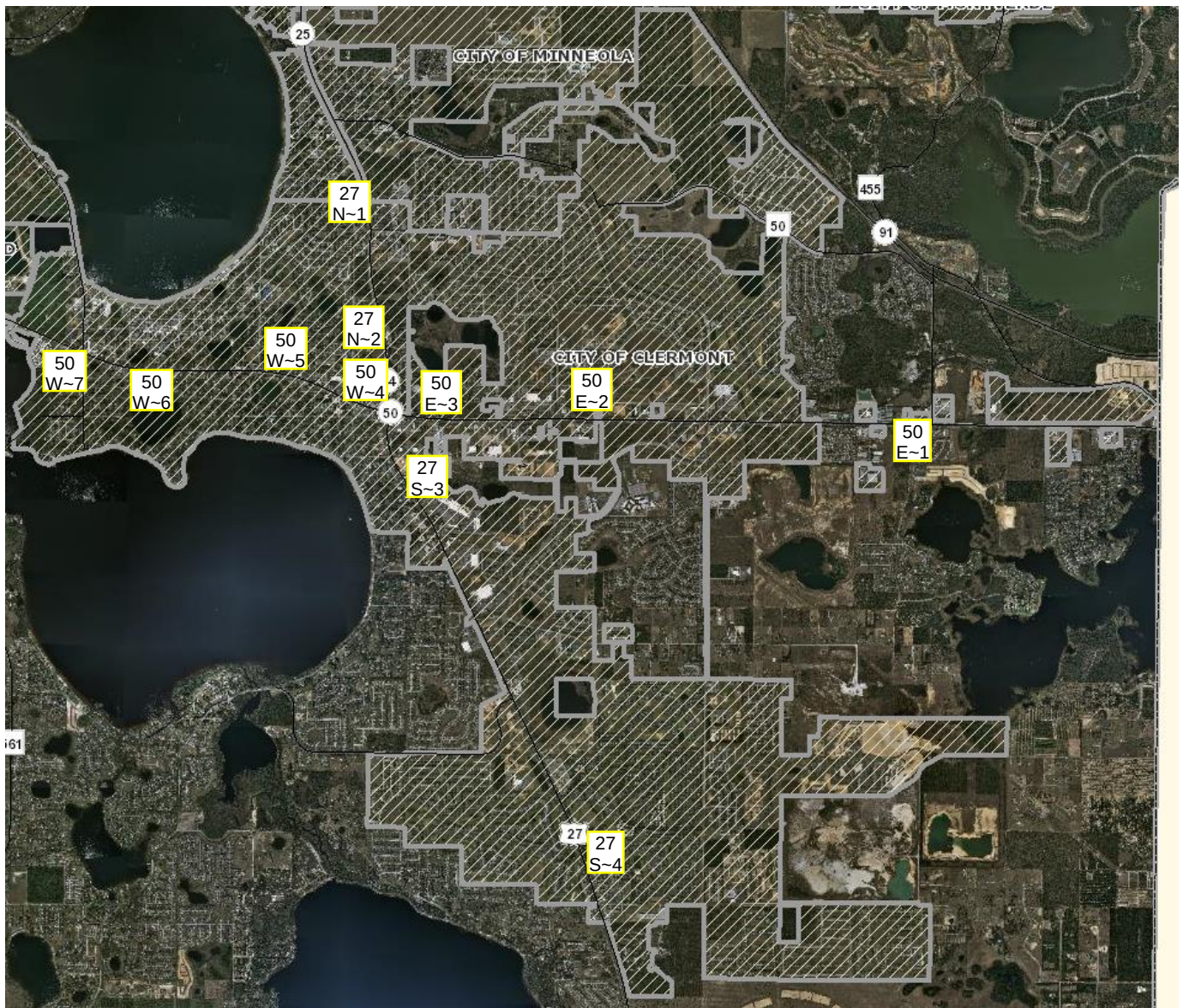
Clermont ~ Wayfinding Sign Locations

Wayfinding signage to be located on FDOT right-of-Way:

- U.S. 27 (north to south) ~ 4 sign locations
- S.R. 50 (east to west) ~ 7 sign locations (one is double sided)

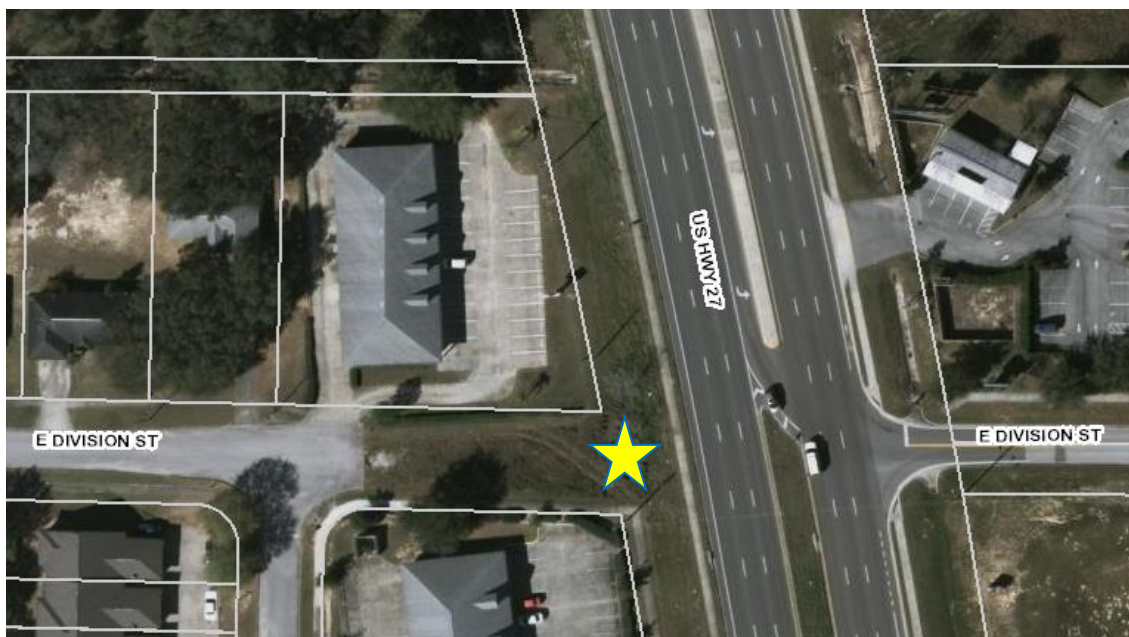
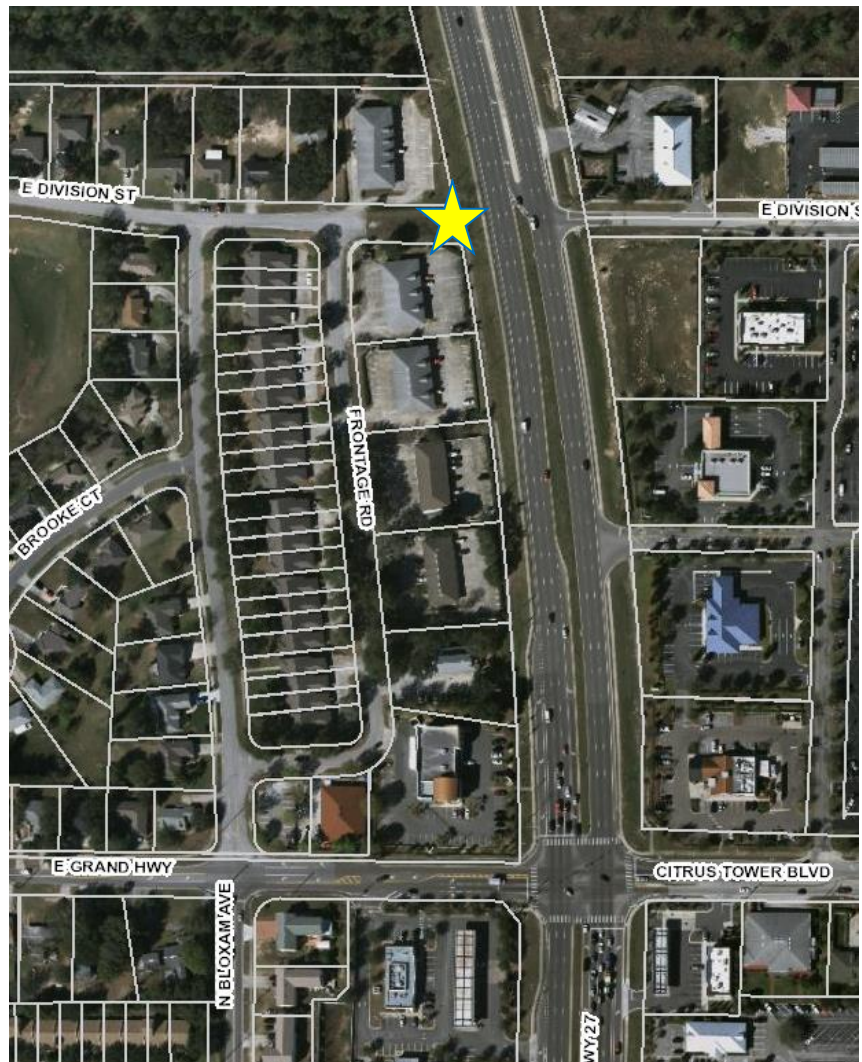
12 signs total

Note: Maps show small scale and enlarged area for better detail.



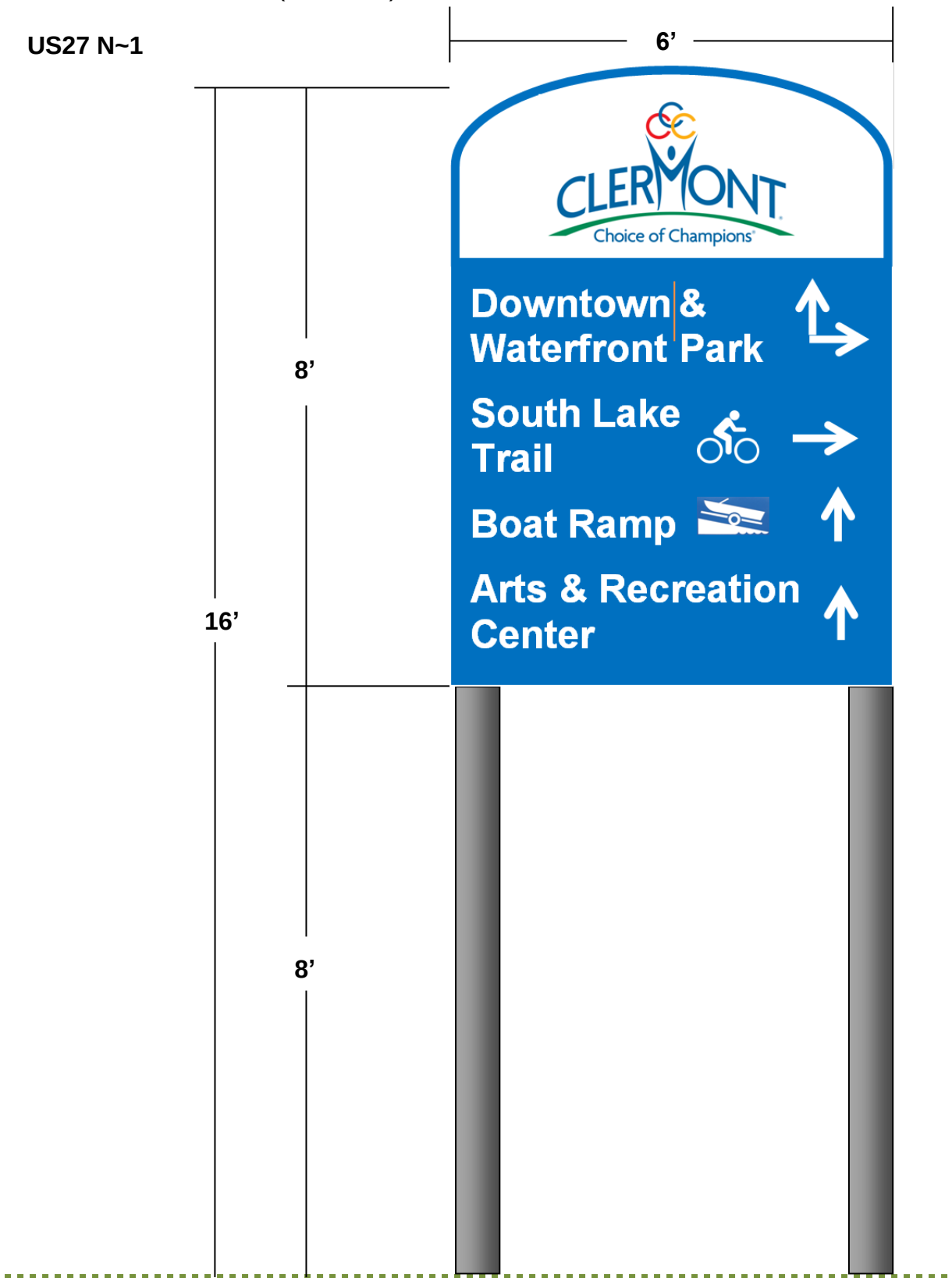
U.S. 27 at Division St. (west side)

US27 N~1



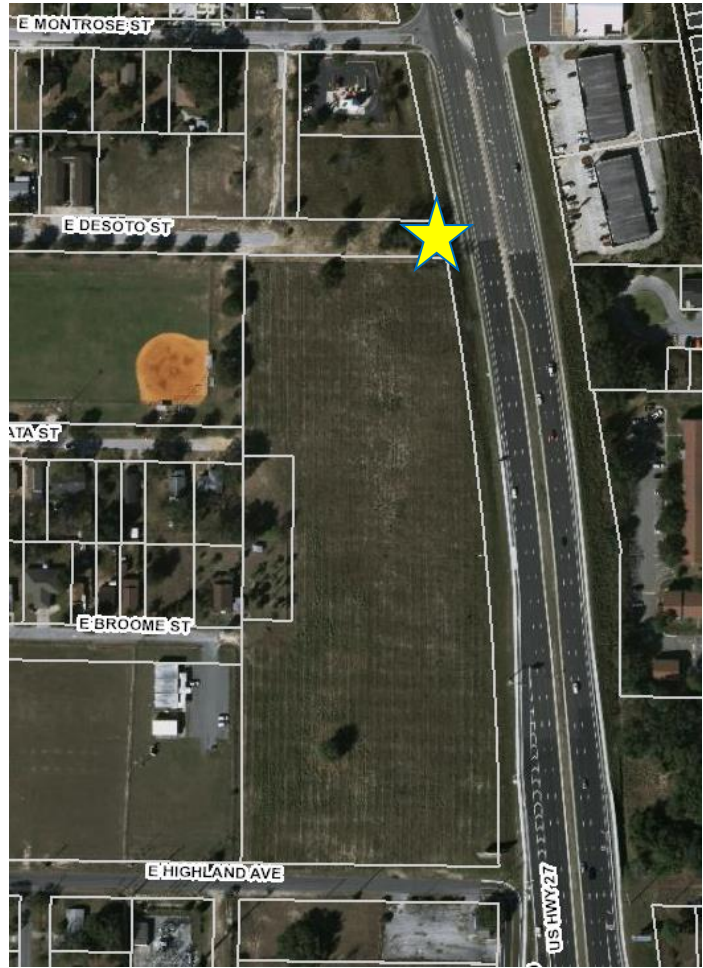
U.S. 27 at Division St. (west side)

US27 N~1



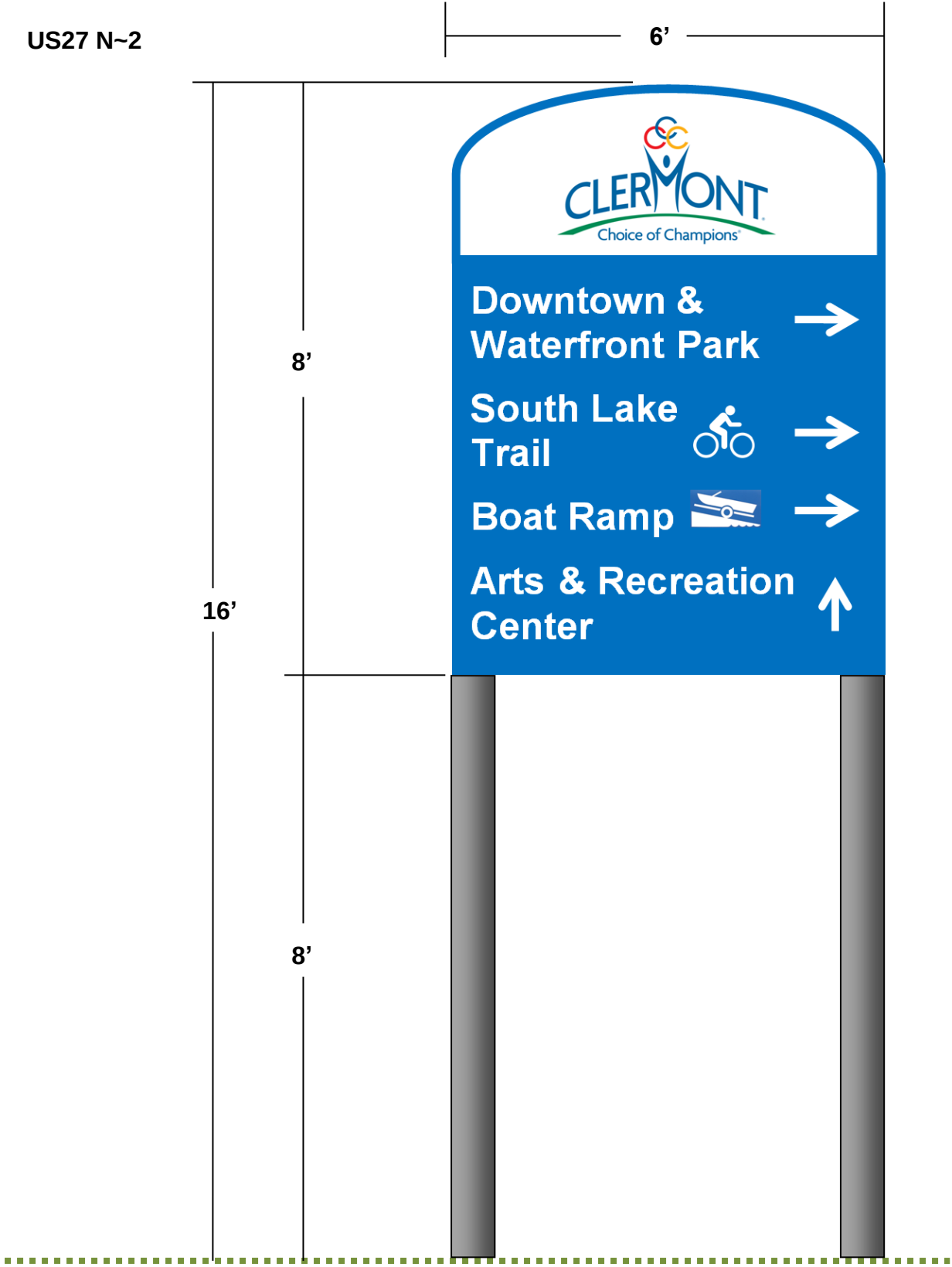
U.S. 27 at Desoto St. (west side)

US27 N~2



U.S. 27 at Desoto St. (west side)

US27 N~2



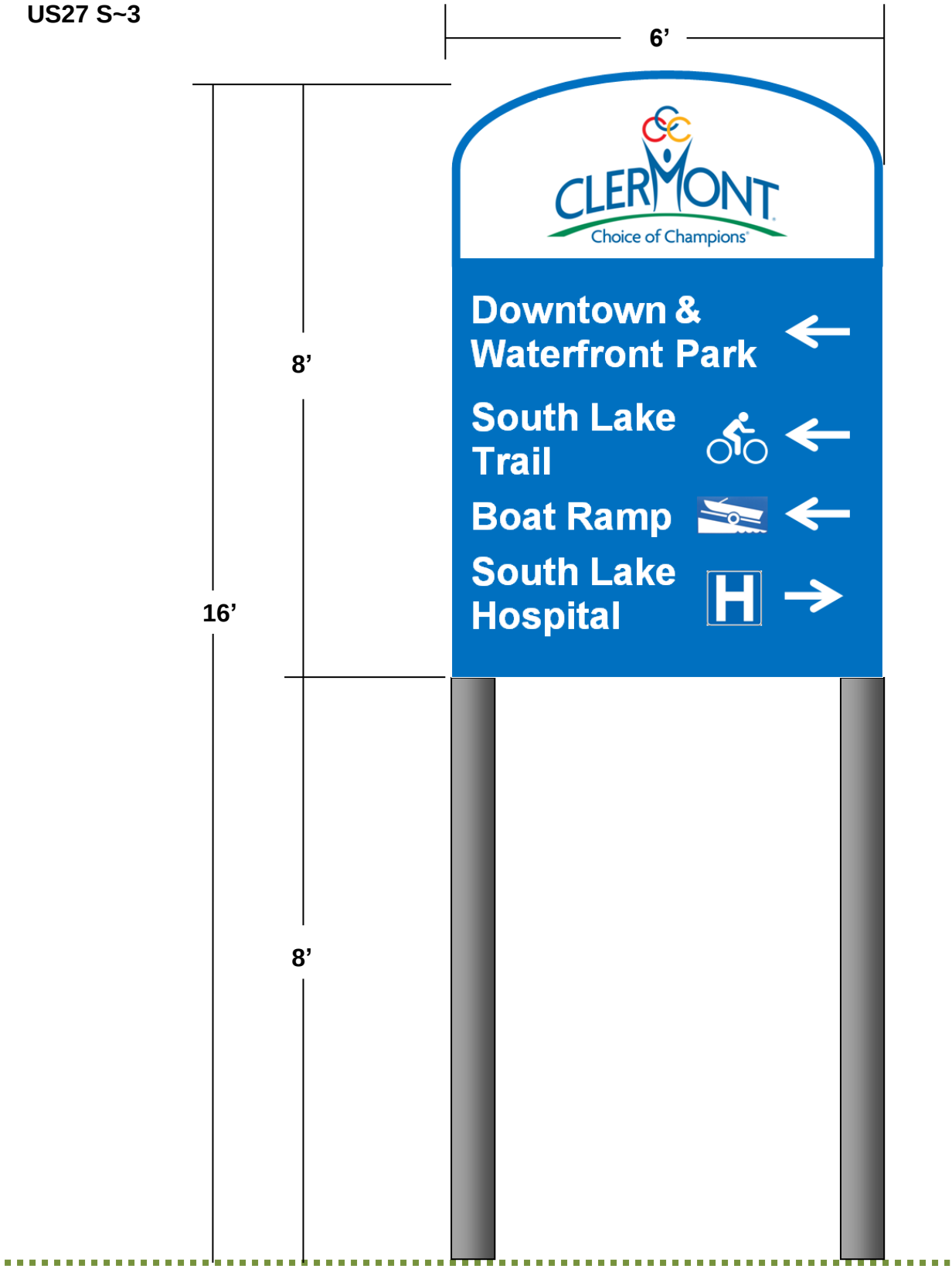
U.S. 27 at Hooks St. (east side)

US27 S~3



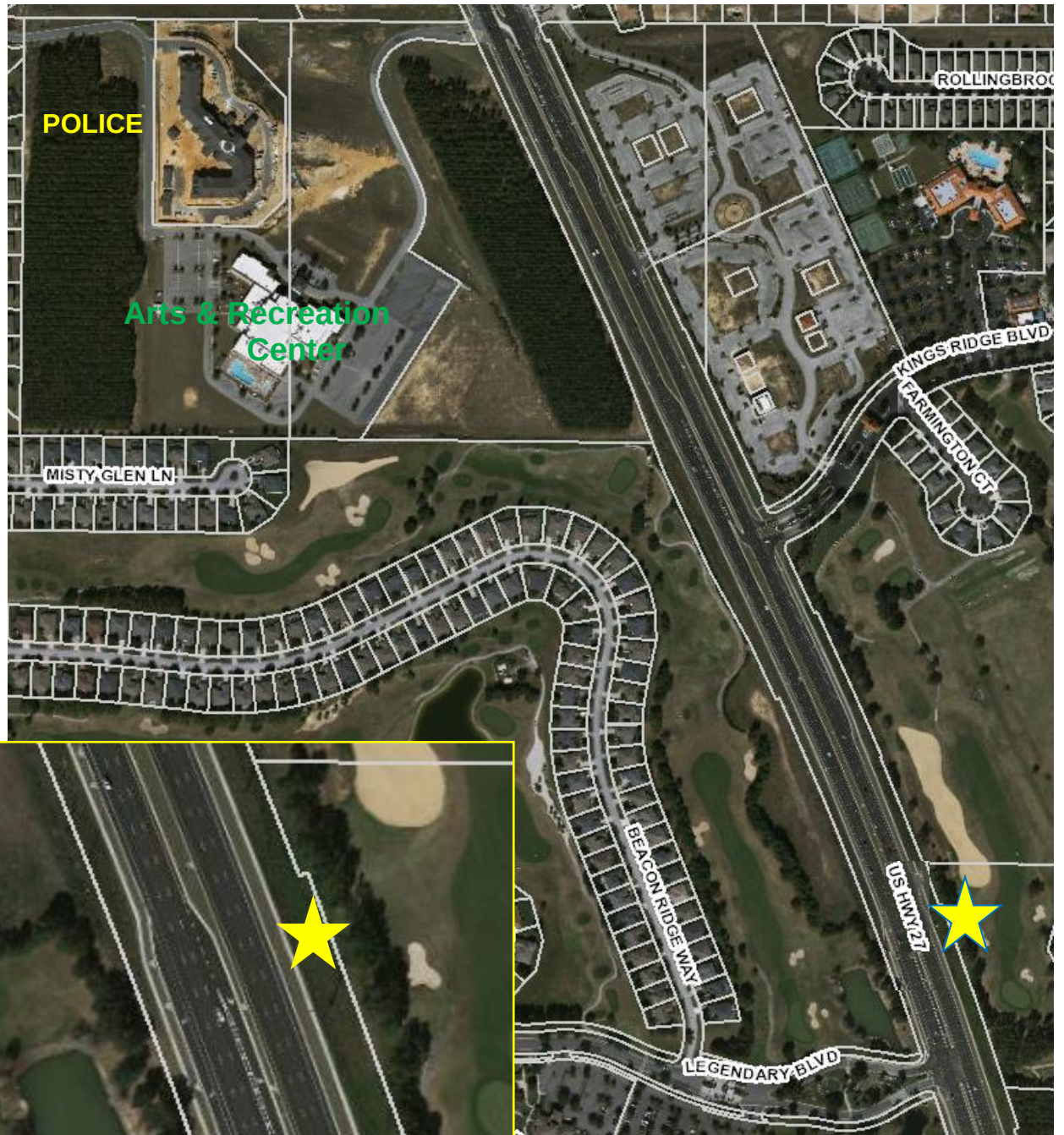
U.S. 27 at Hooks St. (east side)

US27 S~3



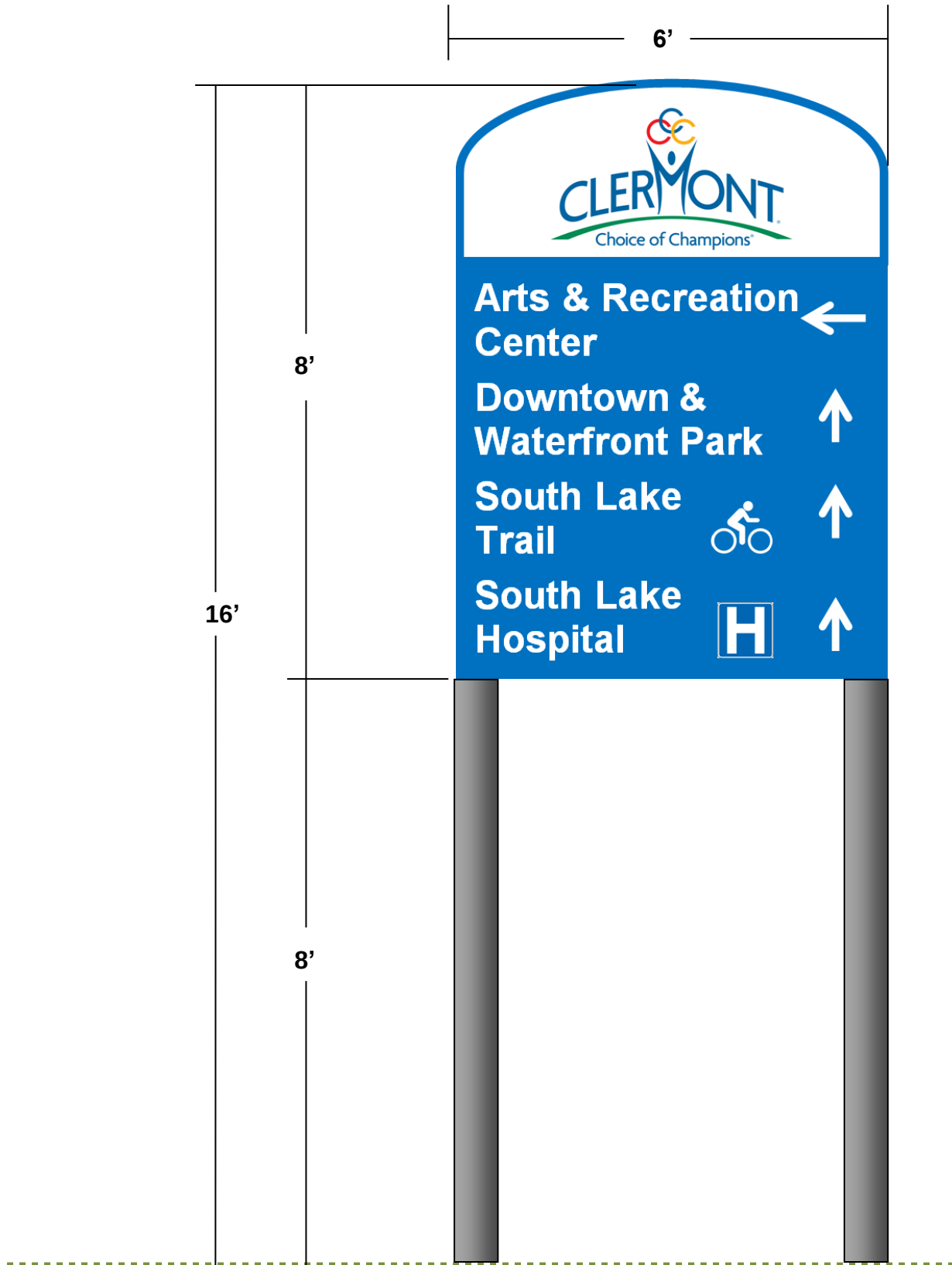
U.S. 27 south of Kings Ridge Blvd. (east side)

US27 S~4



U.S. 27 south of Kings Ridge Blvd. (east side)

US27 S~4



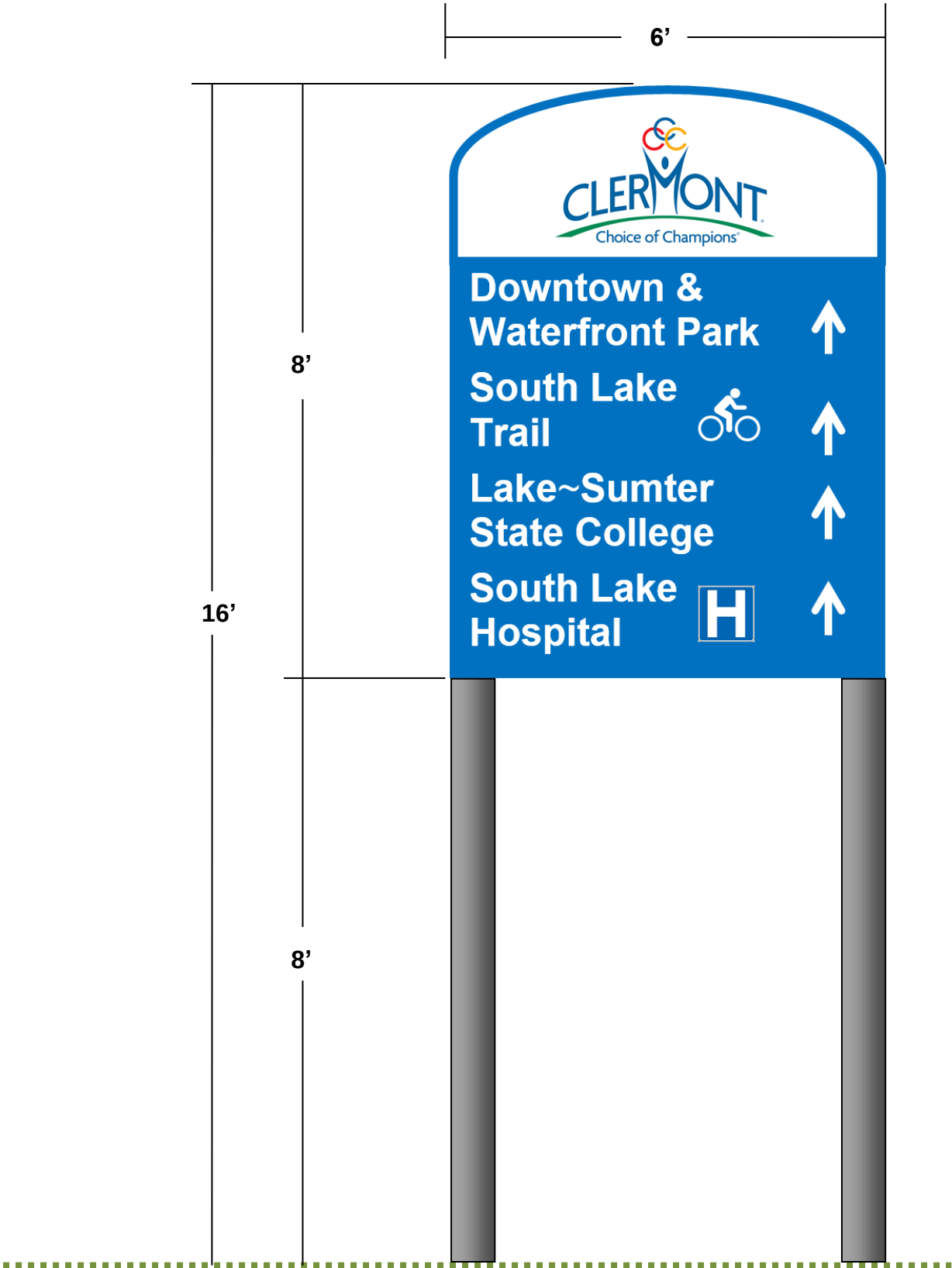
S.R. 50 west of CR 455 (Hartle Rd.) (north side)

SR 50 E~1



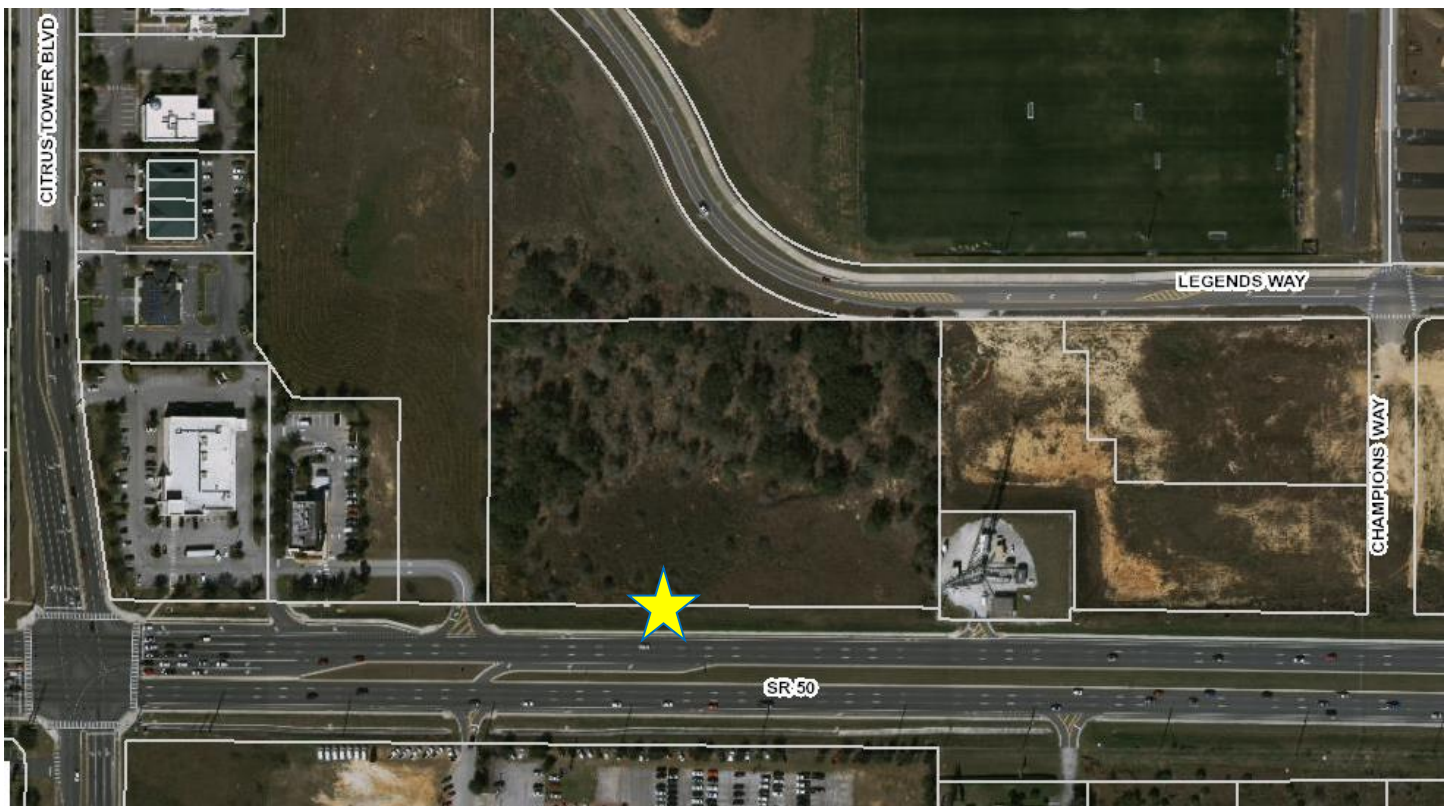
S.R. 50 west of CR 455 (Hartle Rd.) (north side)

SR 50 E~1



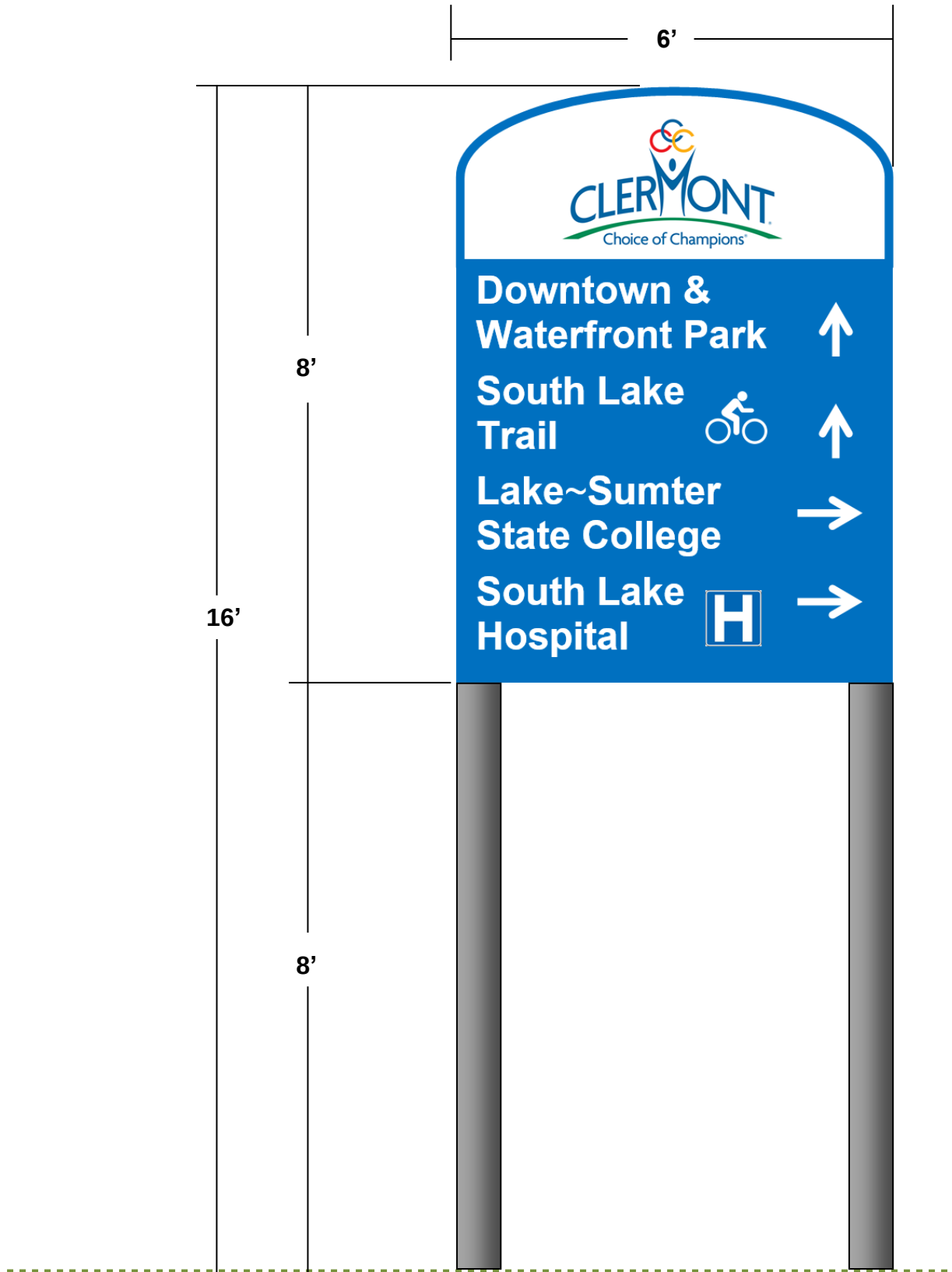
S.R. 50 east of Champions Way (north side)

SR 50 E~2



S.R. 50 east of Champions Way (north side)

SR 50 E~2



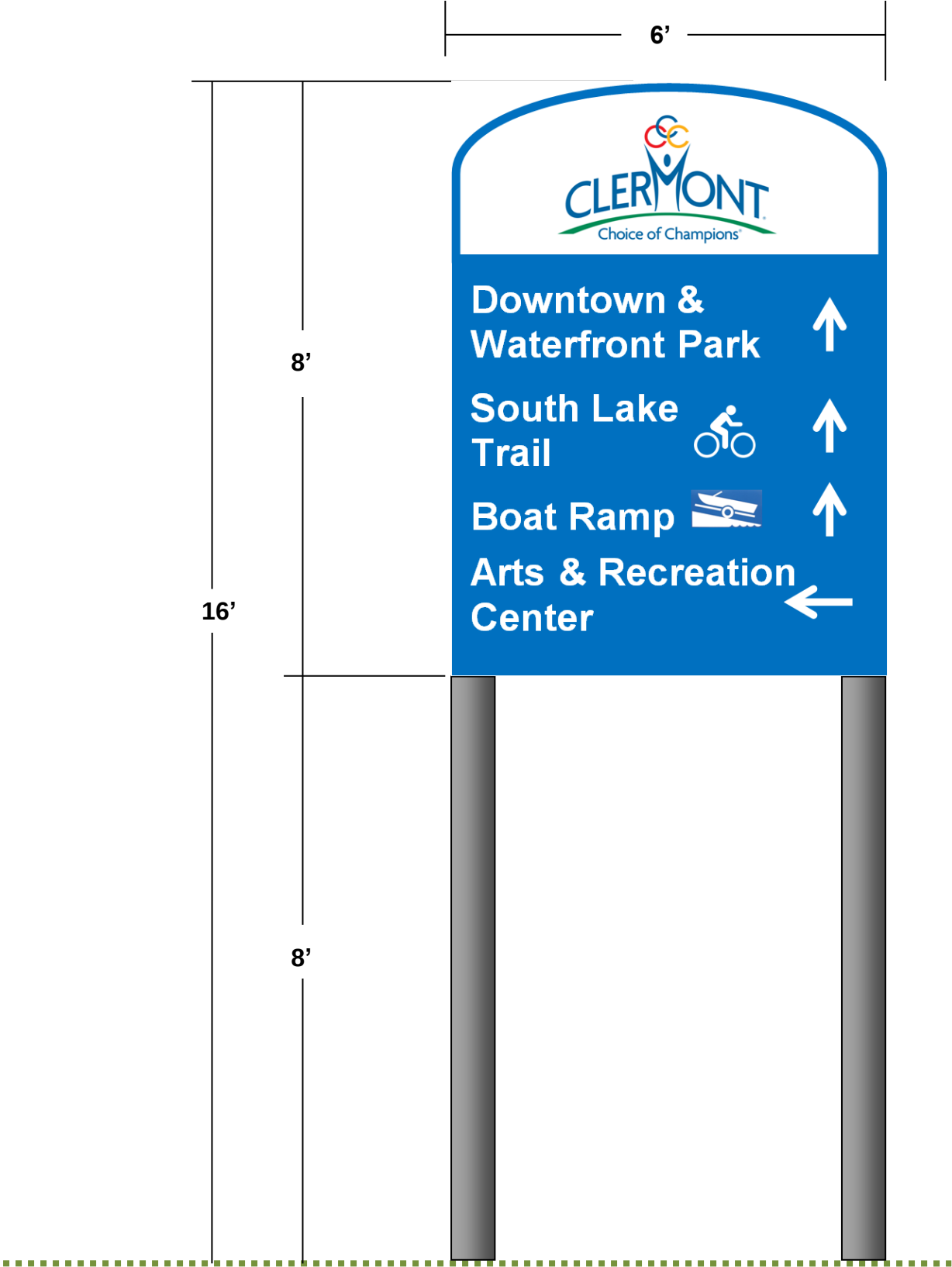
S.R 50 east of Grand Highway (north side)

SR 50 E~3



S.R 50 east of Grand Highway (north side)

SR 50 E~3



S.R. 50 at Millholland Dr. (north side)

SR 50 W~4



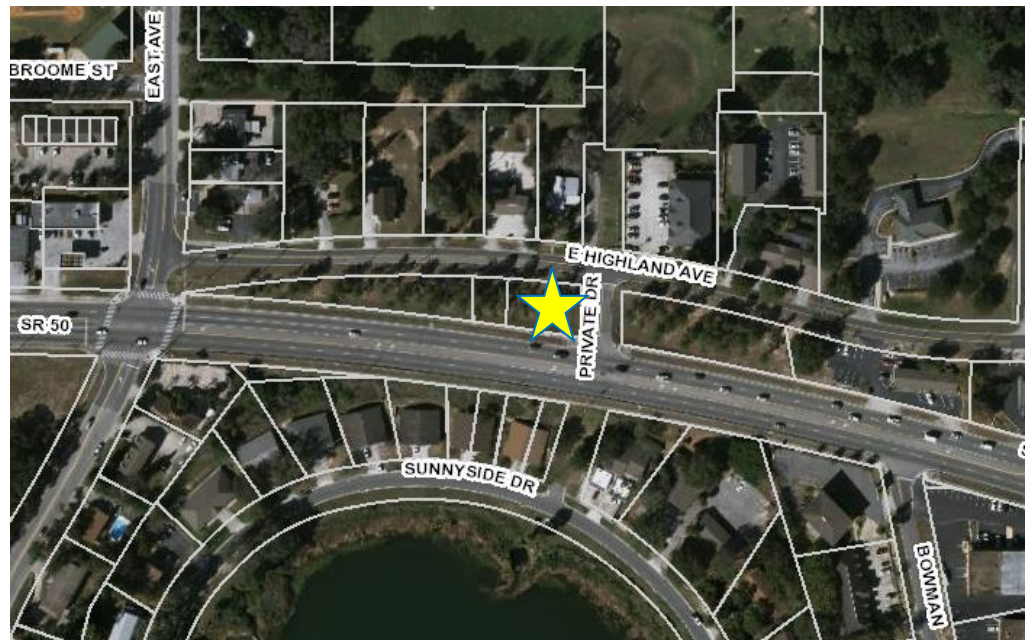
S.R. 50 at Millholland Dr. (north side)

SR 50 W~4



S.R. 50 east of East Ave. (north side)

SR 50 W~5



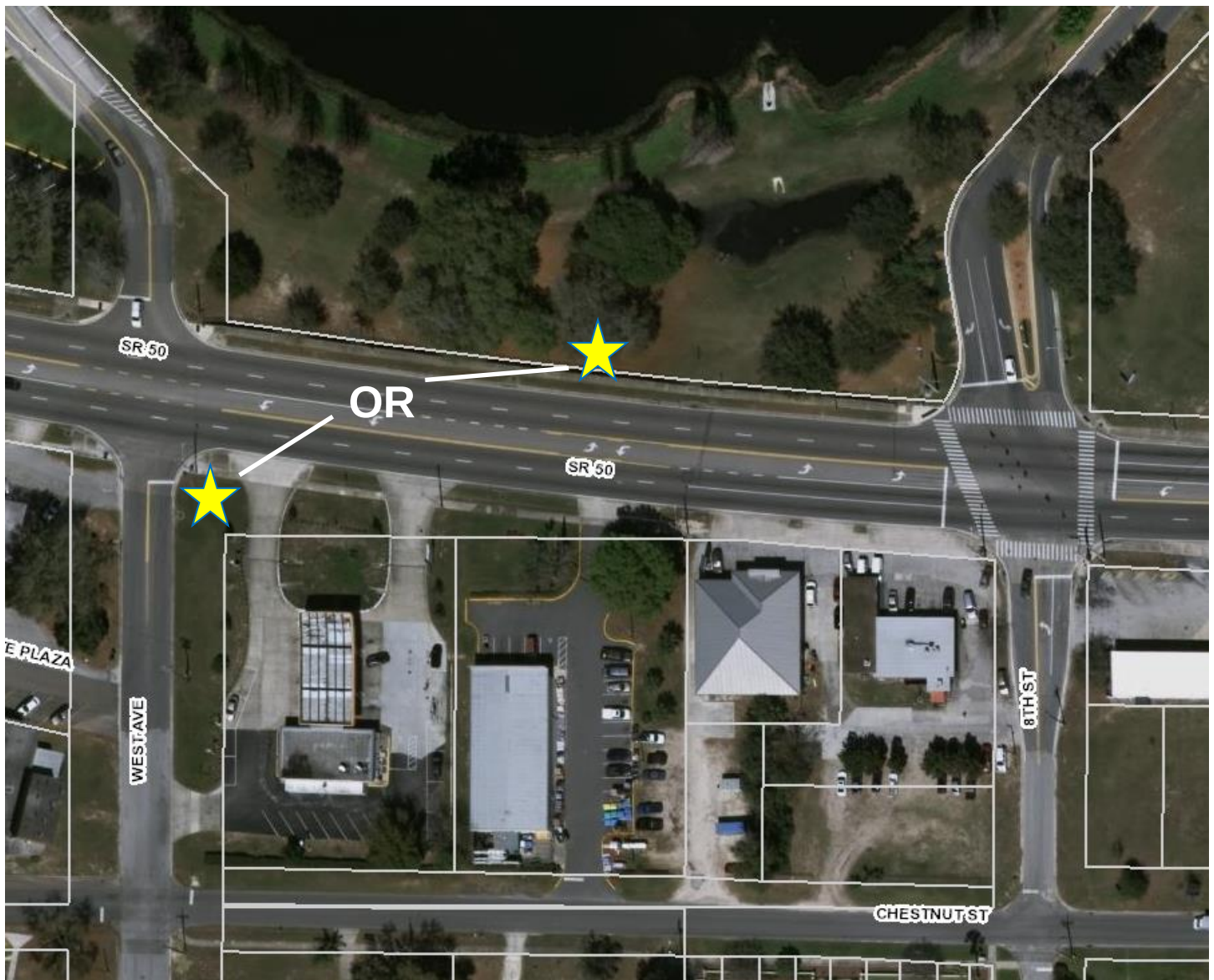
S.R. 50 east of East Ave. (north side)

SR 50 W~5



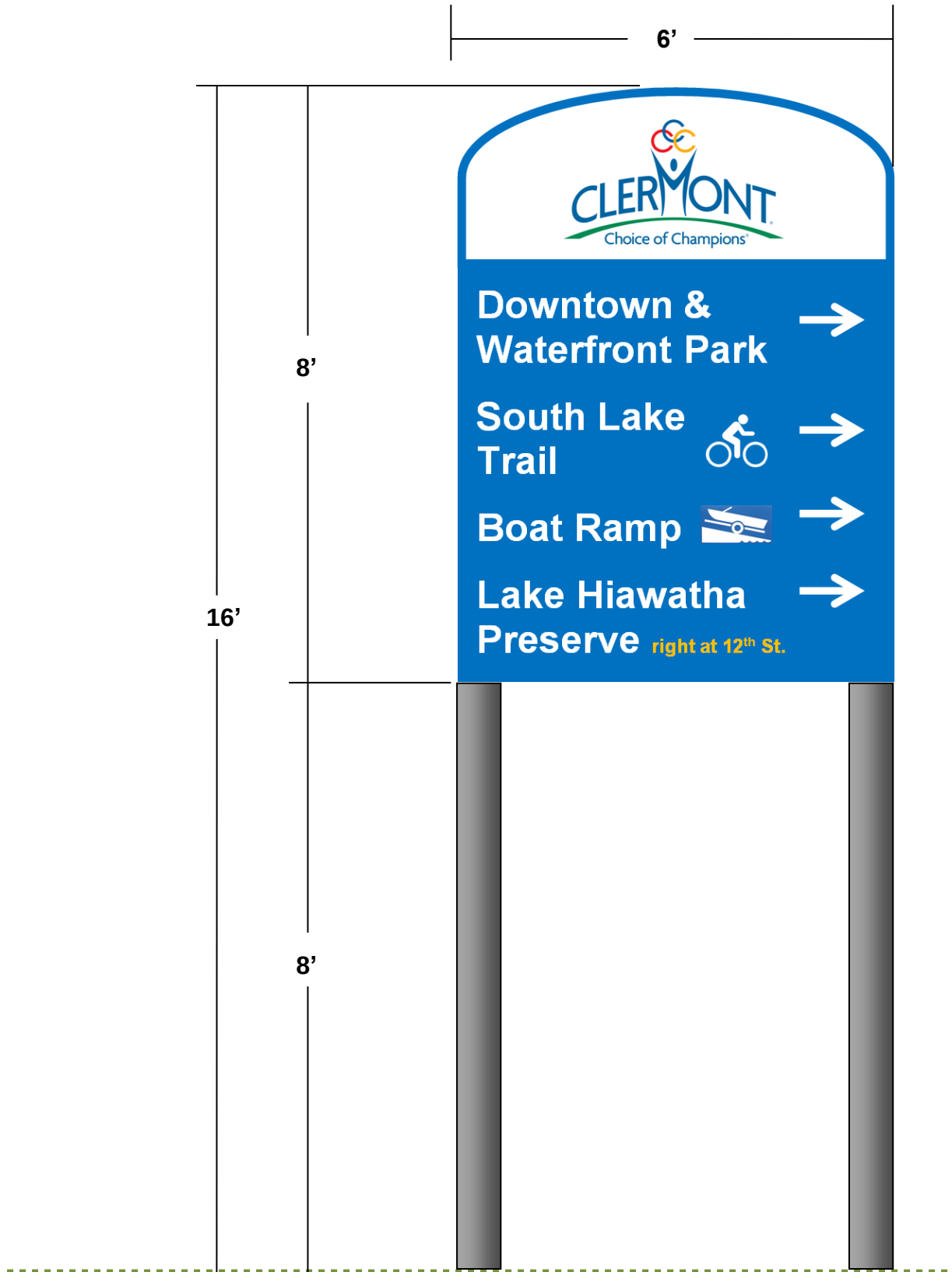
S.R. 50 – south side at Center Lake, downtown

SR 50 W~6 (double sided)



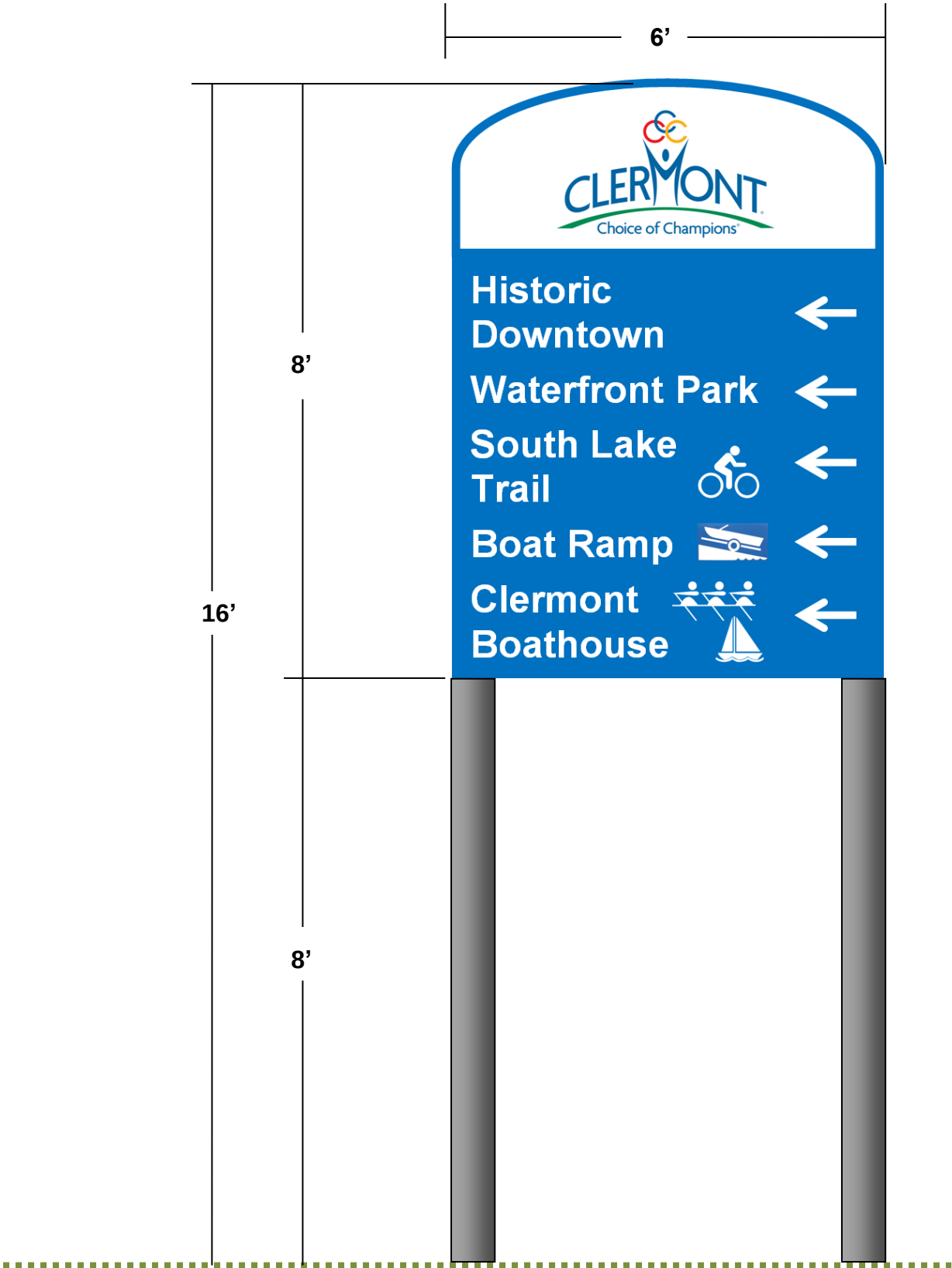
S.R. 50 – south side at Center Lake, downtown (WEST VIEW)

SR 50 W~6 (double sided)



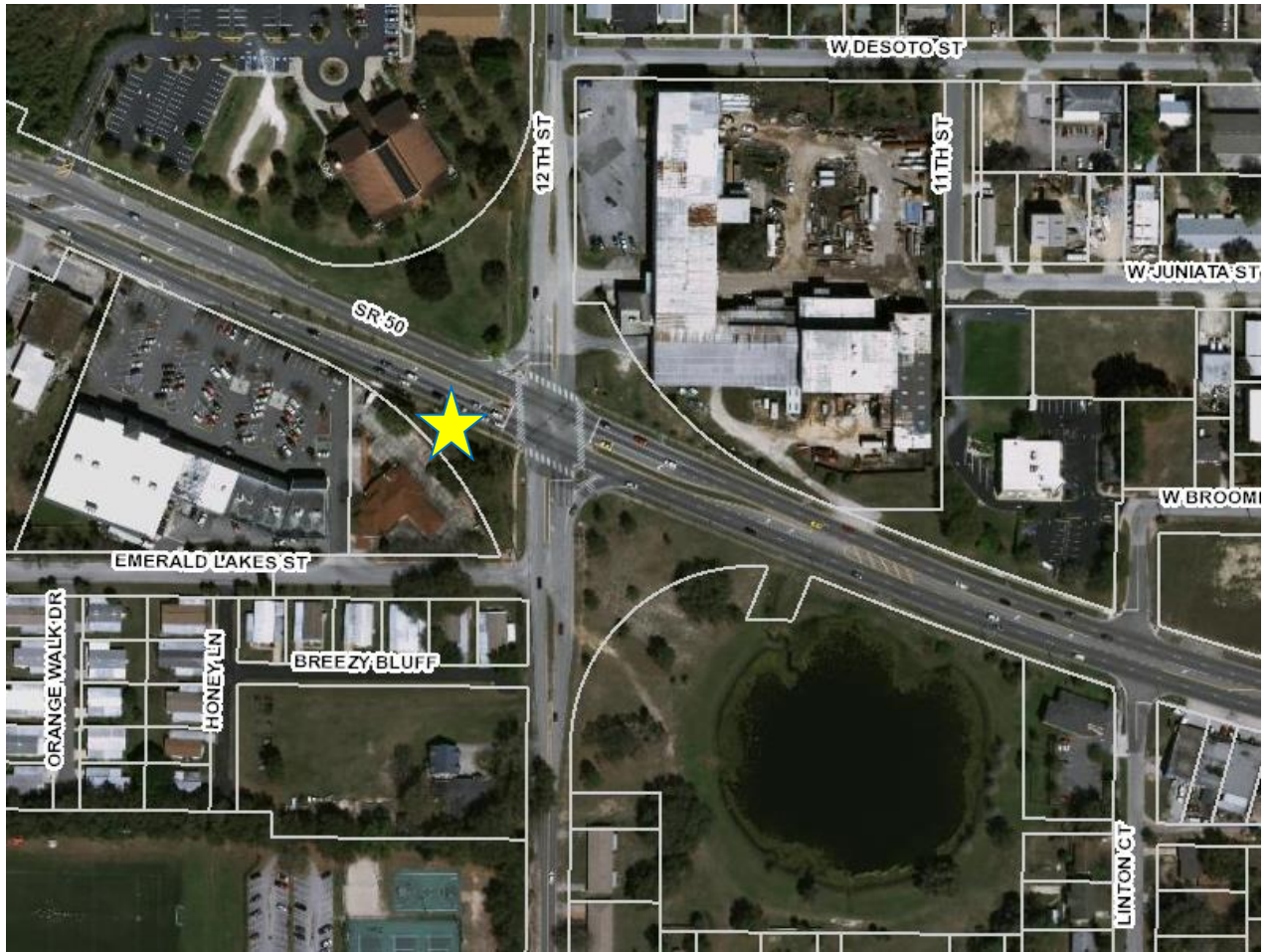
S.R. 50 – south side at Center Lake, downtown (EAST VIEW)

SR 50 W~6 (double sided)



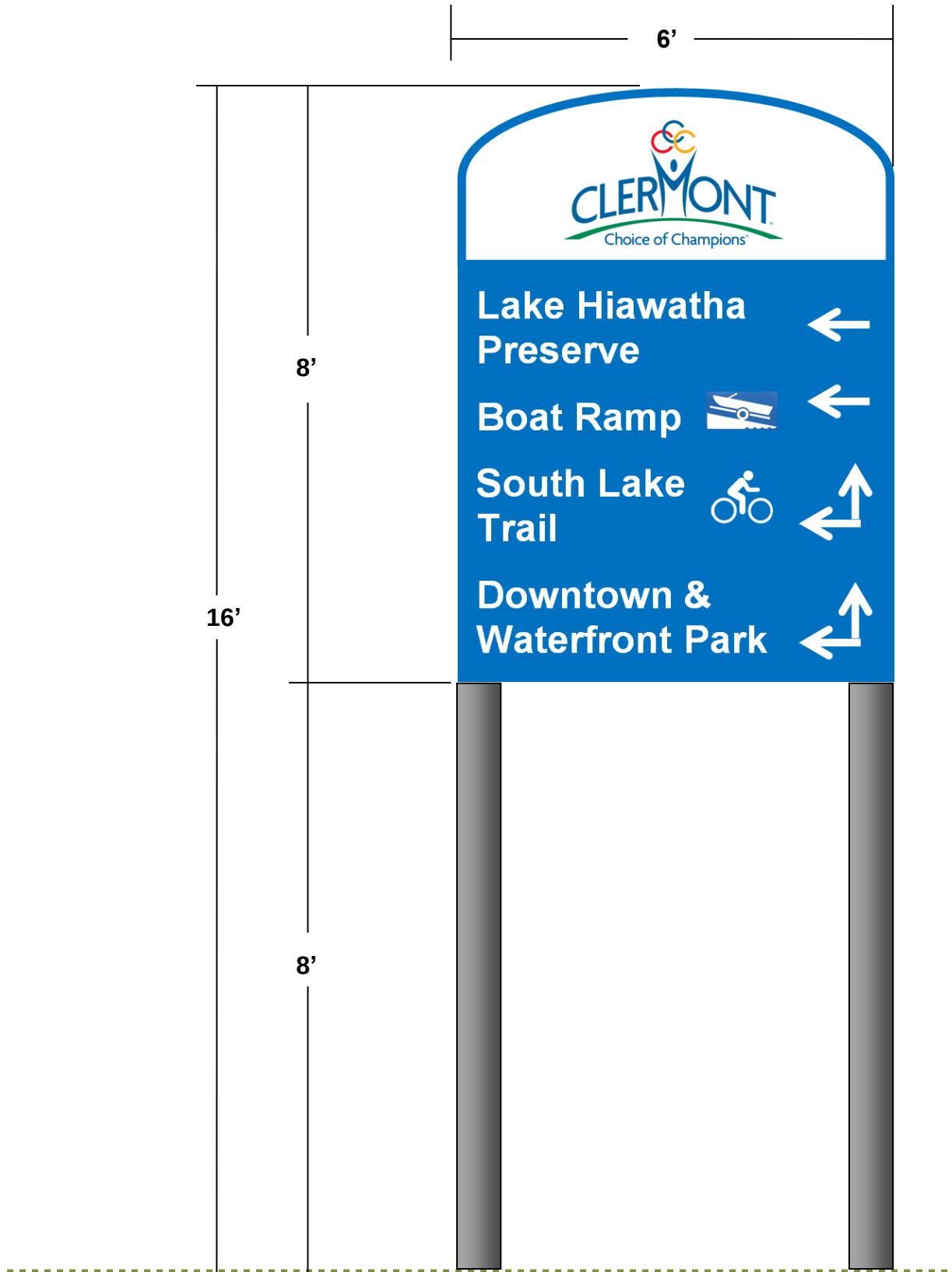
S.R. 50 east of 12th Street (south side)

SR 50 W~7



S.R. 50 east of 12th Street (south side)

SR 50 W~7





CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date	
Tuesday, April 26, 2016	
Agenda Item Name	
Bid Award	
Requested Action	
Motion to approve a piggyback contract number 110171 from U.S. Communities with Kompan, Inc. to provide installation of playground equipment and related site work.	
Staff Report	
The Purchasing and the Public Works Department recommend approval of the above action. At the request of the Public Works Department, the Purchasing Department sought a contract from U.S. Communities to obtain the services of Kompan, Inc. to provide installation of new playground equipment. In accordance with the direction of City Council, the Purchasing Department issued a Request for Interest (RFI) number 1603-004 to notify local vendors of the City's intent to utilize other governmental entities' contract. The RFI was posted on the City's website for seven (7) business days. At the completion of the RFI, the Purchasing Department received no interest. Based on this, staff recommends that Council approve to piggyback the U.S. Communities contract with Kompan, Inc. This contract will facilitate proposes to renovate the existing playground at Palatlakaha Park recreation area. Palatlakaha Park is located on 12th Street south of Highway 50. The existing playground, constructed approximately 26 years ago, is in poor condition and it is the intent to surplus existing equipment and replace it with new playground equipment. Public Works staff participated in presentations from two playground equipment vendors contracted with US Communities, and selected the design presented by Kompan, Inc. The playground and access will meet ADA standards. See attached proposed playground equipment for Palatlakaha Park. The total cost to renovate the recreation area at Palatlakaha Park is \$229,999.28 and includes the purchase and installation of new playground equipment, site preparation, permits, and engineer drawings. The U.S. Communities contract with Kompan, Inc. was obtained through a fully competitive solicitation and complies with the City of Clermont Purchasing Policy.	
Additional Analysis	
Fiscal Impact Summary	

The fiscal impact of \$229,999.28 is included in the current year approved budget.

Fiscal Impact		Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)			
1.	Palatlakaha Park Proposed Equipment	Palatlakaha Park Proposed Equipment.pdf	
2.	Detailed Project Cost	Project Cost.pdf	
3.	RFI 1603-004	RFI 1603-004.pdf	

Palatlakaha Park

Introduction

We would like to thank Palatlakaha Park for considering KOMPAN Playgrounds! Following is our proposal for play equipment, including both items that are specific to your playground, along with general information. The following is included:

- SECTION 1 Who We Are
- SECTION 2 2D Site Plan
3D Site Renderings
- SECTION 3 Product Information
- SECTION 4 Accessibility Analysis
Play Value Analysis
- SECTION 5 Material Specifications
Warranty

If you should have any questions concerning the contents of this proposal, please contact your KOMPAN sales representative, Ralph Biddy, at 407-908-2669.

Again, thank you!

KOMPAN, Inc.



Outdoor play is the ideal antidote to overstructured and inactive lifestyles. Providing engaging, challenging, and durable playgrounds ensures that kids play harder, stay longer, and come back more often to satisfy their natural need to play. KOMPAN is committed to making the most of that time on the playground.

ROOTS IN DESIGN KOMPAN's unique approach to designing playground equipment has enriched children's play experiences for over 40 years. Founded by a sculptural artist and a child development specialist, KOMPAN produces equipment that blends modern design and exceptional play value. By creating products that satisfy children's innate need for play, with aesthetics that appeal to those who purchase them, KOMPAN has become a world leader of manufactured play equipment.

INNOVATION KOMPAN designers understand that children have different abilities at every stage of development. That's why KOMPAN is constantly developing new products and has the broadest portfolio of play equipment to choose from. From colorful thematic designs for younger children to exciting dynamic motion for older children, KOMPAN's wide variety of product designs offers creative solutions for any play environment.

PLAY VALUE KOMPAN products are designed with a respect for kids' abilities that keeps them coming back for more. To ensure that KOMPAN products are designed appropriately for each age group with the maximum play value, we founded the KOMPAN Play Institute (KPI). KPI is a network of child development experts who conduct play research, guide product development, and educate play environment designers about the importance of quality play value and design. Our focus on children and the benefits of play is reflected in every product we create.

QUALITY As an international supplier of playground equipment, KOMPAN manufactures its products using high quality materials and processes to withstand the harshest conditions and climates. KOMPAN's manufacturing is certified to ISO14000 standards and our environmental policy has earned the company the Green Business Award. Our commitment to quality helps to ensure that KOMPAN equipment will provide a lasting benefit to every customer.

SAFETY KOMPAN takes safety seriously. Our comprehensive approach to safety combines safe design and safe materials. We understand that by minimizing risks, we enable children to fully explore the world of play. KOMPAN is a self-certifying company. Our products are IPEMA certified, which guarantees conformance to current ASTM standards.

THE FUTURE OF PLAY The issues facing children today, including epidemic obesity rates and sedentary lifestyles, give greater importance to the development of quality play environments that deliver a variety of play experiences. By designing products that offer children appropriate, safe, and exciting choices on the playground, KOMPAN will continue to lead the way for innovative play.



PALATLAKAHA PARK



Project: Site Only

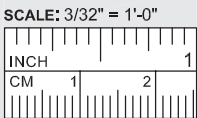
Model: As Noted

Rep: KOMPAN - Ralph Biddy

Date: 01/26/16

PSC:

Designer: JenMei



FOR QUOTING ONLY
NOT FOR CONSTRUCTION

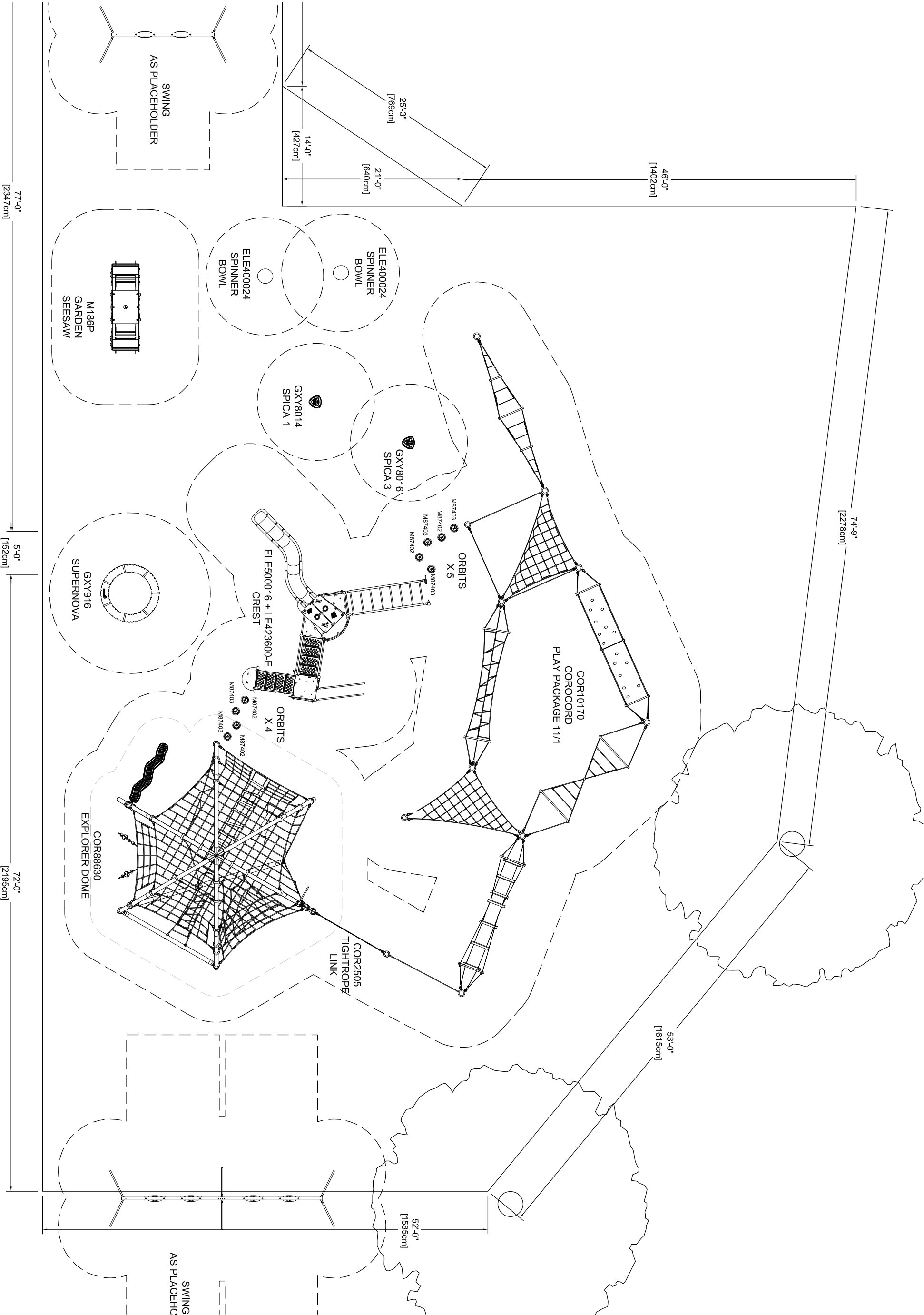
Printed in USA by KOMPAN. © 2015 KOMPAN, Inc., Tacoma, WA, USA. 800-426-9788

All composite structures shown require a site grade of 1% maximum.

For surface mount options, the concrete requirements may be up to 5½" of 3,500 psi minimum compressive strength. Contact KOMPAN for specific product requirements.

Site representation is based upon estimated site dimensions and cannot be used as an accurate way of determining site area.

Layout is in accordance with ASTM F1487-11







KOMPAN®



PALATLAKAHA PARK

VIEW 2





Best User Age: **2-5 years**

Footings: In-ground posts

Surface installation also available

Technical information available at kompan.com

ADA ANALYSIS

Elevated Activities: **0**

Accessible Elevated Activities

Accessible Ground Level Activities

Accessible Ground Level Play Types

Present

0

1

1

Required

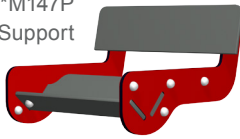
0

1

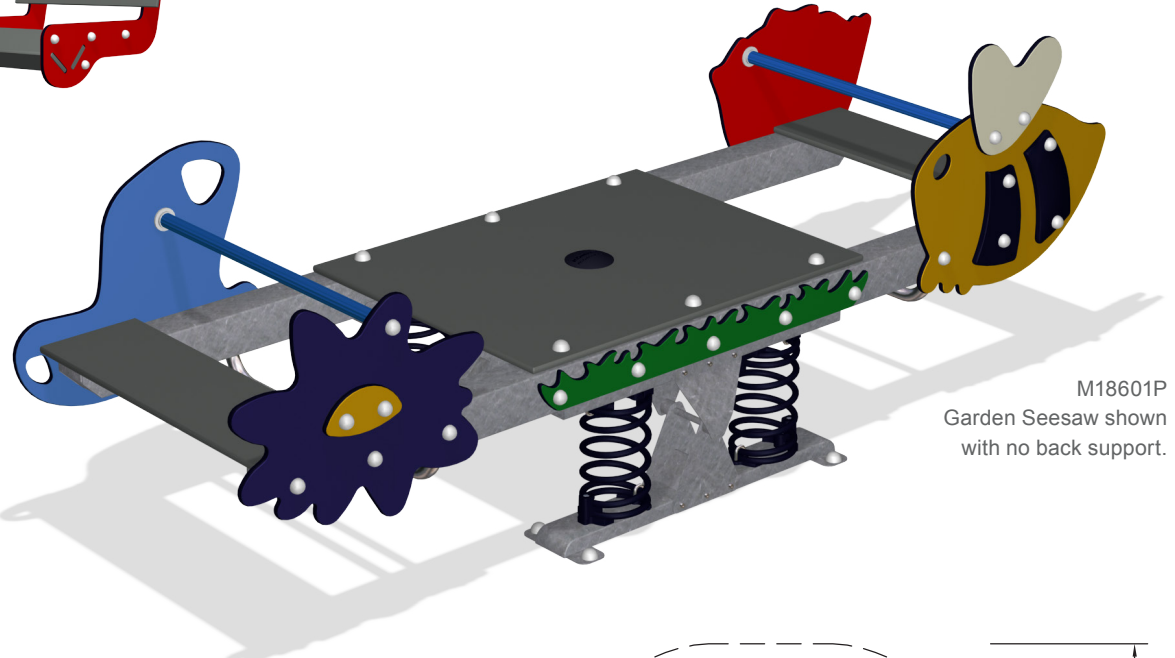
1

MOMENTS

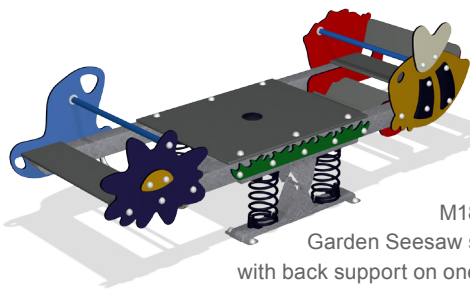
*M147P
Back Support



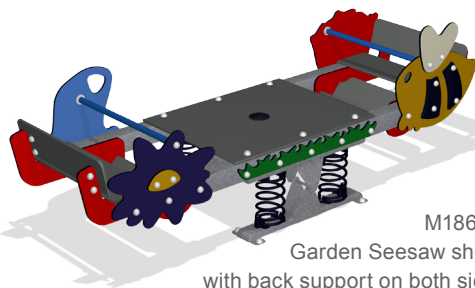
*Back supports (M147P) may be added to one or both sides of seesaw.



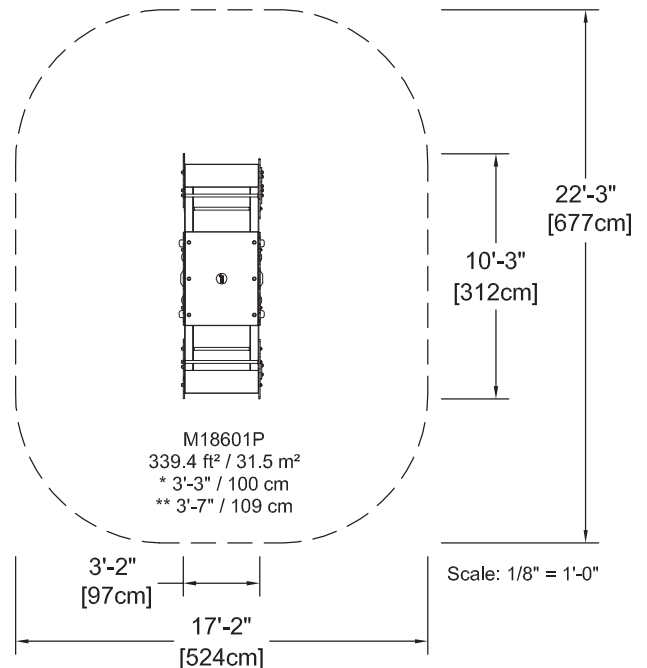
M18601P
Garden Seesaw shown
with no back support.



M18670P
Garden Seesaw shown
with back support on one side.



M18671P
Garden Seesaw shown
with back support on both sides.



To verify product certification, visit www.ipema.org

* = Highest designated play surface.

** = Total height of product.

Highest designated play surface and space required are according to ASTM F1487.

Equipment must be installed over resilient surfacing appropriate to the safety guidelines in your area.

Product development is an ongoing process. We reserve the right to make modifications on all our products. This product may not be mirrored, scaled or altered in any way. Safety zones must be retained for proper placement of equipment. If any changes are required, please contact your KOMPAN representative at 1.800.426.9788.

KOMPAN Product Info

Spinner Bowl • ELE400024



Best User Age: 4–12 years

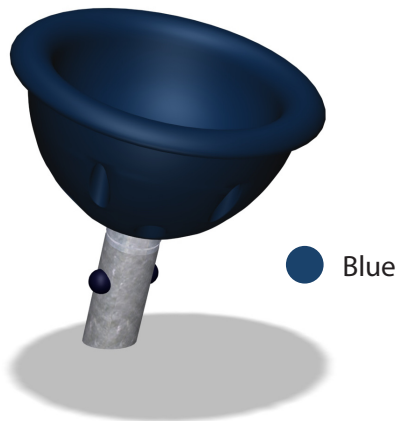
Footing Information: In-ground posts.
Surface installation also available.

Technical information available at kompaninfo.com

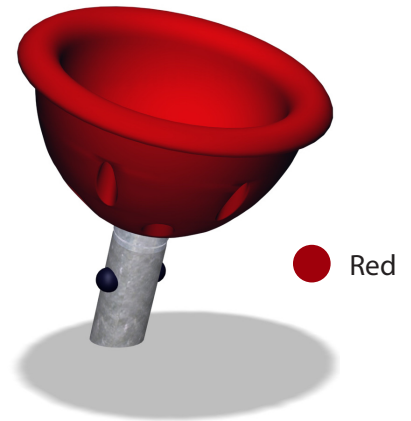
ADA ANALYSIS

Elevated Activities: 0	Accessible Elevated Activities	Accessible Ground Level Activities	Accessible Ground Level Play Types
Present	0	1	1
Required	0	1	1

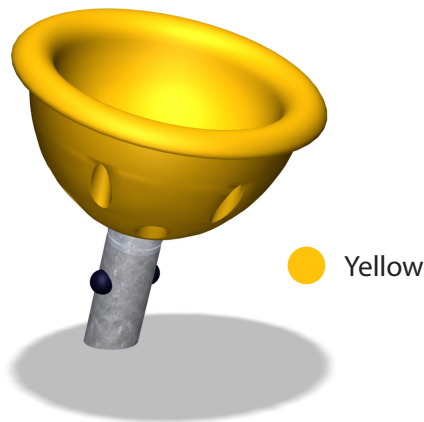
ELEMENTS



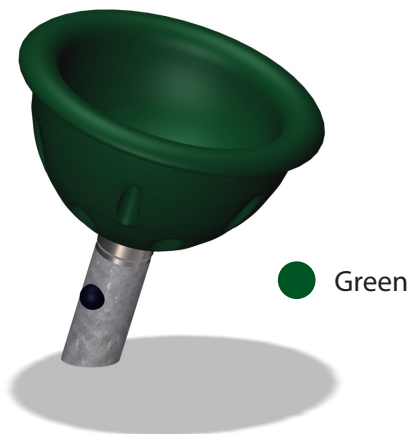
Blue



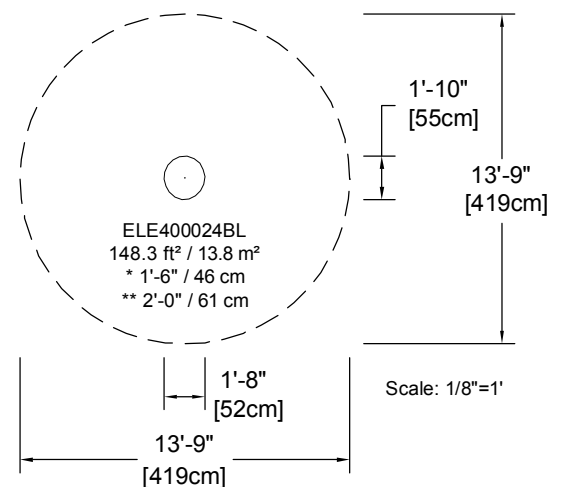
Red



Yellow



Green



To verify product certification, visit ipema.org

* = Highest designated play surface.
** = Total height of product.

Highest designated play surface and space required are according to ASTM 1487.

Equipment must be installed over resilient surfacing appropriate to the safety guidelines in your area.

Product development is an ongoing process. We reserve the right to make modifications on all our products. This product may not be mirrored, scaled or altered in any way. Safety zones must be retained for proper placement of equipment. If any changes are required, please contact your KOMPAN representative at 1.800.426.9788.



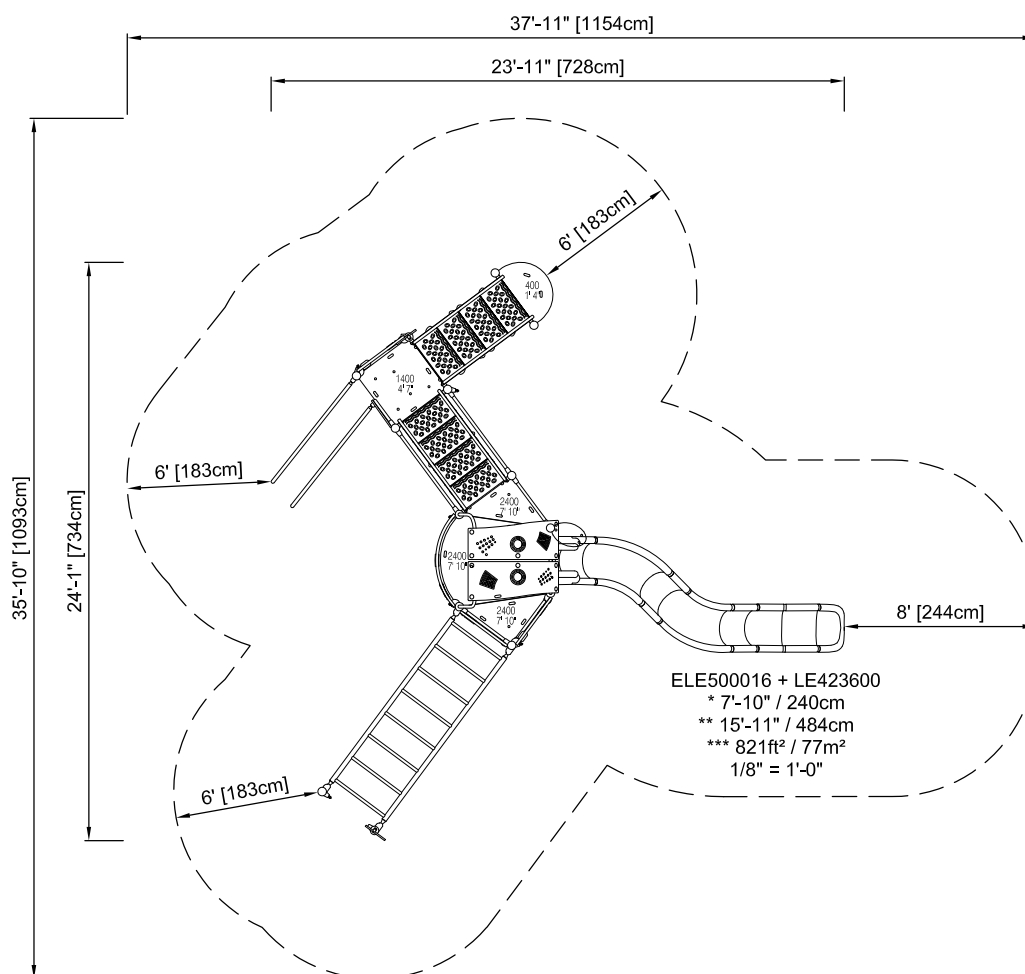
Best User Age: 5-12 years

Footings: In-ground installation
Surface installation also available

Technical information available at kompan.com

ADA ANALYSIS	Elevated Activities	Ground Level Activities	Ground Level Play Types
Present	7	5	3
Accessible	7	4	3
Required	4	3	3

EDGE



To verify product certification, visit www.ipema.org

* = Highest designated play surface.

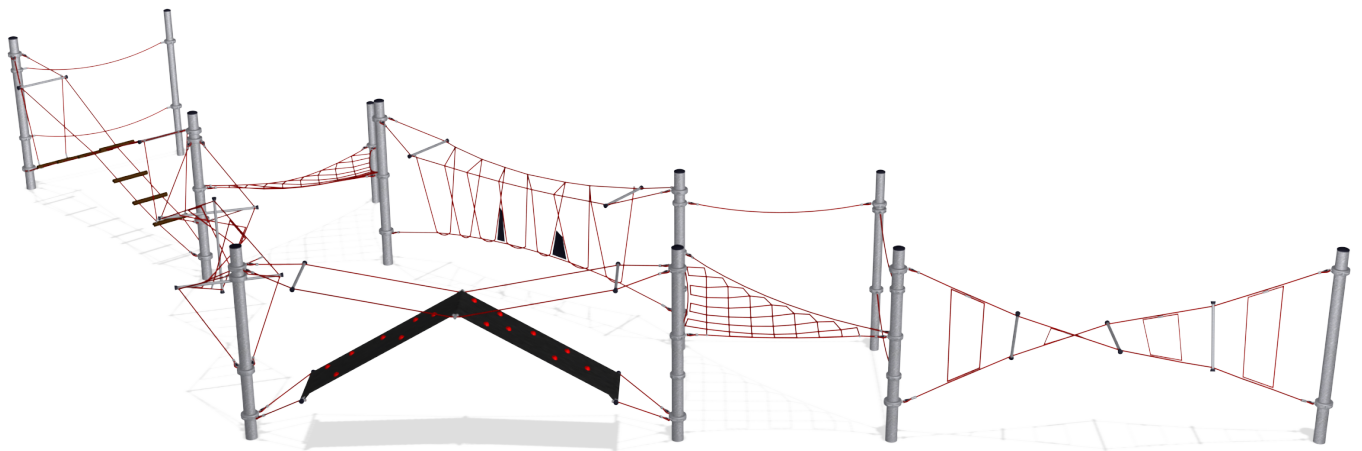
** = Total height of product.

*** = Total area of safety zone.

Highest designated play surface, space required and total area of safety zone are according to ASTM F1487.

Equipment must be installed over resilient surfacing appropriate to the safety guidelines in your area.

Product development is an ongoing process. We reserve the right to make modifications on all our products. This product may not be mirrored, scaled or altered in any way. Safety zones must be retained for proper placement of equipment. If any changes are required, please contact your KOMPAN representative at 1.800.426.9788.





Best User Age: **5-12 years**

Footings: In-ground installation

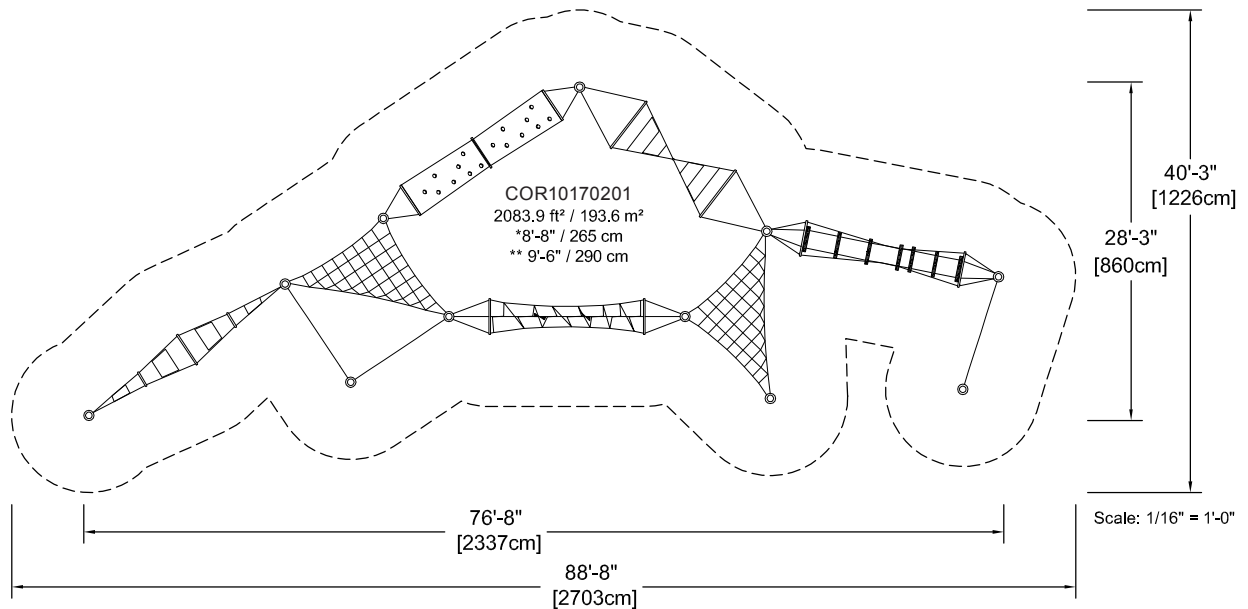
Technical information available at kompan.com

ADA ANALYSIS	Elevated Activities	Ground Level Activities	Ground Level Play Types
Present	0	10	2
Accessible	0	10	2
Required	0	2	2

COROCORD



Available Cable Colors



To verify product certification, visit www.ipema.org

* = Highest designated play surface.

** = Total height of product.

*** = Total area of safety zone.

Highest designated play surface, space required and total area of safety zone are according to ASTM F1487.

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COROCORD

Best User Age: **5-12 years**

Footings: concrete, with min. 3500 psi compressive strength in well-compacted soil. In poor soil conditions, footing size may need to be enlarged.

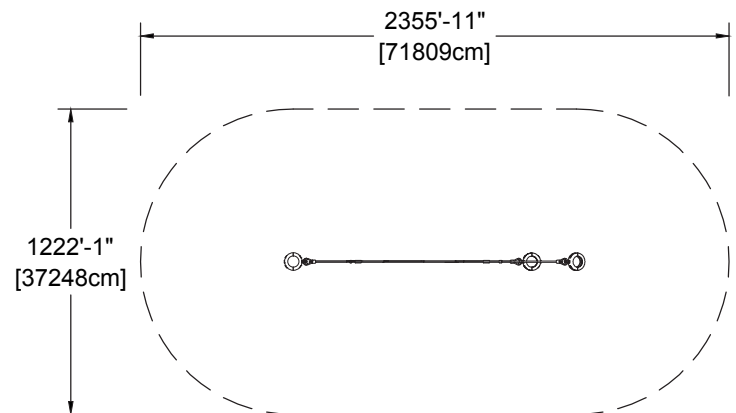
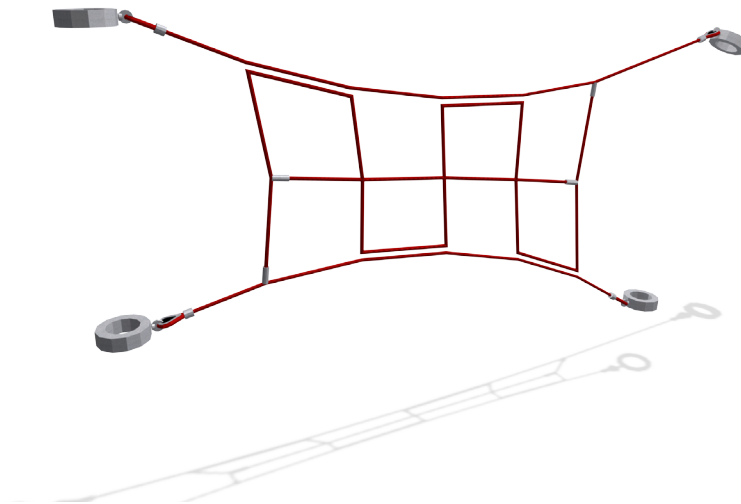
Technical information available at kompan.com

ADA ANALYSIS

Elevated Activities: 0	Accessible Elevated Activities	Accessible Ground Level Activities	Accessible Ground Level Play Types
Present	0	1	1
Required	0	1	1



Available Colors



To verify product certification, visit www.ipema.org

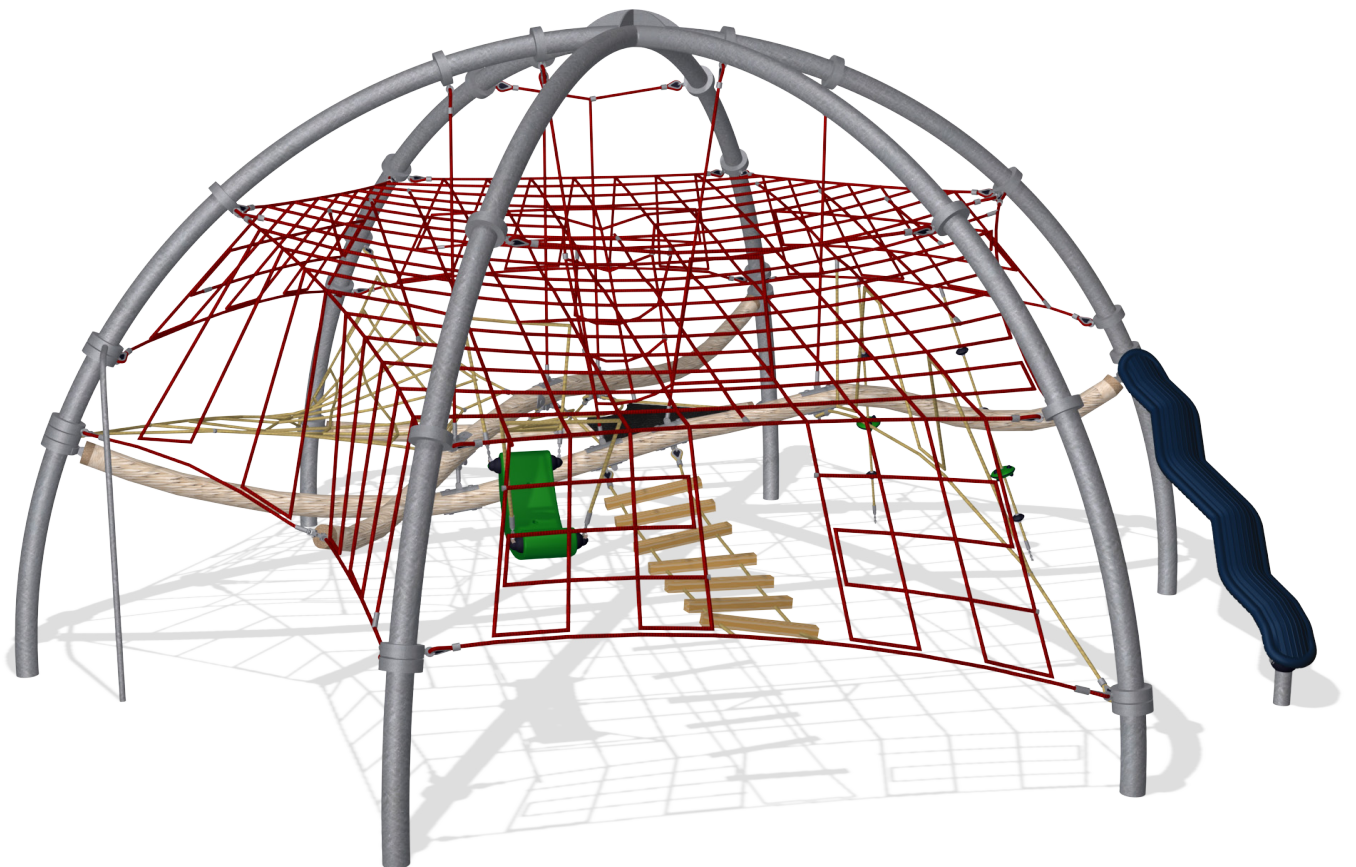
* = Highest designated play surface.

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Best User Age: **5-12 years**

Footings: In-ground installation

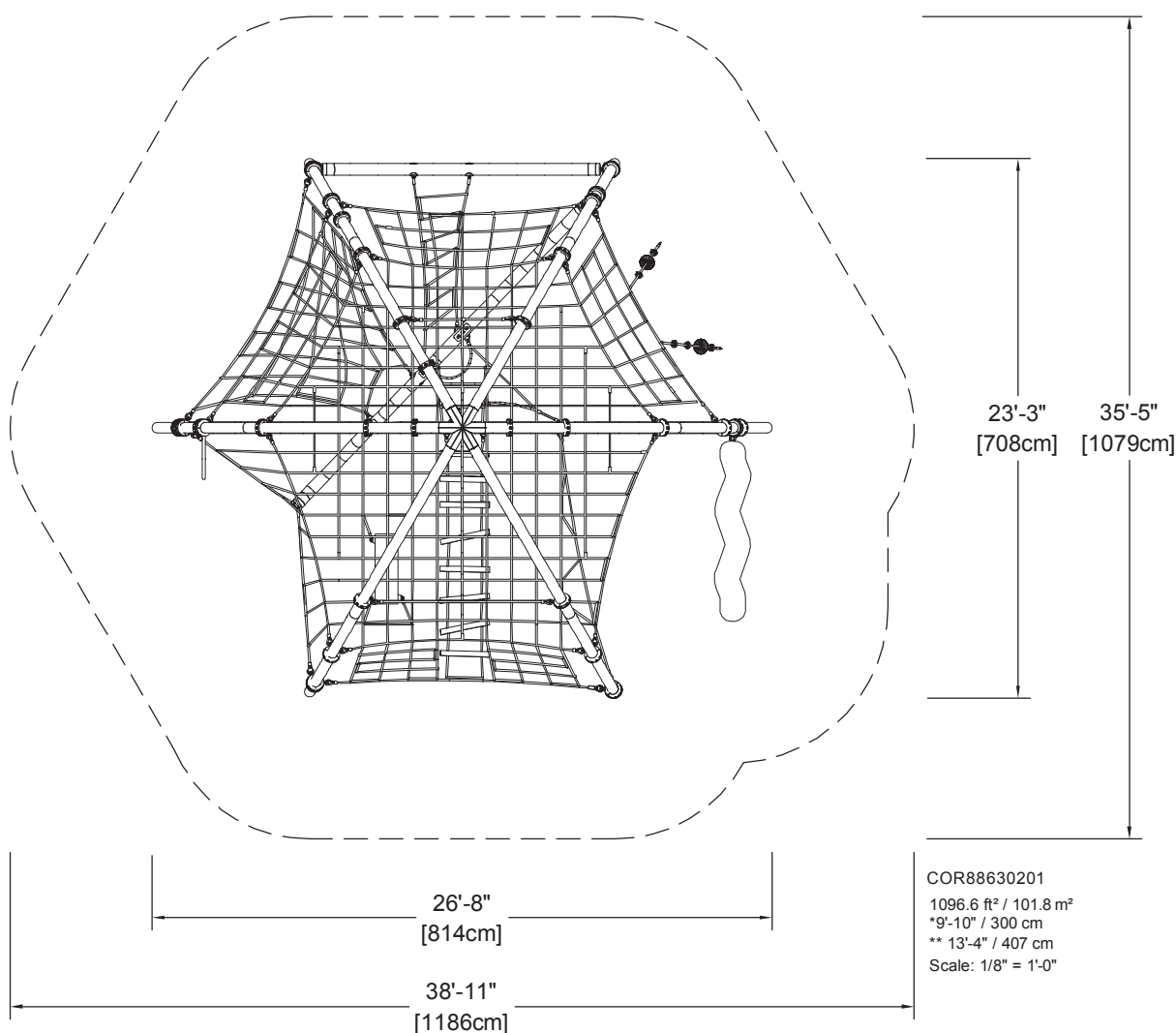
Technical information available at kompan.com

ADA ANALYSIS	Elevated Activities	Ground Level Activities	Ground Level Play Types
Present	0	1	1
Accessible	0	1	1
Required	0	1	1

COROCORD



Available Cable Colors



To verify product certification, visit www.ipema.org

* = Highest designated play surface.

** = Total height of product.

*** = Total area of safety zone.

Highest designated play surface, space required and total area of safety zone are according to ASTM F1487.

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Best User Age: **5-12 years**

Footings: In-ground posts

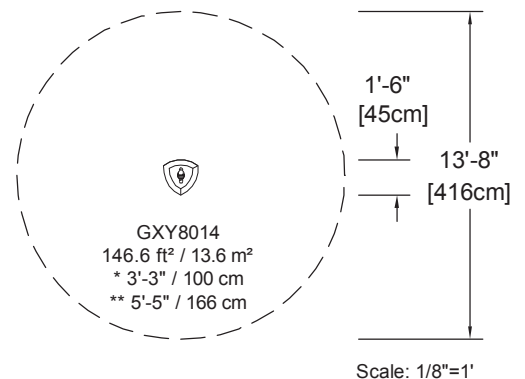
Surface installation also available

Technical information available at kompan.com

ADA ANALYSIS

Elevated Activities: 0	Accessible Elevated Activities	Accessible Ground Level Activities	Accessible Ground Level Play Types
Present	0	1	1
Required	0	1	1

GALAXY



To verify product certification, visit www.ipema.org

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** = Total height of product.

Highest designated play surface and space required are according to ASTM F1487.

Equipment must be installed over resilient surfacing appropriate to the safety guidelines in your area.

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Best User Age: **5-12 years**

Footings: In-ground posts

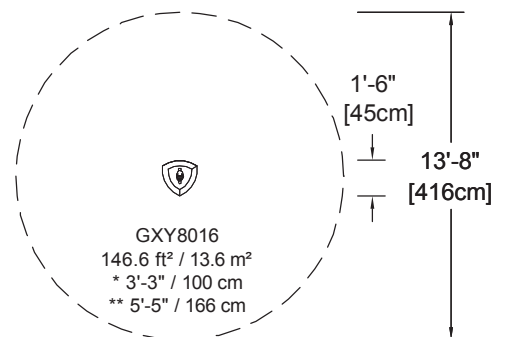
Surface installation also available

Technical information available at kompan.com

ADA ANALYSIS

Elevated Activities: 0	Accessible Elevated Activities	Accessible Ground Level Activities	Accessible Ground Level Play Types
Present	0	1	1
Required	0	1	1

GALAXY



Scale: 1/8"=1'



To verify product certification, visit www.ipema.org

* = Highest designated play surface.

** = Total height of product.

Highest designated play surface and space required are according to ASTM F1487.

Equipment must be installed over resilient surfacing appropriate to the safety guidelines in your area.

Product development is an ongoing process. We reserve the right to make modifications on all our products. This product may not be mirrored, scaled or altered in any way. Safety zones must be retained for proper placement of equipment. If any changes are required, please contact your KOMPAN representative at 1.800.426.9788.



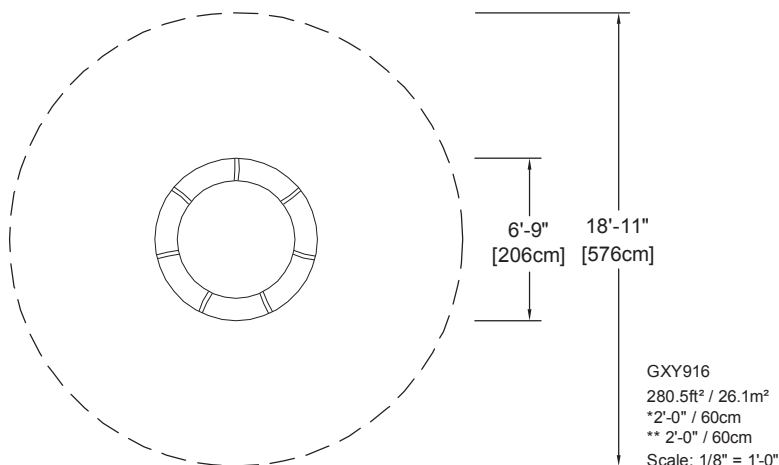
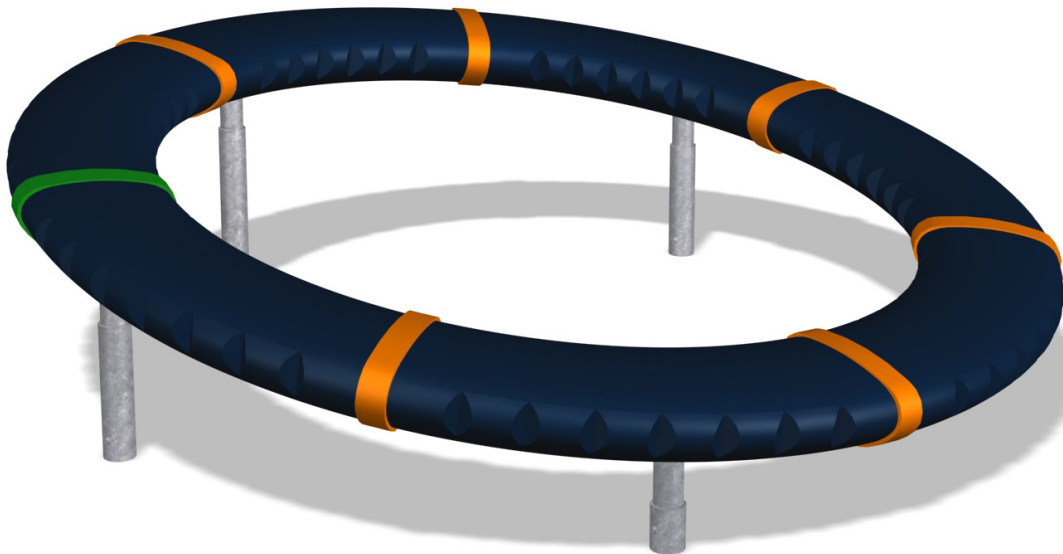
Best User Age: 5–12 years

Footing Information: In-ground posts.
Surface installation also available.

Technical infomation available at kompaninfo.com

ADA ANALYSIS	Elevated Activities: 0	Accessible Elevated Activities	Accessible Ground Level Activities	Accessible Ground Level Play Types
	Present	0	1	1
	Required	0	1	1

GALAXY



To verify product certification, visit ipema.org

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Best User Age: **2-12 years***

Footings: In-ground posts

Surface installation also available

Technical information available at kompan.com

ADA ANALYSIS

Elevated Activities: 0	Accessible Elevated Activities	Accessible Ground Level Activities	Accessible Ground Level Play Types
Present	0	1	1
Required	0	1	1

GALAXY

*Best user age for M87403 is 5-12 years.



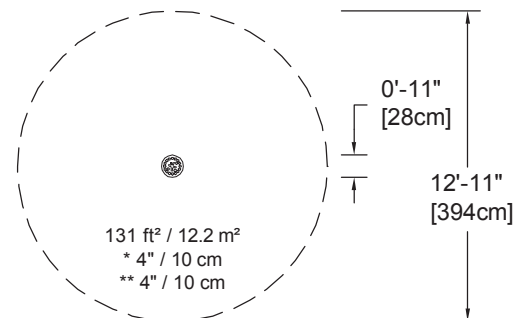
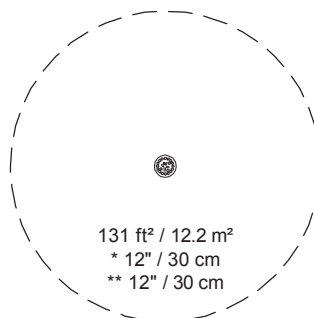
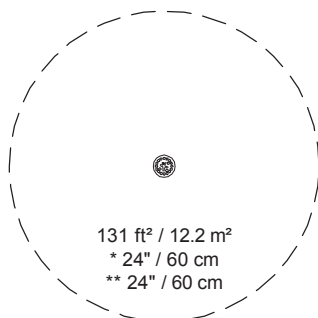
M87403
Orbit 24"



M87402
Orbit 12"



M87401
Orbit 4"



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



To verify product certification, visit www.ipema.org

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KEEP A COPY OF THIS FORM FOR YOUR RECORDS.

Site Name	Palatlakaha Park
Age Group	2-5
Date	January 26, 2016
Prepared By	jenmei

Accessible Elevated Activities Required <i>50% of elevated activities must be accessible.</i>	0
Accessible Ground Level Activities Required <i>See table for accessibility requirements.</i>	3
Accessible Ground Level Play Types Required <i>The total number of different ground level play types. The number of ground level play types that must be accessible.</i>	3

This form is intended to assist the evaluation of accessibility for outdoor play facilities. This form does not represent all factors required for an accessible play facility contained in the regulations, and therefore is not a guarantee, test, or confirmation of accessibility. Requirements for accessibility include appropriate accessible routes, maneuvering spaces and clear floor and ground spaces. Play components must include appropriate transfer heights and/or be accessed by ramp where appropriate. Providing and maintaining accessibility is the responsibility of the Play Facility Owner.



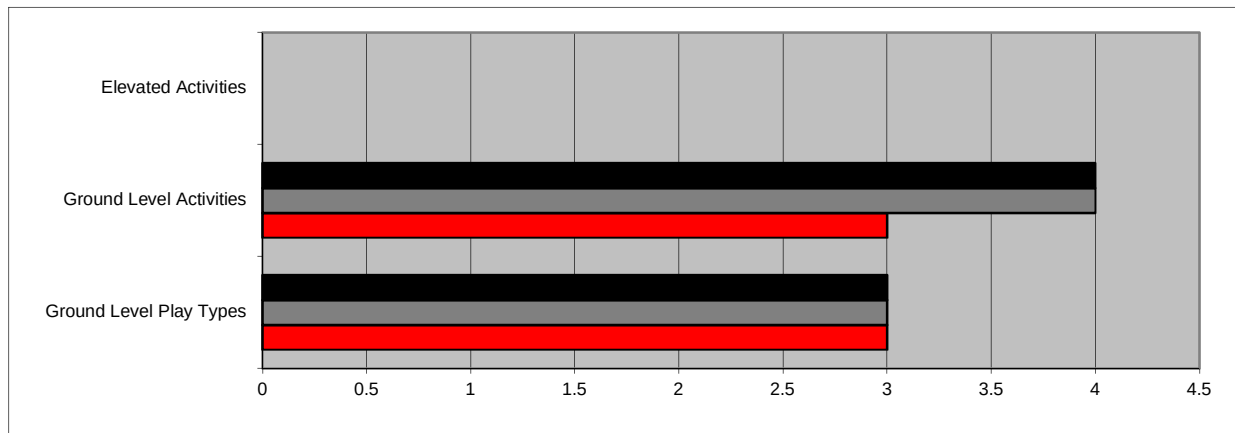
ADA Evaluation

With the introduction of the Americans with Disabilities Act (ADA) in 1990 and the subsequent adoption of standards specific to play areas, accessibility has become an important issue to everyone.

Below is a chart evaluating the play area for your proposed playground. This evaluation assumes that proper resilient surfacing within the play site and an accessible route of travel to the play area and equipment are a part of this proposal package. Also, that no other play equipment is in the site.

This play area meets current ADA requirements.

Play Area for 2-5 Year Olds



	Elevated Activities	Ground Level Activities	Ground Level Play Types
Quantity Present in Site	0	4	3
Quantity on Accessible Route	0	4	3
Quantity Required to be Accessible	0	3	3

Play Area Accessibility Checklist

KEEP A COPY OF THIS FORM FOR YOUR RECORDS.

Play Areas for 2–5 year olds and 5–12 year olds, as well as geographically separated play areas, should be evaluated separately.

Site Name Palatlakaha Park
 Age Group 5-12
 Date January 26, 2016
 Prepared By jenmei

Item Number / Name	Play Activity	Elevated	Accessible	Ground	Accessible	Ground Level Play Type
ELE500016+LE423600 Crest w/ Bend	Bouldering Stair Climber	•	•			
	Climbing Pole	•	•			
	Bannister Bars	•	•			
	Climbing Wall	•	•			
	Crag Climber	•	•			
	Modular Slide	•	•			
	Crag Climber	•	•			
	Traverse Bar			•	•	Balancing
	Traverse Bar			•	•	Balancing
	Bivy Playshells (under platform)			•		Gathering
	Bench			•	•	Gathering
	ZigZag Overhead Ladder			•	•	Training
Orbits group of 5				•	•	Balancing
Orbits group of 4				•	•	Balancing
COR10170 Play Package 11/1	COR25080 Handrail/Balancing Rope, pair			•	•	Balancing
	COR25080 Handrail/Balancing Rope, pair			•	•	Balancing
	COR25080 Handrail/Balancing Rope			•	•	Balancing
	COR25080 Handrail/Balancing Rope			•	•	Balancing
	COR15061 Crossed Ladder			•	•	Climbing/Crawling
	COR15040 Tensegrity			•	•	Climbing/Crawling
	COR15021 Climbing Ramp			•	•	Climbing/Crawling
	COR25020 Triangular Amusement Net			•	•	Climbing/Crawling
	COR15071 Rope Screw			•	•	Climbing/Crawling
	COR15051 Rope Slalom			•	•	Climbing/Crawling
	COR25020 Triangular Amusement Net			•	•	Climbing/Crawling
GXY8014 Spica 1				•	•	Spinning
GXY8016 Spica 3				•	•	Spinning
GXY916 Supernova				•	•	Balancing
Existing Swings	Belt Swing			•	•	Swinging
TOTALS		7	7	22	21	6

Elevated Activities Accessible Elevated Ground Level Activities Accessible Ground Level DIFFERENT Ground Level Play Types

Accessible Elevated Activities Required

4

50% of elevated activities must be accessible.

Accessible Ground Level Activities Required

6

See table for accessibility requirements.

Accessible Ground Level Play Types Required

6

See table and compare to total number of different ground level play types. The larger number is the number of ground level play types that must be accessible.

This form is intended to assist the evaluation of accessibility for outdoor play facilities. This form does not represent all factors required for an accessible play facility contained in the regulations, and therefore is not a guarantee, test, or confirmation of accessibility. Requirements for accessibility include appropriate accessible routes, maneuvering spaces and clear floor and ground spaces. Play components must include appropriate transfer heights and/or be accessed by ramp where appropriate. Providing and maintaining accessibility is the responsibility of the Play Facility Owner.



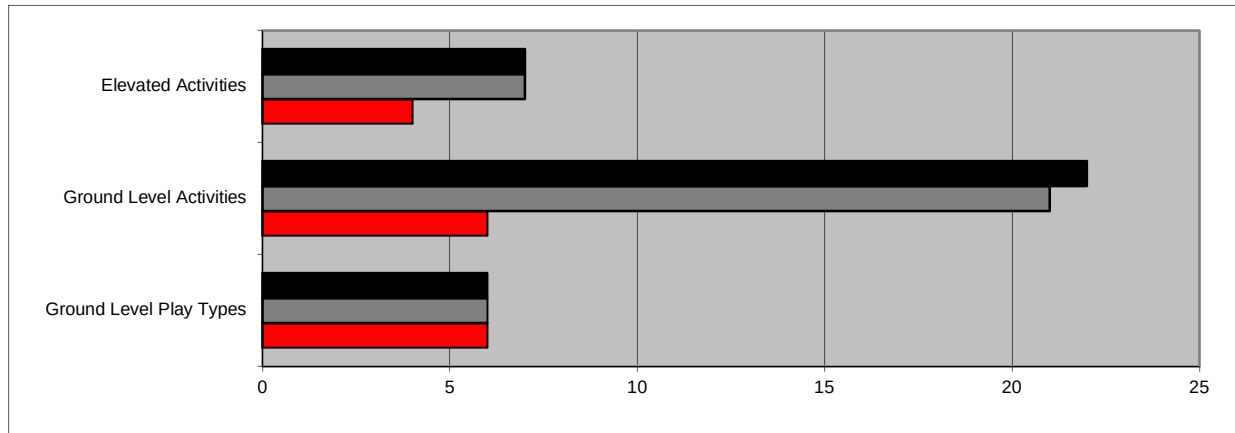
ADA Evaluation

With the introduction of the Americans with Disabilities Act (ADA) in 1990 and the subsequent adoption of standards specific to play areas, accessibility has become an important issue to everyone.

Below is a chart evaluating the play area for your proposed playground. This evaluation assumes that proper resilient surfacing within the play site and an accessible route of travel to the play area and equipment are a part of this proposal package. Also, that no other play equipment is in the site.

This play area meets current ADA requirements.

Play Area for 5-12 Year Olds



	Elevated Activities	Ground Level Activities	Ground Level Play Types
Quantity Present in Site	7	22	6
Quantity on Accessible Route	7	21	6
Quantity Required to be Accessible	4	6	6

At KOMPAN, we feel that it is important to look at the total play environment and not just the equipment. That's why we have created an individual evaluation to share our knowledge with you. Below is an explanation of your play area and the benefits of the play equipment it contains. For safer, age appropriate play, it is recommended that play areas for younger age groups be separated from older age groups.

Play Area for 2–5 Year Old Children

There is a wide range of abilities among children between the ages of 2 and 5. Through play, young children are actually working hard to develop important gross motor and fine motor skills. They also cultivate balancing skills and spatial perception: the ability to know how their bodies occupy space. And though they play independently — separately, but through parallel play — they are beginning to touch on important social skills.

Young children enjoy playing in bright and colorful environments. These settings stimulate their imaginations, encouraging them to explore, pretend, and be active. Children in the 2–5 age range like to playact: practicing their social skills by emulating everyday life, as when playing house, or exploring their self-potential by becoming “rescue heroes”. Theme play is very important to help nurture these abilities and behaviors. There is also something very special to small children about having play furniture and playhouses just their size. It lets them know these things are just for them, and that they are welcomed.

MOMENTS

MOMENTS products invite a child's playful embrace. The use of strong colors in rounded, friendly shapes attracts children, forming a language of simplicity that kids understand and that will complement any environment. The MOMENTS collection combines traditional play activities like sliding, swinging, and climbing with clear themes that encourage role-play and foster important skills. Trains, cars, ships, and houses spark the imagination and create opportunities for shared and individual play that aids cognitive and social development. Our wide range of play structures, spring riders, seesaws, and sand and water play products provides something for everyone.

M186 GARDEN SEESAW

Flowers, bees, and butterflies are a warm and welcoming invitation for a ride around the garden. Safely seated at both ends of the Garden Seesaw, many children can enjoy the fun. With a way to secure both hands and feet, even the youngest will have a great ride. Because kids are seated opposite one another, the Garden Seesaw facilitates eye contact, making it a great piece for initiating play between children.

ELEMENTS ELEMENTS is designed with the insight of KOMPAN's 30+ years of experience in early childhood development. Built right in are features focusing on play through the eyes of the 2–5 year old child. Friendly rounded curves and flowing bends around corners and platforms produce a sense of curiosity and wonderment for small children who enjoy games of hide-and-seek and peek-a-boo. Enclosed spaces and cozy corners make great “secret spots” that all young children enjoy, since these places correspond to a small child's size.

We also make efficient use of our colorful panel enclosures, creating finger mazes, play patterns, and different textures to increase tactile stimulation and play through experimentation. Small view holes are playfully placed here and there in the ELEMENTS panels, letting kids peep at each other and parents or check out the playground surroundings.

ELE400024 SPINNER BOWL The Spinner Bowl is a load of fun for all ages! Originally designed for the purpose of experimental sand play, children would learn about centrifugal force and gravity as sand spilled out of holes when the bowl was spun. But during our studies of how children used this event, we found they also greatly enjoyed climbing inside for a spin of their own. To support kids' very apparent drive to use the Spinner Bowl in this manner, it has been engineered to accommodate the desires of their hearts: a thrilling ride that also provides the physical benefits of vestibular stimulation and excellent balance training. The best user age is 4–12, but the Spinner Bowl can be enjoyed by all.

Play Area for 5–12 Year Old Children

Studies show that children of this age group are quite sophisticated nowadays. Exposure to television, video games, computers, and the Internet has greatly increased this generation's technological savvy. What was stimulating to 5–12 year olds twenty years ago is now uninteresting without the bells and whistles of current technology, and therefore, not worth their time.

This conclusion also applies to the playground equipment offered to the 5–12 age range. Especially for the older end of this age group (say, 9–12 years old), kids are concerned about their image. Schools and parks invest a great deal of resources towards the end of playground equipment, but it does no good to offer it if the kids it was meant for won't play on it because it looks too childish.

But now more than ever — because of the aforementioned indoor distractions, along with the pressures of school and structured extracurricular activities — kids need to get outside, get some physical exercise, and just have fun.

EDGE Kids will always seek the edge. KOMPAN's EDGE play structures ensure they'll have a great time when they find it. EDGE brings kids to the edge of play by challenging their skills while making the most of your playground. Combining PLAY360° Design, soaring towers, and PlayActive™ features, EDGE elevates play to a whole

new level.

We all know kids will play how they choose. Traditional playground design doesn't always allow for challenging choices. When we designed EDGE, we didn't design around the way kids play — we embraced it. PLAY360° Design gives everything on a structure a play purpose. Because of this, kids can climb up, over, and around the entire structure without ever touching the ground. Our structures let kids push their play to the edge safely, by making every surface a play event.

EDGE also offers a vertical challenge. No one can deny the attraction of a mountain, whether it's called K2, Rainier, or McKinley. For kids, a high platform with a variety of routes — each offering a different level of complexity — represents a mountain with many different faces. Easier climbing routes can be found around the base of a structure, more difficult ones in the middle, and the most challenging at the top. By placing various PlayActive™ features at different levels, PLAY360° Design creates appropriate challenges at appropriate heights. Our diverse play events let kids build their skills gradually as they master more challenging routes.

ELE500016 CREST The Crest offers lots of upper-body training and places to hang out. The core of the structure appeals to children's basic need to be together with friends, and allows them to have a private chat while still watching their peers play on other activities. This structure's optimal play choices have been designed for both solo and group play.

The Crest's meeting points allow all children to find enjoyable and challenging play options. The accessible stairway complies with the guidelines of the Americans with Disabilities Act, providing access to elevated activities. Moreover, the stairway is not merely accessible from the interior. The outside of the staircase is also climbable, adding play value to an otherwise merely practical element. This structure has exits close to the entry points — a clear advantage for wheelchair users. The Crest supports traditional playground games such as "Don't touch the ground" by ensuring that all activities are interconnected.

This landmark offers a curved slide from the 2.4-meter platform at the top of the tower, and Bannister Bars from the 1.4-meter platform. Varied climbing opportunities include a climbing wall, two Crag Climbers, a Bouldering Stair Climber, and two Traverse Bars. Climbing cleats and post handles support interaction between all these activities and the tower, making the structure playable from all directions. This allows lots of children to play at the same time, yet still have a break from the action when necessary. In fact, the shelter under the roof makes it possible to have action and retraction in the same structure. The Crest also features a Zig Zag Ladder — a classic that children simply cannot resist. This structure's range of play activities helps kids to fine-tune their cross-body coordination and spatial skills, as well as offering a rare opportunity to use their upper-body muscles.

The Crest's tower accommodates the majority of play activities enjoyed by 5–12

year olds, and signals climbing, sliding, and hanging out in a way that appeals to older kids. The many entry points make the tower easy to access while offering play all over, inside-out! The bouncing gathering points are great for a break, and the top of the tower offers an excellent view of the playground. Underneath the tower, Playshell seats offer space for a more private chat.

GALAXY For 5–12 year old children, the playground has to look thrilling, but be planned with their safety in mind. Older kids have a great appreciation for playground equipment that includes a wide variety of activities which aren't easily mastered, and which utilizes the contemporary architecture they identify with. Through extensive research of how today's older kids play, KOMPAN has developed GALAXY — a line of equipment designed to challenge 5–12 year olds with its techno-sculptural look and complex activities. GALAXY presents an innovative departure from the traditional post-and-platform architecture offered by most other composite play structures. Since there are no decks to access, all of the activities associated with GALAXY are approached directly from the play surface. This creates a truly inclusive play experience for children of all abilities.

GXY8014 & GXY8016 SPICA 1 & 3 The Spica is a uniquely designed piece of rotating play equipment. A lot of experimentation is needed to master the Spica and control its speed. First, a child steps onto the triangular plate and pushes off with their foot. Then they discover that as they use their arms to pull their body toward the support handle, they spin faster! As they move their center of gravity away from the handle, they slow down. The Spica is one of our most popular play events. It doesn't take up a lot of space, and more than one child may play on it simultaneously.

GXY916 SUPERNOVA The Supernova works as a product for individual, competitive or cooperative play by harnessing the effects of gravity with our unique slanted ring configuration. When one child engages the Supernova, the product reacts to their movements and multiple games can occur, such as attempting to reach the top while the ring rotates to send you back to the bottom. Each additional child causes a change in the dynamics of the product such that children can operate the rotational speed and direction by moving relative to each other; the more children, the more fun. The combination of social interaction and movement makes the Supernova the biggest attraction on the playground.

M87402 & M87403 ORBITS No kid can resist jumping from Orbit to Orbit, just like hopping from rock to rock. Different constellations of Orbits, as well as different heights, add variety to the playground. They are used to link structures, increasing opportunities for games with rules (such as "Don't touch the ground"). Orbits challenge children's physical strength and coordination skills.

COROCORD PLAY & CLIMBING NETS We cast our nets to capture the infinite variety of shape and imagination. The proof is in our Play and Climbing Nets of the 2000 product line. Each design shows how the high-quality Corocord ropes and the individual fastening technology produce intriguing rope net areas with all different shapes. Fastened to tailor-made support constructions, our net spaces form cones, domes or gently

COR10170 COROCORD PLAY PACKAGE 11/1 & COR2505 TIGHTROPE LINK

curved climbing landscapes. We are inspired by the legendary Kon-Tiki raft, by the world of fishermen with their nets or by the charm radiated by airships. The joy of exploration is even increased by membranes that as integrated elements ensure additional climbing pleasure and at the same time provide places for rest in the hive of activity.

COROCORD DOMES
COR88630 EXPLORER DOME

Free net climbing has always been the trademark of COROCORD's Spacenet. With the new Dome concept, play takes place within the frames of two robust steel arches or a single arch. The stone arch is a familiar natural form that has now been translated into modern play forms for kids. To underscore this connection, several of Dome's products incorporate ropes and bridges of different natural materials.

Some play experiences are universal and stand the test of time. Climbing on ropes is one of them. Dome structures invite children to climb in any direction, challenging themselves and playing games alone and together with other children. This product line offers a diverse set of activities including bridges to cross, ladders to climb, and new levels to reach. The developmental benefits for children involve important physical challenges like climbing, turning, twisting, bending, balancing, transferring weight, stretching, bouncing, swinging, swaying, and jumping — all of which build coordination skills, muscles and fitness. There are also plenty of intellectual challenges, as kids constantly have to plan and make decisions about their next strategic climbing move. Finally, rope structures are social magnets. They become places to hang out and talk, but will always involve physical activity in the climbing and chase games that unfold among the dynamic ropes. Planning your next move, stretching your body to the limit — and at the same time participating in the conversation going on around you — is multitasking at a different level than navigating videogames. This experience is exactly what kids are missing out on today!



Material Specifications

KOMPAN's products and materials not only are tested according to the current safety standards in North America and Europe, but also fulfill our own strong demands for user safety, proven play value, and technical performance.

PRODUCT TESTING SAFETY STANDARDS KOMPAN products are designed to fulfill the relevant safety standards/guidelines in each market. Since we are a worldwide supplier, our products are typically approved by more than one institute/authority. The major safety standards/guidelines are ASTM F1487, CPSC, CSA, and EN 1176.

KOMPAN is a member of the IPEMA organization in order to achieve certified ASTM approval of the products marketed in North America. All worldwide-marketed products have the internationally recognized TÜV certificate in accordance with the EN 1176 standard.

STRENGTH/DURABILITY TESTS All products must go through a static load test in order to achieve ASTM certification. In addition, KOMPAN maintains its tradition of testing our products dynamically, since our experience is that the repeated moving loads provided by playing children are a greater test of durability than a heavy static load.

Vandalism resistance is also an area where KOMPAN has defined its own guidelines. In short, our products must be able to withstand the forces and impacts that can be provided by the human body without using tools. To reduce the immediate risks for product safety in the event of vandalism, KOMPAN's products are designed with steel reinforcement in ropes and rubber components, and use ductile plastic materials that prevent sharp edges when damaged.

FIELD TESTS Before launch, KOMPAN products are field tested at specially selected, heavily used playgrounds for extended periods of time. The focus of these tests is to evaluate technical performance, as well as play value and child development.

MATERIALS TESTS KOMPAN tests its materials according to relevant standards in related areas such as toy directives (toxicity) and the building industry (flammability, corrosion). We have also defined our own standards (e.g., friction and wear of flooring surfaces). KOMPAN carries records of all test results and evaluations for our products.

MOMENTS Products

M186 GARDEN SEESAW The Garden Seesaw shall be a spring-centered seesaw utilizing four springs centered about a dual pivot point.

Springs shall be constructed of shot-peened steel that meets DIN 17221, fitted with patented cast nylon anti-pinch clamps.

Material Specifications

Beams shall be constructed of a formed, hot-dip galvanized steel channel with 2.5mm wall thickness.

Seat Panels shall be constructed of 17.8mm high-pressure laminate.

Side Panels shall be constructed of 19mm HDPE (high-density polyethylene).

The Handgrip shall be constructed of a 38mm O.D. UV-stabilized polypropylene tube, ribbed for easy gripping, over an internal galvanized steel pipe.

The Footrest shall be constructed of AISI 304 stainless steel tubing with 38mm O.D. and 2mm wall thickness.

All Hardware shall be constructed of stainless steel or Delta coated for corrosion protection.

PVC (vinyl, plastisol) shall not be present on any portion of the play equipment.

ELEMENTS Products

ELE400024 SPINNER BOWLS

The Bowl shall be constructed of a rotomolded medium-density polyethylene bowl with 5mm wall thickness, UV stabilized for outdoor use.

The Bearing Housing shall be constructed of die cast aluminum.

Bearings shall be electric motor quality lifetime lubricated ball bearings, with 72mm outer diameter.

The Footing Pipe shall be 101.6mm O.D. with 2.9mm wall thickness and shall be hot-dip galvanized per ISO 1461. The top portion of this footing pipe shall be at a 20-degree incline from vertical and there shall be a flange attached to the bottom of the footing pipe to ensure positive retention in the concrete footing.

All Hardware shall be constructed of stainless steel or Delta coated for corrosion protection.

PVC (vinyl, plastisol) shall not be present on any portion of the play equipment.

This product shall contain no powder-coated or painted items.

EDGE Products

ELE500016 CREST

Main Support Posts shall be 101.6mm O.D. pre-galvanized steel tube with 2.5mm wall thickness. The posts shall be coated with 3mm of polyurethane rubber.

Footing Profiles shall be constructed of hot-dip galvanized steel tubing with material thickness of 2.5mm, containing formed channels to accept a sliding aluminum wedge for adjustability. The final dimensions after forming shall be 93mm O.D. These profiles shall have an attached galvanized steel flange at the bottom for positive retention in soil or concrete footings.

Floor Frames shall consist of 2mm thick steel formed into profiles of major dimensions 64mm x 20mm, containing an embedded 8mm deep x 22.8mm wide internal channel for insertion of t-bolt hardware. These profiles shall be

Material Specifications

welded to corner brackets of 3mm thick steel and the entire assembly shall be hot-dip galvanized per ASTM A 123M. The corner brackets of the floor frame assemblies shall contain 8mm rivet nuts for securing the floor panels.

Floor Panels shall be constructed of 17.6mm thick high-pressure laminate and shall contain machined slots measuring 27.5mm x 82.5mm near the edges for the purposes of hand support.

Corner Brackets shall be located in each floor corner. These corner brackets shall be constructed of AISI 304 stainless steel with a thickness of 1.5mm.

Barrier Panels shall be constructed of blow-molded HDPE (high-density polyethylene) with an overall thickness of 48mm and 3mm wall thickness.

Safety Bars shall be constructed of steel tubing with 38mm O.D. and 2mm wall thickness. Bars shall be hot-dip galvanized per ISO 1461.

Post Straps shall be constructed of 30mm wide, 1.25mm thick AISI 304 stainless steel straps with an attached stainless steel weld nut.

Post Caps shall be constructed of injection-molded polyamide with UV stabilizers.

Wall Brackets shall connect the barrier panels to the post straps and shall be constructed of die-cast aluminum per ASTM B 179. The wall brackets shall contain a threaded hole for acceptance of an 8mm bolt.

Transfer Steps shall be constructed of UV-stabilized medium-density polyethylene steps with molded-in threaded inserts connected together with 17.6mm thick high-pressure laminate side panels.

The Curved Climbing Wall shall be constructed of a 15mm thick plastic panel with a 3mm thick rubber coating.

The Curved Slide shall be constructed of curved and straight segments of UV-stabilized rotomolded medium-density polyethylene with molded-in threaded inserts for hardware connection.

The Overhead Ladder shall be constructed of support pipes of 48.3mm diameter and 4mm wall thickness, with handgrips of 38mm diameter and 2mm wall thickness. The entire assembly shall be hot-dip galvanized per ISO 1461.

Playshells shall be constructed of rotomolded low-density polyethylene with UV stabilizers.

Swivels shall be constructed of stainless steel with dry film-lubricated brass bushings and covered with a rubber overlay.

All Footings for the individual play items shall contain attached flanges at the bases for positive retention in the ground or concrete footings.

All Hardware shall be constructed of stainless steel or Delta coated for corrosion protection.

PVC (vinyl, plastisol) shall not be present on any portion of the play equipment.

This product shall contain no painted items.

GALAXY Products

GXY8014 & GXY8016 SPICA 1 & 2

The Spica shall consist of a triangular polyurethane platform with a steel core. At the center of this platform a 38mm O.D. pipe steel pipe shall extend vertically for hand gripping.

The Steel Pipe shall be 101.6mm O.D. and 2.9mm wall thickness, and hot-dip galvanized per ISO 1461 and shall have several bends.

The Ball Bearings shall consist of a pair of 72mm O.S. minimum electric motor quality lifetime lubricated ball bearings and be enclosed in steel, electro-galvanized housings that are secured by bolts in the steel footing pipe.

The footing pipe shall be a 38mm O.D. steel pipe, hot-dip galvanized per ISO 1461.

PVC (vinyl, plastisol) shall not be present on any portion of the play equipment.

This product shall contain no powder-coated or painted items.

GXY916 SUPERNOVA

The Supernova shall be a rotating play event oriented at an approximate 10 degree angle from horizontal. In lieu of a full platform, there shall be a circular ring, which children can sit or stand upon. The product can either be operated by users sitting on the ring while another person rotates the ring or by all children standing and moving relative to the ring. As the children move about the ring and move closer together or further apart, the ring will rotate in response such that the rotational speed and direction is controlled by all of the children working together to coordinate their movements.

The item shall consist of rotomolded polyethylene upper segments connected together via a hot-dip galvanized flat metal ring. Attached to this ring shall be polyamide housings that contain wheels with maintenance-free ball bearings. For reduced wear and increased product longevity, there shall be at least 14 housings and the wheels shall be constructed of polyamide. These wheels shall ride along an angled ring of hot-dip galvanized steel that is footed into the ground via 5 hot-dip galvanized footing pipes. These footing pipes shall contain flanges on the bottom to ensure positive retention in the concrete footings.

PVC (vinyl, plastisol) shall not be present on any portion of the play equipment.

This product shall contain no powder-coated or painted items.

M87402 & M87403 ORBITS

The Stepping Pod Top shall be constructed of recycled styrene-butadiene rubber.

The KOMPAN Logo shall be constructed of ethylene propylene rubber. Diameter shall be 280mm.

The Footing/Post shall be constructed of 108mm diameter galvanized steel.

The M87402 Stepping Pod shall be at 300mm level.

The M87403 Stepping Pod shall be at 600mm level.

COROCORD Products

COR10170 COROCORD PLAY PACKAGE 11/1 & COR2505 TIGHTROPE LINK Parkour Posts shall be constructed of 168.3mm O.D., 6.3mm wall thickness steel tubing that has been hot-dip galvanized.

Amusement Net Posts shall be constructed of 139.7mm O.D., 4.0mm wall thickness steel tubing that has been hot-dip galvanized.

Net Cables shall be constructed of six strands of galvanized steel wire, wrapped with polyester yarn with an overall diameter of 19mm. The polyester wrapping shall be inductively fused onto each strand individually for maximum durability and vandal resistance.

Edge Cables shall be constructed of six strands of galvanized steel wire, wrapped with polyester yarn with an overall diameter of 21mm, reinforced with a steel wire core. The polyester wrapping shall be inductively fused onto each strand individually for maximum durability and vandal resistance.

Post Clamps shall be constructed of cast aluminum.

Rope Clamps shall be constructed of 8mm diameter, type 4571 stainless steel.

Black Membrane shall be constructed of 8mm thick rubberized material with 4 layers of embedded woven polyester for maximum durability. Membrane shall be UV stabilized for outdoor use.

Climbing Cleats shall be constructed of polyester resin.

Bridge Slats shall be constructed of 70mm x 60mm x 650mm HDPE (high-density polyethylene), UV stabilized for outdoor use.

Net Spacer Bars shall be constructed of 45mm O.D. aluminum.

Fasteners shall be constructed of stainless steel.

PVC (vinyl, plastisol) shall not be present on any portion of the play equipment.

COR88630 EXPLORER DOME Posts shall be constructed of 139.7mm O.D., 5.0mm wall thickness steel tubing that has been hot-dip galvanized.

Post Clamps shall be constructed of cast aluminum.

Cables shall be constructed of six strands of galvanized steel wire, wrapped with polyamide yarn. The polyamide wrapping shall be inductively fused onto each strand individually, so that after initial friction has removed the surface fibers, a harder polyamide coating remains to protect each strand.

The Rocking Tube shall consist of a medium-density polyethylene beam with molded-in threaded inserts attached to a hot-dip galvanized steel tube of 76.1mm O.D. and 4mm wall thickness.

The Playshell shall be constructed of rotomolded low-density polyethylene with UV stabilizers.

S Clamps shall be constructed of 8mm diameter, type 4571 stainless steel.

The Coconut Rope shall be constructed of polyamide with a steel cable core. The overall diameter of the rope shall be 150mm.

Rope Bridge Rungs shall be constructed of 70mm x 60mm x 650mm polyethylene beams.

KOMPAN's rigorous testing standards ensure long-lasting and durable components and materials, enabling us to provide an excellent warranty package.

CLASSIFICATION OF MATERIAL	The warranty with respect to failure due to material or production defects on HDPE and HPL panels, and galvanized structural parts such as poles, cross beams, floor frames and top brackets, is Lifetime* commencing on the date of delivery. The warranty with respect to failure due to material or production defects on all other galvanized parts, non-painted steel and metal parts, hollow plastic parts, engineered timber and Robinia wood is limited to 10 years commencing on the date of delivery. The warranty with respect to failure due to material or production defects on springs, painted metal parts, ball bearing assemblies, and net constructions is limited to 5 years commencing on the date of delivery. The warranty with respect to failure due to material or production defects on moveable plastic and metal parts and all ICON electrical components is limited to 2 years commencing on the date of delivery.
LIMITED WARRANTY COVERAGE OF DAMAGED PARTS	This warranty applies to KOMPAN's products for the time period described for each product type above and with the limitations described in the warranty. The warranty period applies from the date of purchase by the first customer. This warranty covers only defects in materials. KOMPAN's liability under this warranty is limited to repair or replacement of defective products, without charge, at KOMPAN's discretion. Defective electronic components will be delivered and changed by a KOMPAN ICON Professional installer free of charge.
WARRANTY COVERAGE APPLIES ONLY IF PRODUCTS HAVE BEEN PROPERLY INSTALLED AND MAINTAINED	The warranty only applies if KOMPAN's products have been installed according to the instructions provided by KOMPAN, and maintained correctly according to the KOMPAN Maintenance Manual.
NO COVERAGE FOR WEAR, TEAR, MISUSE, OR VANDALISM	The warranty does not cover any damage caused by accident, improper care, negligence, normal wear and tear, surface corrosion on metal parts, discolored surfaces and other cosmetic issues or failures due to misuse or vandalism. Natural changes in wood over time are considered cosmetic issues and not covered.
PRODUCTS INSTALLED NEAR WATER	Products installed in direct contact with chlorinated water or saltwater, or products installed with occasional contact with such water or installed so close to the shore that they are subjected to salt spray are not covered by the KOMPAN warranty for any defects caused by corrosion. Products installed in coastal areas, within 200 meters from the shore, will only be covered by the warranty for half the period of the standard product warranty in relation to defects caused by corrosion. KOMPAN's Lifetime Warranty if applicable is limited to a 5 year warranty in relation to such product.

*KOMPAN's Lifetime warranty is in effect for the lifetime of the product until the product is uninstalled and/or taken out of use.



KOMPAN[®]
Playgrounds

KOMPAN, Inc. • 930 Broadway, Tacoma, WA 98402 • 800.426.9788 • www.kompan.com



SALES PROPOSAL



KOMPAN, INC. * 930 Broadway, Tacoma, WA 98402 * Tel 1-888-579-8223 * Fax 1-888-579-8224 * www.kompan.com

KOMPAN is a proud supplier partner of



Date 03/18/16
Expiration Date
Proposal No. SP41531
Project Palatlahaka Park
Ship to State/Zip FL 34711
Customer Service Representative Kim Brown
Sales Representative Ralph Biddy
Payment Terms DEP50%&N30

Site Location: 460079
 Palatlahaka Park
 1250 12th St
 Clermont, 34711
 United States

Invoice-to: 460079
 City of Clermont
 3700 S Hwy 27
 Clermont, FL 34711
 United States

Ship-to:
 Palatlahaka Park
 1250 12th St
 Clermont, FL 34711
 United States

Qty.	Item No.	Description	Unit Price	Retail Price	Disc. %	Net Price
U.S. Communities Contract #110171						
1	COR88630203	EXPLORER DOME Green Ropes	55,430.00	55,430.00	24.00	42,126.80
1	CUSTOMINSTALL	Installation of Exploere Dome	13,857.50	13,857.50	5.00	13,164.62
1	COR10170201	Corocord Play Package 11/1	42,300.00	42,300.00	10.00	38,070.00
1	CUSTOMINSTALL	Installation of CORPAK 11/1	16,269.00	16,269.00	5.00	15,455.55
1	ELE500016-3717	Crest	40,920.00	40,920.00	18.00	33,554.40
1	GXY801621-3717	Spica 3 In Ground -90cm	2,250.00	2,250.00	23.00	1,732.50
1	GXY801421-3717	Spica 1 In Ground -90cm	2,250.00	2,250.00	23.00	1,732.50
1	ELE400024-3717GR	Spinner Bowl, Green In Ground	1,030.00	1,030.00	23.00	793.10
1	ELE400024-3717E	Spinner Bowl, Red In Ground	1,030.00	1,030.00	23.00	793.10
1	GSP103-0001	RAINFOREST MULTI	6,720.00	6,720.00	16.00	5,644.80
1	GXY916012-3417	Supernova Grey/Green	7,820.00	7,820.00	24.00	5,943.20
5	M87403-3617	Orbit 600 mm	270.00	1,350.00	10.00	1,215.00
4	M87402-3617	Orbit 300 mm	250.00	1,000.00	10.00	900.00
1	COR-CUSTOM-C	Custom Product COR2505	2,073.00	2,073.00	20.00	1,658.40
1	CUSTOMINSTALL	Installation of Kompan Equipment	16,611.00	16,611.00	5.00	15,780.45
1	FRT-PA	Freight Middletown PA	4,964.00	4,964.00		4,964.00
9,775	TFG-FL-14-01	EWFF&FF/CFH 14"/12" comp. 489 CY	1.48	14,467.00	10.00	13,020.30
Continued on page 2.....						196,548.72

Continued from page 1.....					196,548.72
1	FRT-OTHER	Freight for EWF	1,683.00	1,683.00	1,683.00
489	CUSTOMINSTALL	Installation of EWF	13.85	6,772.65	5.00 6,434.02
93	APS-BORDER12	12" Playground Border, Black	30.00	2,790.00	10.00 2,511.00
93	CUSTOMINSTALL	Installation of Borders	10.77	1,001.61	5.00 951.53
1	SITEWORK	Playground Site Preparation	2,933.00	2,933.00	5.00 2,786.35
1	SITEWORK	Complete Installation of Sidewalks	18,171.50	18,171.50	5.00 17,262.92
1	SITEWORK	Temporary Fencing around site	923.00	923.00	5.00 876.85
1	PERMIT	Fee to pull permits for playground & sidewalks. (Does not include the cost of permits)	900.00	900.00	900.00
1	ENG STAMP DRW 3	Engineer Stamped Drawings Includes Engineered Calcs	3,000.00	3,000.00	3,000.00
1	OTHER SERVICES	USC Volume Discount	-2,955.11	-2,955.11	-2,955.11
Total					229,999.28

Summary:

	Retail Price	Discount	Net Price
Subtotal - KOMPAN Products	164,173.00	30,009.20	134,163.80
Subtotal - Other Products	6,690.00	279.00	6,411.00
Subtotal - Surfacing	14,467.00	1,446.70	13,020.30
Subtotal - Installation & Other Services	73,584.15	3,826.97	69,757.18
Subtotal - Freight	6,647.00	0.00	6,647.00
Subtotal	265,561.15	35,561.87	229,999.28

(Applicable sales tax will be added unless a valid tax exemption certificate is provided. This amount is only an estimate of your tax liability.)

Estimated Tax Rate	0.00
Total	229,999.28

Your acceptance of this proposal constitutes a valid order request and includes acceptance of terms and conditions contained within the Master Agreement, which is hereby acknowledged. Acceptance of this proposal by KOMPAN is acknowledged by issuance of an order confirmation by an authorized KOMPAN representative. Prices in this quotation are good for 60 days. This proposal may be withdrawn if not accepted by 05/17/16. KOMPAN Products are "Buy American" qualified, and compliant with the Buy American Act of 1933 and the "Buy American" provision of the ARRA of 2009.	KOMPAN Authorized Signature: Accepted By (signature): _____ Accepted By (please print): _____ Date: _____
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REQUEST FOR INFORMATION

Intent to Utilize US Communities Contract for Park & Playground Equipment

CONTACT INFORMATION: Freddy L. Suarez, MPA, CPPB Purchasing Director EMAIL: fsuarez@clermontfl.org Phone: (352) 241-7350	RFI No. 1603-004	ISSUED DATE: March 23, 2016
	NOTICE OF INTENT TO PIGGYBACK A CONTRACT NOTICE END DATE: <u>March 31, 2016 at 2:00 P.M. (EST)</u> DEADLINE FOR WRITTEN QUESTIONS: <u>Not Applicable</u>	

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

Responses may be submitted electronically to the Purchasing Director by email.

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

This Request for Information (RFI) is intended to notify local vendors of the City's intent to utilize other government entities' contract. **This is not an invitation to submit a bid or quote.** If no local vendor responds to the RFI, the Purchasing Department will proceed with utilizing the referenced contract. Local vendor is defined as businesses located in South Lake County, preferably located within the City limits. This notice will be posted for seven (7) business days.

1 – PIGGYBACK CONTRACT INFORMATION

(a) Department: Public Works

(b) Company Information: Kompan, Inc.

(c) Contract Number and Title: 110171 / Playground Equipment, Surfacing, Site Furnishings & Related Products & Services

(d) Length of Contract: Five (5) year(s) w/optional two (2), one (1) year renewals. Contract expires July 2016 with one (1) year optional renewal year left.

(e) Product or Service Provided: Playground Equipment & Site Furnishings

2 – ACTION TO BE TAKEN

If you're a local vendor, please contact the Purchasing Director by email or by mail prior to the "Notice End Date" indicated above to advise whether your company can provide any of the product or service mentioned above.

Prospective local vendor respondents are requested to provide information regarding their ability to provide the product or serve described. **Respondents are not to provide pricing.** All responses will be evaluated by the Purchasing Department and the Department requesting the product or service which will be the sole determining power in establishing the approved equal status of the commodity offered by the respondent.



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, April 26, 2016		
Agenda Item Name		
Purchase Approval and Budget Amendment		
Requested Action		
Motion to approve the purchase of 2 gearboxes from Ovivo USA, LLC for the East Wastewater Treatment Plant and amend the budget in the amount of \$114,000.		
Staff Report		
The gearboxes are a vital portion of the aerator portion of the wastewater treatment plant. The 2 gearboxes gives us a replacement for the un-repairable gearbox which we need immediately and a replacement for future use. This will give us a critical spare as we get near plant capacity.		
Additional Analysis		
Fiscal Impact Summary		
The requested approval amount would require a budget amendment.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
\$114,000.00	42535-66305 Capital Outlay	\$400.00
Exhibits Attached (copies of original agreements)		
1. Gearbox Quote	Q1062 - Clermont FL Proposal - gearbox.pdf	
2. Sole Source	Sole Source Letter - Gearbox.pdf	

CLERMONT WWTP CLERMONT, FL

AREA REPRESENTATIVE

TSC Jacobs
Gerald Mendez
(813) 242-2660
geraldtscjn@verizon.net

PREPARED BY

Karen Haddow
Phone (801) 931-3027
Fax (801) 931-3080
Karen.haddow@ovivowater.com

Ovivo USA, LLC
4246 Riverboat Road – Suite 300
Salt Lake City, Utah 84123-2583



PROJECT SUMMARY:

Ovivo USA, LLC is pleased to provide the following proposal to supply two (2) new Flender Model H3BV11 Gearboxes. These are for existing EWT™ Excell® Aerator 125 HP, Serial # CSW216-02, originally installed in 2007.

New Flender H3BV11 Gearbox includes:

- Standard H3BV11 gearbox
- Torque rating: 327.7 HP (47750 FT-LB)
- Pressure gauge
- Oil drain: ball valve on nipple
- Oil dipstick, breather, pressure gauge
- Mechanical oil pump w/low oil pressure cut-out switch
- Flexible Coupling
- Rigid coupling
- Spare parts
- Fasteners
- Engineering
- Freight to site
- One (1) trip of one (1) day with Ovivo field service representative for start-up and check out of new H3BV11 gearbox
- One spare H3BV11 gearbox with no spare parts

Items NOT Included

- Electric drive motor (existing to be used)
- Jack studs (existing to be used)
- Draining or cleaning of carrousel
- Electrical installation or alteration of existing electrical supply
- Finish or touch up painting
- Gearbox lubricants
- Disposal of old lubricants/fluids or hazardous materials
- Guards over rotating parts
- Removal or installation
- Loading/off-loading

ITEM	SPECIFICATION SECTION	EQUIPMENT	ESTIMATED SHIP DATE*	PRICE
I	N/A	Two (2) H3BV11 Gearboxes for EWT 125 HP Excell® Aerators	4/22/16	\$ 114,000

DELIVERY

Ovivo intends to ship all Products as indicated above after receipt of approved purchase order and approved submittal drawings from Purchaser. However, the date of shipment of the Products represent Ovivo's best estimate, but is not guaranteed, and Ovivo shall not be liable for any damages due to late delivery. The Products shall be delivered to the delivery point or points in accordance with the delivery terms stated in this proposal. If such delivery is prevented or postponed by reason of Force Majeure, as defined in Ovivo's standard terms and conditions of sale, Ovivo shall be entitled at its option to tender delivery to Purchaser at the point or points of manufacture, and in default of Purchaser's acceptance of delivery, to cause the Products to be stored at such a point or points of manufacture at Purchaser's expense. Such tender, if accepted, or such storage, shall constitute delivery for all purposes of this proposal. If shipment is postponed at request of Purchaser, or due to delay in receipt of shipping instructions, payment of the purchase price shall be due on notice from Ovivo that the Products are ready for shipment. Handling, moving, storage, insurance and other charges thereafter incurred by Ovivo with respect to the Products shall be for the account of Purchaser and shall be paid by Purchaser when invoiced.

PRICING TERMS

All prices quoted are in US Dollars. Prices are good for 45 days. After expiration of the pricing effective period, prices will be subject to review and adjustment. Prices quoted are FOB point of shipment, with freight included to an accessible point nearest the jobsite. Federal, state or local sales, use or other taxes are not included in the sales price.

PAYMENT TERMS

Payment terms are: One hundred percent (100%) payment due within forty five (45) days after Purchaser's receipt of invoice. Invoice will be submitted after all materials have been received at the job site or they have been successfully installed by an Ovivo contractor and the field service check-out and start-up procedure is finalized. Credit is subject to acceptance by the Ovivo Credit Department.

Purchaser shall remit payment for proper invoices received from Ovivo in accordance with the payment terms stated above even if the Purchaser has not been paid by the Purchaser's customer (the "Owner"), if Purchaser is not the end-user of the Products. Payments are due within forty five (45) days after Purchaser's receipt of invoice. Overdue and unpaid invoices are subject to a service charge of 2% per month until paid.

If Purchaser requests or causes cancellation, suspension or delay of Ovivo's work, Purchaser shall accept transfer of title and pay Ovivo all appropriate charges incurred up to date of such event plus Ovivo's overhead and reasonable profit. Additionally, all charges related to and risks incidental to storage, disposition and/or resumption of work

shall be borne solely by Purchaser. Full payment for all work shall be due and payable forty five (45) days from the date work is placed into storage.

TAXES

Federal, State or local sales, use or other taxes are not included in the sales price. Such taxes, if applicable, shall be for Purchaser's account.

BACKCHARGES

In no event shall Purchaser/Owner do or cause to be done any work, purchase any services or material or incur any expense for the account of Ovivo, nor shall Ovivo be responsible for such work or expenses, until after Purchaser/Owner has provided Ovivo's PROJECT MANAGER full details (including estimate of material cost and amount and rate of labor required) of the work, services, material or expenses, and Ovivo has approved the same in writing. Ovivo will not accept Products returned by Purchaser/Owner unless Ovivo has previously accepted the return in writing and provided Purchaser/Owner with shipping instructions.

****PURCHASE ORDER SUBMISSION****

In an effort to ensure all purchase orders are processed timely and efficiently, please submit all purchase order documentation to the following department and address:

Ovivo USA, LLC
4246 Riverboat Road - Suite 300,
Salt Lake City, Utah 84123-2583
Fax #: 801-931-3080
Tel. #: 801-931-3240
karen.haddow@ovivowater.com

ADDITIONAL FIELD SERVICE

When included and noted in the Product pricing of each proposal item, Ovivo will supply the service of a competent field representative to inspect the completed installation and adjustment of equipment, supervise initial operation, and instruct Owner's personnel in the operation and maintenance of each proposal item for the number of eight (8) hour days. Notwithstanding Ovivo's performance of the above-referenced services, Ovivo shall not be held liable for any faulty workmanship or other defects in the Products' installation, or for other goods and/or services, performed by third parties unless such goods and/or services are expressly included under Ovivo's scope of work.

If additional service is required over and above the Field Services described above, it will be furnished to the Purchaser and billed to him at the current rate for each additional day required, plus travel and lodging expenses incurred by the service personnel during the additional service days.

It shall be the Purchaser's responsibility to provide for all necessary lubrication of all equipment prior to placing equipment in operation. All equipment must be in operating condition and ready for the Field Service Engineer when called to the project location. Should the Contractor not be ready when the Field Service Engineer is requested or if additional service is requested, the Ovivo current service rates will apply for each additional day required, plus travel and lodging expenses incurred by the service personnel during the additional service days.

SURFACE PREPARATION AND PAINTING GENERAL INFORMATION

If painting the Products is included under Ovivo's scope of work, such Products shall be painted in accordance with Ovivo's standard practice. Shop primer paint is intended to serve only as minimal protective finish. Ovivo will not be responsible for condition of primed or finished painted surfaces after equipment leaves its shops. Purchasers are invited to inspect painting in our shops for proper preparation and application prior to shipment. Ovivo assumes no responsibility for field service preparation or touch-up of shipping damage to paint. Painting of fasteners and other touch-up to painted surfaces will be by Purchaser's painting contractor after mechanism erection. Clarifier motors, gear motors and center drives shall be cleaned and painted with manufacturer's standard primer paint only. It is our intention to ship major steel components as soon as fabricated, often before drives, motors and other manufactured components. Unless you can insure that shop primed steel shall be field painted within thirty (30) days after arrival at the jobsite, we encourage you to purchase these components in the bare metal (no surface prep or primer) condition. Ovivo cannot accept responsibility for rusting or deterioration of shop applied prime coatings on delivered equipment if the primed surfaces have not been field painted within thirty (30) days of arrival at the jobsite using manufacturers' standard primers. Other primers may have less durability.

GENERAL ITEMS NOT INCLUDED

Unless specifically and expressly included above, prices quoted by Ovivo do not include unloading, hauling, erection, installation, piping, valves, fittings, stairways, ladders, walkways, grating, wall spools, concrete, grout, sealant, dissimilar metal protection, oakum, mastic, field painting, oil or grease, electrical controls, wiring, mounting hardware, welding, weld rod, shims, leveling plates, protection against corrosion due to unprotected storage, special engineering, or overall plant or system operating instructions or any other products or services.

Performance and payment security, including but not limited to bonds, letters of credit, or bank guarantees, are not included, but can be provided if purchased for an additional cost.

MANUALS

The content of any and all installation, operation and maintenance or other manuals or documents pertaining to the Products are copyrighted and shall not be modified without the express prior written consent of Ovivo. Ovivo disclaims any liability for claims resulting from unauthorized modifications to any such manuals or other documents provided by Ovivo in connection with the Project.

WARRANTY AND CONDITIONS

Ovivo standard Terms and Conditions of Sale is attached and made an essential part of this proposal. These terms and conditions are an integral part of Ovivo's offer of Products and related services and replace and supersede any terms and conditions or warranty included in Purchaser or Owner requests for quotation or specifications and cannot be changed without written approval from an authorized representative of Ovivo.

1. ACCEPTANCE. The proposal of **OVIVO USA, LLC** ("SELLER"), as well as these terms and conditions of sale (collectively the "Agreement"), constitutes SELLER's contractual offer of goods and associated services, and PURCHASER's acceptance of this offer is expressly limited to the terms of the Agreement. The scope and terms and conditions of this Agreement represent the entire offer by SELLER and supersede all prior solicitations, discussions, agreements, understandings and representations between the parties. Any scope or terms and conditions included in PURCHASER's acceptance/purchase order that are in addition to or different from this Agreement are hereby rejected.

2. DELIVERY. Any statements relating to the date of shipment of the Products (as defined below) represent SELLER'S best estimate, but is not guaranteed, and SELLER shall not be liable for any damages due to late delivery. The Products shall be delivered to the delivery point or points in accordance with the delivery terms stated in SELLER's proposal. If such delivery is prevented or postponed by reason of Force Majeure (as defined below), SELLER shall be entitled at its option to tender delivery to PURCHASER at the point or points of manufacture, and in default of PURCHASER's acceptance of delivery to cause the Products to be stored at such a point or points of manufacture at PURCHASER'S expense. Such tender, if accepted, or such storage, shall constitute delivery for all purposes of this agreement. If shipment is postponed at request of PURCHASER, or due to delay in receipt of shipping instructions, payment of the purchase price shall be due on notice from SELLER that the Products are ready for shipment. Handling, moving, storage, insurance and other charges thereafter incurred by SELLER with respect to the Products shall be for the account of PURCHASER and shall be paid by PURCHASER when invoiced.

3. TITLE AND RISK OF LOSS. SELLER shall retain the fullest right, title, and interest in the Products to the extent permitted by applicable law, including a security interest in the Products, until the full purchase price has been paid to SELLER. The giving and accepting of drafts, notes and/or trade acceptances to evidence the payments due shall not constitute or be construed as payment so as to pass SELLER'S interests until said drafts, notes and/or trade acceptances are paid in full. Risk of loss shall pass to PURCHASER at the delivery point.

4. PAYMENT TERMS. SELLER reserves the right to ship the Products and be paid for such on a pro rata basis, as shipped. If payments are not made by the due date, interest at a rate of two percent (2%) per month, calculated daily, shall apply from the due date for payment. PURCHASER is liable to pay SELLER'S legal fees and all other expenses in respect of enforcing or attempting to enforce any of SELLER'S rights relating to a breach or threatened breach of the payment terms by PURCHASER.

5. TAXES. Unless otherwise specifically provided in SELLER's quotation/proposal; PURCHASER shall pay and/or reimburse SELLER, in addition to the price, for all sales, use and other taxes, excises and charges which SELLER may pay or be required to pay to any government directly or indirectly in connection with the production, sale, transportation, and/or use by SELLER or PURCHASER, of any of the Products or services dealt with herein (whether the same may be regarded as personal or real property). PURCHASER agrees to pay all property and other taxes which may be levied, assessed or charged against or upon any of the Products on or after the date of actual shipment, or placing into storage for PURCHASER'S account.

6. MECHANICAL WARRANTY. Solely for the benefit of PURCHASER, SELLER warrants that new equipment and parts manufactured by it and provided to PURCHASER (collectively, "Products") shall be free from defects in material and workmanship. The warranty period shall be twelve (12) months from startup of the equipment not to exceed eighteen (18) months from shipment. If any of SELLER'S Products fail to comply with the foregoing warranty, SELLER shall repair or replace free of charge to PURCHASER, EX WORKS SELLER'S FACTORIES or other location that SELLER designates, any Product or parts thereof returned to SELLER, which examination shall show to have failed under normal use and service operation by PURCHASER within the Warranty Period; provided, that if it would be impracticable for the Product or part thereof to be returned to SELLER, SELLER will send a representative to PURCHASER'S job site to inspect the Product. If it is determined after inspection that SELLER is liable under this warranty to repair or replace the Product or part thereof, SELLER shall bear the transportation costs of (a) returning the Product to SELLER for inspection or sending its representative to the job site and (b) returning the repaired or replaced Products to PURCHASER; however, if it is determined after inspection that SELLER is not liable under this warranty, PURCHASER shall pay those costs. For SELLER to be liable with respect to this warranty, PURCHASER must make its claims to SELLER with respect to this warranty in writing no later than thirty (30) days after the date PURCHASER discovers the basis for its warranty claim and in no event more than thirty (30) days after the expiration of the Warranty Period. In addition to any other limitation or disclaimer with respect to this warranty, SELLER shall have no liability with respect to any of the following: (i) failure of the Products, or damages to them, due to PURCHASER'S negligence or willful misconduct, abuse or improper storage, installation, application or maintenance (as specified in any manuals or written instructions that SELLER provides to the PURCHASER); (ii) any Products that have been altered or repaired in any way without SELLER'S prior written authorization; (iii) The costs of dismantling and reinstallation of the Products; (iv) any Products damaged while in transit or otherwise by accident; (v) decomposition of Products by chemical action, erosion or corrosion or wear to Products or due to conditions of temperature, moisture and dirt; or (vi) claims with respect to parts that are consumable and normally replaced during maintenance such as filter media, filter drainage belts and the like, except where such parts are not performing to SELLER'S estimate of normal service life, in which case, SELLER shall only be liable for the pro rata cost of replacement of those parts based on SELLER'S estimate of what the remaining service life of those parts should have been; provided, that failure of those parts did not result from any of the matters listed in clauses (i) through (v) above. With regard to third-party parts, equipment, accessories or components not of SELLER'S design, SELLER'S liability shall be limited solely to the assignment of available third-party warranties. **THE PARTIES AGREE THAT ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING WARRANTIES OF FITNESS FOR A PARTICULAR PURPOSE AND MERCHANTABILITY, WHETHER WRITTEN, ORAL OR STATUTORY, ARE EXCLUDED TO THE FULLEST EXTENT PERMISSIBLE BY LAW.** All warranties and obligations of SELLER shall terminate if PURCHASER fails to perform its obligations under this Agreement including but not limited to any failure to pay any charges due to SELLER. SELLER'S quoted price for the Products is based upon this warranty. Any increase in warranty obligation may be subject to an increase in price.

7. CONFIDENTIAL INFORMATION. All nonpublic information and data furnished to PURCHASER hereunder, including but not limited to price, size, type and design of the Products is the sole property of SELLER and submitted for PURCHASER'S own confidential use solely in connection with this Agreement and is not to be made known or available to any third party without SELLER'S prior written consent.

8. PAINTING. The Products shall be painted in accordance with SELLER'S standard practice, and purchased items such as motors, controls, speed reducers, pumps, etc., will be painted in accordance with manufacturers' standard practices, unless otherwise agreed in writing.

9. DRAWINGS AND TECHNICAL DOCUMENTATION. When PURCHASER requests approval of drawings before commencement of manufacture, shipment may be delayed if approved drawings are not returned to SELLER within fourteen (14) days of receipt by PURCHASER of such drawings for approval. SELLER will furnish only general arrangement, general assembly, and if required, wiring diagrams, erection drawings, installation and operation-maintenance manuals for SELLER'S equipment (in English language). SELLER will supply six (6) complete sets of drawings and operating instructions. Additional sets will be paid for by PURCHASER. Electronic files, if requested from SELLER, will be provided in pdf, jpg or tif format only.

10. SET OFF. This Agreement shall be completely independent of all other contracts between the parties and all payments due to SELLER hereunder shall be paid when due and shall not be setoff or applied against any money due or claimed to be due from SELLER to PURCHASER on account of any other transaction or claim. except for archival or security purposes; b) not to use the program on any computer other than the computer with which it is supplied; and c) to limit access to the program to those of its employees who are necessary to permit authorized use of the program. PURCHASER agrees to execute and be bound by the terms of any software license

applicable to the Products supplied.

11. SOFTWARE. PURCHASER shall have a nonexclusive and nontransferable license to use any information processing program supplied by SELLER with the Products. PURCHASER acknowledges that such programs and the information contained therein is Confidential Information and agrees: a) not to copy or duplicate the program

12. PATENT INDEMNITY. SELLER will defend at its own expense any suit instituted against PURCHASER based upon claims that SELLER'S Product hereunder in and of itself constitutes an infringement of any valid apparatus claims of any United States patent issued and existing as of the date of this Agreement, if notified promptly in writing and given all information, assistance, and sole authority to defend and settle the same, and SELLER shall indemnify the PURCHASER against such claims of infringement. Furthermore, in case the use of the Products is enjoined in such suit or in case SELLER otherwise deems it advisable, SELLER shall, at its own expense and discretion, (a) procure for the PURCHASER the right to continue using the Products, (b) replace the same with non-infringing Products, (c) modify the Product so it becomes non-infringing, or (d) remove the Products and refund the purchase price less freight charges and depreciation. SELLER shall not be liable for, and PURCHASER shall indemnify SELLER for, any claim of infringement related to (a) the use of the Products for any purpose other than that for which it was furnished by SELLER, (b) compliance with equipment designs not furnished by SELLER or (c) use of the Products in combination with any other equipment. The foregoing states the sole liability of SELLER for patent infringement with respect to the Products

13. GENERAL INDEMNITY. Subject to the rights, obligations and limitations of liabilities of the parties set forth in this Agreement, PURCHASER shall protect and indemnify SELLER, its ultimate parent, its ultimate parent's subsidiaries and each of their respective officers, directors, employees and agents, from and against all claims, demands and causes of action asserted by any entity to the extent of PURCHASER'S negligence or willful misconduct in connection with this Agreement.

14. DEFAULT, TERMINATION. In the event that PURCHASER becomes insolvent, commits an act of bankruptcy or defaults in the performance of any term or condition of this Agreement, the entire unpaid portion of the purchase price shall, without notice or demand, become immediately due and payable. SELLER at its option, without notice or demand, shall be entitled to sue for said balance and for reasonable legal fees, plus out-of-pocket expenses and interest; and/or to enter any place where the Products are located and to take immediate possession of and remove the Products, with or without legal process; and/or retain all payments made as compensation for the use of the Products; and/or resell the Products, without notice or demand, for and on behalf of the PURCHASER, and to apply the net proceeds from such sale (after deduction from the sale price of all expenses of such sale and all expenses of retaking possession, repairs necessary to put the Products in salable condition, storage charges, taxes, liens, collection and legal fees and all other expenses in connection therewith) to the balance then due to SELLER for the Products and to receive from the PURCHASER the deficiency between such net proceeds of sale and such balance. PURCHASER hereby waives all trespass, damage and claims resulting from any such entry, repossession, removal, retention, repair, alteration and sale. The remedies provided in this paragraph are in addition to and not limitations of any other rights of SELLER.

15. CANCELLATION. PURCHASER may terminate this Agreement for convenience upon giving SELLER thirty (30) days prior written notice of such fact and paying SELLER for all costs and expenses (including overhead) incurred by it in performing its work and closing out the same plus a reasonable profit thereon. All such costs and expenses shall be paid to SELLER within ten (10) days of the termination of the Agreement, or be subject to an additional late payment penalty of five percent (5%) of the total amount of costs and expenses owed.

16. REMEDIES. The rights and remedies of the PURCHASER in connection with the goods and services provided by SELLER hereunder are exclusive and limited to the rights and remedies expressly stated in this Agreement.

17. INSPECTION. PURCHASER is entitled to make reasonable inspection of Products at SELLER'S facility. SELLER reserves the right to determine the reasonableness of the request and to select an appropriate time for such inspection. All costs of inspections not expressly included as an itemized part of the quoted price of the Products in this Agreement shall be paid by PURCHASER.

18. WAIVER. Any failure by SELLER to enforce PURCHASER'S strict performance of any provision of this Agreement will not constitute a waiver of its right to subsequently enforce such provision or any other provision of this Agreement.

19. COMPLIANCE WITH LAWS. If applicable laws, ordinances, regulations or conditions require anything different from, or in addition to, that called for by this Agreement, SELLER will satisfy such requirements at PURCHASER'S written request and expense.

20. FORCE MAJEURE. If SELLER is rendered unable, wholly or in material part, by reason of Force Majeure to carry out any of its obligations hereunder, then on SELLER'S notice in writing to PURCHASER within a reasonable time after the occurrence of the cause relied upon, such obligations shall be suspended. "Force Majeure" shall include, but not be limited to, acts of God, laws and regulations, strikes, civil disobedience or unrest, lightning, fire, flood, washout, storm, communication lines failure, delays of the PURCHASER or PURCHASER'S subcontractors, breakage or accident to equipment or machinery, wars, police actions, terrorism, embargos, and any other causes that are not reasonably within the control of the SELLER. If the delay is the result of PURCHASER'S action or inaction, then in addition to an adjustment in time, SELLER shall be entitled to reimbursement of costs incurred to maintain its schedule.

21. INDEPENDENT CONTRACTOR. It is expressly understood that SELLER is an independent contractor, and that neither SELLER nor its principals, partners, parents, subsidiaries, affiliates, employees or subcontractors are servants, agents, partners, joint ventures or employees of PURCHASER in any way whatsoever.

22. SEVERABILITY. Should any portion of this Agreement, be held to be invalid or unenforceable under applicable law then the validity of the remaining portions thereof shall not be affected by such invalidity or unenforceability and shall remain in full force and effect. Furthermore, any invalid or unenforceable provision shall be modified accordingly within the confines of applicable law, giving maximum permissible effect to the parties' intentions expressed herein.

23. CHOICE OF LAW, CHOICE OF VENUE. This Agreement shall be governed and construed in accordance with the laws of the State of Utah, without regard to its rules regarding conflicts or choice of law. The parties submit to the jurisdiction and venue of the state and federal courts located in Salt Lake City, Utah.

24. ASSIGNMENT. PURCHASER shall not assign or transfer this Agreement without the prior written consent of the SELLER. Any attempt to make such an assignment or transfer shall be null and void. SELLER shall have the authority to assign, or otherwise transfer, its rights and obligations in connection with this Agreement, in whole or in part, upon prior written notice to PURCHASER.

25. LIMITATION ON LIABILITY. TO THE EXTENT PERMISSIBLE BY LAW, SELLER SHALL HAVE NO FURTHER LIABILITY IN CONNECTION WITH THIS AGREEMENT IN EXCESS OF THE COST OF CORRECTING ANY DEFECTS, OR IN THE ABSENCE OF ANY DEFECT, IN EXCESS OF THE VALUE OF THE PRODUCTS SOLD HEREUNDER. NOTWITHSTANDING ANY LIABILITIES OR RESPONSIBILITIES ASSUMED BY SELLER HEREUNDER, SELLER SHALL IN NO EVENT BE RESPONSIBLE TO PURCHASER OR ANY THIRD PARTY, WHETHER ARISING UNDER CONTRACT, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY, OR OTHERWISE, FOR LOSS OF ANTICIPATED PROFITS, LOSS BY REASON OF PLANT SHUTDOWN, NON-OPERATION OR INCREASED EXPENSE OF OPERATION, SERVICE INTERRUPTIONS, COST OF PURCHASED OR REPLACEMENT POWER, COST OF MONEY, LOSS OF USE OF CAPITAL OR REVENUE OR ANY OTHER INDIRECT, INCIDENTAL, SPECIAL, PUNITIVE, EXEMPLARY, OR CONSEQUENTIAL LOSS OR DAMAGE, WHETHER ARISING FROM DEFECTS, DELAY, OR FROM ANY OTHER CAUSE WHATSOEVER.

REVISION DATE – SEPTEMBER 2010

NORTH AMERICAN FIELD SERVICE RATE SHEET

Effective January 1, 2013

Standard (Travel)	Daily Rate (8 hour day)	\$ 1,200.00
Hourly Rate (4 hour minimum)		\$ 150.00
Standard (Labor)	Daily Rate (8 hour day)	\$ 1,200.00
Hourly Rate (4 hour minimum)		\$ 150.00
Saturday	Daily Rate (8 hour day)	\$ 1,800.00
Hourly Rate (4 hour minimum)		\$ 225.00
Sundays/Holidays *	Daily Rate (8 hour day)	\$ 2,400.00
Hourly Rate (4 hour minimum)		\$ 300.00
Overtime **	Hourly Rate - Standard Day	\$ 225.00
Hourly Rate - Weekends & Holidays		\$ 300.00

* Except Christmas Day and New Year's Day

** For all hours worked over eight (8) hours per day

UNLESS OTHERWISE ARRANGED; EXPENSES ARE CHARGED AT ACTUAL COST PLUS 10%

Please Note:

- All of the rates provided are portal to portal. In addition, travel and living expenses will be invoiced at actual cost PLUS 10 % and documentation will be provided for these expenses. ***If a fixed Per Diem rate is required, it will be charged at \$250.00 per day (lodging and meals) with the exception of the East Coast where the price will be \$300.00.*** Travel on Saturday, Sunday or Holidays, and after 8 hours per day will be billed at the overtime rate.
- Use of **Ovivo** Fleet vehicles for travel will be charged at the rate of \$0.56 per mile.

Ovivo USA, LLC

4246 Riverboat Road, Suite 300
Salt Lake City, Utah
84123-2583 USA

Telephone: 801.931.3000
Facsimile: 801.931.3080
www.ovivowater.com



City of Clermont
Environmental Services Department
Clermont, FL. 34711-5094

Attention: Bob Reed

In the event you need to obtain a quotation, or place an order for: replacement parts, replacement components, request equipment rebuild services or require field inspection services to evaluate your existing EIMCO Water Technologies – EWT™ equipment or Dorr-Oliver Equipment, OVIVO USA, LLC. (formerly known as EIMCO Water Technologies – EWT™) is the "sole supplier" of all original: EIMCO, EIMCO Process Equipment, Baker Process, EIMCO Water Technologies, Dorr-Oliver and Dorr-Oliver EIMCO Municipal Water and Wastewater Equipment and Parts.

Ovivo USA, LLC provides Engineered Product Solutions exclusively. We do not offer or publish any type of standard product pricing, catalogue products or price listing for the products we manufacture.

OVIVO USA, LLC.'s sole designated Sales Representative and point of first contact for your area is:

TSC – Jacobs – North
24156 SR 54
Lutz, FL. 33549
813-242-2660
813-242-2597 Fax
Mr. John Verscharen
Email: johntscjn@verizon.net

Purchase orders can be made out to: Ovivo USA, LLC., in care of TSC-Jacobs or Ovivo USA, LLC. and will be invoiced directly by Ovivo.

Thank you,

Respectfully,

Karen Haddow
Product Manager – Rebuild Group
Office Phone: (801) 931-3027
Office Fax: (801) 931-3090
Email: Karen.haddow@ovivowater.com



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, April 26, 2016		
Agenda Item Name		
Event, Road Closure and Open Container Request		
Requested Action		
Move to approve the Clermont Downtown Partnership's car show to be held in Downtown Clermont along with a road closure and an open container area for the Second Saturday of every month for the next 12 months		
Staff Report		
The Clermont Downtown Partnership Is Requesting To Host A Car Show In Downtown Clermont On The Second Saturday Of Every Month For The Next Twelve Months. The organization is requesting to close off roads starting at 2:00 PM till 10:00 PM at the following intersections: -Montrose Street at Lake Ave -Montrose Street at 8th Street -8th Street at Montrose Street -8th Street at Minneola Ave -7th Street at Montrose Street -7th Street at Desoto Street The organization is also requesting to have an Open Container zone in the requested area listed from 3:00 PM - 9:00 PM.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Council Packet - CDP Car Show Council Packet - CDP Car Show.pdf		

Received
CD
4/12/16
4:00pm



APPLICATION FOR SPECIAL EVENTS PERMIT

PLEASE TYPE OR PRINT CLEARLY:

TODAY'S DATE: 4/12

Name of Event:

Classic Car Show

Name of Organization:

CDP (Clermont downtown Partnership)

Organization Address:

620 W. Montrose

Authorized Representative/Applicant:

Chris Garcia / Ron Smart

Cell Phone #:

405-204-0839

Work Phone #:

352-247-4640

Email Address:

info @ Clermont downtown Partnership . com

Secondary Contact Person:

Chris Garcia

Cell Phone #:

352-708-0729

Work Phone #:

352-243-4529

Description of the Event:

Classic Car Show for ongoing shows throughout the calendar year on second Saturday of every month.

Expected Number of Attendees:

150-250

Event Start Date:

05/14/16

Initial Setup Start Time:

2

am

☐ pm

☒

Event Start Time:

4pm

am

☐ pm

☒

Event End Date:

05/14/16

Event End Time:

9pm

am

☐ pm

☒

Breakdown End Time:

10

am

☐ pm

☒

Location of Event:

(Please choose A, B, C, or D on MAP 1 or MAP 2):

A ☐

B ☐

C ☐

D ☒

Map 1 ☐

Map 2 ☒

Other Location: _____

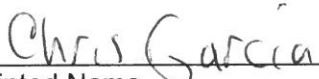
PLEASE NOTE: The issuance of a Special Events Permit from the City shall NOT relieve any person from the duty to secure other City, State or County permits or approvals as may be required to include, but not be limited to, Department of Business and Professional Regulation, Health Department, tent permits, 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

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

Department / Division Routing:

- | | | |
|----------------------|---------------------------------|----------------------------------|
| a) Police Department | b) Planning & Zoning Department | c) Public Works Department |
| d) Fire Department | e) Building Department | f) Parks & Recreation Department |

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.



CDP Car Show Road Closure Map

- Montrose Street at Lake Ave
- Montrose Street at 8th Street
- 8th Street at Montrose Street
- 8th Street at Menneola Ave
- 7th Street at Montrose Street
- 7th Street at Desoto Street



CITY OF CLERMONT Alcohol Request Form

Date of Application: 4-12-16 Name of Event: Class Car Show
Date (s) of Event: 05-14-16 Location of Event: Historic Downtown Clermont
Event Times: From: 3 pm am/pm To: 9 am/pm
Name of Organization/Renter: CDP Clermont Downtown Partnership
Check Type of Organization: ☒ Not for Profit ☐ For Profit ☐ Commercial ☐ Individual ☐ Government
Contact Name: Ron Smart Email: info@clermontdowntownpartnershipco
Day Phone: (352) 247-4640 Cell Phone: ()
Address: 620 W. Montrose City: Clermont State: FL Zip: 34711
Event Description: Classic Car Show
requesting for open container
What do you plan on serving? ☒ Beer ☒ Wine/Champagne (check all that apply) ☐ Other *
Request to serve Spirits requires approval by City Council and will require additional time for approval.
What is your beverage containment area? Outside event attach diagram, Inside event list room/s: _____
Who is your licensed beverage caterer? Vine yards of the world, Bachus Vine, 801 City Grille, Wallace Grille

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.

[Signature]
Applicant Signature

4-12-16
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



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, April 26, 2016		
Agenda Item Name		
Event and Open Container Request		
Requested Action		
Move to approve Xclusive Caribbean Inc. to have an open container area for their "Taste of the World" event on December 17, 2016 at Waterfront Park		
Staff Report		
Xclusive Caribbean Inc. is requesting to have a designated open container area at Waterfront Park on December 17, 2016 from 11:00 AM to 10:00 PM for their inaugural "Taste of the World" event. The organization's open container area consists of a fenced in area at Waterfront Park between 3rd Street and 4th Street on the south side of the South Lake Trail. The trail will remain open for daily use of the public. Please see attached map for specific location. The organization will be exercising it's 501c3 right and pull the alcohol license from the Alcohol Beverage and Tobacco Agency. They have agreed to the proper number of police, medical, and staff as directed.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Council Packet - TOTW Council Packet - TOTW.pdf		



**CITY OF CLERMONT
WATERFRONT PARK**
330 Third Street, Clermont, FL 34711

EVENT APPLICATION

If approved, this application will be subject to the attached use agreement and responsible for any charges associated with this rental.

(CD) Date of Application: 9/28/15 Name of Event: TASTE OF THE WORLD
Date(s) of Request: DEC 17, 2016 MARCH 26, 2016 Actual Event Hours Start: 11 AM End: 10 PM
(All events must end no later than 10pm)
Set Up Hours Start: 8 AM End: 11 AM Breakdown Hours Start: 10 PM End: 12 AM

Please check section/s of the park being requested:

- ☒ Waterfront Pavilion ☐ Highlander Building ☐ Waterfront Beach Picnic Pavilion ☐ Waterfront Picnic Pavilion
☐ Grass Field ☐ Parking Lot 5th Street ☐ Parking Lot 4th Street ☐ Parking Lot 3rd Street ☐ Parking Area 2nd Street
☐ If Other (Please Describe):

Name of Organization/Renter: EXCLUSIVE CARIBBEAN INC. (501.30)

Check Type of Organization: ☒ Not for Profit ☐ For Profit ☐ Commercial ☐ Individual ☐ Government

Tax Exempt: ☐ Yes ☒ No If Yes, you must provide your Tax Exempt #

Federal ID #/Drivers License #: R523756702890(FL) Website: N/A

Event Contact: SABRINA RAMSIT Email: NMSJ54@AOL.COM

Day Phone: Cell Phone: 407.766.1261 Other Phone/Fax:

Address: 1119 SUMMER LAKES DRIVE City: ORLANDO State: FL Zip: 32835

Secondary Contact: RICHARD RAMSIT Phone#: 321.239.3691

Briefly Describe Event (including fees to be charged if any):

Event Participants: 30 Expected Attendance: 3000 # of Vehicles: (NOT SURE)

Are you planning on having food? ☒ Yes ☐ No Type of food: INTERNATIONAL CUISINE

Are you planning on selling food? ☒ Yes ☐ No Will you have an admission fee: ☐ Yes ☒ No If yes, how much: \$10-12

Do you intend to set up tents? ☒ Yes ☐ No If yes, then how big, how many and where? 10X10
A special tent permit may be required

Please attach a proposed layout showing your event including parking, tents, event items, etc.

I understand and agree that I am responsible for any vandalism or damage to the buildings and/or fixtures during my rental dates. As assurance of such responsibility I am posting the required deposit, which will be returned to me after the completion of my scheduled event, providing that the rental facilities, buildings and fixtures are not damaged, that all equipment has been properly stored and additional cleanup is not necessary. I understand all rental fees and deposit is required at time of reservation.

Applicant Signature

Date

Rules received and read (initial): mn

City of Clermont Recreation Department, 3700 S. Highway 27, Clermont, FL 34711
(352) 394-3500 phone, (352) 394-2900 fax, www.cityofclermontfl.com



CITY OF CLERMONT

Alcohol Request Form

Date of Application: April 11, 2016 Name of Event: Taste of the World
Date (s) of Event: December 17, 2016 Location of Event: Water Front Park
Event Times: From: 11am am/pm To: 10pm am/pm
Name of Organization/Renter: Xclusive Caribbean Inc
Check Type of Organization: ☒ Not for Profit ☐ For Profit ☐ Commercial ☒ Individual ☐ Government
Contact Name: Richard Ramjit Email: sabrinashepherd1@aol.com
Day Phone: (407) 766.1261 Cell Phone: (407) 766.1261
Address: 1119 Summer Lakes Drive City: Orlando State: FL Zip: 32835
Event Description: We will be doing a charged admission event, with DJs, Live Bands, Int'l food vendors and
We will have food vendors serving small plates.

What do you plan on serving? ☒ Beer ☒ Wine/Champagne (check all that apply) ☐ Other _____

What is your beverage containment area? Outside event attach diagram, Inside event list room/s: We will contain the whole area
with fencing, and there will be police at each entrance. We have done this event at Lake Eola, and under

Who is your licensed beverage caterer? We will be pulling all applicable non profit alcohol permits with the city.

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.


Richard Ramjit
Applicant Signature

April 11th 2016
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



Sign



S Lake Trail (Lake Apopka Trail)

S Lake Trail (Lake Apopka Trail)

MAIN ENTRANCE

STAGE AREA

STAFF AREA

Orange Ave

3rd St

3rd St

KIDS AREA

EMT / 2ND ENTRANCE

- VENDORS - NON POWER
- VENDORS - THAT REQUIRE POWER
- OVER FLOW VENDORS - NON POWER
- FENCING

Sparkling Water Lake
Google





CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, April 26, 2016		
Agenda Item Name		
Event Fee Variance Request		
Requested Action		
Move to approve a 100 percent fee variance for rental of Waterfront Park grounds fees only to Celebration of Heroes Inc. for their Memorial Day Event. All staff fees are to be paid in full by the applicant.		
Staff Report		
Celebration of Heroes. is requesting a 100% fee variance of rental and City staff costs for their Memorial Day Event at Waterfront Park from 2:00 PM - 9:00 PM. The total costs of the event include Rental Costs \$1,330 - Waterfront Park Rental Labor Costs \$100 - Public Works Personnel (1 Staff) \$720 - Police Officers (3 Staff) \$93.10 - Sales Tax \$2,243.10 - Total		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Memorial Day - Council Packett Council Packet - Celebration of Heros.pdf		



APPLICATION FOR SPECIAL EVENTS PERMIT

PLEASE TYPE OR PRINT CLEARLY:

TODAY'S DATE: April 14, 2016

Name of Event: Celebration of Heroes
Name of Organization: Celebration of Heroes Inc.
Organization Address: 10853 Arrowtree Blvd Clermont FL 34715
Authorized Representative/Applicant: Susan Saunders
Cell Phone #: 321 229 9109 Work Phone #: 352 259 9749
Email Address: celebratetheheroes@gmail.com
Secondary Contact Person: N/A
Cell Phone #: _____ Work Phone #: _____

Description of the Event: This event is to celebrate and honor our "Heroes" Police, Fire Fighters, EMTs & Military to show appreciation & appreciation will in the community of free food for the "heroes" & free admission for everyone - other guest will buy the food to cover the costs of feeding the "Heroes" for free
Expected Number of Attendees: unknown

Event Start Date: 5/30/16 & 11/11/16 Initial Setup Start Time: 2 am ☐ pm ☒

Event Start Time: 4 am ☐ pm ☒ Event End Date: 5/30/16 & 11/11/16
Event End Time: 8 am ☐ pm ☒ Breakdown End Time: 8 am ☐ pm ☒

Location of Event:

(Please choose A, B, C, or D on MAP 1 or MAP 2):

A ☒ B ☒ C ☒ D ☐ Map 1 ☒ Map 2 ☐

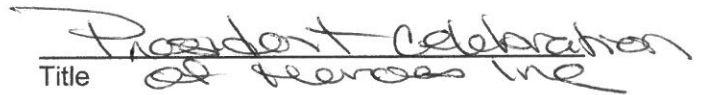
Other Location: _____

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

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

Department / Division Routing:

- | | | |
|----------------------|---------------------------------|----------------------------------|
| a) Police Department | b) Planning & Zoning Department | c) Public Works Department |
| d) Fire Department | e) Building Department | f) Parks & Recreation Department |

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 Fee Variance Request Form

Date of Application: April 14, 2016 Name of Event: Celebration of Heroes
Date (s) of Event: May 30, 2016 Location of Event: Waterfront Park
Event Times: From: 4:00 am/pm To: 8:00 am/pm
Name of Organization/Renter: Celebration of Heroes Inc.

Check Type of Organization: ☒ Not for Profit ☐ For Profit ☐ Commercial ☒ Individual ☐ Government
Physical Location of Group requesting Rental: ☒ City of Clermont ☒ Lake County (other than Clermont) ☐ Outside of Area

Contact Name: Susan Saunders Email: sbsaunders30@gmail.com

Day Phone: () Cell Phone: (321) 229-9109
Address: 10853 Arrowtree Blvd City: Clermont State: FL Zip: 34715

Event Description: This Event is to celebrate and honor our "Heroes" Police, Fire Fighters, Emt's and Military to show appreciation and create good will in the community w/

Describe your item/s to be considered for fee variance (Must be specific): Fees associated to having the event at Waterfront Park & Any fees to vendors as all vendors will be donating there time and items to all "Heroes" and then they will sell there goods to the general public to offset the costs of the donations. Vendors that make additional funds after covering expenses will donate to the Celebration of Heroes for future events.

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

Susan Saunders
Applicant Signature

4/14/2016

Date

FOR CITY STAFF USE ONLY

- ☐ \$2,500 or less APPROVAL BY CLERMONT CITY MANAGER
☐ \$2,501 or more APPROVAL BY CLERMONT CITY COUNCIL

The foregoing application has been reviewed and REQUEST FOR FEE VARIANCE IS:

☐ GRANTED

☐ GRANTED AS AMENDED: _____

☐ DENIED

City Manager Signature

Date

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

Celebration of Heroes Memorial Day Events

April 6th, 2016

Celebration of Heroes
10853 Arrowtree Blvd
Clermont FL 34715

RE: Memorial Day Celebration of Heroes Event

This Event is to honor ALL of first responders. Our Police, Our Firefighters, Our EMT's, and Our Military. Our heroes will come to the event with there ID and we will provide them a free meal, a drink, a desert and a goodie bag, along with our best local entertainment! Our goal is that they feel the love of our community and increase the respect level and appreciation of our youth towards our first responders.

Due to budgetary cutbacks with the VA they were not able to anymore , we want to step up and show our appreciation for all they do for all of us everyday. I am requesting a fee variance for the event, in exchange for the City of Clermont becoming the title sponsor of our event.

We will have Senators, Congressman, Commissioners, our Mayor, and surrounding city Mayors attending, possibly even our Governor. We will have media coverage from TV, print, radio, drones, etc. We will have a couple of food vendors, our police, fire department, EMS, and business vendors.

We will have a touch event to bring the families out to learn the appreciation for all of our first responders. It will be a great family day and we are not serving alcohol. According to IRS the proper verbiage that is required to be a 501C3 corporation is in our articles of incorporation and it is just a matter of time till them send me the letter as they have approved it.

This is our first event so we don't know for sure how many will attend and although I was asked to do this in other cities, I felt Clermont, my home, should be featured as the town that honors there heroes. We have to raise all of the funds to honor these heroes and feed them, even our entertainment is donating there time and talents, so we are asking the City to help us with the fees. I know our Heroes will appreciate the support of their local home town!

Thanks in advance for assistance

Susan Saunders
321-229-9109



CITY OF CLERMONT

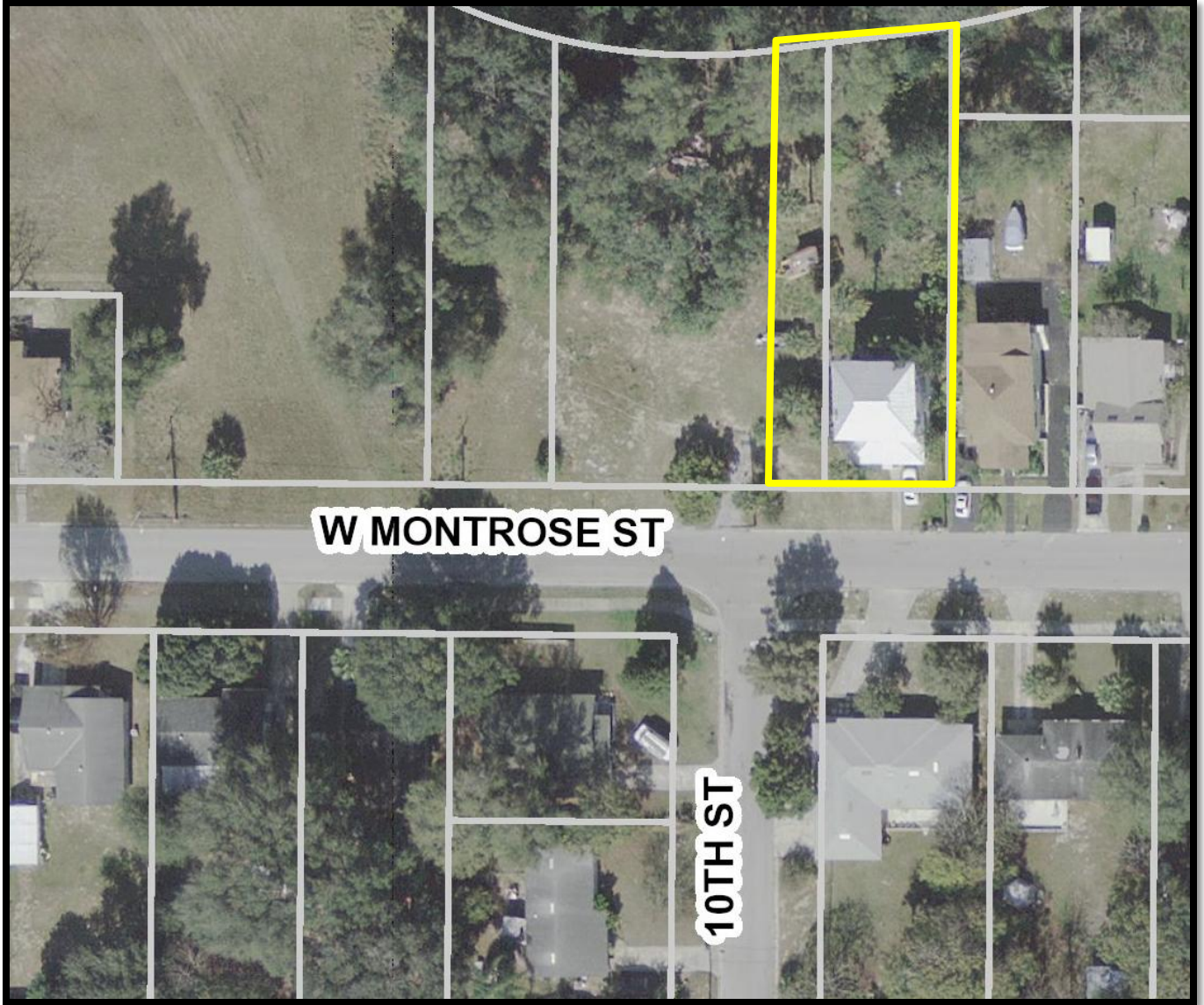
AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, April 26, 2016		
Agenda Item Name		
Variance Request Ayyoob		
Requested Action		
Move to deny the variance requests.		
Staff Report		
This request, originally scheduled to be heard at the January 26, 2016 City Council meeting, was tabled at staff's request to allow for additional documentation. The applicant, Harris Ayyoob, is requesting the following four variances to the Land Development Code (LDC): (1) To allow for a side yard setback of 5 feet instead of the 7.5 feet as required by the LDC, Section 122-186 (2) To allow for a front yard setback of 10 feet instead of the 25 feet as required by the LDC, Section 122-186 (3) To allow for a minimum lot width of 60 feet instead of 75 feet as required by the LDC, Section 122-185 (4) To allow for a driveway to be placed up to the side lot line instead of the 5-foot setback from the side lot line as required in the LDC, Section 122-342 The applicant is in the process of converting an existing single family home to a two-family dwelling unit. As part of this process, the applicant has to provide more parking. The current zoning, R-3 Residential/Professional District, permits two-family dwelling units. The single family home was constructed in 1925 and is located on a nonconforming lot of record. The first three variance requests are for the existing conditions of the current structure. No increase in footprint or size of the dwelling is being sought. The fourth variance request is for the addition of a driveway to accommodate the additional parking demand from the two-family dwelling. The applicant has adequate room behind the home to accommodate parking. The challenge is getting the vehicles from the front of the home to the back of the home with the current conditions. Section 86-174 of the LDC requires a positive finding on eight items in order to grant a variance, and staff believes that three of the eight do not meet these findings. Therefore, staff recommends denial of the variance requests.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		

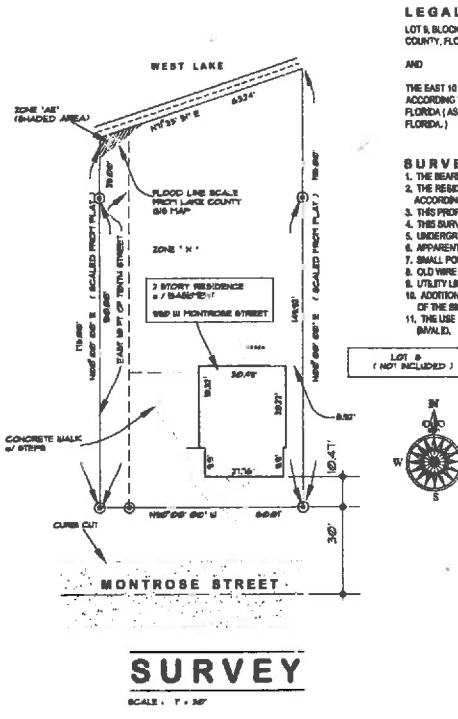
1.	Location	Variance Locations Ayyoob 990 w montrose.pdf
2.	Site plan	Site plan.pdf
3.	Review Criteria	Ayyoob Review Criteria and Finding.docx
4.	Application	Application.pdf
5.	Legal ad	VAR Legal AD Harris Ayyoob.docx

Ayyoob - 990 West Montrose St.

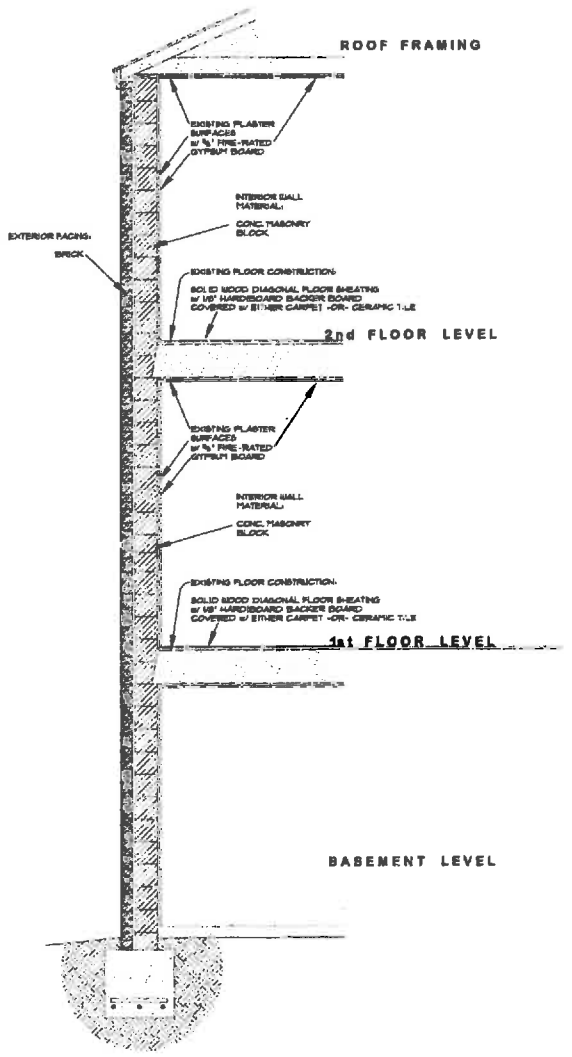


Variances:

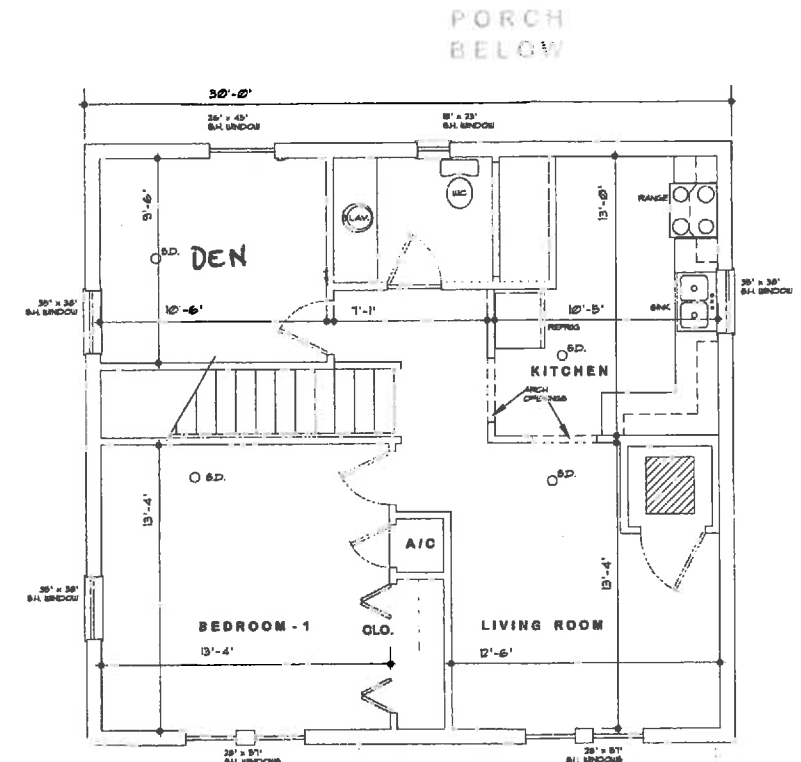
- # 1: to allow for a side yard setback of 5 feet – rather than a 7.5 feet setback
- # 2: to allow for a front yard setback of 10 feet – rather than a 25 feet setback
- # 3: to allow for a minimum lot width of 60 feet – rather than 75 feet
- # 4: to allow for a driveway to be placed up to the side lot line – rather than 5 feet from the side lot line



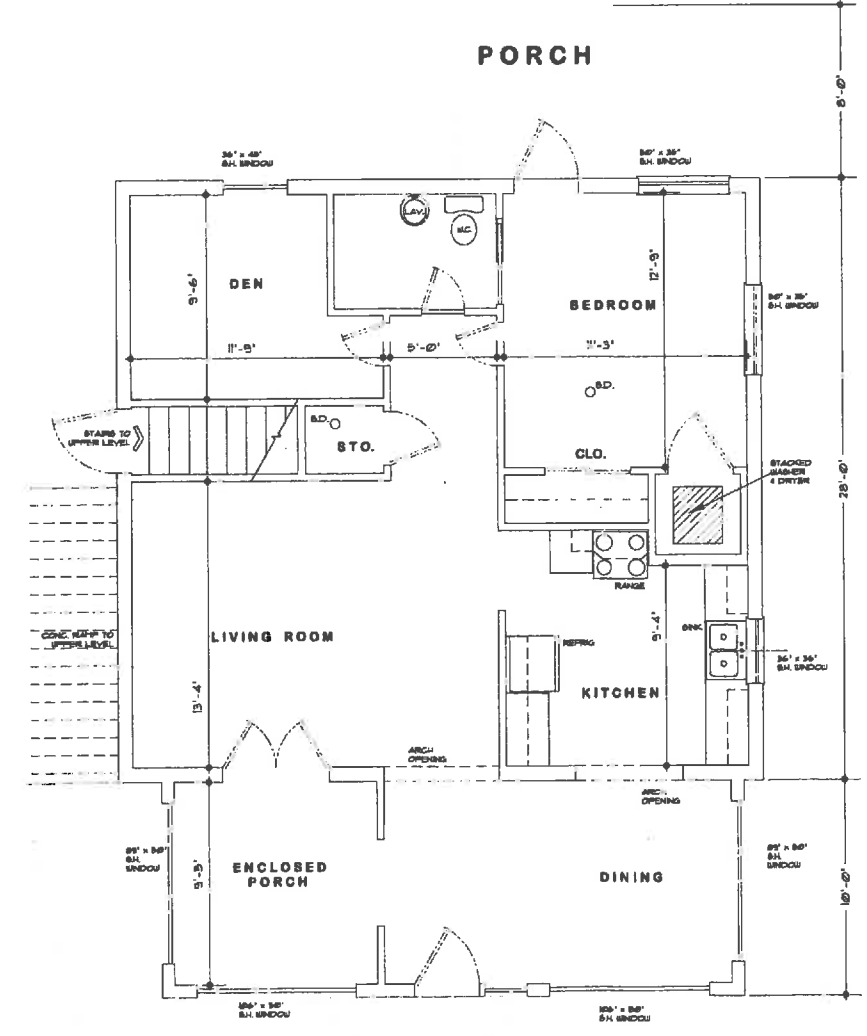
SURVEY
SCALE: 1" = 30'



TYPICAL WALL SECTION



UPPER LEVEL



LOWER LEVEL

SQUARE FOOTAGE	
UPPER LEVEL	840.27
LOWER LEVEL	840.27
REAR OPEN PORCH	56.0
ENCLOSED FRONT PORCH	270.83
TOTAL	2007.37

ALT. KEY # 165267

RICHARD CLAY ARCHITECT, LLC
POST OFFICE BOX 729 • CLERMONT, FL • 34460
www.ArchitectCentralFlorida.com
27attek@gmail.com
A.A. 26002618

RCA

Professional Certification
THE OFFICE OF THIS STRUCTURE HAS
BEEN REVIEWED AND APPROVED FOR
CONSTRUCTION BY THE ARCHITECT
WITH THE WIND LOAD PROVISIONS OF
CHAPTER 16, 2014 FLORIDA BUILDING
CODE, AND THE WIND LOAD FOR THIS
STRUCTURE IS 130 PSF.
RICHARD CLAY ARCHITECT, LLC
Architect

Renovations to the RESIDENCE of:
Mr. Harris Ayyoob
990 W. Montrose Street / Clermont, 34712

WARNING:
THIS DOCUMENT CONTAINS PROPRIETARY INFORMATION.
IT IS THE PROPERTY OF RICHARD CLAY ARCHITECT, LLC.
ALL DESIGN, DRAWINGS, SPECIFICATIONS, CALCULATIONS, AND ALL INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF RICHARD CLAY ARCHITECT, LLC. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED, COPIED, OR OTHERWISE TRANSMITTED TO OTHERS WITHOUT THE WRITTEN PERMISSION OF RICHARD CLAY ARCHITECT, LLC.

REVISION:

DATE: 23 NOV 2015
PROJECT NO: 5776.09.24
SHEET 1 OF 2



PHOTO # 1 WEST ELEV.,
LOOKING AT RAMP TO 2nd FLOOR LEVEL



PHOTO # 2 INTERIOR STAIR
TO UPPER LEVEL



PHOTO # 3 REAR ELEV.



PHOTO # 4 WEST ELEV.,
LOOKING AT RAMP TO 2nd FLOOR LEVEL



PHOTO # 5 SOUTH ELEV.,
LOOKING AT FRONT OF BUILDING



PHOTO # 6 EAST ELEV.,
LOOKING AT S.E. OF BUILDING

ALT. KEY # 1613267

RCA RICHARD CLAY ARCHITECT, LLC POST OFFICE BOX 729 • LECANTO, FL • 34460 www.ArchitectCentralFlorida.com 27artek@gmail.com A.A. 26003618 T. 352. 302. 3487	Professional Certification THE DESIGN OF THIS STRUCTURE HAS BEEN REVIEWED FOR COMPLIANCE WITH THE WIND LOAD REQUIREMENTS OF THE 2015 FLORIDA BUILDING CODE. RATED WIND LOAD FOR THIS STRUCTURE: 150 mph RICHARD CLAY ARCHITECT, LLC PROFESSIONAL CERTIFICATE NO. 9748	Renovations to the RESIDENCE of: Mr. Harris Ayyoob 990 W. Montrose Street / Clermont, 34712
WARNING: THIS DOCUMENT CONTAINS PROPRIETARY INFORMATION WHICH IS COPYRIGHTED AND BELONGS TO RICHARD CLAY ARCHITECT, LLC. ALL DESIGN, DRAWINGS, SPECIFICATIONS, CONCEPTS, ETC., ARE THE PROPERTY OF RICHARD CLAY ARCHITECT, LLC. NO PART OF THIS DOCUMENT, OR ANY OF ITS CONTENTS, SHALL BE REPRODUCED, COPIED, OR OTHERWISE TRANSMITTED TO ANY OTHER PERSON OR ENTITY WITHOUT THE WRITTEN PERMISSION OF RICHARD CLAY ARCHITECT, LLC.		
REVISION:		
DATE: 23 Nov 2015 PROJECT No: 5776.09.24 SHEET 2 OF 2		

DESCRIPTION: LOT 9, BLOCK 95, OFFICIAL MAP OF THE CITY OF CLERMONT, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE(s) 17 THROUGH 23, INCLUSIVE, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

AND

THE EAST 10 FEET OF THAT PORTION OF TENTH STREET BOUNDED ON THE SOUTH BY THE NORTH RIGHT OF WAY LINE OF MONTROSE STREET AND BOUNDED ON THE NORTH BY THE SHORES OF WEST LAKE, ACCORDING TO THE OFFICIAL MAP OF THE CITY OF CLERMONT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGES 17 THROUGH 23, INCLUSIVE, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA (AS ABANDONED BY ORDINANCE NO.112-M, CITY OF CLERMONT, A COPY OF SUCH ORDINANCE BEING RECORDED IN OFFICIAL RECORDS BOOK 654, PAGE 2171, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.)

NOTES:

1. THE BEARINGS HEREON ARE BASED ON THE ASSUMED BEARING OF N.90°00'00"W., ALONG THE NORTH RIGHT OF WAY OF MONTROSE STREET.
2. THE RESIDENCE SHOWN HEREON LIES WITHIN FLOOD ZONES "X" AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN, ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP.
3. THIS PROPERTY IS SUBJECT TO ANY FACTS THAT MIGHT BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
4. THIS SURVEY IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, SETBACKS OR RESTRICTIONS.
5. UNDERGROUND ENCROACHMENTS OR IMPROVEMENTS, IF ANY, NOT LOCATED OR SHOWN.
6. APPARENT ABOVEGROUND ENCROACHMENTS, IF ANY, AS SHOWN OR NOTED.
7. SMALL PORTION OF OLD RETAINING WALL MEANDERS ALONG THE EAST LINE OF LOT 9.
8. OLD WIRE FENCES MEANDERING ALONG A PORTION OF PROPERTY NOT LOCATED OR SHOWN.
9. UTILITY LINES NOT LOCATED OR SHOWN.
10. ADDITIONS OR DELETIONS TO THE SURVEY SHOWN HEREON BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.
11. THE USE OF A SURVEY AFFIDAVIT IN REGARD TO THIS SURVEY IS PROHIBITED AND THE SIGNING OF ANY AFFIDAVIT WILL RENDER THIS SURVEY INVALID.

Note: This lot contains 11,101 square feet more or less.

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

Revised 9/21/2015 to show square footage.

Blackburn Surveying, Inc.
L.B. # 6528
642 W. Highway 50
P.O. Box 121022
Clermont, Florida 34712
(352) 394-4417
Fax (352) 394-7058

BOUNDARY SURVEY FOR:
Harris Ayyoob

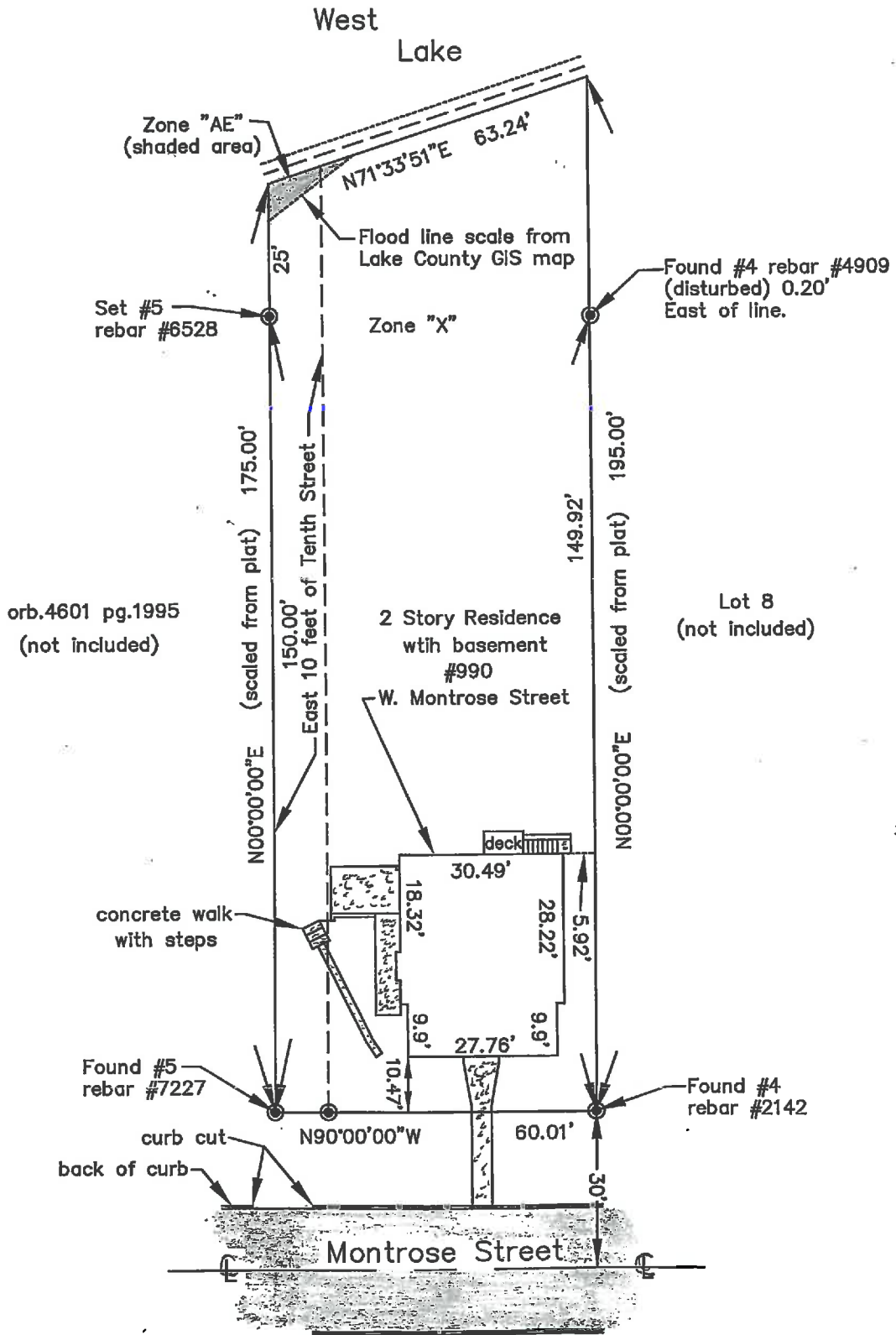
SCALE: 1" = 30'	APPROVED BY: PMK	DRAWN BY: TERRY PITT
DATE: 5/13/2015	FB/PAGE: 190-31-1P	

CLERMONT BLOCK 95
LAKE COUNTY, FLORIDA

PAGE NO. 1 DRAWING NO. CL95-9ZIP14

PATRICK M. KELLEY, P.L.S. FLORIDA SURVEYOR'S CERTIFICATE NO. 4423
NOT VALID WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR & MAPPER
THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.

9/21/15



DESCRIPTION: LOT 9, BLOCK 95, OFFICIAL MAP OF THE CITY OF CLERMONT, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE(s) 17 THROUGH 23, INCLUSIVE, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

AND

THE EAST 10 FEET OF THAT PORTION OF TENTH STREET BOUNDED ON THE SOUTH BY THE NORTH RIGHT OF WAY LINE OF MONTROSE STREET AND BOUNDED ON THE NORTH BY THE SHORES OF WEST LAKE, ACCORDING TO THE OFFICIAL MAP OF THE CITY OF CLERMONT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGES 17 THROUGH 23, INCLUSIVE, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA (AS ABANDONED BY ORDINANCE NO.112-M, CITY OF CLERMONT, A COPY OF SUCH ORDINANCE BEING RECORDED IN OFFICIAL RECORDS BOOK 654, PAGE 2171, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.)

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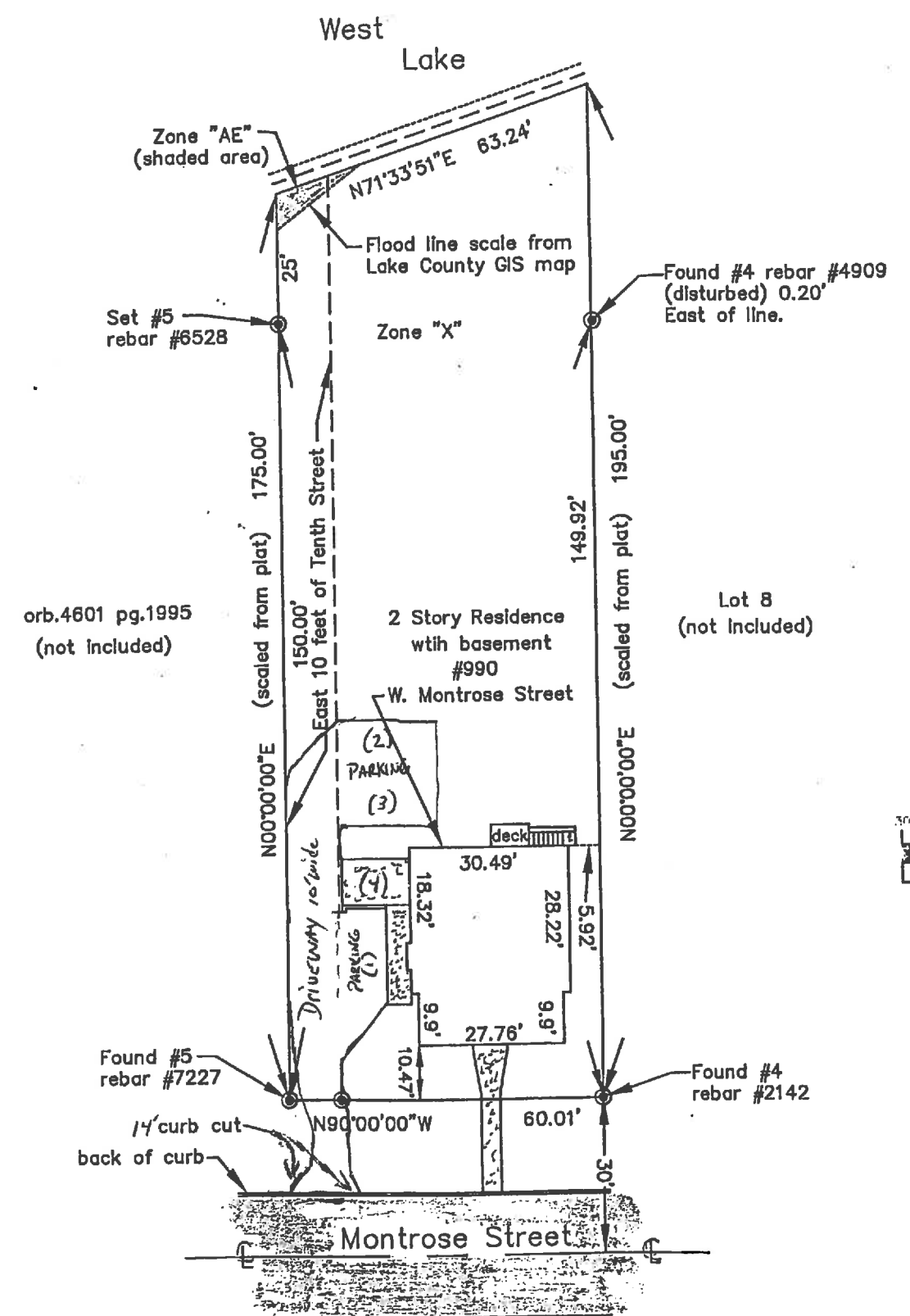
Note: This lot contains 11,101 square feet more or less.

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

Revised 9/21/2015 to show square footage.



orb.4601 pg.1995
(not included)

Lot 8
(not included)

Blackburn Surveying, Inc.
L.B. # 6528
642 W. Highway 50
P.O. Box 121022
Clermont, Florida 34712
(352) 394-4417
Fax (352) 394-7058

BOUNDARY SURVEY FOR:		
Harris Ayyoob		
SCALE: 1" = 30'	APPROVED BY: PMK	DRAWN BY: TERRY PITT
DATE: 5/13/2015	FR/PAGE: 190-31-TP	
CLERMONT BLOCK 95 LAKE COUNTY, FLORIDA		
PAGE NO. 1	DRAWING NO. CL95-9ZIP14	

PATRICK M. KELLEY, P.L.S. FLORIDA SURVEYOR'S CERTIFICATE NO. 4423
NOT VALID WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR & MAPPER
THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.

Handwritten signature and date: 9/21/15

Ayyoob Variances

The requirements for a variance are as follows:

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

There are eight items that the applicant is required to respond to. Staff’s comments, based on the eight requirements for a positive finding as they relate to this request, are as follows:

FINDINGS:

- (1) Special conditions and circumstances exist which are peculiar to the land, structure or building involved, and which are not applicable to other lands, structures or buildings in the same zoning district;
Applicant response: 1925 home built with no parking area and no adequate space for parking in front yard that would meet current requirements. Only option for parking is to install a driveway along west property line around building for parking in rear yard.

Staff comments: Staff agrees that the single family home was constructed in 1925 when the land development codes were non-existent. The home can be used a single family dwelling. The applicant desires to complete the conversion of the home into a two-family dwelling, which requires more parking, necessitating for a variance request for the driveway installation and location. As for the setbacks and minimum lot size, the home was constructed prior to current land development codes and is recognized as a nonconforming lot of record with the existing single family dwelling.

Negative finding

- (2) The condition giving rise to the requested variance has not been created by any person presently having an interest in the property;
Applicant response: Present owner purchased home in non-compliance with current setback requirements. Current owner is attempting to bring current home into conformity.

Staff comments: The current owner did not create the setback issues with the existing side and front yard setback deficiencies, as well as the minimum lot width requirement. The current owner is requesting the variance for the driveway installation to serve the duplex.

Negative finding

- (3) Literal interpretation and enforcement of the land development code regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the land development code, and would work unnecessary and undue hardship on the applicant;
Applicant response: Yes, the current zoning and land use requirements brings an undue hardship upon owner by making home with no adequate parking, as the neighbors have.

Staff comments: The property is currently zoned R-3. Due to the current configuration of the home on the lot and the dimensions of the lot, an undue hardship to add a driveway to accommodate the additional parking demand has been created by the applicant’s desire to convert the structure to a two-family dwelling. If the structure remained a single family home, existing parking has been provided since 1925 for the single family home.

Negative finding

- (4) The variance request is not based exclusively upon a desire to reduce the cost of developing the site or otherwise economically founded;
Applicant response: No, the variance request is not based exclusively upon a desire to reduce the cost of developing the site or otherwise economically founded.

Staff comments: No evidence of decreased costs due to the variance requests.

Positive finding

- (5) The variance, if granted, is the minimum variance necessary to make possible the reasonable use of the land, building or structure;
Applicant response: Yes, the driveway must run along the west side of the property line to allow a 10 foot wide drive around the building and structural retaining wall to gain access to the parking area at the rear of the home.

Staff comments: The applicant's request for the variance seems to be the minimum variance necessary to make the reasonable use of the land.

Positive finding

- (6) Granting of the variance request will not confer on the applicant any special privilege that is denied by the land development code to other lands, buildings or structures in the same zoning district;
Applicant response: No, this does not give us special privilege compared to other homes in the area, just allowing access to home as other homes in the area have.

Staff comments: The City Council has granted similar variance requests in the past.

Positive finding

- (7) The proposed variance will not substantially diminish property value in, or alter the essential character of the area surrounding the site; and
Applicant response: Requested variances will not diminish the property value and adjoining property values and would rather increase other property values by bringing current home into conformity.

Staff comments: The proposed variances do not seem to substantially diminish property values or alter the essential character of the area.

Positive finding

- (8) The granting of the variance will be in harmony with the general intent and purpose of this land development code, and will not be injurious to the surrounding properties or detrimental to the public welfare.
Applicant response: Yes, the granting of the variances will make the house in harmony with its neighboring houses and current land use.

Staff comments: Staff feels that granting the variances will not be injurious to the surrounding properties.

Positive finding

STAFF RECOMMENDATION:

Section 86-174 of the LDC requires a positive finding on eight items in order to grant a variance, and staff believes that **three** of the eight do not meet these findings. Therefore, staff recommends **denial** of the variance requests by the applicant to the Clermont Land Development Code.



CITY OF CLERMONT
VARIANCE
Application

DATE: 11-30-15

FEE: \$200.⁰⁰

PROJECT NAME (if applicable): _____

APPLICANT: HARRIS Ayyoob

CONTACT PERSON: ROBERT BROWN

Address: 11533 KANUBA CT.

City: CLERMONT State: FL Zip: 34715

Phone: 352-650-4653 Fax: _____

E-Mail: Robert@go2icg.com

OWNER: HARRIS Ayyoob

Address: 150 Southview Dr.

City: Concord State: ONTARIO Zip: L4K2K3

Phone: _____ Fax: _____

Address of Subject Property: 990 W. MONTROSE ST.

General Location: W. MONTROSE ST. & 10th STREET.

Legal Description (include copy of survey): Lot 9, BLOCK 95, OFFICIAL MAP OF THE CITY OF CLERMONT, ACCORDING TO PB 8, PG 17 THROUGH 23 AND THE EAST 10 FEET OF THAT PORTION OF 10th STREET BOUNDED ON THE SOUTH BY THE NORTH RIGHT OF WAY LINE OF MONTROSE ST. AND BOUNDED ON THE NORTH BY THE SHORES OF WEST LAKE. PB 8, PG 17-23 AS AMENDED BY ORDINANCE #112-M, RECORDED IN BOOK 654, PG 2171

Land Use (City verification required): MEDIUM Density

Zoning (City verification required): B-3



**CITY OF CLERMONT
VARIANCE**

**Application
Page 2**

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

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

122-742 - Driveway, 122-185 (2) Lot width, 122-186 (2) Side Set-back, 122-186 (1) Front Set-back

3

What are you proposing to do that would require a variance and why? Like to install a driveway along at West side property side, to access parking area. Driveway to enough an required side set-back. Home was built in 1925 without

How does the Code create a hardship? any parking area - home does not conform to current set-back requirements and thereby proposed driveway will encroach on side set-back requirement to allow for adequate parking at current home. Current code creates hardship by making existing dwelling in non-conformance. The following justifications must be completed *****

for any variance requested:

Variance requested - subject and code section: Driveway (122-742)
Lot width (122-185(2), Side set back (122-186(2), Front Set Back (122-186(1)

Sec. 86-174. Review criteria and findings.

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

(1) Special conditions and circumstances exist which are peculiar to the land, structure or building involved, and which are not applicable to other lands, structures or buildings in the same zoning district; 1925 home built with no parking area and no adequate space for parking in front yard that would make current requirements. Only option for parking is to install driveway along west property line around building to parking in rear yard. Pro-

(2) The condition giving rise to the requested variance has not been created by any person presently having an interest in the property; present owner purchased home in non-compliance with current set-back requirements. Current owner is attempting to bring current home into conformity.



CITY OF CLERMONT

VARIANCE

Application

Page 3

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

use requirements brings an undue hardship upon owner by making home with no adequate parking as neighbors have access to parking.

(4) The variance request is not based exclusively upon a desire to reduce the cost of developing the site or otherwise economically founded; No,

the variance request is not based exclusively upon a desire to reduce the cost of developing the site or otherwise economically founded.

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

west side of property line to allow a 10' foot wide drive around building and structural retaining wall to gain access to parking area at rear of home.

(6) Granting of the variance request will not confer on the applicant any special privilege that is denied by the land development code to other lands, buildings or structures in the same zoning district; No, this does not give us special

privilege compared to other homes in the area, just allowing access to home as other homes in the area.

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

not diminish the property value & adjoining property values and would rather increase other property values by bringing current home into conformity.



**CITY OF CLERMONT
VARIANCE**

**Application
Page 4**

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

Yes, the granting of these variances will make the house in harmony with its neighboring houses and current land use.

Robert Brown

Applicant Name (print)

x

[Signature]

Applicant Name (signature)

Harris Ayoub

Owner Name (print)

x

[Signature]

Owner Name (signature)

******* NOTICE *******

IF THIS APPLICATION IS SUBMITTED INCOMPLETE OR INACCURATE, IT WILL BE SUBJECT TO A DELAY IN PROCESSING AND WILL NOT BE SCHEDULED UNTIL SUCH CORRECTIONS ARE MADE. APPLICATION FOR VARIANCE DOES NOT GUARANTEE APPROVAL. THE APPLICANT MUST BE PRESENT AT ANY MEETINGS TO JUSTIFY AND SUPPORT THE REQUEST.

City of Clermont

Development Services Department.

685 W. Montrose St.

P.O. Box 120219

Clermont, FL. 34712-0219

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

Prepared by and Return To:
Mary Neubauer
Fidelity National Title of Florida, Inc., Chelsea Title
Division
1845 E. Highway 50, Suite 301
Clermont, FL 34711



Order No.: 51-14-0193

SP 58,500.00

INSTRUMENT #2014124840
OR BK 4552 PG 1835 - 1836 (2 PGS)
DATE: 11/19/2014 11:57:19 AM
NEIL KELLY, CLERK OF THE CIRCUIT COURT
LAKE COUNTY
RECORDING FEES \$18.50 DEED DOC \$409.50

APN/Parcel ID(s): 2422250100-095-00900

WARRANTY DEED

THIS WARRANTY DEED dated November 10, 2014, by William Banzhaf and Renee Landrum Banzhaf as Trustees of the William Banzhaf and Renee Landrum Banzhaf Trust dated February 27, 2003, hereinafter called the grantor, to Harris Ayyoob, whose post office address is 180 Southview Drive, Concord, ON Canada L4K2L3, hereinafter called the grantee:

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

WITNESSETH: That the grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in City of Clermont, County of Lake, State of Florida, to wit:

Lot 9, Block 95, Official Map of The City of Clermont, according to the map or plat thereof, as recorded in Plat Book 8, Page(s) 17 through 23, inclusive, of the Public Records of Lake County, Florida.

AND

The East 10 feet of that portion of Tenth Street bounded on the South by the North Right of Way line of Montrose Street and bounded on the North by the Shores of West Lake, according to the Official Map of the City of Clermont, according to the Plat thereof recorded in Plat Book 8, Pages 17 through 23, inclusive, Public Records of Lake County, Florida (as abandoned by ordinance No. 112-M, City of Clermont, a copy of such ordinance being recorded in Official Records Book 654, Page 2171, Public Records of Lake County, Florida.)

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the same in Fee Simple forever.

WARRANTY DEED

(continued)

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

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

Leeta Marlene Robinson
Witness Signature

Leeta Marlene Robinson
Print Name

Nancy J. Frazier
Witness Signature

Nancy J. Frazier
Print Name

William Banzhaf and Renee Landrum Banzhaf as
Trustees of the William Banzhaf and Renee
Landrum Banzhaf Trust dated February 27, 2003

BY: William Banzhaf
William Banzhaf
Trustee

BY: Renee Landrum Banzhaf
Renee Landrum Banzhaf
Trustee

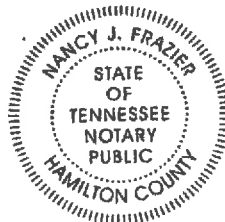
Address: 116 Blueberry Lane
Copperhill, TN 37317

State of Tennessee
County of Polk

The foregoing instrument was acknowledged before me this 10 day of November
2014, by William Banzhaf and Renee Landrum Banzhaf to me known to be the
person(s) described in or who has/have produced Driver License as identification and who
executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

Witness my hand and official seal in the County and State last aforesaid this 10 day of
November, 2014.

Nancy J. Frazier
NOTARY PUBLIC
My Commission Expires: 02/17/2016



LEGAL NOTICE

Notice is hereby given that the City Council of the City of Clermont will consider a request for the following variances: (1) to allow for a side yard setback of 5 feet instead of 7.5 feet as required by the Land Development Code, Section 122-186 – Yards, (2) to allow for a front yard setback of 10 feet instead of 25 feet as required by the Land Development Code, Section 122-186 Yards, (3) to allow for a minimum lot width of 60 feet instead of 75 feet as required by the Land Development Code, Section 122-185 Lot and height requirements, and (4) to allow for a driveway to be placed up to the side lot line instead of the 5 foot setback from the side lot line as required in the Land Development Code, Section 122-342 Special setbacks, at the following location:

LOCATION:

990 West Montrose Street
(Alt. Key 1615267)

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

This request will be heard by the City Council at a public hearing to be held on Tuesday, January 26, 2016 at 6:30 P.M. in the Clermont City Hall located at 685 West Montrose Street.

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

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

Tracy Ackroyd Howe, MMC
City Clerk

Daily Commercial
January 19, 2016



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, April 26, 2016		
Agenda Item Name		
Ordinance No. 2016-07 <i>Final Police Pension</i>		
Requested Action		
Move to approve Ordinance No. 2016-07		
Staff Report		
Ordinance No. 2016-07 is proposed in order to amend the Police Officers Retirement Plan pertaining to the purchase of prior credited service and the creation of a Share Plan. The Plan allows members to purchase prior service as a law enforcement officer with other agencies at their own cost in order to increase their monthly retirement benefit. The current plan requires members to make this decision within three (3) months of date of hire with the City of Clermont. The amendment will eliminate this three (3) month period and will allow members to make this election anytime. The amendment also adds a third payment option if the member chooses to purchase prior credited service. The creation of a Share Plan is pursuant to the recently approved Collective Bargaining Agreement with the Police Officers Union. The Share Plan is created in order to provide extra benefits to plan members based on the Chapter 185, Florida Statutes Insurance Premium Tax Revenues. Both amendments have been recently approved by the Police Officers Pension Board of Trustees.		
Additional Analysis		
Fiscal Impact Summary		
No fiscal impact to the City.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Ordinance No. 2016-07 Ordinance No 2016-07 Police Pension (Prior Service Change and Share Plan) - 4-26-16.doc 2. ad ORD 2016-07 Police Pension ad.doc		

CITY OF CLERMONT
ORDINANCE No. 2016-07

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING THE CITY OF CLERMONT POLICE OFFICERS' PENSION TRUST FUND, AS ADOPTED BY ORDINANCE NO. 304-C; PROVIDING PLAN BENEFIT REVISIONS; PROVIDING FOR SEVERABILITY OF PROVISIONS; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Clermont Police Officers' are presently provided pension and certain other benefits under Ordinance No. 304-C and;

WHEREAS, the City Council desires to amend the provisions of the Police Officers' Retirement Plan pursuant to the collective bargaining process;

SECTION 1.

NOW, THEREFORE BE IT ORDAINED, by the City Council of the City of Clermont, Lake County, Florida that the following sections of the Police Officers' Retirement Plan Adoption Agreement shall be amended to read as follows (note: strikethrough indicates removed words and underlined indicates added):

E. CREDITED SERVICE

Shall mean the total number of years and fractional parts of years of service as a participant during which the participant made required contributions to the plan, omitting intervening years or fractional parts of years when such participant is not employed by the City of Clermont. Credited service shall also include credited service purchased by a member in accordance with this section:

1. Participants who ~~were~~ are employed in a position covered by the plan ~~prior to the effective date of this ordinance~~ may purchase up to a total of five (5) additional years of credited service under the plan for:
 - a. The years and fractional parts of years that a member served as a full-time police officer for any other municipal, county or state law enforcement department in the State of Florida or for full time service as a federal or other state, county or municipal service as a law enforcement officer if the prior service is recognized by the Criminal Justice Standards and Training Commission within the Department of Law Enforcement, as provided under Chapter 943, Florida Statutes, or the police officer provides proof to the Board that such service is equivalent to the service required to meet the definition of a police officer as defined herein; and/or
 - b. The years or fractional parts of years that a police officer serves or has served on active duty in the military service of the Armed Forces of the

CITY OF CLERMONT
ORDINANCE No. 2016-07

United States, the United States Merchant Marine or the United States Coast Guard, voluntarily or involuntarily and honorably or under honorable conditions, prior to first and initial employment with the City. ~~all or a portion of their previous full-time employment with the federal government, including military service, or any state, county, or city government other than the City of Clermont.~~ Any participant who elects, ~~prior to three (3) months from the effective date of this ordinance to~~ purchase credited service previous full-time employment with the federal government, including military service, or any state, county, or city government other than the City of Clermont, shall pay the full actuarial cost of such credited service on or before ~~six (6) three (3) months from the effective date of this ordinance~~ date of election to purchase such credited service in accordance with subsection ~~(d)~~ (3) below. The calculation of the full actuarial cost shall be made using the assumptions contained in the actuarial valuation performed prior to the purchase of the service credits. The employee salary used as the initial salary for the projected salary shall be the salary for the year preceding the purchase of the service credits. The service credits shall be used for benefit accrual and for satisfying service requirements for benefits.

- ~~2.~~ ~~Participants with a hire date after the effective date of this ordinance may purchase up to five (5) additional years of Credited Service at any time before completing three (3) months of service with the City of Clermont; provided the~~
~~member has paid into the plan prior to completing six (6) months of service; the~~
~~full actuarial cost of such Credited Service as determined by the plan actuary. The calculation of the full actuarial cost shall be made using the assumptions contained in the actuarial valuation performed prior to the purchase of the service credits. The employee salary used as the initial salary for the projected salary shall be the employee's annualized starting salary. The service credits shall be used for benefit accrual and for satisfying service requirements for benefits.~~
23. No additional service credit will be allowed if the participant is receiving or will receive any other retirement benefit based on the prior government service.
34. Payment for the purchase of credited service authorized in subsection ~~(1) and (2),~~ above, shall be made in one of the following manners:
- a. Cash lump sum payment.
 - b. Direct transfer or rollover of an eligible rollover distribution from a qualified plan.

CITY OF CLERMONT
ORDINANCE No. 2016-07

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- c. Any reasonable method established by the Trustees provided, however, that participants similarly situated shall be similarly treated.

Full payment for the purchase of past service credit must be made before separation from City employment.

N. SHARE PLAN

The purpose of this Section is to implement the provisions of Chapter 185, Florida Statutes, and to provide a mechanism to pay required “extra benefits” to police officers based on the growth of premium tax revenue pursuant to Chapter 185. The monies shall be derived exclusively from monies received from the state and not from any additional taxes levied by the City.

Effective January 26, 2016, the City agrees to convert 100% of the Chapter 185 reserve fund to a Share Plan. The total amount shall be credited to each participant based on their completed months of credited service in proportion to the combined completed months of credited service of all participants.

Effective January 26, 2016, the Union agrees to allow the City to use 100% of all future Chapter 185 annual distributions up to the amount received in the 2012 calendar year (\$211,000) and 50% of any future annual amounts in excess of the 2012 calendar year distribution to fund the normal cost of the pension plan. The remaining 50% of any future annual amounts in excess of the 2012 calendar year distribution shall be credited to participant share accounts, with each participant’s account receiving an equal share of the total amount allocated.

All monies received will be placed in the fund, as outlined in Article 4 of the Basic Plan Document, and shall be commingled for investment purposes with the other assets of the City’s retirement pension funds. Separate accounting shall be maintained for all commingled assets.

In accordance with provisions of Chapter 185, Florida Statutes and such other required authority, a police officer, who is a participant, shall be entitled to one share for each year of credited service, as defined below, as a police officer of the City. Each participant shall thereupon have as many shares as years of credited service. The number of years of credited service rendered by each participant shall be determined and a record thereof shall be made on the participant's service record.

CITY OF CLERMONT
ORDINANCE No. 2016-07

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For purposes of this Section, the word, credited service shall mean all time served as a regularly appointed or employed police officer of the City for which regular compensation is paid by the City and all times during which a participant is absent on military leave. It shall include all leave of absences with pay, but shall not include leave of absences during which no regular compensation is paid by the City, except military leave. Credited service for the purposes of the Share Plan only, shall include participants in the DROP.

Available funds shall be credited to active participant share accounts, or participants in the DROP, as of September 30th of the applicable plan year. Available funds shall be prorated to each qualifying police officer in proportion to the number of individual shares for the plan year by credit to the fund.

The Board of Trustees shall pay all costs and expenses for the management and operation for the current fiscal year and shall set aside as much of the income as it considers advisable as a reserve for expenses for the next fiscal year. After deducting these monies, the remaining monies shall be allocated and credited to the fund on behalf of the respective participants. The City shall bear no expense in the operation of this Share Plan.

Upon termination of employment, the participant shall be paid the entire amount standing to this credit in the fund in a lump sum to the participant as soon as administratively feasible following his termination of employment.

No participant, or designated beneficiary, shall be entitled to payment of their share balance unless the participant or beneficiary becomes eligible for a normal, early, disability, or death benefit from the defined benefit plan. Upon the separation from service of a non-vested participant (as defined in Section J, of the Adoption Agreement), shares shall revert back into this Share Plan and shall be reallocated to the membership unless the former participant returns to service prior to the September 30th allocation date.

If any provisions of this Section or the Plan hereby created shall conflict with the provisions of Chapter 185, Florida Statutes, such conflict shall be resolved in favor of the statutory provisions which are intended to control.

SECTION 2.

Any portion of the City of Clermont Code or any Ordinance or part thereof in conflict with this Ordinance is hereby repealed to the extent of such conflict.

SECTION 3.

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 in separable in meaning and

CITY OF CLERMONT
ORDINANCE No. 2016-07

effect from the section to which such holding shall apply.

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SECTION 4.

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. 2016-07

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PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 26th day of April, 2016.

CITY OF CLERMONT

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

LEGAL NOTICE

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

ORDINANCE NO. 2016-07

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING THE CITY OF CLERMONT POLICE OFFICERS' PENSION TRUST FUND, AS ADOPTED BY ORDINANCE NO. 304-C; PROVIDING PLAN BENEFIT REVISIONS; PROVIDING FOR SEVERABILITY OF PROVISIONS; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING AN EFFECTIVE DATE.

A public meeting to introduce will be held before the City Council on Tuesday, April 12, 2016.

A meeting to consider the Ordinance will be held before the City Council on Tuesday, April 26, 2016 at 6:30pm for final enactment.

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

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

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

Tracy Ackroyd Howe, MMC
City Clerk

Daily Commercial
April 12, 2016



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, April 26, 2016		
Agenda Item Name		
Ordinance No. 2016-08 <i>Final Fire Pension</i>		
Requested Action		
Move to approve Ordinance No. 2016-08		
Staff Report		
Ordinance No. 2016-08 is proposed in order to amend the Firefighters Retirement Plan pertaining to the purchase of prior credited service. The Plan allows members to purchase prior service as a firefighter with other agencies at their own cost in order to increase their monthly retirement benefit. The current plan requires members to make this decision within three (3) months of date of hire with the City of Clermont. The amendment will eliminate this three (3) month period and will allow plan members to make this election anytime. The amendment also adds a third payment option if the member chooses to purchase prior credited service. The purchase of prior credited service amendment has been recently approved by the Firefighters Pension Board of Trustees.		
Additional Analysis		
Fiscal Impact Summary		
No fiscal impact to the City.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Ord No. 2016-08 Ordinance No 2016-08 Firefighter Pension (Prior Service Change) - 4-26-16.doc		
2. ad ORD 2016-08 Firefighters Pension ad.doc		

CITY OF CLERMONT
ORDINANCE No. 2016-08

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING THE CITY OF CLERMONT FIREFIGHTERS' PENSION TRUST FUND, AS ADOPTED BY ORDINANCE NO. 304-C; PROVIDING PLAN BENEFIT REVISIONS; PROVIDING FOR SEVERABILITY OF PROVISIONS; REPEALING ALL ORDINANCES IN CONFLICT HERewith; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Clermont Firefighters' are presently provided pension and certain other benefits under Ordinance No. 304-C and;

WHEREAS, the City Council desires to amend the provisions of the Firefighters' Retirement Plan.

SECTION 1.

NOW, THEREFORE BE IT ORDAINED, by the City Council of the City of Clermont, Lake County, Florida that the following sections of the Firefighters' Retirement Plan Adoption Agreement shall be amended to read as follows (note: strikethrough indicates removed words and underlined indicates added):

E. CREDITED SERVICE

Shall mean the total number of years and fractional parts of years of service as a participant during which the participant made required contributions to the plan, omitting intervening years or fractional parts of years when such participant is not employed by the City of Clermont. Credited service shall also include credited service purchased by a member in accordance with this section:

1. Participants who ~~were~~ are employed in a position covered by the plan ~~prior to the effective date of this ordinance~~ may purchase up to a total of five (5) additional years of credited service under the plan for:
 - a. The years and fractional parts of years that a member served as a full-time firefighter for any other municipal, county or state firefighting department in the State of Florida or for full time service as a federal or other state, county or municipal service as a firefighter if the prior service is recognized by the Division of State Fire Marshal as provided in Chapter 633, Florida Statutes, or the firefighter provides proof to the Board that such service is equivalent to the service required to meet the definition of a firefighter as defined herein; and/or

CITY OF CLERMONT
ORDINANCE No. 2016-08

- b. The years or fractional parts of years that a firefighter serves or has served on active duty in the military service of the Armed Forces of the United States, the United States Merchant Marine or the United States Coast Guard, voluntarily or involuntarily and honorably or under honorable conditions, prior to first and initial employment with the City. ~~all or a portion of their previous full-time employment with the federal government, including military service, or any state, county, or city government other than the City of Clermont.~~ Any participant who elects, prior to ~~three (3) months from the effective date of this ordinance to~~ purchase credited service ~~previous full-time employment with the federal government, including military service, or any state, county, or city government other than the City of Clermont,~~ shall pay the full actuarial cost of such credited service on or before ~~six (6)~~ three (3) months from the ~~effective date of this ordinance~~ date of election to purchase such credited service in accordance with subsection ~~(d)~~ (3) below. The calculation of the full actuarial cost shall be made using the assumptions contained in the actuarial valuation performed prior to the purchase of the service credits. The employee salary used as the initial salary for the projected salary shall be the salary for the year preceding the purchase of the service credits. The service credits shall be used for benefit accrual and for satisfying service requirements for benefits.
- ~~2.~~ Participants with a hire date after the effective date of this ordinance may purchase up to five (5) additional years of Credited Service at any time before completing three (3) months of service with the City of Clermont; provided the member has paid into the plan prior to completing six (6) months of service, the full actuarial cost of such Credited Service as determined by the plan actuary. The calculation of the full actuarial cost shall be made using the assumptions contained in the actuarial valuation performed prior to the purchase of the service credits. The employee salary used as the initial salary for the projected salary shall be the employee's annualized starting salary. The service credits shall be used for benefit accrual and for satisfying service requirements for benefits.
- ~~23.~~ No additional service credit will be allowed if the participant is receiving or will receive any other retirement benefit based on the prior government service.
- ~~34.~~ Payment for the purchase of credited service authorized in subsection (1) ~~and (2)~~, above, shall be made in one of the following manners:
- a. Cash lump sum payment.
 - b. Direct transfer or rollover of an eligible rollover distribution from a

CITY OF CLERMONT
ORDINANCE No. 2016-08

qualified Plan.

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- c. Any reasonable method established by the Trustees provided,
however, that Participants similarly situated shall be similarly treated.

Full payment for the purchase of past service credit must be made before separation from City employment.

SECTION 2.

Any portion of the City of Clermont Code or any Ordinance or part thereof in conflict with this Ordinance is hereby repealed to the extent of such conflict.

SECTION 3.

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 4.

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. 2016-08

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PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 26th day of April, 2016.

CITY OF CLERMONT

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

LEGAL NOTICE

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

ORDINANCE NO. 2016-08

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING THE CITY OF CLERMONT FIREFIGHTERS' PENSION TRUST FUND, AS ADOPTED BY ORDINANCE NO. 304-C; PROVIDING PLAN BENEFIT REVISIONS; PROVIDING FOR SEVERABILITY OF PROVISIONS; REPEALING ALL ORDINANCES IN CONFLICT HERewith; AND PROVIDING AN EFFECTIVE DATE.

A public meeting to introduce will be held before the City Council on Tuesday, April 12, 2016.

A meeting to consider the Ordinance will be held before the City Council on Tuesday, April 26, 2016 at 6:30pm for final enactment.

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

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

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

Tracy Ackroyd Howe, MMC
City Clerk

Daily Commercial
April 12, 2016



AGENDA ITEM

Meeting Date		
Tuesday, April 26, 2016		
Agenda Item Name		
Ordinance No. 2016-14; <i>Final Napleton Annexation</i>		
Requested Action		
Move to approve Ordinance 2016-14.		
Staff Report		
The owner, The Napleton Group, is requesting annexation of the subject property. A utility agreement with the City was executed on April 22, 2003 in order for the dealership to be constructed. Approximately five acres of the property has been developed as an automotive dealership and is receiving water and sewer services from the City. The owner recently acquired the additional 10 acres north of the current dealership with the intent to expand the dealership and to provide additional inventory parking. This request is being heard concurrently with requests for a large-scale comprehensive plan amendment and rezoning. The related request for a comprehensive plan amendment would change the future land use from Lake County's Regional Commercial and Regional Office to the City's Commercial designation. The rezoning request is to change the zoning from Urban Estate (currently Planned Commercial District and Agriculture in Lake County) to the City's C-2 General Commercial zoning classification. Staff recommends approval of the annexation.		
Additional Analysis		
Fiscal Impact Summary		
Annual revenue increase to the City is estimated to be approximately \$10,855.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Ordinance	ANN ORD 2016-14.doc	
2. Location	Location.pdf	
3. Site plan	Site plan.pdf	
4. Napleton Maps	Napleton Clermont Maps 2016.pdf	
5. Application	ANN application.pdf	
6. Legal Ad	Ord 2016-14.docx	

CITY OF CLERMONT
ORDINANCE No. 2016-14

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

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

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

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

SECTION 1.

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

Legal Description

A parcel of land located in the northeast 1/4 Section 27; T22S, R26E, Lake County, Florida, more particularly described as follows: Commencing at the north 1/4 corner of said Section 27, thence S89°13'47"E along the north line of said NE 1/4, a distance of 1340.20 feet to a point on the east line of Greater Hills, Phase 1, as recorded in Plat Book 30, Page 42, of the Official Records of Lake County, Florida; thence leaving the north line of said northeast 1/4 S0°07'47"W along the east line of said Greater Hills, Phase 1, a distance of 693.79 Feet to a point on the northerly right of way line of the former Atlantic Coast Line Railroad (50 foot right of way),

CITY OF CLERMONT
ORDINANCE No. 2016-14

thence leaving the East line of said Greater Hills, Phase 1, southeasterly along a non-tangent curve to the left, being also along the northerly right of way line of said Atlantic Coast Line Railroad, an arc distance of 651.07 feet (said curve having a radius of 1422.00 feet, a delta angle of 26°14'00", and a chord bearing and distance of S80°26'00"E, 645.40 feet) to a point, said point also being the point of beginning.

Thence continuing southeasterly along a non-tangent curve to the left, being also along the northerly right of way line of said Atlantic Coast Line Railroad, an arc distance of 146.14 feet (said curve having a radius of 1422.00 feet, a delta angle of 5°53'17", and a chord bearing and distance of N83°30'22"E, 146.07 feet) to a point; thence continuing along the northerly right of way line of said Atlantic Coast Line Railroad N80°34'55"E a distance of 498.07 feet to a point on the east line of said NE ¼; thence leaving the northerly right of way line of said Atlantic Coast Line Railroad, S0°05'07"W along the east line of said NE 1/4 a distance of 464.55 feet to a point on the northerly right of way line of State Route 50 (variable right of way); thence leaving the East line of said NE ¼, N89°23'48"W along the northerly right of way line of said State Route 50, a distance of 60.74 feet to a point; thence continuing along the Northerly right of way line of said State Route 50, N0°36'12"E a distance of 18.00 feet to a point; thence continuing along the northerly right of way line of said State Route 50, N89°23'48"W a distance of 576.05 feet to a point; thence leaving the northerly right of way line of said State Route 50, N0°07'47"E a distance of 341.83 feet to the point of beginning.

AND

PARCEL NO. 1:

Begin at the northeast corner of Section 27, Township 22 South, Range 26 East, Lake County, Florida; thence north 88°48'21" west, along the north line of said Section 27, a distance of 305.35 feet; thence south 00°29'36" west, parallel with the east line of the northeast 1/4 of said Section 27, a distance of 740.66 feet to the northerly right of way line of the Seaboard Coastline Railroad; thence north 81°00'36" east, along said right of way, 309.56 feet to the east line of the northeast 1/4 of said Section 27; thence north 00°29'36" east, along said east line, 685.92 feet to the point of beginning. Less a 50-foot easement for ingress and egress over the southerly boundary thereof.

AND

PARCEL NO. 2:

Begin at the northeast corner of Section 27, Township 22 South, Range 26 East, Lake County, Florida; thence north 88°48'21" west, along the north line of said Section 27 a distance of 305.35 feet to a point of beginning, thence continue north 88°48'21" west, along said north line, 284.15 feet; thence south 00°14'44" west, parallel with the east line of the northeast 1/4 of said Section

CITY OF CLERMONT
ORDINANCE No. 2016-14

27, a distance of 787.78 feet to the northerly right of way line of the seaboard Coastline Railroad; thence northeasterly, along said right of way and a curve concave northerly, having a radius of 1422.00 feet and an arc distance of 95.58 feet, to the point of tangency; thence north 81°00'36" east, along said right of way line, 188.57 feet; thence north 00°29'36" east, 740.66 feet to the point of beginning. Less a 50-foot easement for ingress and egress over the southerly boundary thereof.

Containing 15.72 Acres +/-

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

SECTION 4.

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

SECTION 5.

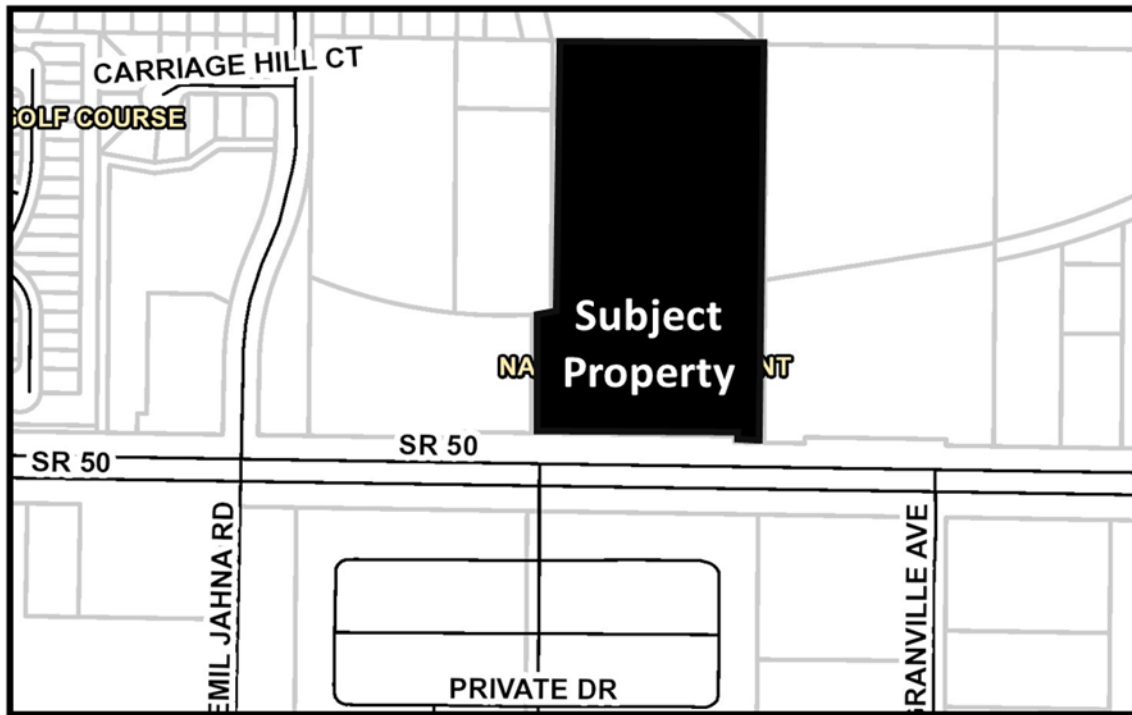
This Ordinance shall be recorded in the public records of Lake County, Florida.

SECTION 6.

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. 2016-14

Location map:



CITY OF CLERMONT
ORDINANCE No. 2016-14

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 26th day of April, 2016.

CITY OF CLERMONT

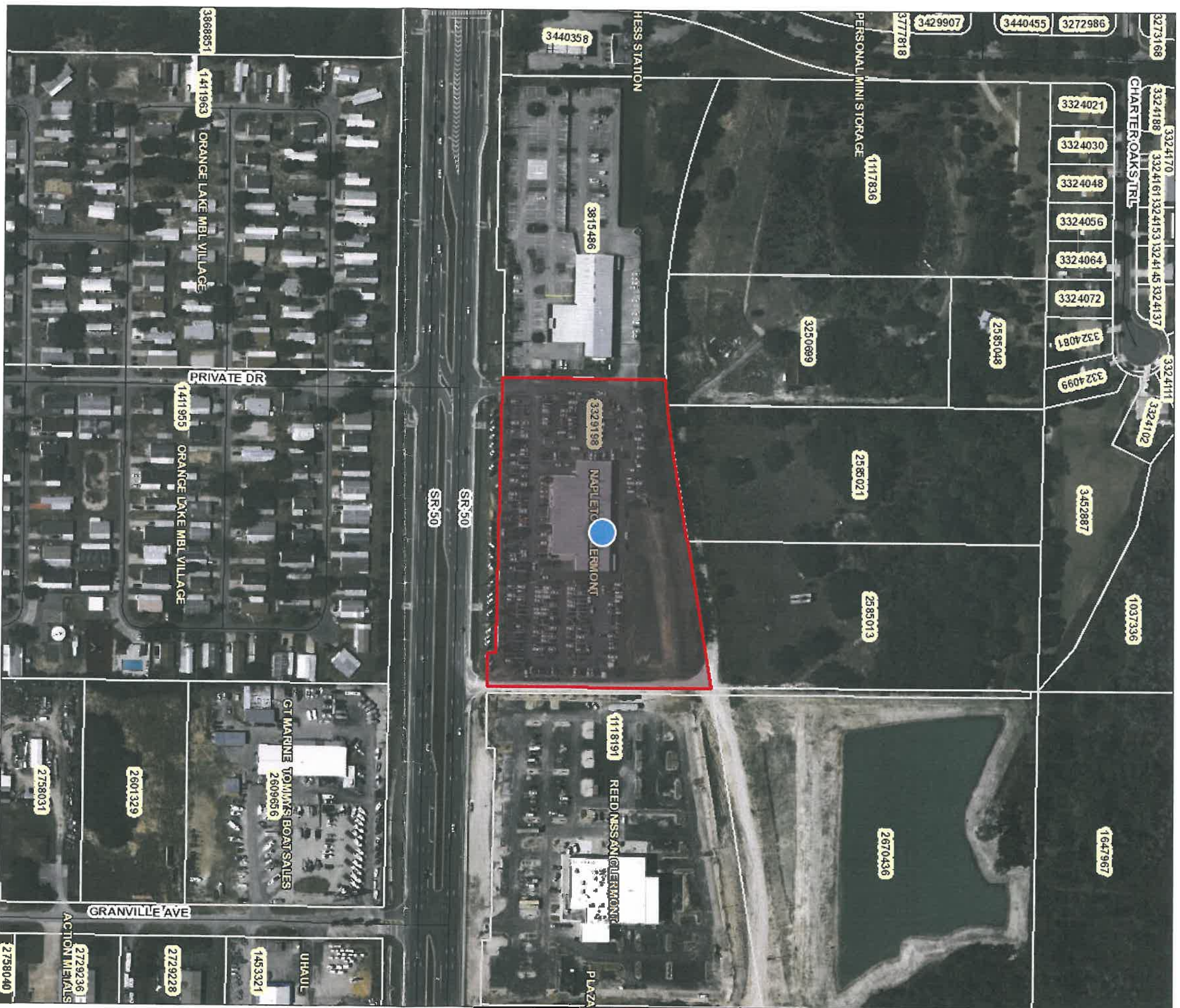
Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney



November 20, 2015

Override 1

Override 1

County Boundary

Street Names

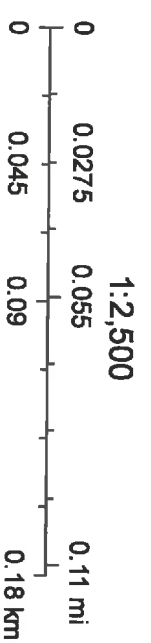
Local Streets

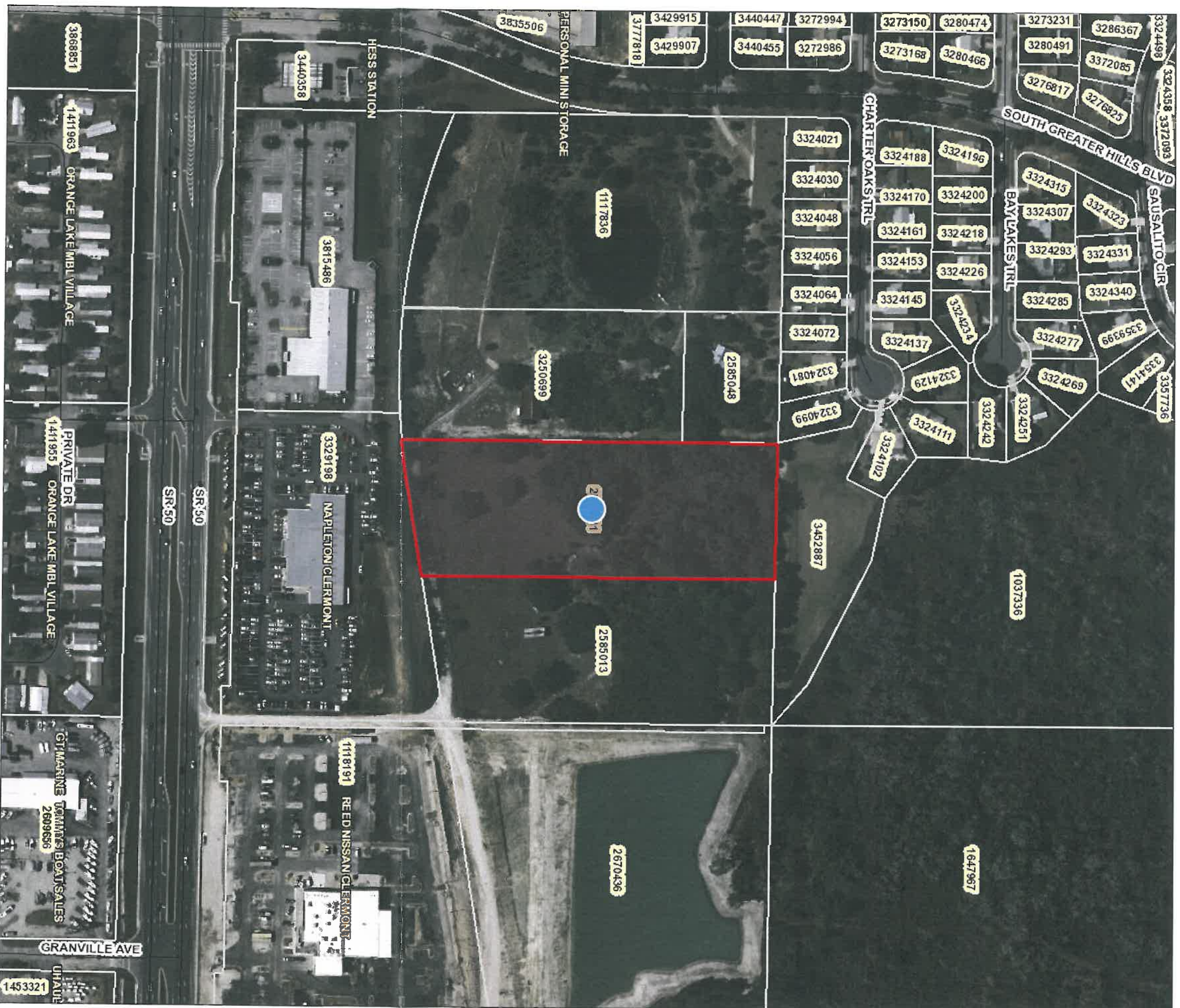
Property Name

Tax Parcel's Alternate Key

Tax Parcels

Surrounding Counties





November 20, 2015



Override 1



Override 1



County Boundary



Street Names



Local Streets



Property Name



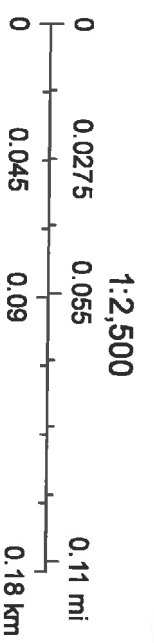
Tax Parcel's Alternate Key

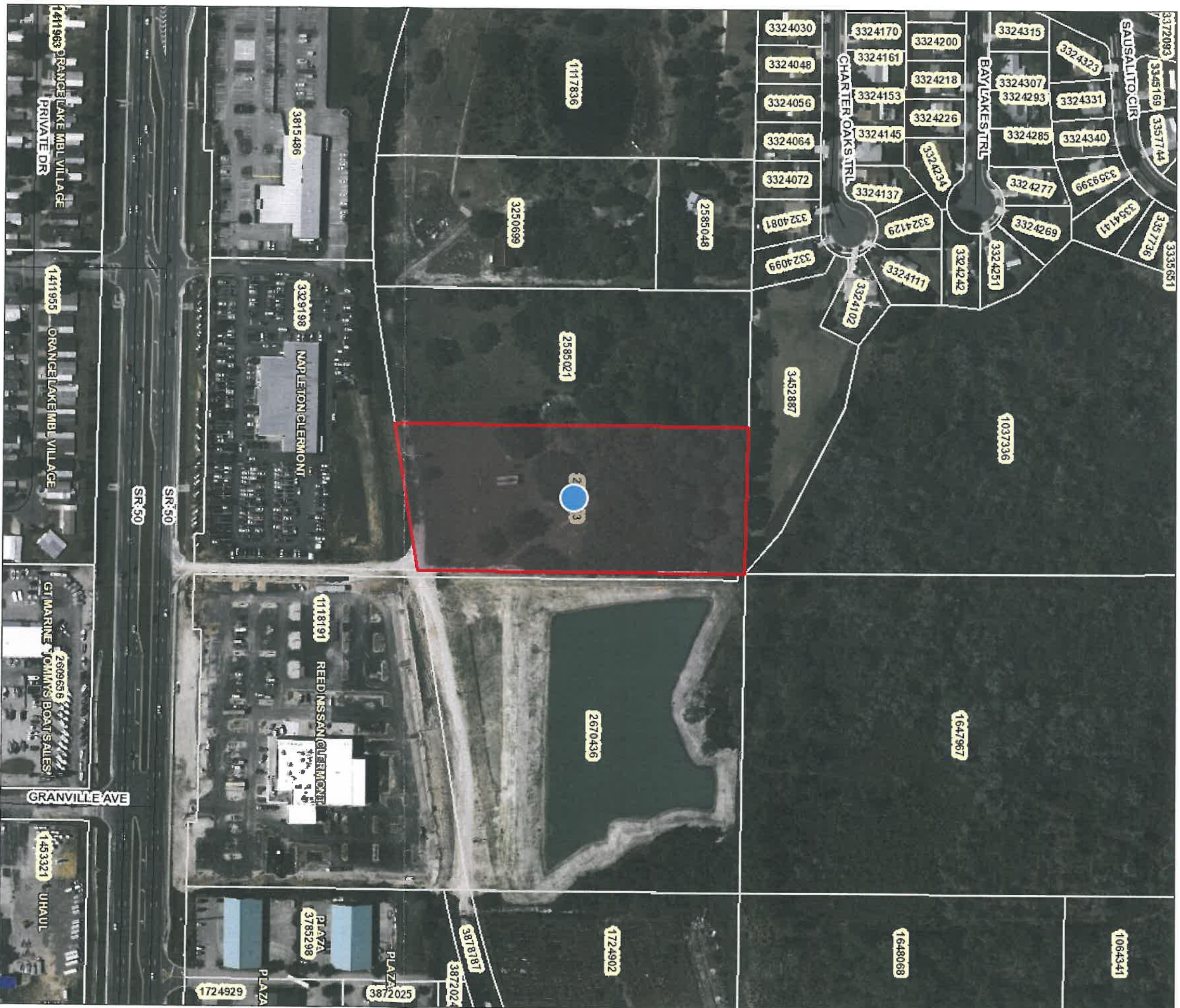


Tax Parcel's



Surrounding Counties





November 20, 2015

Override 1

Override 1

County Boundary

Street Names

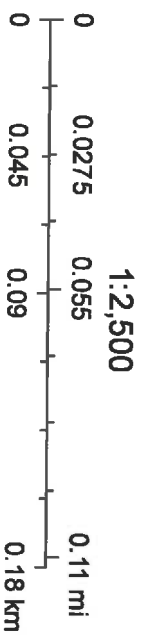
Local Streets

Property Name

Tax Parcels Alternate Key

Tax Parcels

Surrounding Counties



BOUNDARY SURVEY OF
LANDS OF G&A REAL ESTATE OF DAVIE, INC.

LOCATED IN SECTION 27, TOWNSHIP 22 SOUTH, RANGE 26 EAST
LAKE COUNTY, FLORIDA

LEGAL DESCRIPTION

(PER SCHEDULE A OF TITLE COMMITMENT # 12-2010-2593)

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 SECTION 27, T22S, R26E, LAKE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 27; THENCE S89°13'47"E ALONG THE NORTH LINE OF SAID NE 1/4, A DISTANCE OF 1340.20 FEET TO A POINT ON THE EAST LINE OF GREATER HILLS, PHASE 1, AS RECORDED IN PD BOOK 30, PAGE 42, OF THE OFFICIAL RECORDS OF LAKE COUNTY, FLORIDA; THENCE LEAVING THE NORTH LINE OF SAID NORTHEAST 1/4, S0°07'47"W ALONG THE EAST LINE OF SAID GREATER HILLS, PHASE 1, A DISTANCE OF 893.79 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF THE FORMER ATLANTIC COAST LINE RAILROAD (60 FOOT RIGHT OF WAY), THENCE LEAVING THE EAST LINE OF SAID GREATER HILLS, PHASE 1, SOUTHEASTERLY ALONG A NON-TANGENT CURVE TO THE LEFT, BEING ALSO ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID ATLANTIC COAST LINE RAILROAD, AN ARC DISTANCE OF 581.07 FEET (SAID CURVE HAVING A RADIUS OF 1422.00 FEET, A DELTA ANGLE OF 26°14'00", AND A CHORD BEARING AND DISTANCE OF S80°26'00"E, 645.40 FEET) TO A POINT, SAID POINT ALSO BEING THE POINT OF BEGINNING.

THENCE CONTINUING SOUTHEASTERLY ALONG A NON-TANGENT CURVE TO THE LEFT, BEING ALSO ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID ATLANTIC COAST LINE RAILROAD, AN ARC DISTANCE OF 348.14 FEET (SAID CURVE HAVING A RADIUS OF 1422.00 FEET, A DELTA ANGLE OF 5°53'17", AND A CHORD BEARING AND DISTANCE OF N80°30'22"E, 146.07 FEET) TO A POINT; THENCE CONTINUING ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID ATLANTIC COAST LINE RAILROAD, N80°34'55"E A DISTANCE OF 488.07 FEET TO A POINT ON THE EAST LINE OF SAID NE 1/4; THENCE LEAVING THE NORTHERLY RIGHT OF WAY LINE OF SAID ATLANTIC COAST LINE RAILROAD, S0°09'07"W ALONG THE EAST LINE OF SAID NE 1/4 A DISTANCE OF 484.55 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF STATE ROUTE 50 (VARIABLE RIGHT OF WAY); THENCE LEAVING THE EAST LINE OF SAID NE 1/4, N89°23'48"W ALONG THE NORTHERLY RIGHT OF WAY LINE OF STATE ROUTE 50, A DISTANCE OF 60.74 FEET TO A POINT; THENCE CONTINUING ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID STATE ROUTE 50, N0°36'12"E A DISTANCE OF 18.00 FEET TO A POINT; THENCE CONTINUING ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID STATE ROUTE 50, N89°23'48"W A DISTANCE OF 576.05 FEET TO A POINT; THENCE LEAVING THE NORTHERLY RIGHT OF WAY LINE OF SAID STATE ROUTE 50, N0°07'47"E A DISTANCE OF 341.83 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 5.7377 ACRES OF LAND MORE OR LESS.

SURVEYOR'S REPORT & NOTES

- THIS SURVEY WAS MADE FOR THE PARTIES LISTED IN THE CERTIFICATION AND SHALL NOT BE USED BY ANY OTHER PARTY WITHOUT THE WRITTEN CONSENT OF THE SIGNING SURVEYOR.
- THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTH LINE OF THE NE 1/4 OF SECTION 27, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, WHICH IS ASSUMED TO BEAR S89°13'47"E.
- THE PROPERTY DEPICTED HEREON IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
- A REVIEW OF FLOOD INSURANCE RATE MAPS FOR LAKE COUNTY, FLORIDA INDICATES THAT THIS PROPERTY LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN). THIS INFORMATION WAS TAKEN FROM FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 12080C0565 D, EFFECTIVE DATE JULY 3, 2002.
- RIGHT OF WAY LINES FOR STATE ROAD 50 (STATE PROJECT NUMBER 11070-2305) ARE SHOWN BASED ON THE RIGHT OF WAY MAPS PROVIDED BY THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION DATED FEBRUARY 1, 1973 AND LAST REVISED DECEMBER 18, 1974.
- THE FORMER ATLANTIC COAST LINE RAILROAD RIGHT OF WAY LOCATION IS BASED ON ADJOINER DEEDS, EVIDENCE IN THE FIELD, AND INFORMATION TAKEN FROM RIGHT OF WAY MAPS PROVIDED BY LAKE COUNTY ENGINEERING DEPARTMENT OF THE ORIGINAL RAILROAD RIGHT OF WAY.
- TITLE INFORMATION WAS PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, TITLE COMMITMENT FILE NUMBER 12-2010-2593, DATED AUGUST 19, 2010. THE FOLLOWING SCHEDULE B-II ITEMS ARE NOTED RELATIVE TO THE SURVEY:
 - ITEM 7: DISTRIBUTION EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION RECORDED IN OFFICIAL RECORDS BOOK 2471, PAGE 2330 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, IS A 10' EASEMENT OVER EXISTING FACILITIES ON THE SUBJECT PROPERTY AND IS NOT DEPICTED GRAPHICALLY ON THE SURVEY.
 - ITEM 8: UTILITIES EASEMENT IN FAVOR OF THE CITY OF CLERMONT, FLORIDA RECORDED IN OFFICIAL RECORDS BOOK 1554, PAGE 2424 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, IS DEPICTED GRAPHICALLY ON THE SURVEY IN ITS ASSUMED LOCATION (DESCRIPTION OF EASEMENT IS AMBIGUOUS).
 - ITEM 9: ORDINANCE #2001-148 RECORDED IN OFFICIAL RECORDS BOOK 2047, PAGE 2183 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AFFECTS THE SUBJECT PROPERTY BUT CANNOT BE DEPICTED GRAPHICALLY (BLANKET TYPE AGREEMENT).
 - ITEM 11: AGREEMENT CONCERNING ACCESS AND OTHER EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 3489, PAGE 1396 AND FIRST AMENDMENT THEREON RECORDED IN OFFICIAL RECORDS BOOK 3858, PAGE 740, BOTH OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, IS DEPICTED GRAPHICALLY ON THE SURVEY.

SURVEYOR'S CERTIFICATION

I, THE UNDERSIGNED, FLORIDA LICENSED SURVEYOR AND MAPPER, CERTIFY THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA SURVEYING ACT AND THE FLORIDA BOARD OF SURVEYING AND MAPPING, AND THAT I AM A MEMBER IN GOOD STANDING OF THE FLORIDA SURVEYING AND MAPPING BOARD.

DATE: 9/21/10
PAUL R. JACKSON, P.S.M. #710
OR CHRISTOPHER J. STELLY, P.S.M. #6445

BOUNDARY SURVEY

OF
LANDS OF G & A REAL ESTATE OF DAVIE, INC.
SECTION 27, TOWNSHIP 22 SOUTH, RANGE 26 EAST
LAKE COUNTY, FLORIDA

FOR
NAPLETON AUTOMOTIVE GROUP

LEADING EDGE
LAND SERVICES

305 W. 34th STREET
SUITE 200
OCLAND, FLORIDA 32811
PHONE: (407) 351-8730
FAX: (407) 351-9991
WWW.LEADINGEDGE.LS.COM
FLORIDA LICENSED BUSINESS NUMBER LB 6946

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

ALTA/ACSM LAND TITLE SURVEY OF LANDS OF BILL R. WATSON ESTATE

LOCATED IN SECTION 27, TOWNSHIP 22 SOUTH, RANGE 26 EAST
LAKE COUNTY, FLORIDA



VICINITY MAP
(NOT TO SCALE)

LEGAL DESCRIPTION

(PER TITLE COMMITMENT ORDER NUMBER 5392394)

PARCEL NO. 1:

BEGIN AT THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA; THENCE NORTH 88°48'21" WEST, ALONG THE NORTH LINE OF SAID SECTION 27, A DISTANCE OF 309.35 FEET; THENCE SOUTH 00°29'38" WEST, PARALLEL WITH THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 27, A DISTANCE OF 740.68 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF THE SEABOARD COASTLINE RAILROAD; THENCE NORTH 81°00'36" EAST, ALONG SAID RIGHT OF WAY, 309.58 FEET TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 27; THENCE NORTH 00°29'38" EAST, ALONG SAID EAST LINE, 685.92 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2:

BEGIN AT THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA; THENCE NORTH 88°48'21" WEST, ALONG THE NORTH LINE OF SAID SECTION 27 A DISTANCE OF 309.35 FEET TO A POINT OF BEGINNING; THENCE CONTINUE NORTH 88°48'21" WEST, ALONG SAID NORTH LINE, 284.15 FEET; THENCE SOUTH 00°14'44" WEST, PARALLEL WITH THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 27, A DISTANCE OF 787.78 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF THE SEABOARD COASTLINE RAILROAD; THENCE NORTHEASTERLY, ALONG SAID RIGHT OF WAY AND A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1422.00 FEET AND AN ARC DISTANCE OF 89.58 FEET TO THE POINT OF TANGENCY; THENCE NORTH 81°00'36" EAST, ALONG SAID RIGHT OF WAY LINE, 188.49 FEET; THENCE NORTH 00°29'38" EAST, 740.68 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES

- THIS ALTA/ACSM LAND TITLE SURVEY WAS PREPARED FOR NAPLETON AUTOMOTIVE GROUP, ADDITIONS OR DELETIONS BY ANYONE OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF LEADING EDGE LAND SERVICES, INC.
- THE BASIS OF BEARINGS FOR THIS SURVEY IS GRID NORTH, STATE PLANE COORDINATE SYSTEM, FLORIDA EAST, NAD 83, GEOID 12A, NBS ADJUSTMENT OF 2011. THE NORTH LINE OF THE NE 1/4 OF SECTION 27, TOWNSHIP 22 SOUTH, RANGE 26 EAST BEARS N88°57'11"W.
- UNLESS OTHERWISE NOTED, SURVEY MEASUREMENTS AND PLOTTED FEATURES SHOWN ON THIS SURVEY ARE BASED ON ACTUAL FIELD MEASUREMENTS.
- THE ACCURACY OF THIS SURVEY MEETS OR EXCEEDS STANDARDS SET FORTH IN ADMINISTRATIVE RULE 6J-17 "STANDARDS OF PRACTICE FOR SURVEYORS AND MAPPERS."
- THE SUBJECT PROPERTY CONTAINS A TOTAL OF 9.982 ACRES OF LAND, MORE OR LESS.
- THE FOLLOWING WERE USED IN THE PREPARATION OF THIS SURVEY:
 - BOUNDARY SURVEY OF LANDS OF BSA REAL ESTATE OF DAVIS, PREPARED BY LEADING EDGE LAND SERVICES, INC. FOR NAPLETON AUTOMOTIVE GROUP, JOB NUMBER 886-10004, DATED SEPTEMBER 21, 2010.
 - PLAT OF LAKE HIGHLANDS COMPANY SECTION 28 AS RECORDED IN PLAT BOOK 5, PAGE 82 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
 - A REVIEW OF FLOOD INSURANCE RATE MAPS FOR LAKE COUNTY, FLORIDA, INDICATES THAT A PORTION OF THIS PROPERTY LIES WITHIN ZONE A (SPECIAL FLOOD HAZARD AREAS SUBJECT TO 1% ANNUAL CHANCE FLOOD, NO BASE FLOOD ELEVATIONS DETERMINED) AND THAT THE REMAINDER OF THIS PROPERTY LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN). THIS INFORMATION WAS TAKEN FROM MAP NUMBER 12003C0100D, REVISED DECEMBER 18, 2012. THE LIMITS OF THE FLOOD ZONE SHOWN ON THIS SURVEY ARE BASED ON DIGITAL DATA AVAILABLE FROM STATEWIDE GIS DATABASE.
 - ACCORDING TO THE LAKE COUNTY, FLORIDA PROPERTY APPRAISER THE SUBJECT PROPERTY IS ZONED A (AGRICULTURE DISTRICT).
 - AS OF THE DATE OF THIS SURVEY, THERE IS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE SUBJECT PROPERTY.
 - AS OF THE DATE OF THIS SURVEY, THERE IS NO OBSERVABLE EVIDENCE OF SUBJECT PROPERTY USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
 - TITLE INFORMATION WAS PROVIDED BY CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT NUMBER 5392394, WITH AN EFFECTIVE DATE OF NOVEMBER 13, 2015. THE FOLLOWING SCHEDULE B SECTION II ITEMS ARE NOTED RELATIVE TO THE SURVEY:
 - ITEM #8: DISTRIBUTION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 762, PAGE 1487 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. AFFECTS THE SUBJECT PROPERTY AND IS DEPICTED GRAPHICALLY ON THE SURVEY.
 - ITEM #9: OVERHEAD ELECTRIC LINE WITHOUT BENEFIT OF AN EASEMENT RUNNING THROUGH THE SOUTHERN BOUNDARY OF THE PROPERTY. AFFECTS THE SUBJECT PROPERTY AND IS DEPICTED GRAPHICALLY ON THE SURVEY.
 - ITEM #10: EASEMENT FOR INGRESS AND EGRESS OVER THE SOUTH 50 FEET AS SHOWN ON DEEDS RECORDED IN OFFICIAL RECORDS BOOK 740, PAGE 373, OFFICIAL RECORDS BOOK 740, PAGE 377; OFFICIAL RECORDS BOOK 755, PAGE 1133, AND OFFICIAL RECORDS BOOK 4480, PAGE 787. ALL OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA (AS TO PARCEL 1) AND OFFICIAL RECORDS BOOK 40, PAGE 375; OFFICIAL RECORDS BOOK 708, PAGE 1139; OFFICIAL RECORDS BOOK 1153, PAGE 2180 AND OFFICIAL RECORDS BOOK 4121, PAGE 179. ALL OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA (AS TO PARCEL 2) AFFECT THE SUBJECT PROPERTY AND ARE DEPICTED GRAPHICALLY ON THE SURVEY.
 - OBVIOUS LINES OF OCCUPATION (WALLS OR FENCES) WERE OBSERVED DURING THE SURVEY AND ARE SHOWN ON THE SURVEY.
 - NO UNDERGROUND FOOTINGS OR FOUNDATIONS WERE OBSERVED AND NO ATTEMPT TO LOCATE ANY UNDERGROUND FEATURES AFFECTING THE PROPERTY WAS MADE IN THE COURSE OF THIS SURVEY.

LEGEND

- FOUND CONCRETE MONUMENT
 - FOUND IRON PIPE
 - SET NAIL & DISK "LB 6846"
 - SET 5/8" IRON ROD & CAP "LB 5846"
 - WOOD POWER POLE
 - GLY ANCHOR
 - TELEPHONE PEDESTAL
 - TITLE COMMITMENT EXCEPTION NUMBER
 - FENCE LINE
 - OVERHEAD ELECTRIC LINE
 - P.O.C.
 - P.O.B.
 - O.R.
 - P.B.
 - PS.
 - R/W
 - CONC. MON.
 - CCR
 - (C)
 - (D)
 - T
 - R
 - PSM
 - LB
- RIGHT OF WAY
CONCRETE MONUMENT
CERTIFIED CORNER RECORD
CALCULATED
PER DEED
TOWNSHIP
RANGE
PROFESSIONAL SURVEYOR & MAPPER
LICENSED BUSINESS

PARCEL 2
BILL R. WATSON TRUSTEE
D.R. 4121, PG. 178
4.982 ACRES

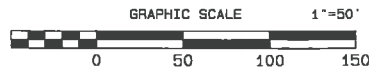
PARCEL 1
15949 STATE ROAD 50
ESTATE OF BILL R. WATSON
D.R. 4480, PG. 787
5.000 ACRES

CURVE TABLE (D)

CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD	ARC
C1	1422.00'	3°00'47"	N82°45'43"E	95.44'	95.46'
C2	1422.00'	2°02'31"	N86°42'21"W	50.67'	50.67'

CURVE TABLE (C)

CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD	ARC
C1	1422.00'	3°00'47"	N82°45'43"E	95.44'	95.46'
C2	1422.00'	2°02'31"	N86°42'21"W	50.67'	50.67'



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

ALTA/ACSM LAND TITLE SURVEY

OF

BILL R. WATSON ESTATE
SECTION 27, TOWNSHIP 22 SOUTH, RANGE 26 EAST
LAKE COUNTY, FLORIDA

FOR
NAPLETON AUTOMOTIVE GROUP

LEADING EDGE
LAND SERVICES
8800 BUCKINGHAM DRIVE
ORLANDO, FLORIDA 32809
PHONE: (407) 381-8700
FAX: (407) 381-8801
www.leadingedge21.com

FLORIDA LICENSED BUSINESS NUMBER LB 6846

SURVEYOR'S CERTIFICATION

TO WHOM IT MAY CONCERN: I, LEADING EDGE LAND SERVICES, INC., A FLORIDA LIMITED LIABILITY COMPANY, DO HEREBY CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE FLORIDA STATUTES GOVERNING LAND SURVEYING AND MAPPING, AND THAT THE SURVEYOR HAS NOTED ANY AND ALL DISCREPANCIES THEREIN, AND THAT THE FIELD WORK WAS COMPLETED ON AUGUST 28, 2015.

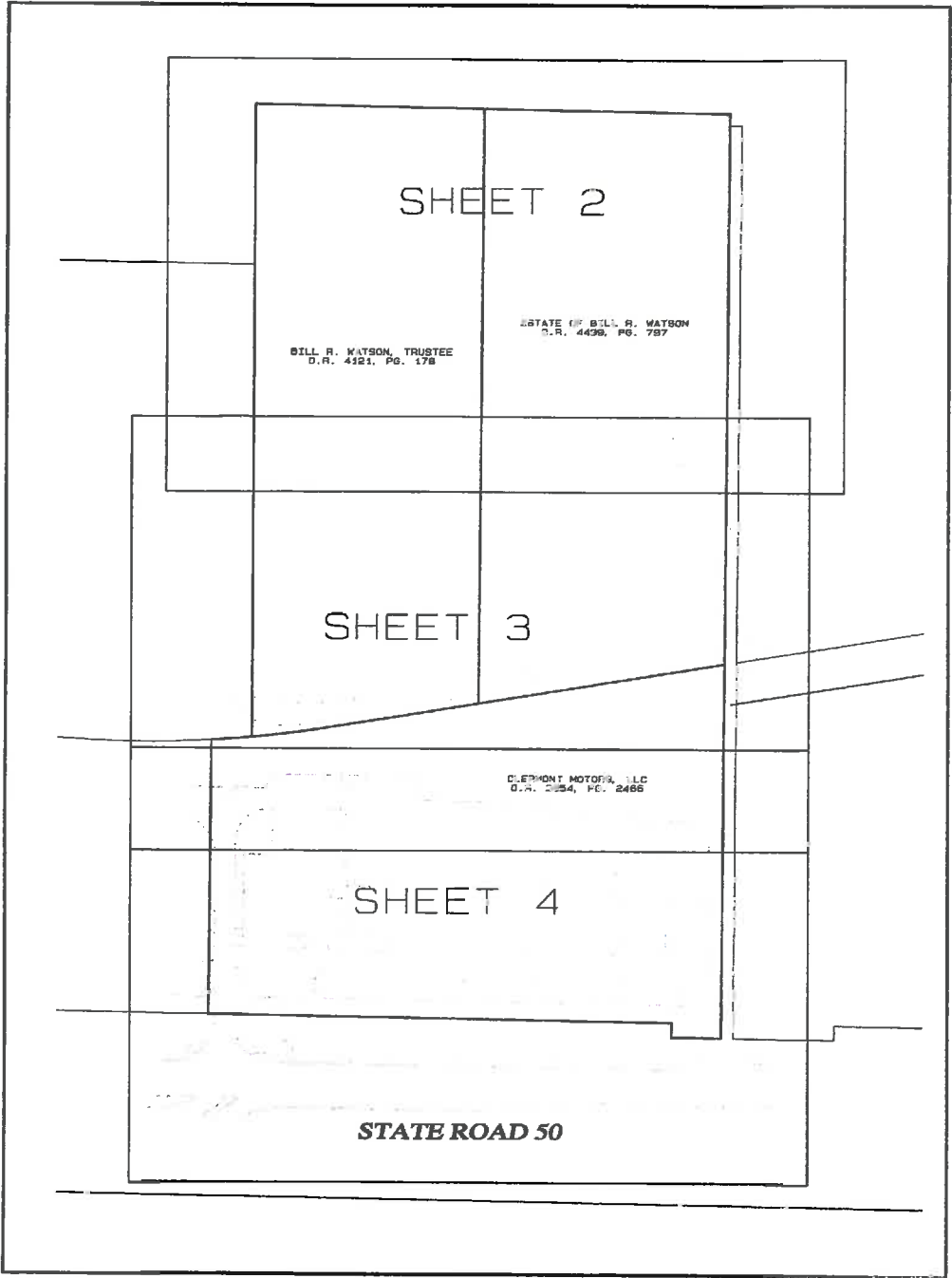
DATE: _____
JEFFREY D. HUFFUS PSM #6310

REVISIONS:

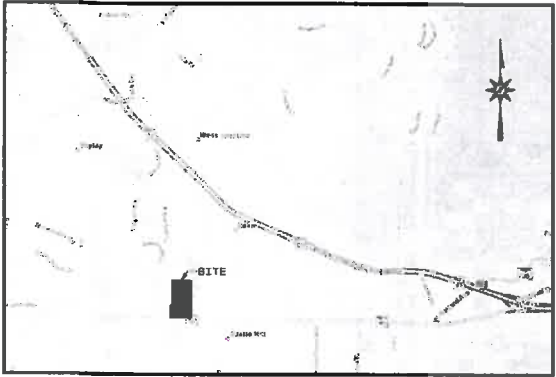
DATE OF DRAWING: 16 DEC 2015
MANAGER: JCH
PROJECT NUMBER: 605-15002
FIELD BOOK NUMBER: LE 1000, 1044, 1046, 1048, 1049
LAST FIELD WORK: 08 SEP 2015
CREW CHIEF (S): PHE, MAC, JCH
COMPUTER FILE: E60502A.TA.PRD
SCALE: 1" = 50'
SHEET 1 OF 1

TOPOGRAPHIC & TREE SURVEY OF BILL R. WATSON ESTATE AND CLERMONT MOTORS, LLC

LOCATED IN SECTION 27, TOWNSHIP 22 SOUTH, RANGE 26 EAST
LAKE COUNTY, FLORIDA



SHEET INDEX
SCALE 1" = 100'



VICINITY MAP
(NOT TO SCALE)

SURVEYOR'S NOTES

- THIS IS NOT A BOUNDARY SURVEY. PROPERTY LINES SHOWN HEREON ARE TAKEN FROM THE FOLLOWING:
 - BOUNDARY SURVEY OF LANDS OF SEA REAL ESTATE OF DAVID, PREPARED BY LEADING EDGE LAND SERVICES, INC. FOR NAPLETON AUTOMOTIVE GROUP, JOB NUMBER 805-10001, DATED SEPTEMBER 21, 2010.
 - ALTA/ACSM LAND TITLE SURVEY OF LANDS OF BILL R. WATSON ESTATE, PREPARED BY LEADING EDGE LAND SERVICES, INC. FOR NAPLETON AUTOMOTIVE GROUP, JOB NUMBER 805-10002, DATED AUGUST 27, 2010.
- THIS TOPOGRAPHIC SURVEY WAS PREPARED FOR NAPLETON AUTOMOTIVE GROUP. ADDITIONS OR DELETIONS BY ANYONE OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF LEADING EDGE LAND SERVICES, INC.
- THIS TOPOGRAPHIC SURVEY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. NO TITLE INFORMATION WAS PROVIDED TO THE SURVEYOR.
- UNLESS OTHERWISE NOTED, SURVEY MEASUREMENTS AND PLOTTED FEATURES SHOWN ON THIS SURVEY ARE BASED ON ACTUAL FIELD MEASUREMENTS.
- THE ACCURACY OF THIS SURVEY MEETS OR EXCEEDS STANDARDS SET FORTH IN ADMINISTRATIVE RULE 5J-17 STANDARDS OF PRACTICE FOR SURVEYORS AND MAPPERS.
- THE VERTICAL DATUM FOR THIS SURVEY IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). ELEVATIONS WERE DERIVED FROM 2007 FLORIDA PERMANENT REFERENCE NETWORK (FPRN) VIA REAL-TIME KINETIC ATTITUDE OBSERVATIONS. SITE BENCHMARKS ARE SHOWN AND DESCRIBED GRAPHICALLY ON THE SURVEY.
- ONLY VISIBLE IMPROVEMENTS WERE LOCATED AND ARE SHOWN AS PART OF THIS SURVEY. NO ATTEMPT WAS MADE TO LOCATE OR VERIFY SUBSURFACE IMPROVEMENTS OR ENCROACHMENTS.
- A REVIEW OF FLOOD INSURANCE RATE MAPS FOR LAKE COUNTY, FLORIDA, INDICATES THAT A PORTION OF THIS PROPERTY LIES WITHIN ZONE A (SPECIAL FLOOD HAZARD AREAS SUBJECT TO AN ANNUAL CHANCE FLOOD). NO BASE FLOOD ELEVATIONS DETERMINED AND THAT THE REMAINDER OF THIS PROPERTY LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). THIS INFORMATION WAS TAKEN FROM MAP NUMBER 1201000000, REVISED DECEMBER 30, 2010. THE LIMITS OF THE FLOOD ZONE SHOWN ON THIS SURVEY ARE BASED ON DIGITAL DATA AVAILABLE FROM STATISTICAL GIS DATAWARE.

LEGEND

- FOUND CONCRETE MONUMENT
- FOUND IRON ROD & CAP
- SET 5/8" IRON ROD & CAP "LB 8848"
- SET NAIL & DISK "LB 6646"
- SITE BENCHMARK
- CATCH BASIN
- MITERED END SECTION
- WELL
- MANHOLE
- VALVE
- FIRE HYDRANT
- CLEANOUT
- METER
- ELECTRIC BOX
- TELEPHONE PEDESTAL
- SIGN
- WOOD POWER POLE
- GUY ANCHOR
- LIGHT POLE
- UTILITY MARKER
- COLUMN
- OAK TREE
- PINE TREE
- MISCELLANEOUS TREE
- SPOT ELEVATION - HARD SURFACE
- SPOT ELEVATION - GROUND SHOT
- WETLAND FLAG
- HANDICAPPED PARKING SPACE
- FENCE LINE
- OVERHEAD ELECTRIC LINE
- STORM SEWER LINE
- FINISHED FLOOR ELEVATION
- ELEVATION
- INVERT
- REINFORCED CONCRETE PIPE
- REINFORCED METAL PIPE
- MITERED END SECTION
- RIGHT OF WAY
- PROFESSIONAL SURVEYOR & MAPPER
- LICENSED BUSINESS

LEADING EDGE
LAND SERVICES
INC.
8802 EXCHANGE DRIVE
ORLANDO, FLORIDA 32809
PHONE: (407) 351-6730
FAX: (407) 351-9601
WWW.LEADINGEDGE1616.COM

TOPOGRAPHIC & TREE SURVEY

OF
BILL R. WATSON ESTATE

SECTION 27, TOWNSHIP 22 SOUTH, RANGE 26 EAST
LAKE COUNTY, FLORIDA

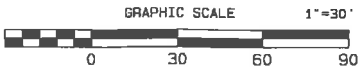
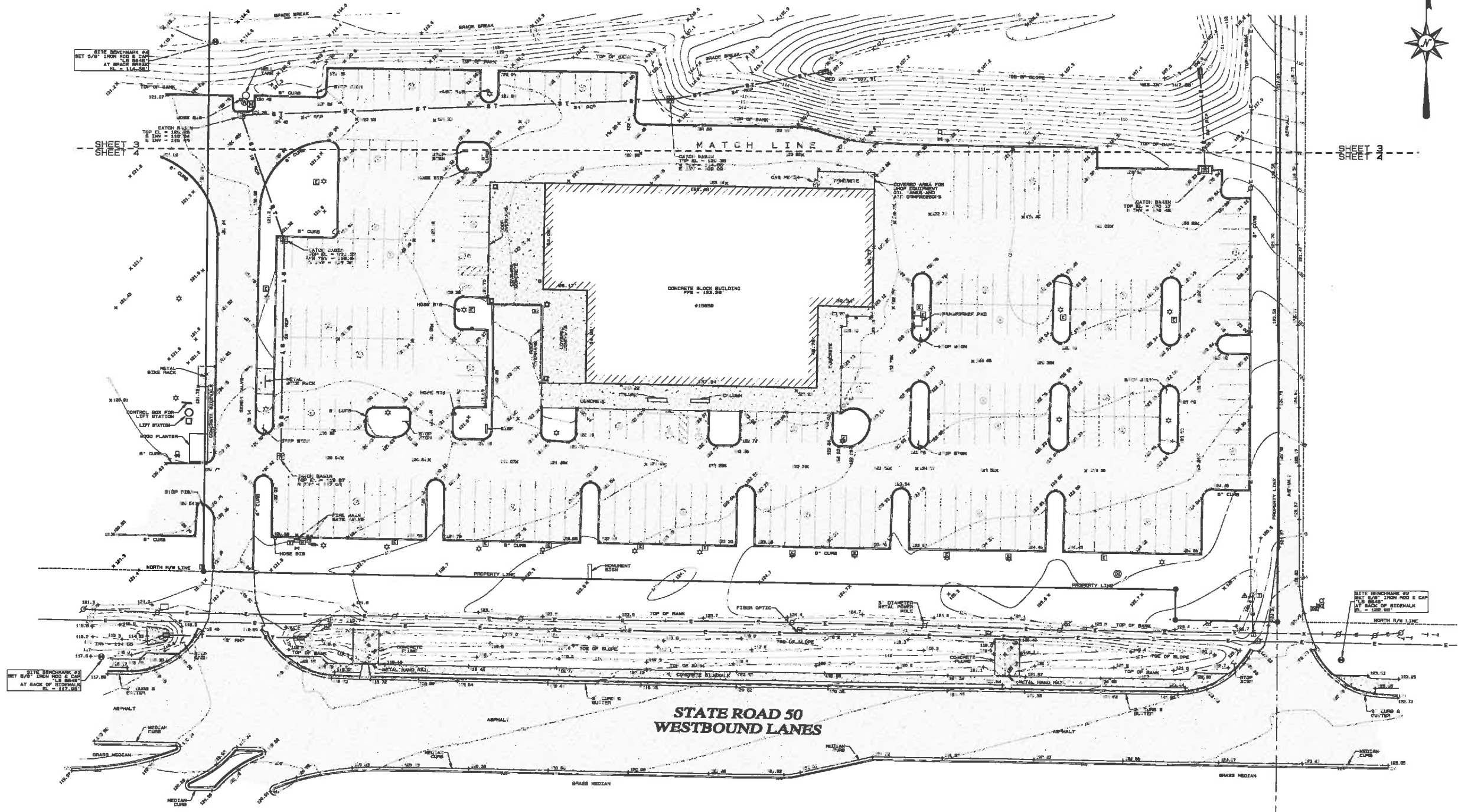
FOR
NAPLETON AUTOMOTIVE GROUP

SURVEYOR'S CERTIFICATION

I, THE UNDERSIGNED FLORIDA LICENSED SURVEYOR AND MAPPER, DO HEREBY CERTIFY THAT I HAVE COMPLETED THIS SURVEY IN ACCORDANCE WITH FLORIDA ADMINISTRATIVE RULE 5J-17 STANDARDS OF PRACTICE FOR SURVEYORS AND MAPPERS.

DATE: 09/21/10
SIGNATURE: [Signature]

DATE OF DRAFTING: 04 SEP 2010
NAME: JCH
PROJECT NUMBER: 805-10002
FIELD BOOK NUMBER: LE 1000, 1044, 1046, 1048, 1049
LAST FIELD WORK: 09 SEP 2010
CREW CHIEF (S): RHE, MAC, JCH
COMPUTER FILE: C:\PROG\DATA\PRO
SCALE: 1" = 30'
SHEET 1 OF 4



NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (SEE SHEET 1 OF 4)

TOPOGRAPHIC & TREE SURVEY

OF
BILL R. WATSON ESTATE
SECTION 27, TOWNSHIP 22 SOUTH, RANGE 26 EAST
LAKE COUNTY, FLORIDA

FOR
NAPLETON AUTOMOTIVE GROUP

REVISIONS:

DATE OF DRAFTING: 04 SEP 2015	LAST FIELD WORK: 08 SEP 2015
WARRIOR: JCH	CREW CHIEF (S): RNE, NAL, JCH
PROJECT NUMBER: 604-1003	COMPUTER FILE: 60402A.TA.PRD
FIELD BOOK NUMBER: LE 1000, 1044, 1046, 1048, 1049	SCALE: 1" = 30'
	SHEET 4 OF 4

LEADING EDGE
LAND SERVICES

INCORPORATED
8800 EDGEMOOR DRIVE
ORLANDO, FLORIDA 32809
PHONE: (407) 351-5881
FAX: (407) 351-5881

www.leadingedgefla.com
FLORIDA LICENSED BUSINESS NUMBER LB 6646

Exhibit - Location Map
Napleton Clermont

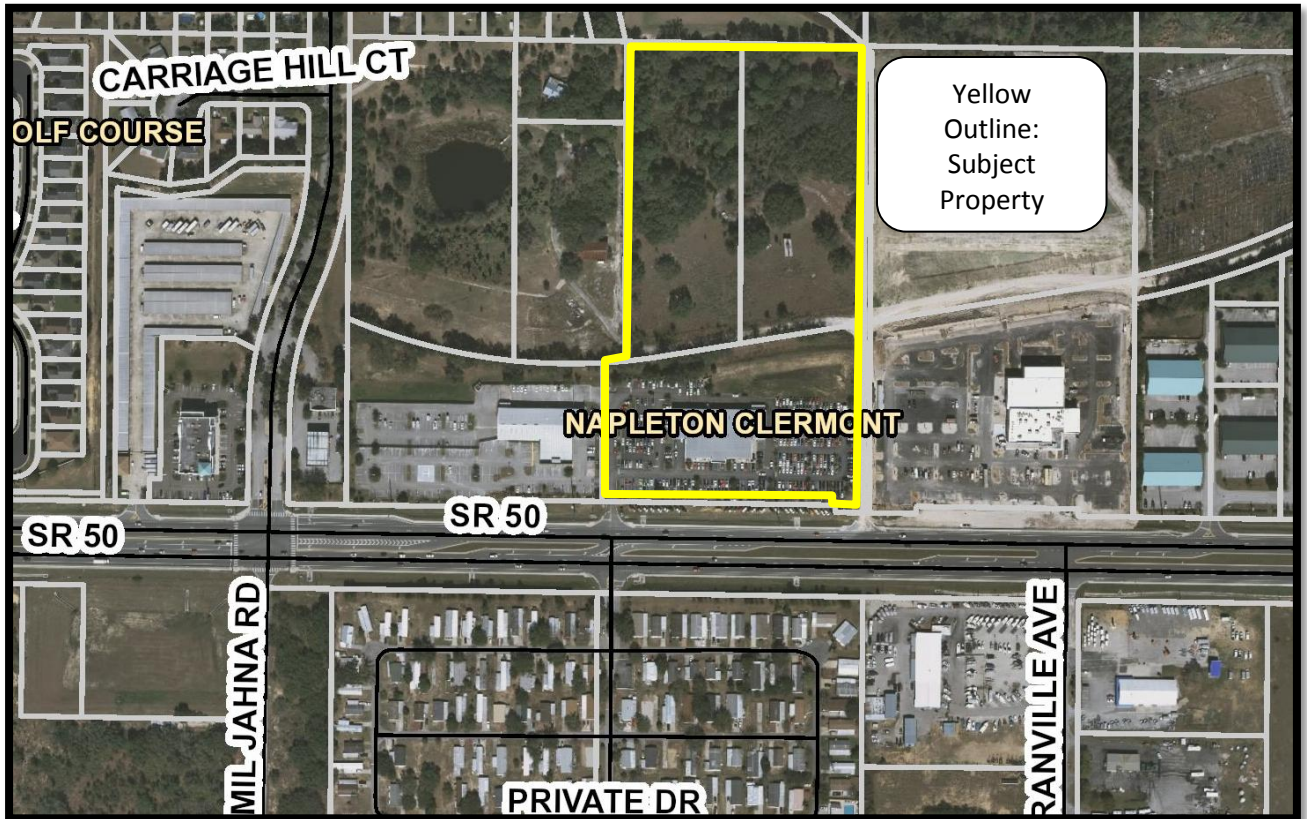
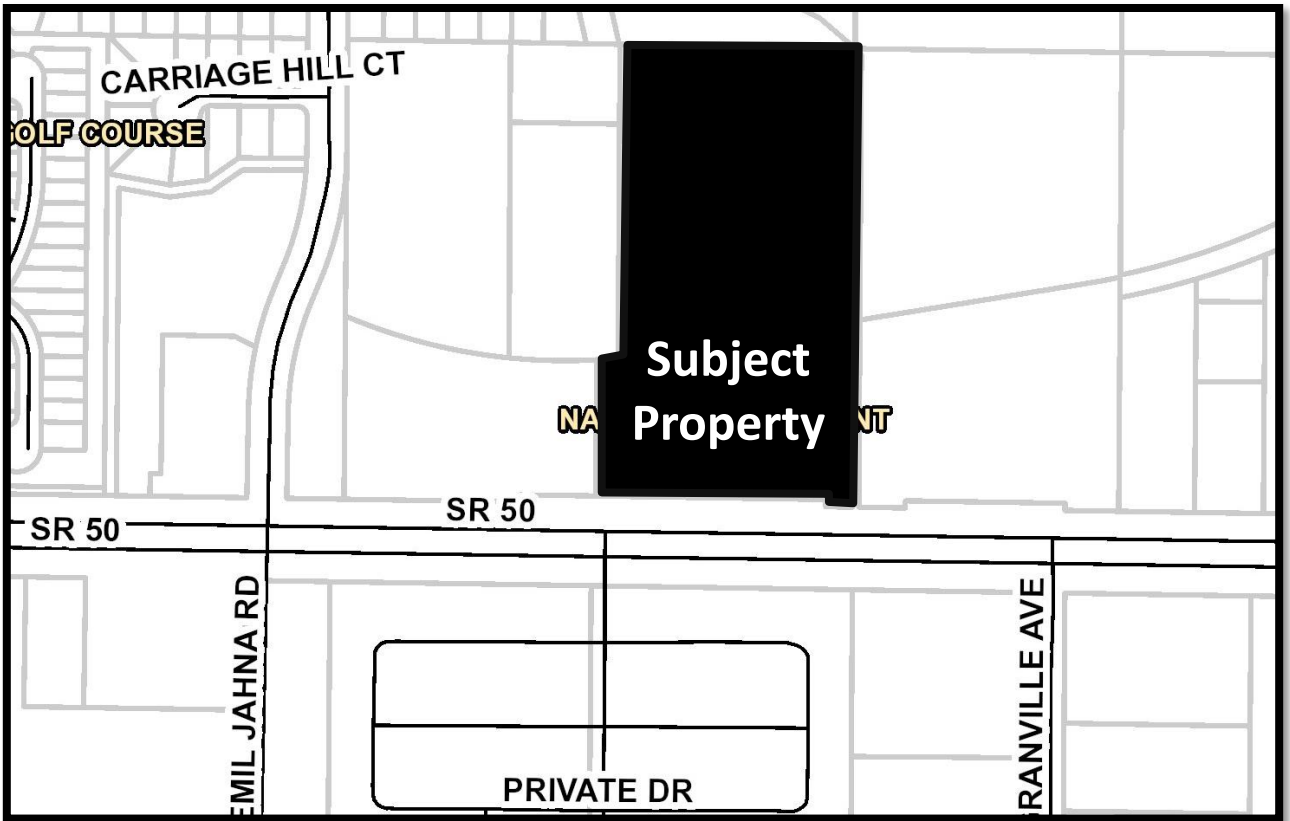


Exhibit – Future Land Use
Napleton Clermont

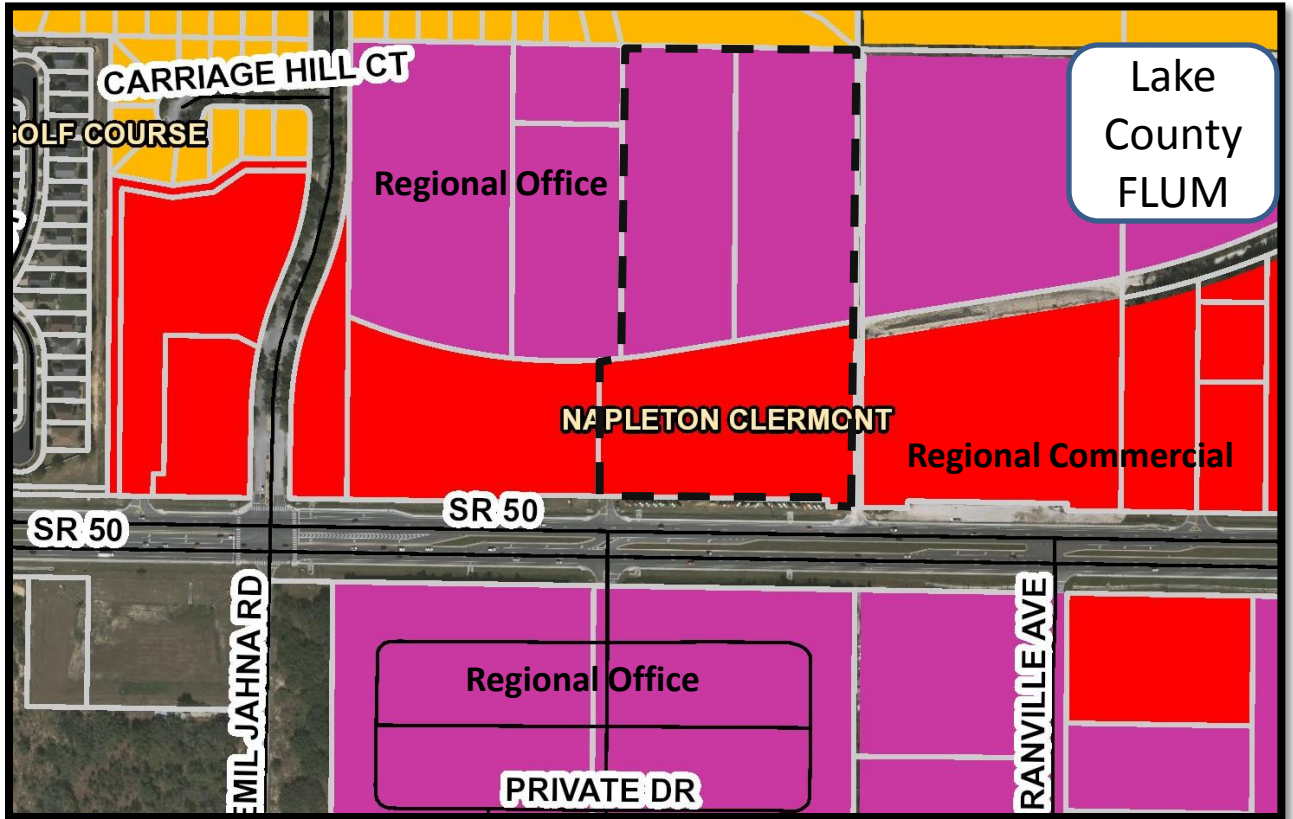
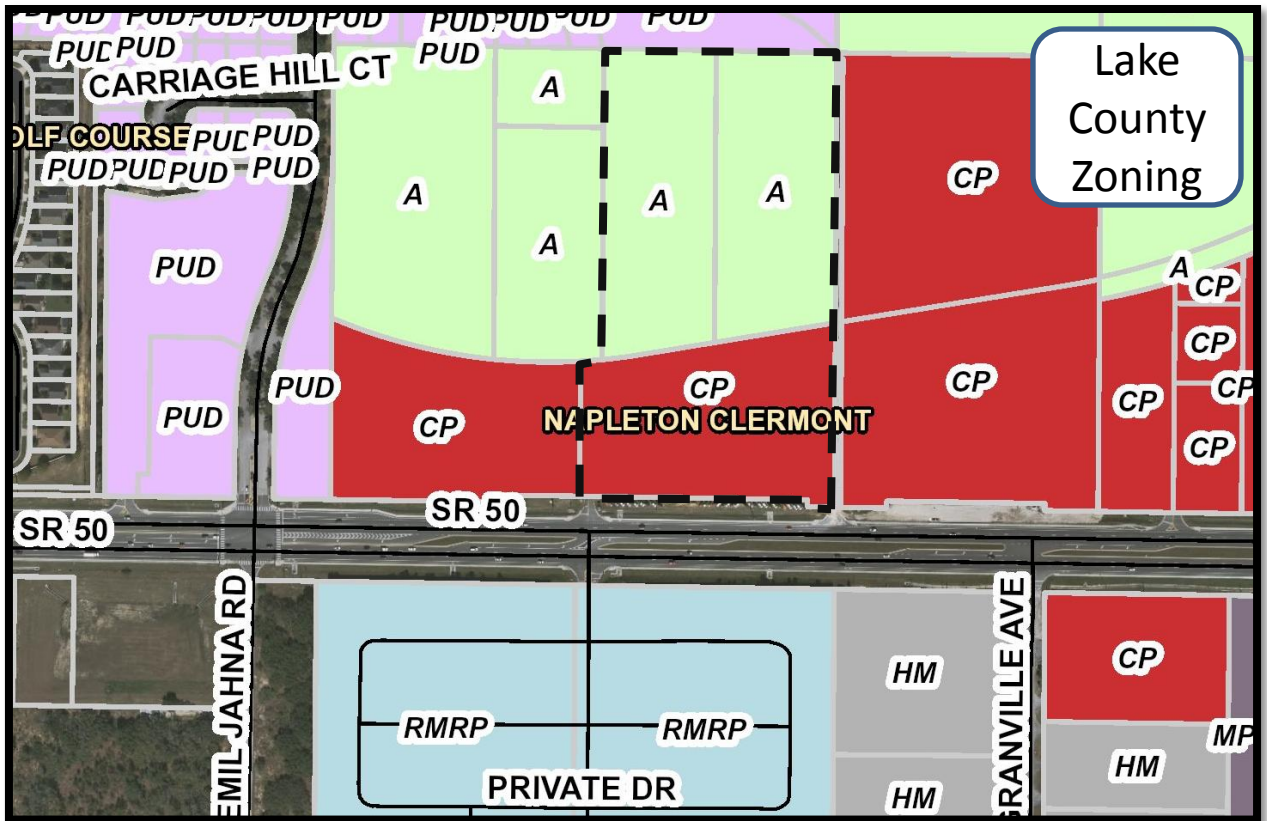


Exhibit – Zoning
Napleton Clermont





APPLICATION & PETITION

DATE: 2-26-16

FEE: \$50.⁰⁰

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

PROJECT NAME (if applicable): Napleton

APPLICANT: Scott A. Glass, Esq.

Address: 300 S. Orange Avenue, Ste. 1000

City: Orlando State: FL Zip: 32801

Phone: 407-835-6964 Fax: 407-849-7264

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

OWNER: Clermont Motors, LLC

Address: c/o The Napleton Group, 1 East Oak Hill Drive

City: Westmont State: IL Zip: 60559

Phone: 630-455-2945 Fax:

AGENT NAME (Affidavit required): Scott A. Glass

Address: See above

City: State: Zip:

Phone: Fax:

E-Mail: sglass@shutts.com

Property address and/or general location: 15859 S.R. 50, Clermont, FL

N OF SR 50, E OF SOUTH GREATER HILLS BLVD., W OF C.R. 455 AND

S OF GREATER HILLS PHASE 2 SUBDIVISION

Area of property: 15.72 +/- acres, and/or +/- sq. ft.

The property is PRESENTLY used for: NEW AUTO DEALERSHIP AND
VACANT PROPERTY

The property is PROPOSED to be used for: NEW AUTO DEALERSHIP



Existing Lake County Land Use* : REGIONAL OFFICE & COMMERCIAL

Existing Lake County Zoning* : A AND CP

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

Number of existing structures on the property and their present use:
ONE - AUTO SALES AND SERVICE

State the reason or basis for this request: EXPANSION OF EXISTING DEALERSHIP

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

Section 27, Township 22 S, Range 26 E

SEE ATTACHED.

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 21st day of December, 2015.

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

CLERMONT MOTORS, LLC

By: Richard P Brandstatter

Landowner (Petitioner)
RICK BRANDSTATTER, DIR. OF REAL ESTATE

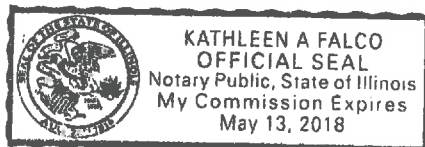
12-21-15

Date

Kathleen A Falco
Notary Public

5-13-2018

My Commission Expires





OWNER / AGENT AFFIDAVIT (ANNEXATION)

Date: 12-21-15

Before me, the undersigned authority personally appeared RICK BRANDSTATTER AS DIRECTOR OF REAL ESTATE OF CLERMONT MOTORS, LLC (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:
EXPANSION OF EXISTING NEW AUTO DEALERSHIP
3. That said authority (owner) has appointed (agent's name) SCOTT A. GLASS 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 Richard P Brandstatter X Scott A Glass
Owner (signature) Agent's (signature)

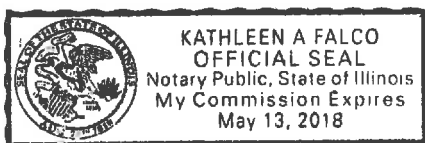
Sworn to and subscribed before
me this 21st day of December,
20 15.

Kathleen A Falco
Notary Public, State of FL
My commission expires: 5-13-2018

Sworn to and subscribed before
me this 28th day of December,
20 15.

Yolande G. McKay
Notary Public, State of FL
My commission expires: 11-20-18

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



Record & Return to:

This Document Prepared By and Return to:
Robert S. Forman, Esquire
Forman & Altino, P. A.
2101 West Commercial Blvd., Suite 2800
Fort Lauderdale, FL 33309

CFN 2010099065
Bk 03954 Pgs 2466 - 2467 (2pgs)
DATE: 10/04/2010 10:29:05 AM
NEIL KELLY, CLERK OF COURT
LAKE COUNTY
RECORDING FEES 18.50
DEED DOC 24,500.00



Parcel ID Number:

Special Warranty Deed

This Indenture, Made this 23rd day of September, 2010 A.D., Between
G & A Real Estate of Davie, Inc., a corporation existing under the laws
of the State of Florida
of the County of **Broward**, State of **Florida**, grantor, and
EFN Clermont Property, LLC, a Florida limited liability company

whose address is: **15859 State Road 50, Clermont, Florida 34711**

of the County of **Lake County**, State of **Florida**, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of

TEN DOLLARS (\$10)

DOLLARS,

and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of **Lake** State of **Florida** to wit:

See Exhibit "A" Attached hereto and made a part hereof

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

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

And the grantor hereby covenants with said grantee that grantor is lawfully seized of said land in fee simple; that grantor has good right and lawful authority to sell and convey said land; that grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantor.

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

Signed, sealed and delivered in our presence:

G & A Real Estate of Davie, Inc.

Jean Seibold
Printed Name: Jean Seibold
Witness

By: [Signature] (Seal)
Daniel D. Gregory, President
P.O. Address: 2514 Princeton Court
Weston, FL 33327

Betty R. Buffum
Printed Name: Betty R. Buffum
Witness

(Corporate Seal)

STATE OF **Florida**
COUNTY OF **Broward**

The foregoing instrument was acknowledged before me this 24 day of September, 2010 by
Daniel D. Gregory, President of G & A Real Estate of Davie, Inc., a
Florida Corporation, on behalf of the corporation
he is personally known to me or he has produced his **Florida driver's license** as identification.



Jean Seibold
Printed Name: Jean Seibold
Notary Public
My Commission Expires:

EXHIBIT A

(PARCEL 1):

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 SECTION 27, T22S, R26E, LAKE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 27; THENCE S89°13'47"E ALONG THE NORTH LINE OF SAID NE 1/4, A DISTANCE OF 1340.20 FEET TO A POINT ON THE EAST LINE OF GREATER HILLS, PHASE 1, AS RECORDED IN PLAT BOOK 30, PAGE 42, OF THE OFFICIAL RECORDS OF LAKE COUNTY, FLORIDA; THENCE LEAVING THE NORTH LINE OF SAID NORTHEAST 1/4 S0°07'47"W ALONG THE EAST LINE OF SAID GREATER HILLS, PHASE 1, A DISTANCE OF 693.79 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF THE FORMER ATLANTIC COAST LINE RAILROAD (50 FOOT RIGHT OF WAY), THENCE LEAVING THE EAST LINE OF SAID GREATER HILLS, PHASE 1, SOUTHEASTERLY ALONG A NON-TANGENT CURVE TO THE LEFT, BEING ALSO ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID ATLANTIC COAST LINE RAILROAD, AN ARC DISTANCE OF 651.07 FEET (SAID CURVE HAVING A RADIUS OF 1422.00 FEET, A DELTA ANGLE OF 26°14'00", AND A CHORD BEARING AND DISTANCE OF S80°26'00"E, 645.40 FEET) TO A POINT, SAID POINT ALSO BEING THE POINT OF BEGINNING.

THENCE CONTINUING SOUTHEASTERLY ALONG A NON-TANGENT CURVE TO THE LEFT, BEING ALSO ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID ATLANTIC COAST LINE RAILROAD, AN ARC DISTANCE OF 146.14 FEET (SAID CURVE HAVING A RADIUS OF 1422.00 FEET, A DELTA ANGLE OF 5°53'17", AND A CHORD BEARING AND DISTANCE OF N83°30'22"E, 146.07 FEET) TO A POINT; THENCE CONTINUING ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID ATLANTIC COAST LINE RAILROAD, N80°34'55"E A DISTANCE OF 498.07 FEET TO A POINT ON THE EAST LINE OF SAID NE 1/4; THENCE LEAVING THE NORTHERLY RIGHT OF WAY LINE OF SAID ATLANTIC COAST LINE RAILROAD, S0°05'07"W ALONG THE EAST LINE OF SAID NE 1/4 A DISTANCE OF 464.55 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF STATE ROUTE 50 (VARIABLE RIGHT OF WAY); THENCE LEAVING THE EAST LINE OF SAID NE 1/4, N89°23'48"W ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID STATE ROUTE 50, A DISTANCE OF 60.74 FEET TO A POINT; THENCE CONTINUING ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID STATE ROUTE 50, N0°36'12"E A DISTANCE OF 18.00 FEET TO A POINT; THENCE CONTINUING ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID STATE ROUTE 50, N89°23'48"W A DISTANCE OF 576.05 FEET TO A POINT; THENCE LEAVING THE NORTHERLY RIGHT OF WAY LINE OF SAID STATE ROUTE 50, N0°07'47"E A DISTANCE OF 341.83 FEET TO THE POINT OF BEGINNING.

INSTRUMENT #2015139144
OR BK 4721 PG 2428 - 2430 (3 PGS)
DATE: 12/29/2015 2:53:12 PM
NEIL KELLY, CLERK OF THE CIRCUIT COURT
LAKE COUNTY
RECORDING FEES \$27.00

2
Prepared by and return to:
Kelly A. Pitcher
Employee
Merideth C. Nagel, P.A. Attorney at Law
1201 W. Hwy 50
Clermont, FL 34711
352-394-7408
File Number: SN15-210

[Space Above This Line For Recording Data]

Personal Representative Deed

This Warranty Deed made this 18th day of December, 2015 by Betty Shelton, as Successor Personal Representative of the Estate of Bill Russell Watson, deceased, whose post office address is 722 E. Desoto Street, Clermont, Florida 34711, grantor(s), to Clermont Motors, LLC, an Illinois limited liability company, successor by merger to EFN Clermont Property, LLC, a Florida limited liability company, whose post office address is 15859 SR 50, Clermont, FL 34711, grantee(s):

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

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

Begin at the Northeast corner of Section 27, Township 22 South, Range 26 East, Lake County, Florida; thence North 88°48'21" West, along the North line of said Section 27, a distance of 305.35 feet; thence South 00°29'36" West, parallel with the East line of the Northeast 1/4 of said Section 27, a distance of 740.66 feet to the Northerly right of way line of the Seaboard Coastline Railroad; thence North 81°00'36" East, along said right of way, 309.56 feet to the East line of the Northeast 1/4 of said Section 27; thence North 00°29'36" East, along said East line, 685.92 feet to the Point of Beginning.

The property described herein is not now, nor has it ever been, the primary residence/homestead of the owner or the owner's spouse or dependent child, if any. Further, the property is not contiguous to such persons' homestead.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining to the Property, subject to restrictions, reservations, covenants and easements of record, if any, and all other matters listed in Exhibit A, annexed hereto and by this reference made a part hereof, but nothing herein shall reimpose same.

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, except for those matters shown in Exhibit A.

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

Signed, sealed and delivered in our presence:

Val Silver
Witness Name: Val Silver

[Signature]
Witness Name: JESSICA S. FLEMING

Betty Shelton
Betty Shelton, as Personal Representative of the Estate
of Bill Russell Watson, deceased

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 18th day of December, 2015 by Betty Shelton, as Successor Personal Representative of the Estate of Bill Russell Watson, deceased, who ☐ is personally known or ☒ has produced FLDL as identification.

[Notary Seal]



[Signature]
Notary Public

Printed Name: Jessica S. Fleming

My Commission Expires: 12.14.16

EXHIBIT A

As to Personal Representative Deed

1. Distribution Easement given to Florida Power Corporation, recorded on November 24, 1982 in Official Records Book 762, Page 1457.
2. Easement for ingress and egress over the South 50 feet as shown on those certain Deeds recorded in Official Records Book 740, Page 373; Official Records Book 740, Page 377; Official Records Book 795, Page 1133; and Official Records Book 4499, Page 797

INSTRUMENT #2015139145
OR BK 4721 PG 2431 - 2433 (3 PGS)
DATE: 12/29/2015 2:53:12 PM
NEIL KELLY, CLERK OF THE CIRCUIT COURT
LAKE COUNTY
RECORDING FEES \$27.00 DEED DOC \$4060.00

Prepared by and return to:

Kelly A. Pitcher
Employee
Merideth C. Nagel, P.A. Attorney at Law
1201 W. Hwy 50
Clermont, FL 34711
352-394-7408
File Number: SN15-210

[Space Above This Line For Recording Data]

Trustee's Deed

This Warranty Deed executed this 18th day of December, 2015 by Betty Shelton, as Successor Trustee of The Bill R. Watson Trust Agreement, dated January 3, 2012 whose post office address is 722 E. Desoto Street, Clermont, Florida 34711, grantor(s), to Clermont Motors, LLC, an Illinois limited liability company, successor by merger to EFN Clermont Property, LLC, a Florida limited liability company, whose post office address is 15859 SR 50, Clermont, FL 34711, grantee(s):

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

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

Begin at the Northeast corner of Section 27, Township 22 South, Range 26 East, Lake County, Florida; thence North 88°48'21" West, along the North line of said Section 27 a distance of 305.35 feet to a Point of Beginning; thence continue North 88°48'21" West, along said North line, 284.15 feet; thence South 00°14'44" West, parallel with the East line of the Northeast 1/4 of said Section 27, a distance of 787.78 feet to the Northerly right of way line of the Seaboard Coastline Railroad; thence Northeasterly, along said right of way and a curve concave Northerly, having a radius of 1422.00 feet and an arc distance of 95.58 feet, to the Point of Tangency; thence North 81°00'36" East, along said right of way line, 188.57 feet; thence North 00°29'36" East, 740.66 feet to the Point of Beginning.

The property described herein is not now, nor has it ever been, the primary residence/homestead of the owner or the owner's spouse or dependent child, if any. Further, the property is not contiguous to such persons' homestead.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining to the Property, subject to restrictions, reservations, covenants and easements of record, if any, and all other matters listed in Exhibit A, annexed hereto and by this reference made a part hereof, but nothing herein shall reimpose same.

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, except for those matters shown in Exhibit A.

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

Signed, sealed and delivered in our presence:

Val Silva
Witness Name: Val Silva

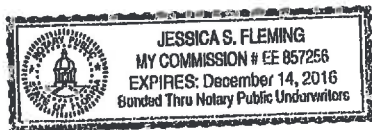
[Signature]
Witness Name: JESSICA FLEMING

Betty Shelton
Betty Shelton, Successor Trustee of The Bill R. Watson
Trust, dated January 3, 2012

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 18th day of December, 2015 by Betty Shelton, Successor Trustee of The Bill R. Watson Trust Agreement, dated January 3, 2012, who ☐ is personally known or ☒ has produced FL DL as identification.

[Notary Seal]



[Signature]
Notary Public
Printed Name: JESSICA Fleming
My Commission Expires: 12.14.16

EXHIBIT A

As to Trustees Deed

1. Easement for ingress and egress over the South 50 feet as shown on those certain Deeds recorded in Official Records Book 740, Page 375; Official Records Book 795, Page 1132; Official Records Book 1153, Page 2180; and Official Records Book 4121, Page 178

INSTRUMENT #2015139144
OR BK 4721 PG 2428 - 2430 (3 PGS)
DATE: 12/29/2015 2:53:12 PM
NEIL KELLY, CLERK OF THE CIRCUIT COURT
LAKE COUNTY
RECORDING FEES \$27.00

2
Prepared by and return to:
Kelly A. Pitcher
Employee
Merideth C. Nagel, P.A. Attorney at Law
1201 W. Hwy 50
Clermont, FL 34711
352-394-7408
File Number: SN15-210

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Personal Representative Deed

This Warranty Deed made this 18th day of December, 2015 by Betty Shelton, as Successor Personal Representative of the Estate of Bill Russell Watson, deceased, whose post office address is 722 E. Desoto Street, Clermont, Florida 34711, grantor(s), to Clermont Motors, LLC, an Illinois limited liability company, successor by merger to EFN Clermont Property, LLC, a Florida limited liability company, whose post office address is 15859 SR 50, Clermont, FL 34711, grantee(s):

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

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

Begin at the Northeast corner of Section 27, Township 22 South, Range 26 East, Lake County, Florida; thence North 88°48'21" West, along the North line of said Section 27, a distance of 305.35 feet; thence South 00°29'36" West, parallel with the East line of the Northeast 1/4 of said Section 27, a distance of 740.66 feet to the Northerly right of way line of the Seaboard Coastline Railroad; thence North 81°00'36" East, along said right of way, 309.56 feet to the East line of the Northeast 1/4 of said Section 27; thence North 00°29'36" East, along said East line, 685.92 feet to the Point of Beginning.

The property described herein is not now, nor has it ever been, the primary residence/homestead of the owner or the owner's spouse or dependent child, if any. Further, the property is not contiguous to such persons' homestead.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining to the Property, subject to restrictions, reservations, covenants and easements of record, if any, and all other matters listed in Exhibit A, annexed hereto and by this reference made a part hereof, but nothing herein shall reimpose same.

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, except for those matters shown in Exhibit A.

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

Signed, sealed and delivered in our presence:

Val Silver
Witness Name: Val Silver

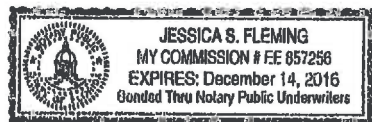
[Signature]
Witness Name: JESSICA S. FLEMING

Betty Shelton
Betty Shelton, as Personal Representative of the Estate
of Bill Russell Watson, deceased

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 18th day of December, 2015 by Betty Shelton, as Successor Personal Representative of the Estate of Bill Russell Watson, deceased, who ☐ is personally known or ☒ has produced FLOR as identification.

[Notary Seal]



[Signature]
Notary Public

Printed Name: JESSICA S. Fleming

My Commission Expires: 12-14-16

EXHIBIT A

As to Personal Representative Deed

1. Distribution Easement given to Florida Power Corporation, recorded on November 24, 1982 in Official Records Book 762, Page 1457.
2. Easement for ingress and egress over the South 50 feet as shown on those certain Deeds recorded in Official Records Book 740, Page 373; Official Records Book 740, Page 377; Official Records Book 795, Page 1133; and Official Records Book 4499, Page 797

INSTRUMENT #2015139145
OR BK 4721 PG 2431 - 2433 (3 PGS)
DATE: 12/29/2015 2:53:12 PM
NEIL KELLY, CLERK OF THE CIRCUIT COURT
LAKE COUNTY
RECORDING FEES \$27.00 DEED DOC \$4060.00

Prepared by and return to:

Kelly A. Pitcher
Employee
Merideth C. Nagel, P.A. Attorney at Law
1201 W. Hwy 50
Clermont, FL 34711
352-394-7408
File Number: SN15-210

[Space Above This Line For Recording Data]

Trustee's Deed

This Warranty Deed executed this 18th day of December, 2015 by Betty Shelton, as Successor Trustee of The Bill R. Watson Trust Agreement, dated January 3, 2012 whose post office address is 722 E. Desoto Street, Clermont, Florida 34711, grantor(s), to Clermont Motors, LLC, an Illinois limited liability company, successor by merger to EFN Clermont Property, LLC, a Florida limited liability company, whose post office address is 15859 SR 50, Clermont, FL 34711, grantee(s):

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

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

Begin at the Northeast corner of Section 27, Township 22 South, Range 26 East, Lake County, Florida; thence North 88°48'21" West, along the North line of said Section 27 a distance of 305.35 feet to a Point of Beginning; thence continue North 88°48'21" West, along said North line, 284.15 feet; thence South 00°14'44" West, parallel with the East line of the Northeast 1/4 of said Section 27, a distance of 787.78 feet to the Northerly right of way line of the Seaboard Coastline Railroad; thence Northeasterly, along said right of way and a curve concave Northerly, having a radius of 1422.00 feet and an arc distance of 95.58 feet, to the Point of Tangency; thence North 81°00'36" East, along said right of way line, 188.57 feet; thence North 00°29'36" East, 740.66 feet to the Point of Beginning.

The property described herein is not now, nor has it ever been, the primary residence/homestead of the owner or the owner's spouse or dependent child, if any. Further, the property is not contiguous to such persons' homestead.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining to the Property, subject to restrictions, reservations, covenants and easements of record, if any, and all other matters listed in Exhibit A, annexed hereto and by this reference made a part hereof, but nothing herein shall reimpose same.

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, except for those matters shown in Exhibit A.

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

Signed, sealed and delivered in our presence:

Val Silva
Witness Name: Val Silva

[Signature]
Witness Name: JESSICA FLEMING

Betty Shelton
Betty Shelton, Successor Trustee of The Bill R. Watson
Trust, dated January 3, 2012

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 18th day of December, 2015 by Betty Shelton, Successor Trustee of The Bill R. Watson Trust Agreement, dated January 3, 2012, who ☐ is personally known or ☒ has produced FL DL as identification.

[Notary Seal]



[Signature]
Notary Public

Printed Name: JESSICA Fleming

My Commission Expires: 12.14.16

EXHIBIT A

As to Trustees Deed

1. Easement for ingress and egress over the South 50 feet as shown on those certain Deeds recorded in Official Records Book 740, Page 375; Official Records Book 795, Page 1132; Official Records Book 1153, Page 2180; and Official Records Book 4121, Page 178

LEGAL DESCRIPTION

(Clermont Motors LLC Property, a/k/a Napleton Property)

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 SECTION 27, T22S, R26E, LAKE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 27; THENCE S89°13'47"E ALONG THE NORTH LINE OF SAID NE 1/4, A DISTANCE OF 1340.20 FEET TO A POINT ON THE EAST LINE OF GREATER HILLS, PHASE 1, AS RECORDED IN PLAT BOOK 30, PAGE 42, OF THE OFFICIAL RECORDS OF LAKE COUNTY, FLORIDA; THENCE LEAVING THE NORTH LINE OF SAID NORTHEAST 1/4 S0°07'47"W ALONG THE EAST LINE OF SAID GREATER HILLS, PHASE 1, A DISTANCE OF 693.79 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF THE FORMER ATLANTIC COAST LINE RAILROAD (50 FOOT RIGHT OF WAY), THENCE LEAVING THE EAST LINE OF SAID GREATER HILLS, PHASE 1, SOUTHEASTERLY ALONG A NON-TANGENT CURVE TO THE LEFT, BEING ALSO ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID ATLANTIC COAST LINE RAILROAD, AN ARC DISTANCE OF 651.07 FEET (SAID CURVE HAVING A RADIUS OF 1422.00 FEET, A DELTA ANGLE OF 26°14'00", AND A CHORD BEARING AND DISTANCE OF S80°26'00"E, 645.40 FEET) TO A POINT, SAID POINT ALSO BEING THE POINT OF BEGINNING.

THENCE CONTINUING SOUTHEASTERLY ALONG A NON-TANGENT CURVE TO THE LEFT, BEING ALSO ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID ATLANTIC COAST LINE RAILROAD, AN ARC DISTANCE OF 146.14 FEET (SAID CURVE HAVING A RADIUS OF 1422.00 FEET, A DELTA ANGLE OF 5°53'17", AND A CHORD BEARING AND DISTANCE OF N83°30'22"E, 146.07 FEET) TO A POINT; THENCE CONTINUING ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID ATLANTIC COAST LINE RAILROAD, N80°34'55"E A DISTANCE OF 498.07 FEET TO A POINT ON THE EAST LINE OF SAID NE 1/4; THENCE LEAVING THE NORTHERLY RIGHT OF WAY LINE OF SAID ATLANTIC COAST LINE RAILROAD, S0°05'07"W ALONG THE EAST LINE OF SAID NE 1/4 A DISTANCE OF 464.55 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF STATE ROUTE 50 (VARIABLE RIGHT OF WAY); THENCE LEAVING THE EAST LINE OF SAID NE 1/4, N89°23'48"W ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID STATE ROUTE 50, A DISTANCE OF 60.74 FEET TO A POINT; THENCE CONTINUING ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID STATE ROUTE 50, N0°36'12"E A DISTANCE OF 18.00 FEET TO A POINT; THENCE CONTINUING ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID STATE ROUTE 50, N89°23'48"W A DISTANCE OF 576.05 FEET TO A POINT; THENCE LEAVING THE NORTHERLY RIGHT OF WAY LINE OF SAID STATE ROUTE 50, N0°07'47"E A DISTANCE OF 341.83 FEET TO THE POINT OF BEGINNING.

AND

PARCEL NO. 1:

BEGIN AT THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA; THENCE NORTH 88°48'21" WEST, ALONG THE NORTH LINE OF SAID SECTION 27, A DISTANCE OF 305.35 FEET; THENCE SOUTH 00°29'36" WEST, PARALLEL WITH THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 27, A DISTANCE OF 740.66 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF THE SEABOARD COASTLINE RAILROAD; THENCE NORTH 81°00'36" EAST, ALONG SAID RIGHT OF WAY, 309.56 FEET TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 27; THENCE NORTH 00°29'36" EAST, ALONG SAID EAST LINE, 685.92 FEET TO THE POINT OF BEGINNING. LESS A 50 FOOT EASEMENT FOR INGRESS AND EGRESS OVER THE SOUTHERLY BOUNDARY THEREOF.

AND

PARCEL NO. 2:

BEGIN AT THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA; THENCE NORTH 88°48'21" WEST, ALONG THE NORTH LINE OF SAID SECTION 27 A DISTANCE OF 305.35 FEET TO A POINT OF BEGINNING; THENCE CONTINUE NORTH 88°48'21" WEST, ALONG SAID NORTH LINE, 284.15 FEET; THENCE SOUTH 00°14'44" WEST, PARALLEL WITH THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 27, A DISTANCE OF 787.78 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF THE SEABOARD COASTLINE RAILROAD; THENCE NORTHEASTERLY, ALONG SAID RIGHT OF WAY AND A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1422.00 FEET AND AN ARC DISTANCE OF 95.58 FEET, TO THE POINT OF TANGENCY; THENCE NORTH 81°00'36" EAST, ALONG SAID RIGHT OF WAY LINE, 188.57 FEET; THENCE NORTH 00°29'36" EAST, 740.66 FEET TO THE POINT OF BEGINNING. LESS A 50 FOOT EASEMENT FOR INGRESS AND EGRESS OVER THE SOUTHERLY BOUNDARY THEREOF.

LEGAL DESCRIPTION

(Clermont Motors LLC Property, a/k/a Napleton Property)

A parcel of land located in the Northeast 1/4 Section 27; T22S, R26E, Lake County, Florida, more particularly described as follows:

Commencing at the North 1/4 corner of said Section 27, Thence S89°13'47"E along the North line of said NE 1/4, a distance of 1340.20 feet to a point on the east line of Greater Hills, Phase 1, as recorded in Plat Book 30, Page 42, of the Official Records of Lake County, Florida; thence leaving the North line of said Northeast 1/4 S0°07'47"W along the East line of said Greater Hills, Phase 1, a distance of 693.79 Feet to a point on the Northerly right of way line of the former Atlantic Coast Line Railroad (50 foot right of way), thence leaving the East line of said Greater Hills, Phase 1, Southeasterly along a non-tangent curve to the left, being also along the Northerly right of way line of said Atlantic Coast Line Railroad, an arc distance of 651.07 feet (said curve having a radius of 1422.00 feet, a delta angle of 26°14'00", and a chord bearing and distance of S80°26'00"E, 645.40 feet) to a point, said point also being the point of beginning.

Thence continuing Southeasterly along a non-tangent curve to the left, being also along the Northerly right of way line of said Atlantic Coast Line Railroad, an arc distance of 146.14 feet (said curve having a radius of 1422.00 feet, a delta angle of 5°53'17", and a chord bearing and distance of N83°30'22"E, 146.07 feet) to a point; thence continuing along the Northerly right of way line of said Atlantic Coast Line Railroad N80°34'55"E a distance of 498.07 feet to a point on the East line of said NE 1/4; thence leaving the Northerly right of way line of said Atlantic Coast Line Railroad, S0°05'07"W along the East line of said NE 1/4 a distance of 464.55 feet to a point on the Northerly right of way line of State Route 50 (variable right of way); thence leaving the East line of said NE 1/4, N89°23'48"W along the Northerly right of way line of said State Route 50, a distance of 60.74 feet to a point; thence continuing along the Northerly right of way line of said State Route 50, N0°36'12"E a distance of 18.00 feet to a point; thence continuing along the Northerly right of way line of said State Route 50, N89°23'48"W a distance of 576.05 feet to a point; thence leaving the Northerly right of way line of said State Route 50, N0°07'47"E a distance of 341.83 feet to the point of beginning.

AND

PARCEL NO. 1:

Begin at the Northeast corner of Section 27, Township 22 South, Range 26 East, Lake County, Florida; thence North 88°48'21" West, along the North line of said Section 27, a distance of 305.35 feet; thence South 00°29'36" West, parallel with the East line of the Northeast 1/4 of said Section 27, a distance of 740.66 feet to the Northerly right of way line of the Seaboard Coastline Railroad; thence North 81°00'36" East, along said right of way, 309.56 feet to the East line of the Northeast 1/4 of said Section 27; thence North 00°29'36" East, along said East line, 685.92 feet to the point of beginning. Less a 50 foot easement for ingress and egress over the Southerly boundary thereof.

AND

PARCEL NO. 2:

Begin at the Northeast corner of Section 27, Township 22 South, Range 26 East, Lake County, Florida; thence North 88°48'21" West, along the North line of said Section 27 a distance of 305.35 feet to a point of beginning, thence continue North 88°48'21" West, along said North line, 284.15 feet; thence South 00°14'44" West, parallel with the East line of the northeast 1/4 of said Section 27, a distance of 787.78 feet to the Northerly right of way line of the seaboard Coastline Railroad; thence Northeasterly, along said right of way and a curve concave northerly, having a radius of 1422.00 feet and an arc distance of 95.58 feet, to the point of tangency; thence North 81°00'36" East, along said right of way line, 188.57 feet; thence North 00°29'36" East, 740.66 feet to the point of beginning. Less a 50 foot easement for ingress and egress over the Southerly boundary thereof.

LEGAL NOTICE

The City Council of the City of Clermont will consider the enactment of the following proposed Ordinance at the regularly scheduled meeting to be held Tuesday April 26, 2016 at 6:30 P.M. at City Hall located at 685 West Montrose Street. All interested parties will be given an opportunity to express their views on this matter.

ORDINANCE NO. 2016-14

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

LOCATION:

Napleton Clermont
(Alternate Keys 3329198, 2585013, 2585021)
15859 STATE ROAD 50

LEGAL DESCRIPTION

A parcel of land located in the Northeast 1/4 Section 27; T22S, R26E, Lake County, Florida, more particularly described as follows:

Commencing at the North 1/4 corner of said Section 27, Thence S89°13'47"E along the North line of said NE 1/4, a distance of 1340.20 feet to a point on the east line of Greater Hills, Phase 1, as recorded in Plat Book 30, Page 42, of the Official Records of Lake County, Florida; thence leaving the North line of said Northeast 1/4 S0°07'47"W along the East line of said Greater Hills, Phase 1, a distance of 693.79 Feet to a point on the Northerly right of way line of the former Atlantic Coast Line Railroad (50 foot right of way), thence leaving the East line of said Greater Hills, Phase 1, Southeasterly along a non-tangent curve to the left, being also along the Northerly right of way line of said Atlantic Coast Line Railroad, an arc distance of 651.07 feet (said curve having a radius of 1422.00 feet, a delta angle of 26°14'00", and a chord bearing and distance of S80°26'00"E, 645.40 feet) to a point, said point also being the point of beginning.

Thence continuing Southeasterly along a non-tangent curve to the left, being also along the Northerly right of way line of said Atlantic Coast Line Railroad, an arc distance of 146.14 feet (said curve having a radius of 1422.00 feet, a delta angle of 5°53'17", and a chord bearing and distance of N83°30'22"E, 146.07 feet) to a point; thence continuing along the Northerly right of way line of said Atlantic Coast Line Railroad N80°34'55"E a distance of 498.07 feet to a point on the East line of said NE 1/4; thence leaving the Northerly right of way line of said Atlantic Coast Line

Railroad, S0°05'07"W along the East line of said NE 1/4 a distance of 464.55 feet to a point on the Northerly right of way line of State Route 50 (variable right of way); thence leaving the East line of said NE 1/4, N89°23'48"W along the Northerly right of way line of said State Route 50, a distance of 60.74 feet to a point; thence continuing along the Northerly right of way line of said State Route 50, N0°36'12"E a distance of 18.00 feet to a point; thence continuing along the Northerly right of way line of said State Route 50, N89°23'48"W a distance of 576.05 feet to a point; thence leaving the Northerly right of way line of said State Route 50, N0°07'47"E a distance of 341.83 feet to the point of beginning.

AND

PARCEL NO. 1:

Begin at the Northeast corner of Section 27, Township 22 South, Range 26 East, Lake County, Florida; thence North 88°48'21" West, along the North line of said Section 27, a distance of 305.35 feet; thence South 00°29'36" West, parallel with the East line of the Northeast 1/4 of said Section 27, a distance of 740.66 feet to the Northerly right of way line of the Seaboard Coastline Railroad; thence North 81°00'36" East, along said right of way, 309.56 feet to the East line of the Northeast 1/4 of said Section 27; thence North 00°29'36" East, along said East line, 685.92 feet to the point of beginning. Less a 50 foot easement for ingress and egress over the Southerly boundary thereof.

AND

PARCEL NO. 2:

Begin at the Northeast corner of Section 27, Township 22 South, Range 26 East, Lake County, Florida; thence North 88°48'21" West, along the North line of said Section 27 a distance of 305.35 feet to a point of beginning, thence continue North 88°48'21" West, along said North line, 284.15 feet; thence South 00°14'44" West, parallel with the East line of the northeast 1/4 of said Section 27, a distance of 787.78 feet to the Northerly right of way line of the seaboard Coastline Railroad; thence Northeasterly, along said right of way and a curve concave northerly, having a radius of 1422.00 feet and an arc distance of 95.58 feet, to the point of tangency; thence North 81°00'36" East, along said right of way line, 188.57 feet; thence North 00°29'36" East, 740.66 feet to the point of beginning. Less a 50 foot easement for ingress and egress over the Southerly boundary thereof.

Containing 15.72 Acres +/-

See Map Below

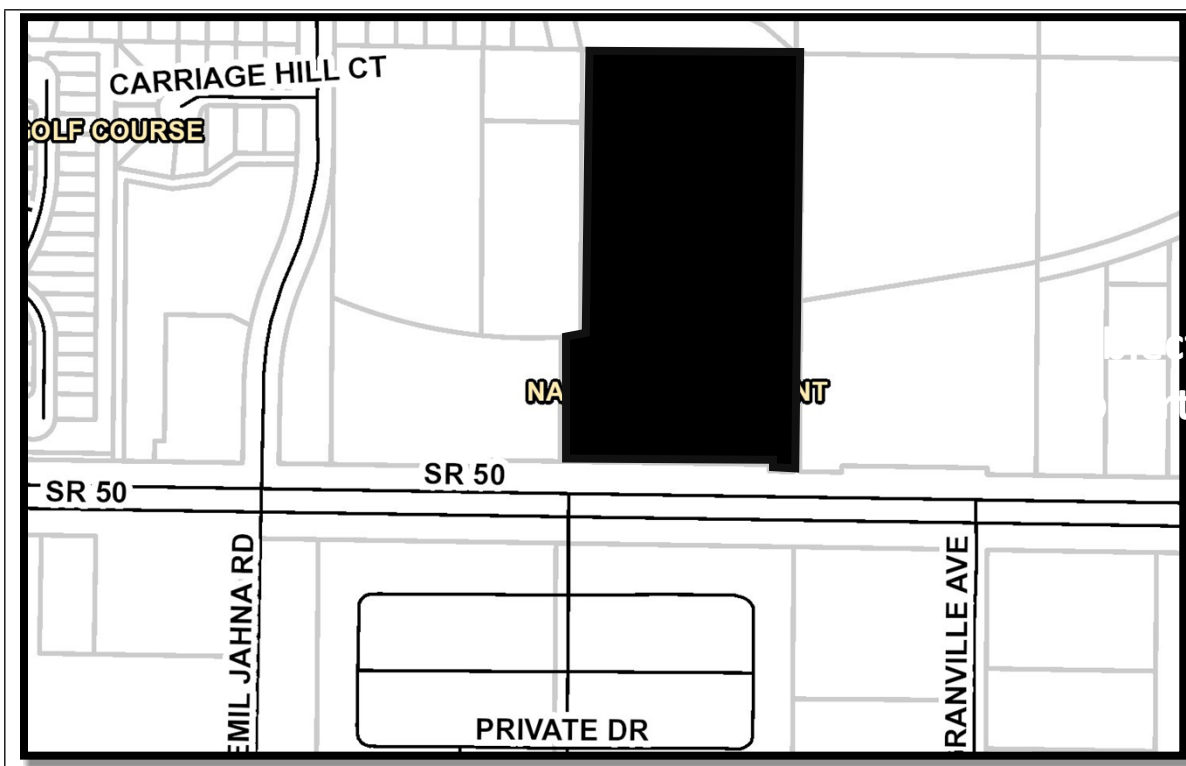
This ordinance is available for public inspection in the office of the City Clerk, 685 W. Montrose Street, Monday through Friday between the hours of 8:00 A.M. and 5:00 P.M.

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

Tracy Ackroyd Howe, MMC
City Clerk

Daily Commercial
April 5 & 12, 2016

Location Map:





CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, April 26, 2016		
Agenda Item Name		
Ordinance No. 2016-15; <i>Transmittal Napleton Comprehensive Plan Amendment</i>		
Requested Action		
Move to approve the transmittal of Ordinance 2016-15.		
Staff Report		
The owner, The Napleton Group, is requesting a large-scale comprehensive plan amendment for the subject property. The property consists of approximately 15 acres, five acres used for an existing automotive dealership and an additional 10 acres that the dealership would like to expand on, mainly for inventory parking. This request is being heard concurrently with requests for annexation and rezoning. The property is currently being served with City water and sewer services. The large-scale comprehensive plan amendment would change the future land use from Lake County's Regional Commercial and Regional Office to the City's Commercial designation. The City's Commercial designation would allow the continuance of the automotive dealership and also allow for its expansion. Upon approval by the City Council, the proposed amendment would be transmitted to the Florida Department of Economic Opportunity (DEO) and the reviewing agencies for review. DEO would then issue an Objections, Recommendations and Comments letter to the City, and the amendment would then be scheduled for a final public hearing in June. Staff recommends approval of the transmittal of the large-scale comprehensive plan amendment to change the future land use from Lake County Regional Commercial and Regional Office to Commercial in the City. <i>At the Planning & Zoning Commission meeting April 5, 2016, Commissioner Cuqui Whitehead moved to recommend approval of the comprehensive plan amendment; seconded by Commissioner Judi Proli. The vote was unanimous to recommend approval.</i>		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Ordinance	CPA ORD 2016-15.doc	

2.	Location	Whole location.pdf
3.	Site plan	Site plan.pdf
4.	Napleton Maps	Napleton Clermont Maps 2016.pdf
5.	P&Z minutes	P&Z Minutes.pdf
6.	Application	CPA application.pdf
7.	Legal Ad	2016-15.docx

CITY OF CLERMONT
ORDINANCE No. 2016-15

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

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

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

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

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

Section 1

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

LEGAL DESCRIPTION

A parcel of land located in the northeast 1/4 Section 27; T22S, R26E, Lake County, Florida, more particularly described as follows: Commencing at the north 1/4 corner of said Section 27, thence S89°13'47"E along the north line of said NE 1/4, a distance of 1340.20 feet to a point on the east line of Greater Hills, Phase 1, as recorded in Plat Book 30, Page 42, of the Official Records of Lake County, Florida; thence leaving the north line of said northeast 1/4 S0°07'47"W along the east line of said Greater Hills, Phase 1, a distance of 693.79 Feet to a point on the northerly right of way line of the former Atlantic Coast Line Railroad (50 foot right of way), thence leaving the East line of said Greater

CITY OF CLERMONT
ORDINANCE No. 2016-15

Hills, Phase 1, southeasterly along a non-tangent curve to the left, being also along the northerly right of way line of said Atlantic Coast Line Railroad, an arc distance of 651.07 feet (said curve having a radius of 1422.00 feet, a delta angle of 26°14'00", and a chord bearing and distance of S80°26'00"E, 645.40 feet) to a point, said point also being the point of beginning.

Thence continuing southeasterly along a non-tangent curve to the left, being also along the northerly right of way line of said Atlantic Coast Line Railroad, an arc distance of 146.14 feet (said curve having a radius of 1422.00 feet, a delta angle of 5°53'17", and a chord bearing and distance of N83°30'22"E, 146.07 feet) to a point; thence continuing along the northerly right of way line of said Atlantic Coast Line Railroad N80°34'55"E a distance of 498.07 feet to a point on the east line of said NE ¼; thence leaving the northerly right of way line of said Atlantic Coast Line Railroad, S0°05'07"W along the east line of said NE ¼ a distance of 464.55 feet to a point on the northerly right of way line of State Route 50 (variable right of way); thence leaving the East line of said NE ¼, N89°23'48"W along the northerly right of way line of said State Route 50, a distance of 60.74 feet to a point; thence continuing along the Northerly right of way line of said State Route 50, N0°36'12"E a distance of 18.00 feet to a point; thence continuing along the northerly right of way line of said State Route 50, N89°23'48"W a distance of 576.05 feet to a point; thence leaving the northerly right of way line of said State Route 50, N0°07'47"E a distance of 341.83 feet to the point of beginning.

AND

PARCEL NO. 1:

Begin at the northeast corner of Section 27, Township 22 South, Range 26 East, Lake County, Florida; thence north 88°48'21" west, along the north line of said Section 27, a distance of 305.35 feet; thence south 00°29'36" west, parallel with the east line of the northeast 1/4 of said Section 27, a distance of 740.66 feet to the northerly right of way line of the Seaboard Coastline Railroad; thence north 81°00'36" east, along said right of way, 309.56 feet to the east line of the northeast 1/4 of said Section 27; thence north 00°29'36" east, along said east line, 685.92 feet to the point of beginning. Less a 50-foot easement for ingress and egress over the southerly boundary thereof.

AND

PARCEL NO. 2:

Begin at the northeast corner of Section 27, Township 22 South, Range 26 East, Lake County, Florida; thence north 88°48'21" west, along the north line of said Section 27 a distance of 305.35 feet to a point of beginning, thence continue north 88°48'21" west, along said north line, 284.15 feet; thence south 00°14'44" west, parallel with the east line of the northeast 1/4 of said Section 27, a distance of 787.78 feet to the northerly right of way line of the seaboard Coastline Railroad; thence northeasterly, along said right of way and a curve concave northerly, having a radius of 1422.00 feet and an arc distance of 95.58 feet, to the point of tangency; thence north 81°00'36" east, along said right of way

CITY OF CLERMONT
ORDINANCE No. 2016-15

line, 188.57 feet; thence north 00°29'36" east, 740.66 feet to the point of beginning. Less a 50-foot easement for ingress and egress over the southerly boundary thereof.

Containing 15.72 Acres +/-

CHANGE IN FUTURE LAND USE CLASSIFICATION
FROM LAKE COUNTY – REGIONAL COMMERCIAL AND REGIONAL OFFICE
TO CITY OF CLERMONT COMMERCIAL

Section 2

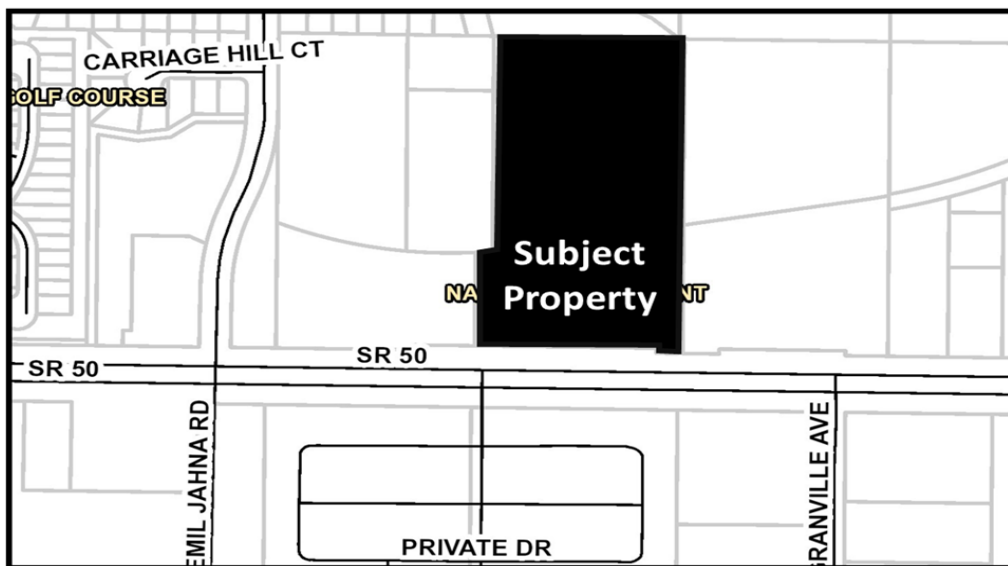
If any portion of this Ordinance is declared invalid, the invalidated portion shall be severed from the remainder of the Ordinance, and the remainder of the Ordinance shall continue in full force and effect as if enacted without the invalidated portion, except in cases where such continued validity of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

Section 3

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

Section 4

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



CITY OF CLERMONT
ORDINANCE No. 2016-15

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida, this 28th day of June, 2016.

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

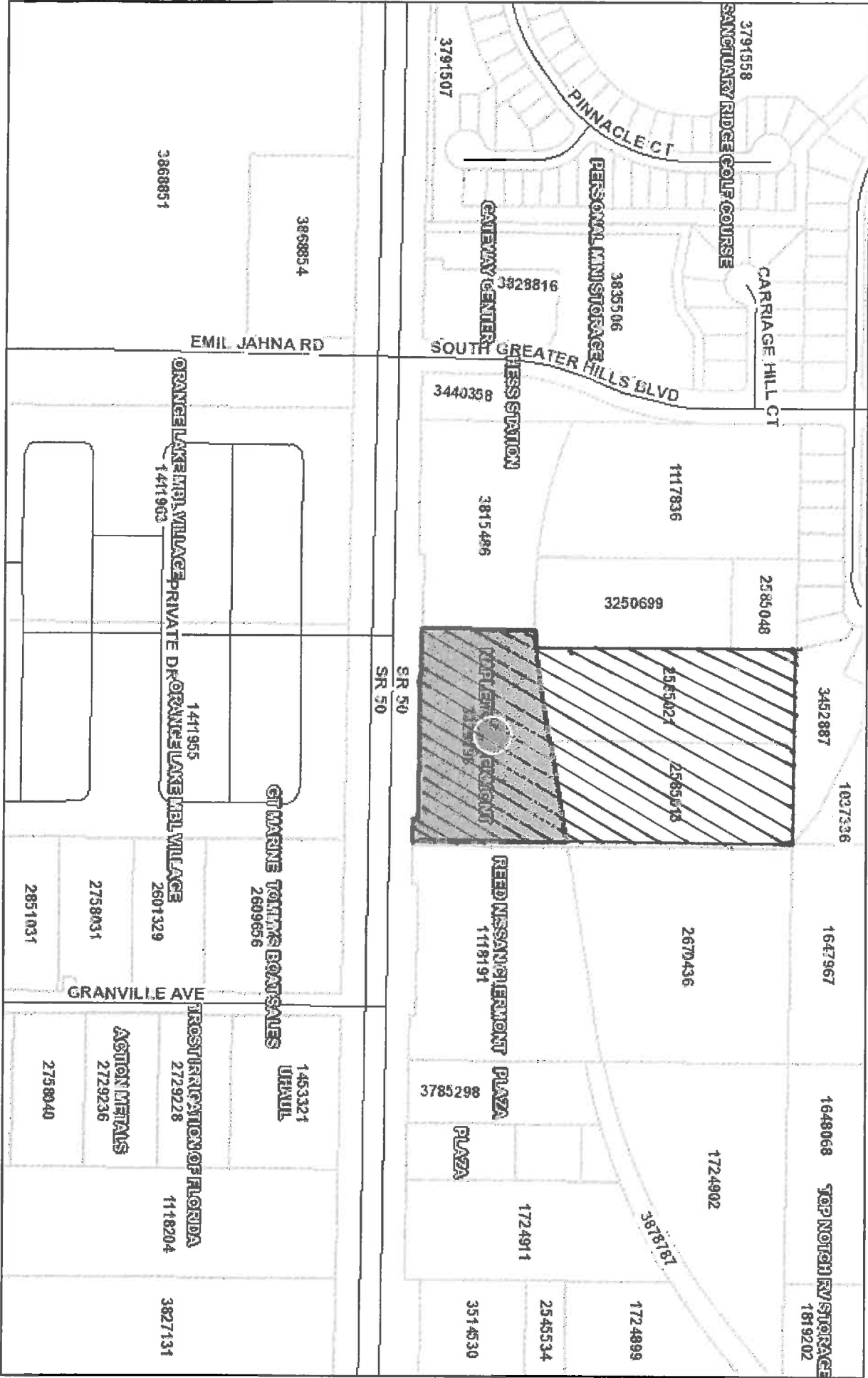
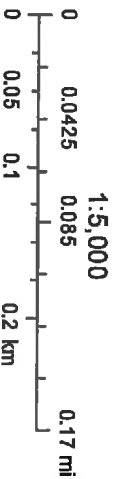
November 20, 2015

☒ Override 1

☐ County Boundary
Street Names

☐ Property Name
Tax Parcels Alternate Key

☐ Surrounding Counties
Tax Parcels



BOUNDARY SURVEY OF
LANDS OF G&A REAL ESTATE OF DAVIE, INC.

LOCATED IN SECTION 27, TOWNSHIP 22 SOUTH, RANGE 26 EAST
LAKE COUNTY, FLORIDA

LEGAL DESCRIPTION

(PER SCHEDULE A OF TITLE COMMITMENT # 12-2010-2593)

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 SECTION 27, T22S, R26E, LAKE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 27; THENCE S89°13'47"E ALONG THE NORTH LINE OF SAID NE 1/4, A DISTANCE OF 1340.20 FEET TO A POINT ON THE EAST LINE OF GREATER HILLS, PHASE 1, AS RECORDED IN PD BOOK 30, PAGE 42, OF THE OFFICIAL RECORDS OF LAKE COUNTY, FLORIDA; THENCE LEAVING THE NORTH LINE OF SAID NORTHEAST 1/4, S0°07'47"W ALONG THE EAST LINE OF SAID GREATER HILLS, PHASE 1, A DISTANCE OF 893.79 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF THE FORMER ATLANTIC COAST LINE RAILROAD (50 FOOT RIGHT OF WAY), THENCE LEAVING THE EAST LINE OF SAID GREATER HILLS, PHASE 1, SOUTHEASTERLY ALONG A NON-TANGENT CURVE TO THE LEFT, BEING ALSO ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID ATLANTIC COAST LINE RAILROAD, AN ARC DISTANCE OF 581.07 FEET (SAID CURVE HAVING A RADIUS OF 1422.00 FEET, A DELTA ANGLE OF 26°14'00" AND A CHORD BEARING AND DISTANCE OF S80°26'00"E, 645.40 FEET) TO A POINT, SAID POINT ALSO BEING THE POINT OF BEGINNING.

THENCE CONTINUING SOUTHEASTERLY ALONG A NON-TANGENT CURVE TO THE LEFT, BEING ALSO ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID ATLANTIC COAST LINE RAILROAD, AN ARC DISTANCE OF 348.14 FEET (SAID CURVE HAVING A RADIUS OF 1422.00 FEET, A DELTA ANGLE OF 5°53'17", AND A CHORD BEARING AND DISTANCE OF N80°30'22"E, 146.07 FEET) TO A POINT; THENCE CONTINUING ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID ATLANTIC COAST LINE RAILROAD, N80°34'55"E A DISTANCE OF 488.07 FEET TO A POINT ON THE EAST LINE OF SAID NE 1/4; THENCE LEAVING THE NORTHERLY RIGHT OF WAY LINE OF SAID ATLANTIC COAST LINE RAILROAD, S0°09'07"W ALONG THE EAST LINE OF SAID NE 1/4 A DISTANCE OF 484.55 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF STATE ROUTE 50 (VARIABLE RIGHT OF WAY); THENCE LEAVING THE EAST LINE OF SAID NE 1/4, N89°23'48"W ALONG THE NORTHERLY RIGHT OF WAY LINE OF STATE ROUTE 50, A DISTANCE OF 60.74 FEET TO A POINT; THENCE CONTINUING ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID STATE ROUTE 50, N0°36'12"E A DISTANCE OF 18.00 FEET TO A POINT; THENCE CONTINUING ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID STATE ROUTE 50, N89°23'48"W A DISTANCE OF 576.05 FEET TO A POINT; THENCE LEAVING THE NORTHERLY RIGHT OF WAY LINE OF SAID STATE ROUTE 50, N0°07'47"E A DISTANCE OF 341.83 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 5.7377 ACRES OF LAND MORE OR LESS.

SURVEYOR'S REPORT & NOTES

- THIS SURVEY WAS MADE FOR THE PARTIES LISTED IN THE CERTIFICATION AND SHALL NOT BE USED BY ANY OTHER PARTY WITHOUT THE WRITTEN CONSENT OF THE SIGNING SURVEYOR.
- THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTH LINE OF THE NE 1/4 OF SECTION 27, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, WHICH IS ASSUMED TO BEAR S89°13'47"E.
- THE PROPERTY DEPICTED HEREON IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
- A REVIEW OF FLOOD INSURANCE RATE MAPS FOR LAKE COUNTY, FLORIDA INDICATES THAT THIS PROPERTY LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN). THIS INFORMATION WAS TAKEN FROM FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 12080C0565 D, EFFECTIVE DATE JULY 3, 2002.
- RIGHT OF WAY LINES FOR STATE ROAD 50 (STATE PROJECT NUMBER 11070-2305) ARE SHOWN BASED ON THE RIGHT OF WAY MAPS PROVIDED BY THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION DATED FEBRUARY 1, 1973 AND LAST REVISED DECEMBER 19, 1974.
- THE FORMER ATLANTIC COAST LINE RAILROAD RIGHT OF WAY LOCATION IS BASED ON ADJOINER DEEDS, EVIDENCE IN THE FIELD, AND INFORMATION TAKEN FROM RIGHT OF WAY MAPS PROVIDED BY LAKE COUNTY ENGINEERING DEPARTMENT OF THE ORIGINAL RAILROAD RIGHT OF WAY.
- TITLE INFORMATION WAS PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, TITLE COMMITMENT FILE NUMBER 12-2010-2593, DATED AUGUST 19, 2010. THE FOLLOWING SCHEDULE B-II ITEMS ARE NOTED RELATIVE TO THE SURVEY:
 - ITEM 7: DISTRIBUTION EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION RECORDED IN OFFICIAL RECORDS BOOK 2471, PAGE 2330 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, IS A 10' EASEMENT OVER EXISTING FACILITIES ON THE SUBJECT PROPERTY AND IS NOT DEPICTED GRAPHICALLY ON THE SURVEY.
 - ITEM 8: UTILITIES EASEMENT IN FAVOR OF THE CITY OF CLERMONT, FLORIDA RECORDED IN OFFICIAL RECORDS BOOK 1554, PAGE 2424 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, IS DEPICTED GRAPHICALLY ON THE SURVEY IN ITS ASSUMED LOCATION (DESCRIPTION OF EASEMENT IS AMBIGUOUS).
 - ITEM 9: ORDINANCE #2001-148 RECORDED IN OFFICIAL RECORDS BOOK 2047, PAGE 2183 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AFFECTS THE SUBJECT PROPERTY BUT CANNOT BE DEPICTED GRAPHICALLY (BLANKET TYPE AGREEMENT).
 - ITEM 11: AGREEMENT CONCERNING ACCESS AND OTHER EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 3489, PAGE 1396 AND FIRST AMENDMENT THEREON RECORDED IN OFFICIAL RECORDS BOOK 3858, PAGE 740, BOTH OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, IS DEPICTED GRAPHICALLY ON THE SURVEY.

BOUNDARY SURVEY

OF
LANDS OF G & A REAL ESTATE OF DAVIE, INC.
SECTION 27, TOWNSHIP 22 SOUTH, RANGE 26 EAST
LAKE COUNTY, FLORIDA

FOR
NAPLETON AUTOMOTIVE GROUP

LEADING EDGE
LAND SERVICES

305 W. 34th STREET
SUITE 200
OULAND, FLORIDA 32811
PHONE: (407) 351-8730
FAX: (407) 351-9991
WWW.LEADINGEDGE.LS.COM
FLORIDA LICENSED BUSINESS NUMBER LB 6946

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

LOCATED IN SECTION 27, TOWNSHIP 22 SOUTH, RANGE 26 EAST
LAKE COUNTY, FLORIDA



	FOUND CONCRETE MONUMENT
	FOUND IRON ROD & CAP
	SET 5/8" IRON ROD & CAP "LB 6846"
	SET NAIL & DISK "LB 6846"
	SITE BENCHMARK
	CATCH BASIN
	MITERED END SECTION
	WELL
	MANHOLE
	VALVE
	FIRE HYDRANT
	CLEANOUT
	METER
	ELECTRIC BOX
	TELEPHONE PEDESTAL
	SIGN
	WOOD POWER POLE
	GUY ANCHOR
	LIGHT POLE
	UTILITY MARKER
	COLUMN
	OAK TREE
	PINE TREE
	MISCELLANEOUS TREE
	SPOT ELEVATION - HARD SURFACE
	SPOT ELEVATION - GROUND SHOT
	WETLAND FLAG
	HANDICAPPED PARKING SPACE
	FENCE LINE
	OVERHEAD ELECTRIC LINE
	STORM DRAIN LINE
	FINISHED FLOOR ELEVATION
	ELEVATION
	INVERT
	REINFORCED CONCRETE PIPE
	REINFORCED METAL PIPE
	MITERED END SECTION
	RIGHT OF WAY
	PROFESSIONAL SURVEYOR & MAPPER
	LICENSED BUSINESS

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

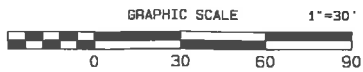
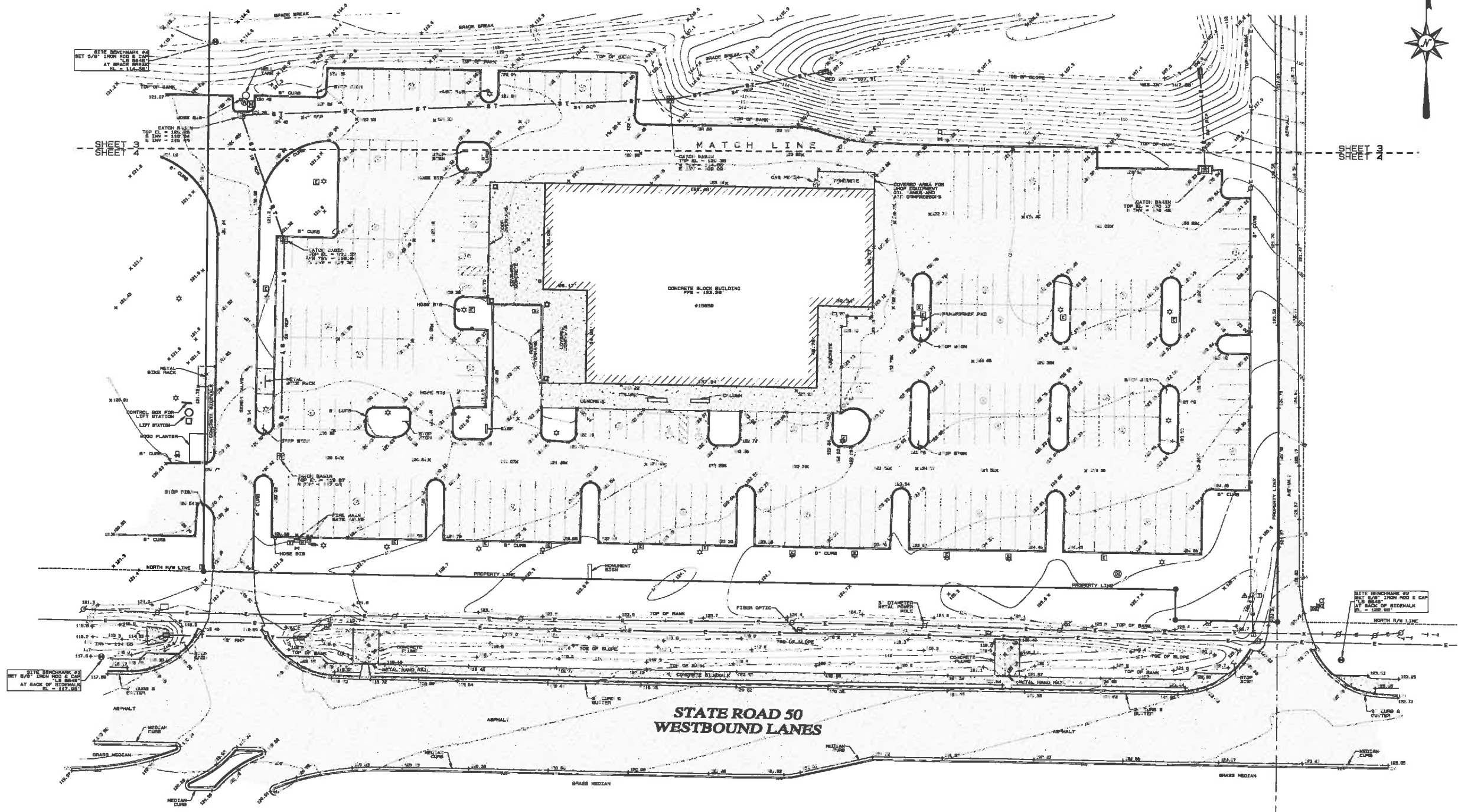
BILL H. WATSON ESTATE
SECTION 27, TOWNSHIP 22 SOUTH, RANGE 25 EAST
LAKE COUNTY, FLORIDA

SURVEYOR'S CERTIFICATION

DATE: 02/08/2015
JEFFREY D. HOFFUS PSN #2310

WWW.LEADINGEDGELS.COM
FLORIDA LICENSED BUSINESS NUMBER LB 5946

DATE OF DRAWING: 04 SEP 2015	LAST FIELD WORK: 08 SEP 2015
MANAGER: JKH	CEN CHIEF (S): RME, NAC, JKH
PROJECT NUMBER 605-19007	COMPUTER FILE: C60502ALTA.PRO
FIELD BOOK NUMBER LE 1000, 1044, 104B, 104D	SCALE: 1" = 30'
	SHEET 3 OF 4



NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (SEE SHEET 1 OF 4)

TOPOGRAPHIC & TREE SURVEY

OF
BILL R. WATSON ESTATE
SECTION 27, TOWNSHIP 22 SOUTH, RANGE 26 EAST
LAKE COUNTY, FLORIDA

FOR
NAPLETON AUTOMOTIVE GROUP

REVISIONS:

DATE OF DRAFTING: 04 SEP 2015	LAST FIELD WORK: 08 SEP 2015
WARRIOR: JCH	CREW CHIEF (S): RNE, NAL, JCH
PROJECT NUMBER: 604-1003	COMPUTER FILE: 60402A.TA.PRD
FIELD BOOK NUMBER: LE 1000, 1044, 1046, 1048, 1049	SCALE: 1" = 30'
	SHEET 4 OF 4

LEADING EDGE
LAND SERVICES

INCORPORATED
BRIG ECKHART DRIVE
ORLANDO, FLORIDA 32809
PHONE: (407) 351-5881
FAX: (407) 351-5881

www.leadingedgefla.com
FLORIDA LICENSED BUSINESS NUMBER LB 6646

Exhibit - Location Map
Napleton Clermont

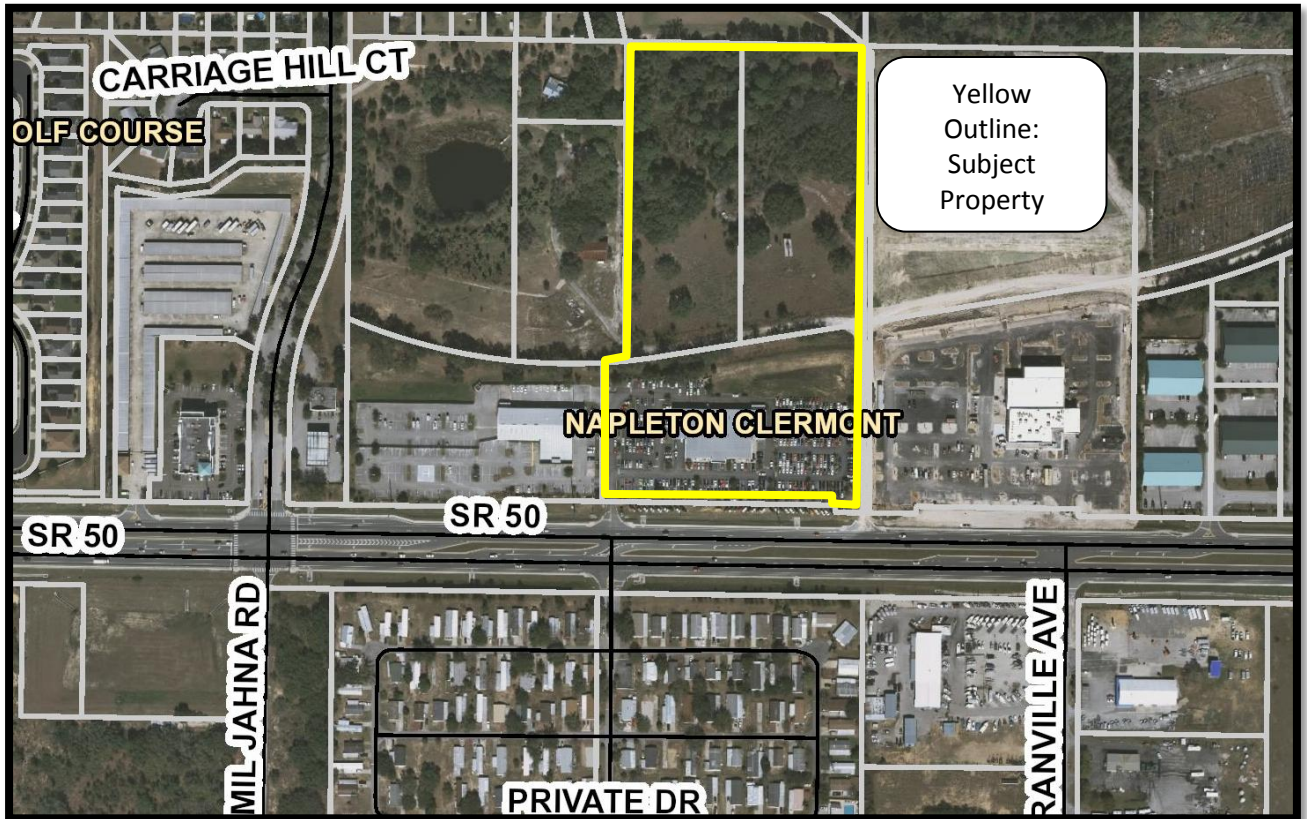
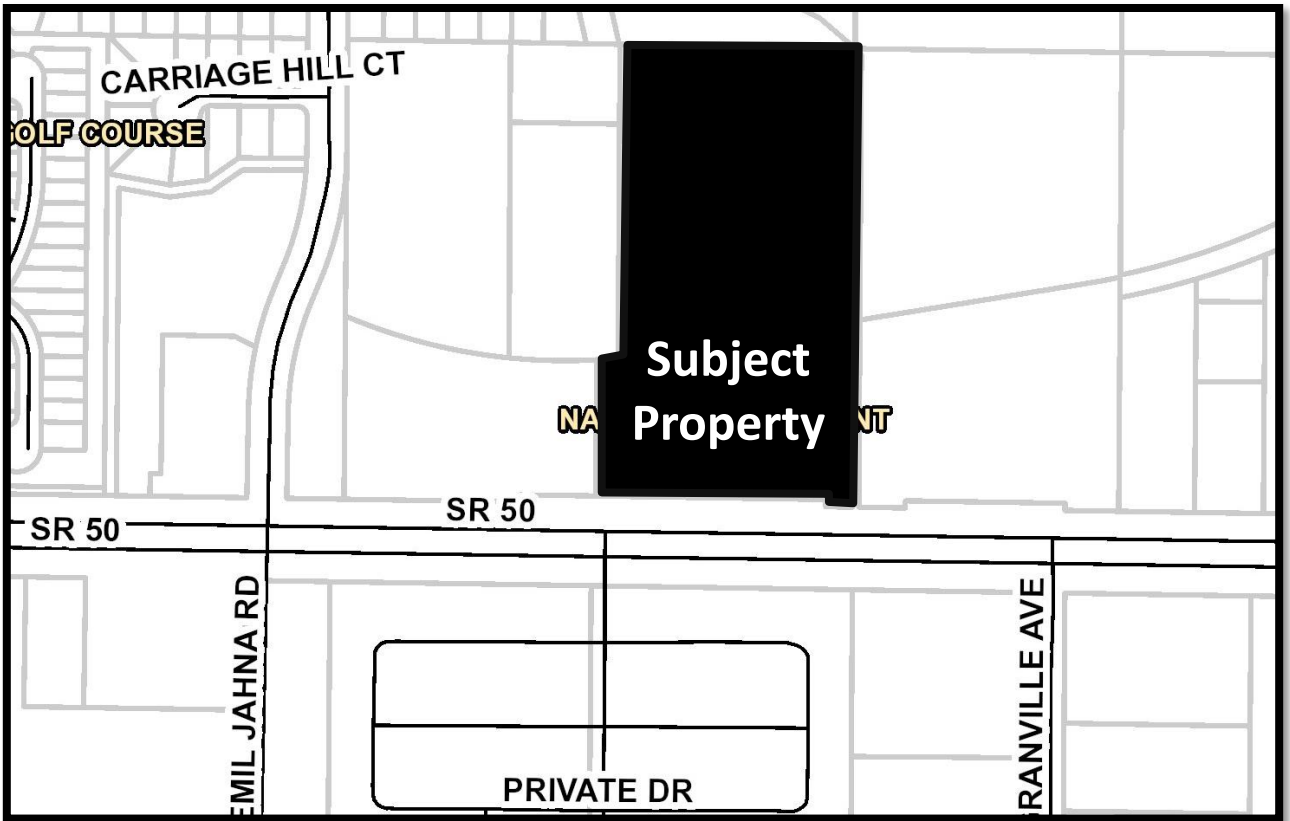


Exhibit – Future Land Use
Napleton Clermont

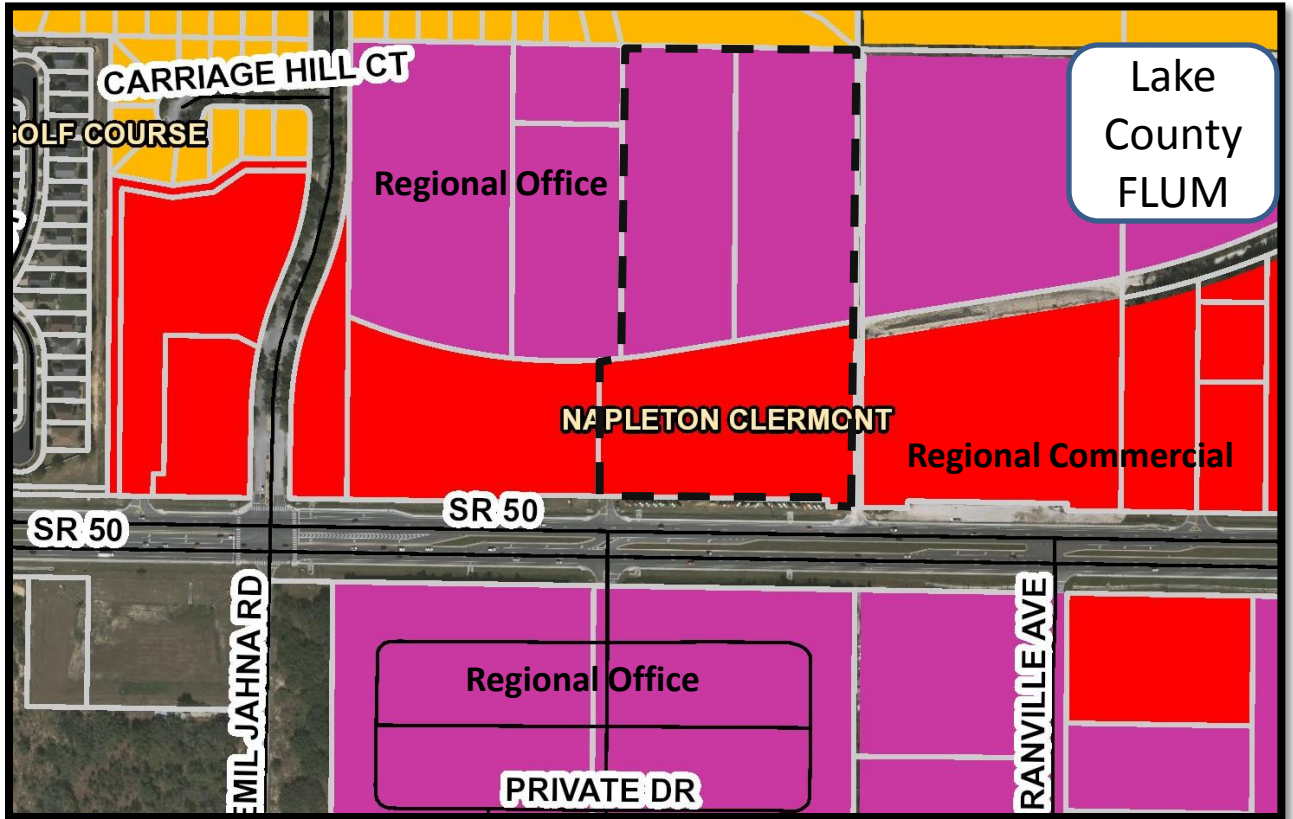
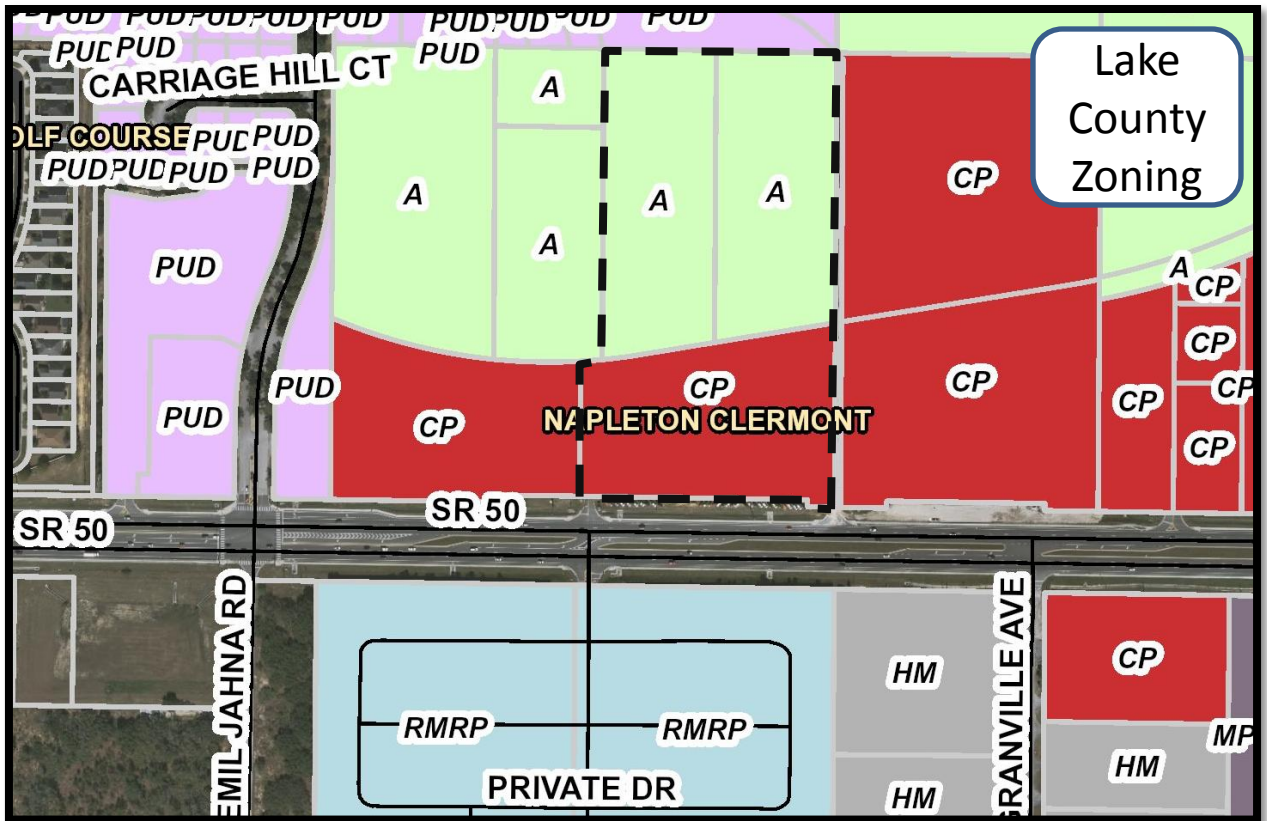


Exhibit – Zoning
Napleton Clermont



**City of Clermont
MINUTES
PLANNING AND ZONING COMMISSION
APRIL 5, 2016**

Page 1

The meeting of the Planning & Zoning Commission was called to order Tuesday April 5, 2016 at 6:30 p.m. by Chairman Nick Jones. Other members present were Carlos Solis, Herb Smith, Judy Proli, Tony Hubbard, and Cuqui Whitehead. Also in attendance were Barbara Hollerand, Development Services Director, Curt Henschel, Planning Manager, John Kruse, Senior Planner, Dan Mantzaris, City Attorney, and Rae Chidlow, Planning Specialist.

MINUTES of the Planning and Zoning Commission meeting held March 1, 2016 were approved as written.

REPORTS

Commissioner Whitehead read an email from Heather Gelb at Sawgrass Bay Elementary about donating to a fund for the son of a teacher who has passed.

Commissioner Solis stated that he will be playing Saturday, April 9, 2016 at the Wayne Densch Performing Arts Center in Sanford. He stated that a portion of the proceeds will benefit the wounded officers initiative.

Chairman Jones stated that the last performance for this season of the Florida Lakes Symphony Orchestra will be Friday, April 15, 2016 at Family Christian Center.

1. REQUEST FOR LARGE-SCALE COMPREHENSIVE PLAN AMENDMENT

REQUEST: To change the future land use from Lake County Regional Commercial and Regional Office to Commercial for Napleton.

Senior Planner Kruse presented the staff report as follows:

The owner, The Napleton Group, is requesting a large scale comprehensive plan amendment for the subject property. The property consists of approximately 15 acres, 5 acres used for an existing automotive dealership and an additional 10 acres that the dealership would like to expand on, mainly for inventory parking. This request is being heard concurrently with requests for annexation and rezoning. The property is currently being served with City water and sewer services.

The large scale comprehensive plan amendment would change the Future Land Use from Lake County's Regional Commercial and Regional Office to the City's Commercial designation. The City's Commercial designation would allow the continuance of the automotive dealership and also allow for expansion of it.

Upon approval by the City Council, the proposed amendment would be transmitted to the Florida Department of Economic Opportunity (DEO) and the reviewing agencies for review. DEO would then issue an Objections, Recommendations and Comments letter to the City, and the amendment would then be scheduled for a final public hearing in June.

Staff recommends approval of the transmittal of the large scale comprehensive plan amendment to change the future land use from Lake County Regional Commercial and Regional Office to Commercial in the City.

**City of Clermont
MINUTES
PLANNING AND ZONING COMMISSION
APRIL 5, 2016**

Page 2

2. REQUEST FOR REZONING

REQUEST: To change the zoning from UE Urban Estate to C-2 General Commercial for Napleton.

Senior Planner Kruse presented the staff report as follows:

The owner, The Napleton Group, is requesting a rezoning for the existing automotive dealership and vacant property to the north. This request is being heard concurrently with requests for annexation and a large scale comprehensive plan amendment. The property consists of approximately 15 acres, 5 acres used for an existing automotive dealership and an additional 10 acres that the dealership would like to expand on, mainly for inventory parking.

The property is currently zoned Planned Commercial in Lake County for the developed portion of the site and Agriculture for the undeveloped portion of the site. The corresponding zoning in the City for the automotive dealership would be C-2, General Commercial. The additional vacant property would also be zoned C-2. This property is located north of the existing dealership and has no Highway 50 road frontage. Access and use of the site would be through the existing automotive dealership. The current stormwater pond will be relocated further back on the property and redesigned to treat the additional impervious surface on the site. No formal site plans have been submitted at this time, but the overall design elements have been discussed with the owner's representative. The expansion of the site will be required to meet the City's Land Development Code.

The proposed rezoning is from Urban Estate (currently zoned Lake County's Planned Commercial District and Agriculture District) to the City's C-2 General Commercial zoning classification. The Future Land Use, once adopted by the City, would support this request.

Staff recommends approval of the rezoning to C-2 General Commercial.

The applicant's attorney, Scott Glass, 300 S. Orange Ave., Orlando, stated that he supports staff's recommendation.

There was no public input.

Commissioner Whitehead moved to recommend approval of the comprehensive plan amendment; seconded by Commissioner Proli. The vote was unanimous to recommend approval.

Commissioner Whitehead moved to recommend approval of the rezoning; seconded by Commissioner Proli. The vote was unanimous to recommend approval.

3. REQUEST FOR CONDITIONAL USE PERMIT

REQUEST: To allow a themed event venue with off-site parking in the Central Business District.

Planning Manager Henschel presented the staff report as follows:

The applicant is requesting a conditional use permit to allow a banquet facility in the Central Business District zoning district. Banquet facilities would be considered a conditional use within the CBD zoning district.



**CITY OF CLERMONT
COMPREHENSIVE PLAN AMENDMENT
Application**

DATE: 2-26-16

FEE: \$1,500.00

Project Name (if applicable): Napleton

Applicant: The Napleton Group, 1 East Oak Hill Drive, Ste. 100, Westmont, IL 60559

Contact Person: Scott A. Glass, Esq.

Address: 300 S. Orange Avenue, Suite 1000

City: Orlando

State: FL

Zip: 32801

Phone: 407-835-6964

Fax: 407-849-7264

E-Mail: sglass@shutts.com

OWNER: Clermont Motors, LLC

Address: c/o Napleton Automotive, 1 East Oak Hill Drive, Suite 100

City: Westmont

State: IL

Zip: 60559

Phone: 630-455-2945

Fax: _____

E-Mail: rick@napleton.com

General Location: North of S.R. 50, East of South Greater Hills Blvd., West of County Road
Road 455 and South of Greater Hills Phase 2 Subdivision

Legal Description (include copy of survey): See attached.

Property size (in acres or square feet): 15.72±

Flood hazard area (yes) ☐ and approx. acreage 1.78 Ac (no) ☐

Existing (Actual) Land Use: Vacant (9.98± ac.) and existing Napleton Dealership (5.74± ac.)

Existing Zoning: Lake County "A" and "CP"

Existing Future Land Use: Lake County Regional Office and Regional Commercial

Proposed Future Land Use: Commercial

Type of development proposed: Automobile Sales (Expansion of Existing Dealership).



Proposed density (dwelling units/acre) or intensity: As permitted by Clermont Code

Proposed Zoning District: C-2

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).

REQUESTING FUTURE LAND MAP AMENDMENT TO REFLECT ANNEXATION OF 15.72± ACRES
COMPRISING EXISTING NAPLETON JEEP, CHRYSLER, RAM DEALERSHIP AND VACANT
PROPERTY TO NORTH AND DESIGNATING ALL AS COMMERCIAL WITH CONCOMMITANT C-2
CLERMONT ZONING. APPLICATION IS CONSISTENT WITH ISBA AND, THEREFORE, CONSISTENT
WITH GOALS, OBJECTIONS AND POLICIES OF THE CITY OF CLERMONT COMPREHENSIVE PLAN.

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

INSTRUMENT #2015139144
OR BK 4721 PG 2428 - 2430 (3 PGS)
DATE: 12/29/2015 2:53:12 PM
NEIL KELLY, CLERK OF THE CIRCUIT COURT
LAKE COUNTY
RECORDING FEES \$27.00

2
4
Prepared by and return to:
Kelly A. Pitcher
Employee
Merideth C. Nagel, P.A. Attorney at Law
1201 W. Hwy 50
Clermont, FL 34711
352-394-7408
File Number: SN15-210

[Space Above This Line For Recording Data]

Personal Representative Deed

This Warranty Deed made this 18th day of December, 2015 by Betty Shelton, as Successor Personal Representative of the Estate of Bill Russell Watson, deceased, whose post office address is 722 E. Desoto Street, Clermont, Florida 34711, grantor(s), to Clermont Motors, LLC, an Illinois limited liability company, successor by merger to EFN Clermont Property, LLC, a Florida limited liability company, whose post office address is 15859 SR 50, Clermont, FL 34711, grantee(s):

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

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

Begin at the Northeast corner of Section 27, Township 22 South, Range 26 East, Lake County, Florida; thence North 88°48'21" West, along the North line of said Section 27, a distance of 305.35 feet; thence South 00°29'36" West, parallel with the East line of the Northeast 1/4 of said Section 27, a distance of 740.66 feet to the Northerly right of way line of the Seaboard Coastline Railroad; thence North 81°00'36" East, along said right of way, 309.56 feet to the East line of the Northeast 1/4 of said Section 27; thence North 00°29'36" East, along said East line, 685.92 feet to the Point of Beginning.

The property described herein is not now, nor has it ever been, the primary residence/homestead of the owner or the owner's spouse or dependent child, if any. Further, the property is not contiguous to such persons' homestead.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining to the Property, subject to restrictions, reservations, covenants and easements of record, if any, and all other matters listed in Exhibit A, annexed hereto and by this reference made a part hereof, but nothing herein shall reimpose same.

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, except for those matters shown in Exhibit A.

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

Signed, sealed and delivered in our presence:

Val Silver
Witness Name: Val Silver

[Signature]
Witness Name: JESSICA S. FLEMING

Betty Shelton
Betty Shelton, as Personal Representative of the Estate
of Bill Russell Watson, deceased

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 18th day of December, 2015 by Betty Shelton, as Successor Personal Representative of the Estate of Bill Russell Watson, deceased, who ☐ is personally known or ☒ has produced FLOR as identification.

[Notary Seal]



[Signature]
Notary Public
Printed Name: JESSICA S. Fleming
My Commission Expires: 12.14.16

EXHIBIT A

As to Personal Representative Deed

1. Distribution Easement given to Florida Power Corporation, recorded on November 24, 1982 in Official Records Book 762, Page 1457.
2. Easement for ingress and egress over the South 50 feet as shown on those certain Deeds recorded in Official Records Book 740, Page 373; Official Records Book 740, Page 377; Official Records Book 795, Page 1133; and Official Records Book 4499, Page 797

INSTRUMENT #2015139145
OR BK 4721 PG 2431 - 2433 (3 PGS)
DATE: 12/29/2015 2:53:12 PM
NEIL KELLY, CLERK OF THE CIRCUIT COURT
LAKE COUNTY
RECORDING FEES \$27.00 DEED DOC \$4060.00

Prepared by and return to:

Kelly A. Pitcher

Employee

Merideth C. Nagel, P.A. Attorney at Law

1201 W. Hwy 50

Clermont, FL 34711

352-394-7408

File Number: SN15-210

[Space Above This Line For Recording Data]

Trustee's Deed

This Warranty Deed executed this 18th day of December, 2015 by Betty Shelton, as Successor Trustee of The Bill R. Watson Trust Agreement, dated January 3, 2012 whose post office address is 722 E. Desoto Street, Clermont, Florida 34711, grantor(s), to Clermont Motors, LLC, an Illinois limited liability company, successor by merger to EFN Clermont Property, LLC, a Florida limited liability company, whose post office address is 15859 SR 50, Clermont, FL 34711, grantee(s):

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

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

Begin at the Northeast corner of Section 27, Township 22 South, Range 26 East, Lake County, Florida; thence North 88°48'21" West, along the North line of said Section 27 a distance of 305.35 feet to a Point of Beginning; thence continue North 88°48'21" West, along said North line, 284.15 feet; thence South 00°14'44" West, parallel with the East line of the Northeast 1/4 of said Section 27, a distance of 787.78 feet to the Northerly right of way line of the Seaboard Coastline Railroad; thence Northeasterly, along said right of way and a curve concave Northerly, having a radius of 1422.00 feet and an arc distance of 95.58 feet, to the Point of Tangency; thence North 81°00'36" East, along said right of way line, 188.57 feet; thence North 00°29'36" East, 740.66 feet to the Point of Beginning.

The property described herein is not now, nor has it ever been, the primary residence/homestead of the owner or the owner's spouse or dependent child, if any. Further, the property is not contiguous to such persons' homestead.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining to the Property, subject to restrictions, reservations, covenants and easements of record, if any, and all other matters listed in Exhibit A, annexed hereto and by this reference made a part hereof, but nothing herein shall reimpose same.

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, except for those matters shown in Exhibit A.

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

Signed, sealed and delivered in our presence:

Val Silva
Witness Name: Val Silva

[Signature]
Witness Name: JESSICA FLEMING

Betty Shelton
Betty Shelton, Successor Trustee of The Bill R. Watson
Trust, dated January 3, 2012

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 18th day of December, 2015 by Betty Shelton, Successor Trustee of The Bill R. Watson Trust Agreement, dated January 3, 2012, who ☐ is personally known or ☒ has produced FL DL as identification.

[Notary Seal]



[Signature]
Notary Public

Printed Name: JESSICA Fleming

My Commission Expires: 12.14.16

EXHIBIT A

As to Trustees Deed

1. Easement for ingress and egress over the South 50 feet as shown on those certain Deeds recorded in Official Records Book 740, Page 375; Official Records Book 795, Page 1132; Official Records Book 1153, Page 2180; and Official Records Book 4121, Page 178

INSTRUMENT #2015139144
OR BK 4721 PG 2428 - 2430 (3 PGS)
DATE: 12/29/2015 2:53:12 PM
NEIL KELLY, CLERK OF THE CIRCUIT COURT
LAKE COUNTY
RECORDING FEES \$27.00

2
Prepared by and return to:
Kelly A. Pitcher
Employee
Merideth C. Nagel, P.A. Attorney at Law
1201 W. Hwy 50
Clermont, FL 34711
352-394-7408
File Number: SN15-210

[Space Above This Line For Recording Data]

Personal Representative Deed

This Warranty Deed made this 18th day of December, 2015 by Betty Shelton, as Successor Personal Representative of the Estate of Bill Russell Watson, deceased, whose post office address is 722 E. Desoto Street, Clermont, Florida 34711, grantor(s), to Clermont Motors, LLC, an Illinois limited liability company, successor by merger to EFN Clermont Property, LLC, a Florida limited liability company, whose post office address is 15859 SR 50, Clermont, FL 34711, grantee(s):

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

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

Begin at the Northeast corner of Section 27, Township 22 South, Range 26 East, Lake County, Florida; thence North 88°48'21" West, along the North line of said Section 27, a distance of 305.35 feet; thence South 00°29'36" West, parallel with the East line of the Northeast 1/4 of said Section 27, a distance of 740.66 feet to the Northerly right of way line of the Seaboard Coastline Railroad; thence North 81°00'36" East, along said right of way, 309.56 feet to the East line of the Northeast 1/4 of said Section 27; thence North 00°29'36" East, along said East line, 685.92 feet to the Point of Beginning.

The property described herein is not now, nor has it ever been, the primary residence/homestead of the owner or the owner's spouse or dependent child, if any. Further, the property is not contiguous to such persons' homestead.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining to the Property, subject to restrictions, reservations, covenants and easements of record, if any, and all other matters listed in Exhibit A, annexed hereto and by this reference made a part hereof, but nothing herein shall reimpose same.

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, except for those matters shown in Exhibit A.

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

Signed, sealed and delivered in our presence:

Val Silver
Witness Name: Val Silver

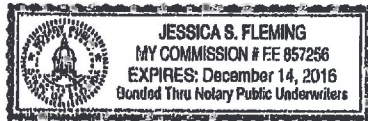
Jessica S. Fleming
Witness Name: Jessica S. Fleming

Betty Shelton
Betty Shelton, as Personal Representative of the Estate
of Bill Russell Watson, deceased

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 18th day of December, 2015 by Betty Shelton, as Successor Personal Representative of the Estate of Bill Russell Watson, deceased, who ☐ is personally known or ☒ has produced FLDL as identification.

[Notary Seal]



Jessica S. Fleming
Notary Public

Printed Name: Jessica S. Fleming

My Commission Expires: 12-14-16

EXHIBIT A

As to Personal Representative Deed

1. Distribution Easement given to Florida Power Corporation, recorded on November 24, 1982 in Official Records Book 762, Page 1457.
2. Easement for ingress and egress over the South 50 feet as shown on those certain Deeds recorded in Official Records Book 740, Page 373; Official Records Book 740, Page 377; Official Records Book 795, Page 1133; and Official Records Book 4499, Page 797

INSTRUMENT #2015139145
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RECORDING FEES \$27.00 DEED DOC \$4060.00

Prepared by and return to:

Kelly A. Pitcher

Employee

Merideth C. Nagel, P.A. Attorney at Law

1201 W. Hwy 50

Clermont, FL 34711

352-394-7408

File Number: SN15-210

[Space Above This Line For Recording Data]

Trustee's Deed

This Warranty Deed executed this 18th day of December, 2015 by Betty Shelton, as Successor Trustee of The Bill R. Watson Trust Agreement, dated January 3, 2012 whose post office address is 722 E. Desoto Street, Clermont, Florida 34711, grantor(s), to Clermont Motors, LLC, an Illinois limited liability company, successor by merger to EFN Clermont Property, LLC, a Florida limited liability company, whose post office address is 15859 SR 50, Clermont, FL 34711, grantee(s):

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

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

Begin at the Northeast corner of Section 27, Township 22 South, Range 26 East, Lake County, Florida; thence North 88°48'21" West, along the North line of said Section 27 a distance of 305.35 feet to a Point of Beginning; thence continue North 88°48'21" West, along said North line, 284.15 feet; thence South 00°14'44" West, parallel with the East line of the Northeast 1/4 of said Section 27, a distance of 787.78 feet to the Northerly right of way line of the Seaboard Coastline Railroad; thence Northeasterly, along said right of way and a curve concave Northerly, having a radius of 1422.00 feet and an arc distance of 95.58 feet, to the Point of Tangency; thence North 81°00'36" East, along said right of way line, 188.57 feet; thence North 00°29'36" East, 740.66 feet to the Point of Beginning.

The property described herein is not now, nor has it ever been, the primary residence/homestead of the owner or the owner's spouse or dependent child, if any. Further, the property is not contiguous to such persons' homestead.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining to the Property, subject to restrictions, reservations, covenants and easements of record, if any, and all other matters listed in Exhibit A, annexed hereto and by this reference made a part hereof, but nothing herein shall reimpose same.

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, except for those matters shown in Exhibit A.

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

Signed, sealed and delivered in our presence:

Val Silva
Witness Name: Val Silva

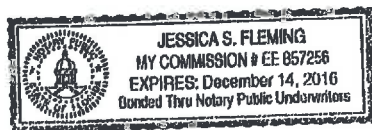
[Signature]
Witness Name: JESSICA FLEMING

Betty Shelton
Betty Shelton, Successor Trustee of The Bill R. Watson
Trust, dated January 3, 2012

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 18th day of December, 2015 by Betty Shelton, Successor Trustee of The Bill R. Watson Trust Agreement, dated January 3, 2012, who ☐ is personally known or ☒ has produced FL DL as identification.

[Notary Seal]



[Signature]
Notary Public

Printed Name: JESSICA Fleming

My Commission Expires: 12.14.16

EXHIBIT A

As to Trustees Deed

1. Easement for ingress and egress over the South 50 feet as shown on those certain Deeds recorded in Official Records Book 740, Page 375; Official Records Book 795, Page 1132; Official Records Book 1153, Page 2180; and Official Records Book 4121, Page 178

LEGAL DESCRIPTION

(Clermont Motors LLC Property, a/k/a Napleton Property)

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 SECTION 27, T22S, R26E, LAKE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 27; THENCE S89°13'47"E ALONG THE NORTH LINE OF SAID NE 1/4, A DISTANCE OF 1340.20 FEET TO A POINT ON THE EAST LINE OF GREATER HILLS, PHASE 1, AS RECORDED IN PLAT BOOK 30, PAGE 42, OF THE OFFICIAL RECORDS OF LAKE COUNTY, FLORIDA; THENCE LEAVING THE NORTH LINE OF SAID NORTHEAST 1/4 S0°07'47"W ALONG THE EAST LINE OF SAID GREATER HILLS, PHASE 1, A DISTANCE OF 693.79 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF THE FORMER ATLANTIC COAST LINE RAILROAD (50 FOOT RIGHT OF WAY), THENCE LEAVING THE EAST LINE OF SAID GREATER HILLS, PHASE 1, SOUTHEASTERLY ALONG A NON-TANGENT CURVE TO THE LEFT, BEING ALSO ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID ATLANTIC COAST LINE RAILROAD, AN ARC DISTANCE OF 651.07 FEET (SAID CURVE HAVING A RADIUS OF 1422.00 FEET, A DELTA ANGLE OF 26°14'00", AND A CHORD BEARING AND DISTANCE OF S80°26'00"E, 645.40 FEET) TO A POINT, SAID POINT ALSO BEING THE POINT OF BEGINNING.

THENCE CONTINUING SOUTHEASTERLY ALONG A NON-TANGENT CURVE TO THE LEFT, BEING ALSO ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID ATLANTIC COAST LINE RAILROAD, AN ARC DISTANCE OF 146.14 FEET (SAID CURVE HAVING A RADIUS OF 1422.00 FEET, A DELTA ANGLE OF 5°53'17", AND A CHORD BEARING AND DISTANCE OF N83°30'22"E, 146.07 FEET) TO A POINT; THENCE CONTINUING ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID ATLANTIC COAST LINE RAILROAD, N80°34'55"E A DISTANCE OF 498.07 FEET TO A POINT ON THE EAST LINE OF SAID NE 1/4; THENCE LEAVING THE NORTHERLY RIGHT OF WAY LINE OF SAID ATLANTIC COAST LINE RAILROAD, S0°05'07"W ALONG THE EAST LINE OF SAID NE 1/4 A DISTANCE OF 464.55 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF STATE ROUTE 50 (VARIABLE RIGHT OF WAY); THENCE LEAVING THE EAST LINE OF SAID NE 1/4, N89°23'48"W ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID STATE ROUTE 50, A DISTANCE OF 60.74 FEET TO A POINT; THENCE CONTINUING ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID STATE ROUTE 50, N0°36'12"E A DISTANCE OF 18.00 FEET TO A POINT; THENCE CONTINUING ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID STATE ROUTE 50, N89°23'48"W A DISTANCE OF 576.05 FEET TO A POINT; THENCE LEAVING THE NORTHERLY RIGHT OF WAY LINE OF SAID STATE ROUTE 50, N0°07'47"E A DISTANCE OF 341.83 FEET TO THE POINT OF BEGINNING.

AND

PARCEL NO. 1:

BEGIN AT THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA; THENCE NORTH 88°48'21" WEST, ALONG THE NORTH LINE OF SAID SECTION 27, A DISTANCE OF 305.35 FEET; THENCE SOUTH 00°29'36" WEST, PARALLEL WITH THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 27, A DISTANCE OF 740.66 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF THE SEABOARD COASTLINE RAILROAD; THENCE NORTH 81°00'36" EAST, ALONG SAID RIGHT OF WAY, 309.56 FEET TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 27; THENCE NORTH 00°29'36" EAST, ALONG SAID EAST LINE, 685.92 FEET TO THE POINT OF BEGINNING. LESS A 50 FOOT EASEMENT FOR INGRESS AND EGRESS OVER THE SOUTHERLY BOUNDARY THEREOF.

AND

PARCEL NO. 2:

BEGIN AT THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA; THENCE NORTH 88°48'21" WEST, ALONG THE NORTH LINE OF SAID SECTION 27 A DISTANCE OF 305.35 FEET TO A POINT OF BEGINNING; THENCE CONTINUE NORTH 88°48'21" WEST, ALONG SAID NORTH LINE, 284.15 FEET; THENCE SOUTH 00°14'44" WEST, PARALLEL WITH THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 27, A DISTANCE OF 787.78 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF THE SEABOARD COASTLINE RAILROAD; THENCE NORTHEASTERLY, ALONG SAID RIGHT OF WAY AND A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1422.00 FEET AND AN ARC DISTANCE OF 95.58 FEET, TO THE POINT OF TANGENCY; THENCE NORTH 81°00'36" EAST, ALONG SAID RIGHT OF WAY LINE, 188.57 FEET; THENCE NORTH 00°29'36" EAST, 740.66 FEET TO THE POINT OF BEGINNING. LESS A 50 FOOT EASEMENT FOR INGRESS AND EGRESS OVER THE SOUTHERLY BOUNDARY THEREOF.

LEGAL DESCRIPTION

(Clermont Motors LLC Property, a/k/a Napleton Property)

A parcel of land located in the Northeast 1/4 Section 27; T22S, R26E, Lake County, Florida, more particularly described as follows:

Commencing at the North 1/4 corner of said Section 27, Thence S89°13'47"E along the North line of said NE 1/4, a distance of 1340.20 feet to a point on the east line of Greater Hills, Phase 1, as recorded in Plat Book 30, Page 42, of the Official Records of Lake County, Florida; thence leaving the North line of said Northeast 1/4 S0°07'47"W along the East line of said Greater Hills, Phase 1, a distance of 693.79 Feet to a point on the Northerly right of way line of the former Atlantic Coast Line Railroad (50 foot right of way), thence leaving the East line of said Greater Hills, Phase 1, Southeasterly along a non-tangent curve to the left, being also along the Northerly right of way line of said Atlantic Coast Line Railroad, an arc distance of 651.07 feet (said curve having a radius of 1422.00 feet, a delta angle of 26°14'00", and a chord bearing and distance of S80°26'00"E, 645.40 feet) to a point, said point also being the point of beginning.

Thence continuing Southeasterly along a non-tangent curve to the left, being also along the Northerly right of way line of said Atlantic Coast Line Railroad, an arc distance of 146.14 feet (said curve having a radius of 1422.00 feet, a delta angle of 5°53'17", and a chord bearing and distance of N83°30'22"E, 146.07 feet) to a point; thence continuing along the Northerly right of way line of said Atlantic Coast Line Railroad N80°34'55"E a distance of 498.07 feet to a point on the East line of said NE ¼; thence leaving the Northerly right of way line of said Atlantic Coast Line Railroad, S0°05'07"W along the East line of said NE 1/4 a distance of 464.55 feet to a point on the Northerly right of way line of State Route 50 (variable right of way); thence leaving the East line of said NE ¼, N89°23'48"W along the Northerly right of way line of said State Route 50, a distance of 60.74 feet to a point; thence continuing along the Northerly right of way line of said State Route 50, N0°36'12"E a distance of 18.00 feet to a point; thence continuing along the Northerly right of way line of said State Route 50, N89°23'48"W a distance of 576.05 feet to a point; thence leaving the Northerly right of way line of said State Route 50, N0°07'47"E a distance of 341.83 feet to the point of beginning.

AND

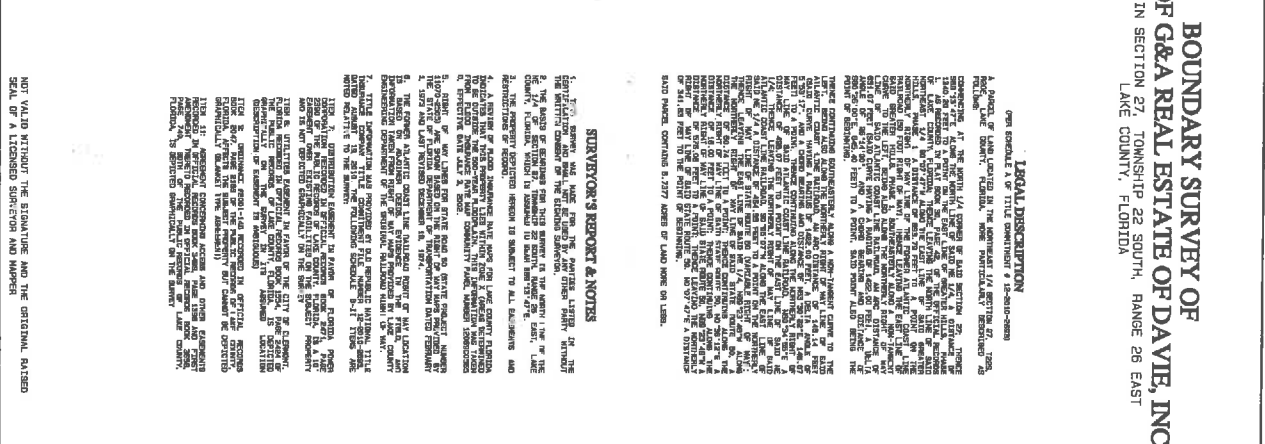
PARCEL NO. 1:

Begin at the Northeast corner of Section 27, Township 22 South, Range 26 East, Lake County, Florida; thence North 88°48'21" West, along the North line of said Section 27, a distance of 305.35 feet; thence South 00°29'36" West, parallel with the East line of the Northeast 1/4 of said Section 27, a distance of 740.66 feet to the Northerly right of way line of the Seaboard Coastline Railroad; thence North 81°00'36" East, along said right of way, 309.56 feet to the East line of the Northeast 1/4 of said Section 27; thence North 00°29'36" East, along said East line, 685.92 feet to the point of beginning. Less a 50 foot easement for ingress and egress over the Southerly boundary thereof.

AND

PARCEL NO. 2:

Begin at the Northeast corner of Section 27, Township 22 South, Range 26 East, Lake County, Florida; thence North 88°48'21" West, along the North line of said Section 27 a distance of 305.35 feet to a point of beginning, thence continue North 88°48'21" West, along said North line, 284.15 feet; thence South 00°14'44" West, parallel with the East line of the northeast 1/4 of said Section 27, a distance of 787.78 feet to the Northerly right of way line of the seaboard Coastline Railroad; thence Northeasterly, along said right of way and a curve concave northerly, having a radius of 1422.00 feet and an arc distance of 95.58 feet, to the point of tangency; thence North 81°00'36" East, along said right of way line, 188.57 feet; thence North 00°29'36" East, 740.66 feet to the point of beginning. Less a 50 foot easement for ingress and egress over the Southerly boundary thereof.



LAST FIELD WORK 16 S
CHIEF CRITIC (M) : HBC
COMPUTER FILE: G801

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 SECTION 27, T29S R20E E1 NE, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[illegible][illegible]

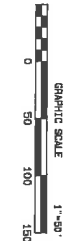
I, THE UNDERSIGNED, FLORIDA LICENSED SURVEYOR AND MAPPER DO HEREBY CERTIFY THAT I HAVE COMPLETED THIS SURVEY IN COMPLIANCE WITH FLORIDA MINIMUM TECHNICAL STANDARDS AS DEFINED IN FLORIDA ADMINISTRATIVE CODE 5J-17

PAUL R. JACKSON PSM #0719
OR CHRISTOPHER J. KELLY PSM #8481

LANDS OF G & A REAL ESTATE OF DAVIE, INC.
SECTION 27, TOWNSHIP 22 SOUTH, RANGE 25 EAST
LAKE COUNTY, FLORIDA

FOR
NAPLETON AUTOMOTIVE GROUP

LOCATED IN SECTION 27, TOWNSHIP 22 SOUTH, RANGE 26 EAST
LAKE COUNTY, FLORIDA



PAGE NO. 1

THESE ARE THE FIRST RESULTS OF RESEARCH BY A GROUP OF SCIENTISTS AT THE UNIVERSITY OF CALIFORNIA, BERKELEY, WHO HAVE BEEN STUDYING THE EFFECTS OF A NEW TYPE OF LASER LIGHT ON THE GROWTH OF PLANTS. THE RESEARCHERS HAVE FOUND THAT THE LIGHT FROM A LASER CAN BE USED TO CONTROL THE GROWTH OF PLANTS IN A WAY THAT IS NOT POSSIBLE WITH ORDINARY LIGHT. THE RESEARCHERS HAVE FOUND THAT THE LIGHT FROM A LASER CAN BE USED TO CONTROL THE GROWTH OF PLANTS IN A WAY THAT IS NOT POSSIBLE WITH ORDINARY LIGHT. THE RESEARCHERS HAVE FOUND THAT THE LIGHT FROM A LASER CAN BE USED TO CONTROL THE GROWTH OF PLANTS IN A WAY THAT IS NOT POSSIBLE WITH ORDINARY LIGHT.

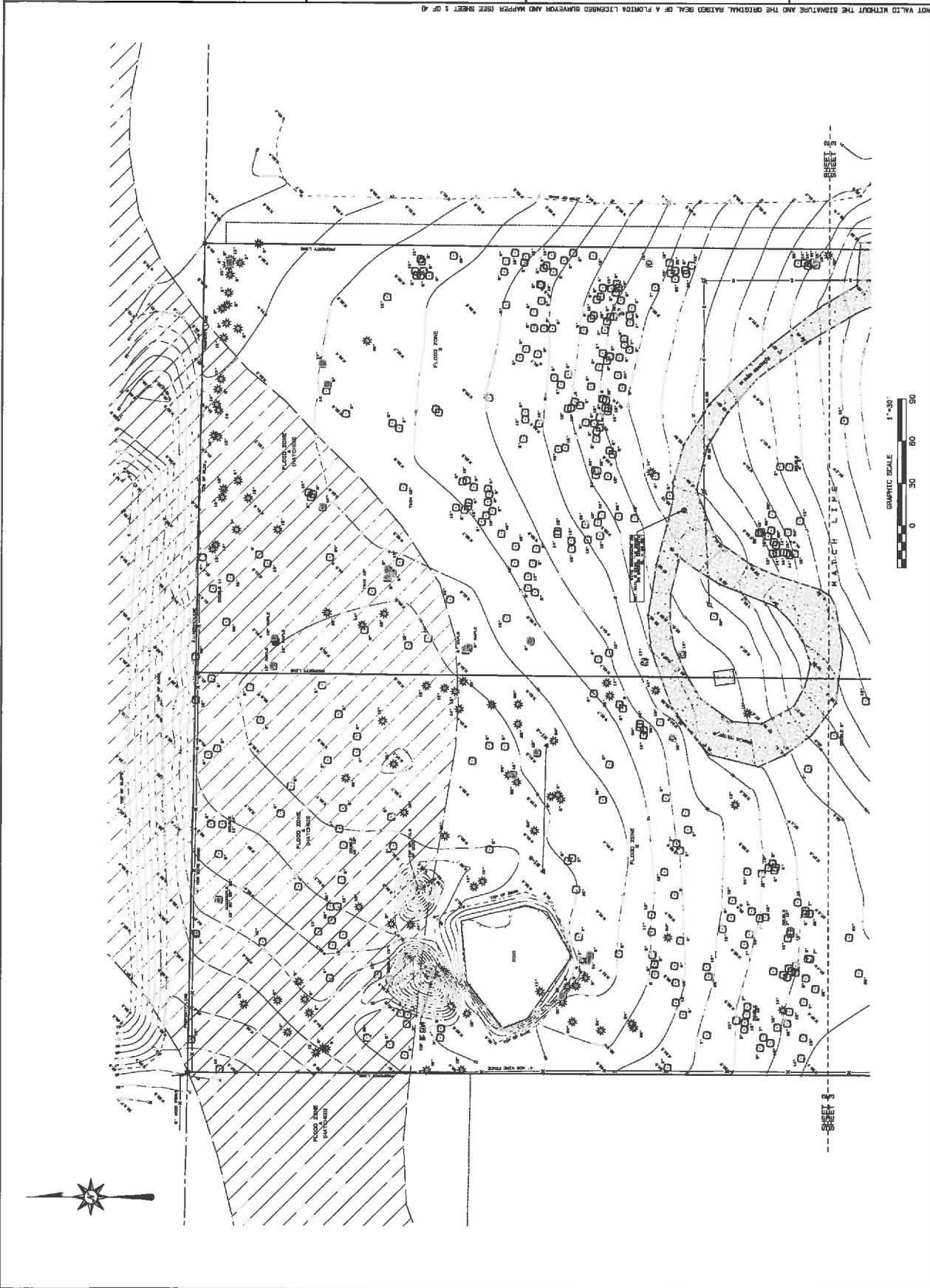
DECLARATION

[illegible][illegible]

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

[illegible]

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (SEE SHEET 1 OF 4)	
TOPOGRAPHIC & TREE SURVEY OF STILL R. MATSON ESTATE SECTION 27, TOWNSHIP 22 SOUTH, RANGE 28 EAST LAKE COUNTY, FLORIDA FOR MAPLETON AUTOMOTIVE GROUP	
DATE OF SURVEY: 24 SEP 2015 SURVEYOR: CARL E. MC PROJECT NUMBER: 2015-0008 PROJECT NAME: 2015-0008 PLAT BOOK NUMBER: 1E 1002, 1044, 1046, 1048, 1049 SCALE: 1" = 30' SHEET 2 OF 4	

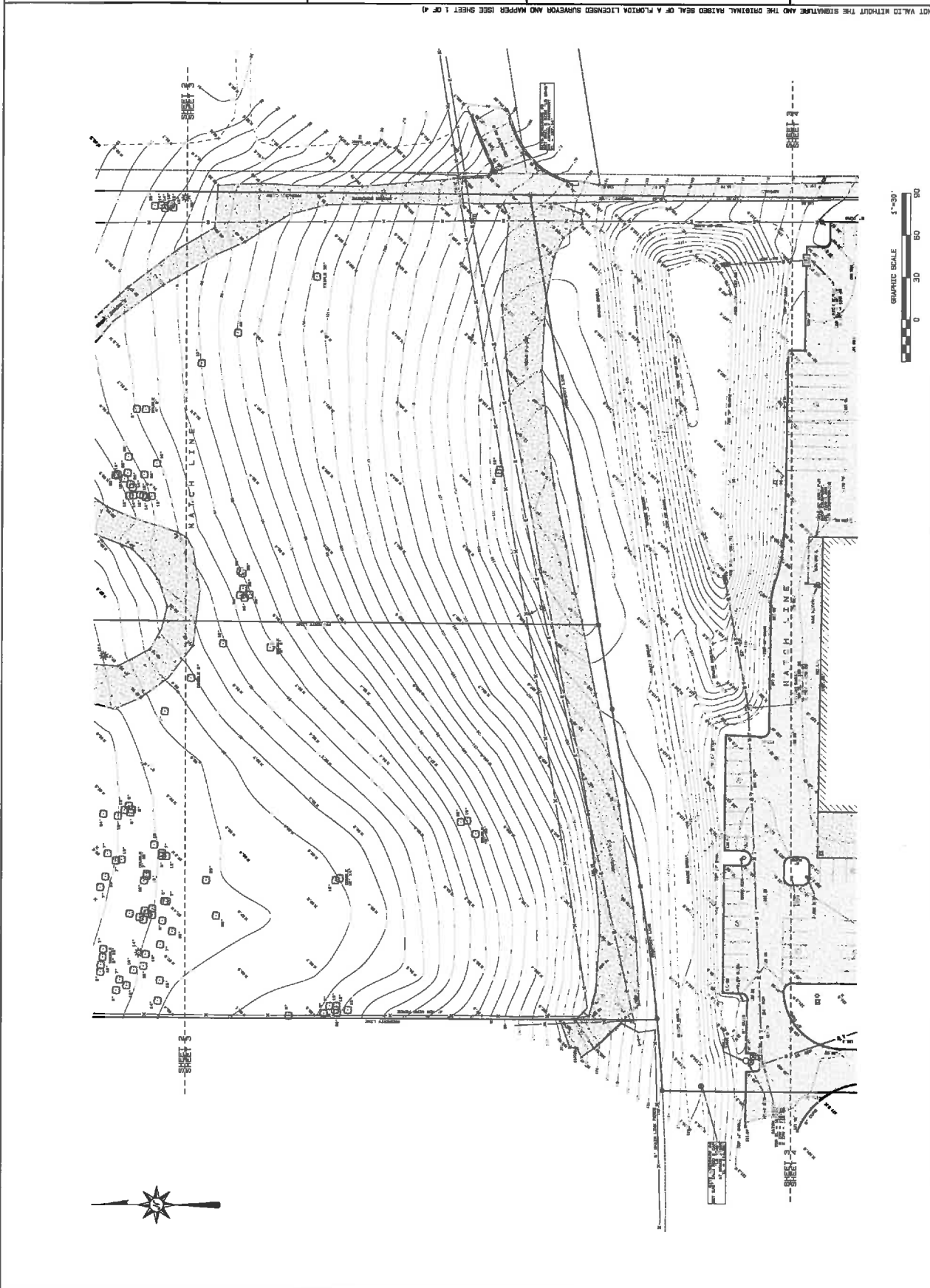


**LEADING EDGE
LAND SERVICES
INCORPORATED**
8005 ECONOMIC DRIVE
ORLANDO, FLORIDA 32809
PHONE: (407) 261-9300
FAX: (407) 261-9301
www.leadingedge.com

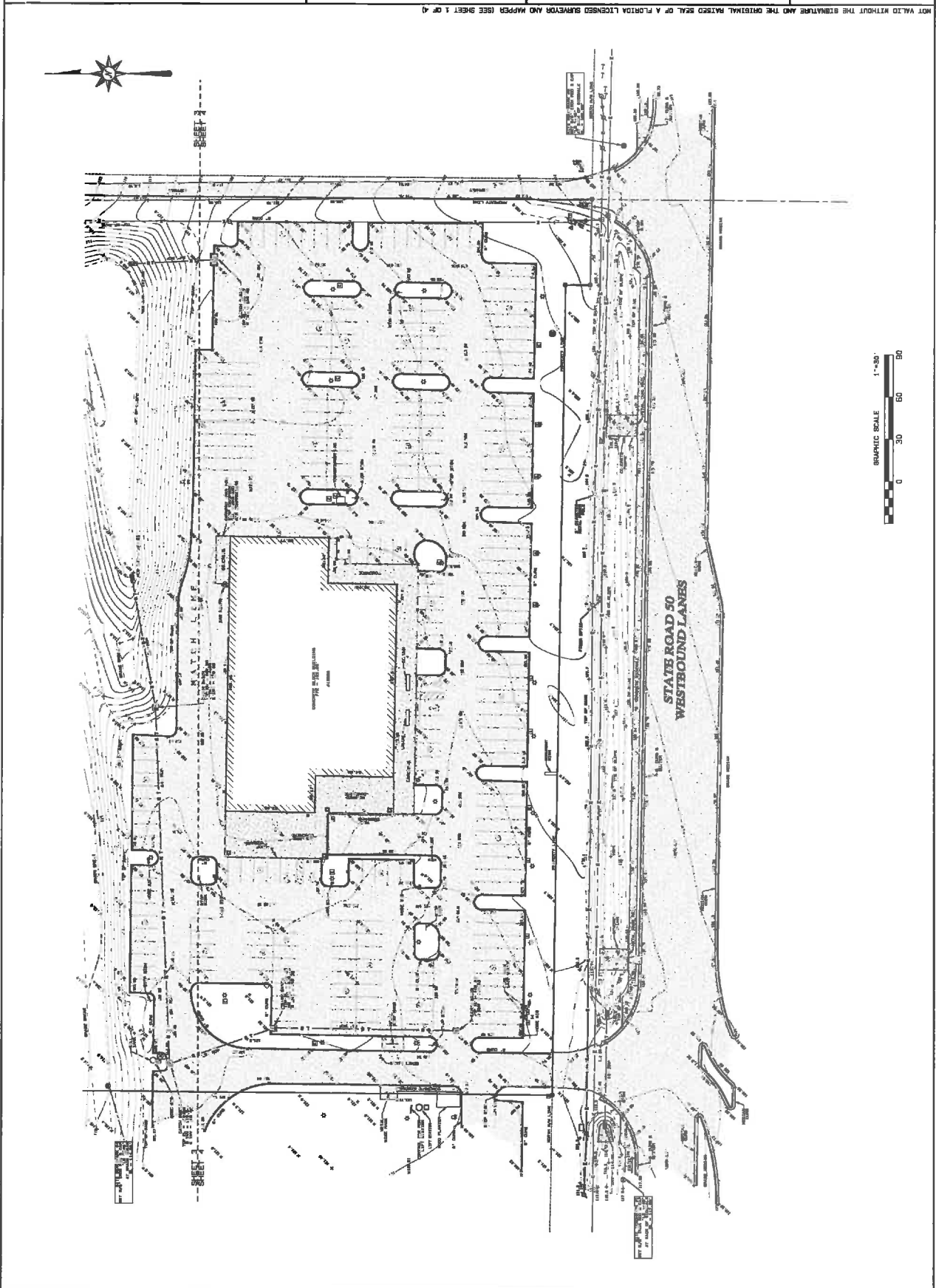
TOPOGRAPHIC & TREE SURVEY
OF
BOLL R. MATSON ESTATE
SECTION 27, TOWNSHIP 22 SOUTH, RANGE 26 EAST
LAKE COUNTY, FLORIDA
THE
NARFATON AUTOMOTIVE GROUP

NATIONAL AUTOMOTIVE GROUP

DATE OF SEARCH: 24 SEP 2018	MANAGER: JH	CHD: SAC	PROJECT NUMBER: 880-160	FIELD BOOK NUMBER: LE 1000, 1004, 1704, 1004, 1004	STATUS: (F = FBI, S = STATE, I = INTL)	REPORT 2 OF 4
LAST FIELD WORK: 24 SEP 2018						
BOOK COVER: MFG, DEC						
CONTAINER: FBI, BOSTON, YB						
REVIEWS						



LAND SURVEYING BILL R. WATSON ESTATE SECTION 27, TOWNSHIP 22 SOUTH, RANGE 26 EAST LAKE COUNTY, FLORIDA NADPOTON AUTOMOTIVE GROUP NADPOTON		FLORIDA LICENSED SURVEYOR NUMBER 12184 DATE OF EXPIRATION: 06/30/2018 PROJECT NUMBER: 2018-0001 DRAWN BY: JAW CHECKED BY: JAW DATE: 06/30/2018 SHEET 4 OF 4
--	--	---





OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Rick Brandstatter, Director of Real Estate of Clermont Motors, LLC, who being

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

1. That ~~he (she)~~ is the fee-simple owner of the property legally described on the attachment of this application.
2. That ~~he (she)~~ desires a Future Land Use Amendment from Lake Co. Regional Office/Comm. to Commercial for the property legally described on the attachment of this application.
3. That the owner of said property has appointed Scott A. Glass 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.

Rick Brandstatter
Affiant - Applicant Name (print)

X Richard P Brandstatter
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 21st day of December, 20 .



X Kathleen A Falco
Notary Public, State of Florida at Large

* Clermont Motors, LLC

My Commission Expires: 5-13-2018



APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Scott A. Glass, who being

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

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

Scott A. Glass
Affiant - Applicant Name (print)

X [Signature]
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 26th day of February, 2016.



YOLANDE G. MCKAY
MY COMMISSION # FF 178400
EXPIRES: November 20, 2018
Bonded Thru Budget Notary Services

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

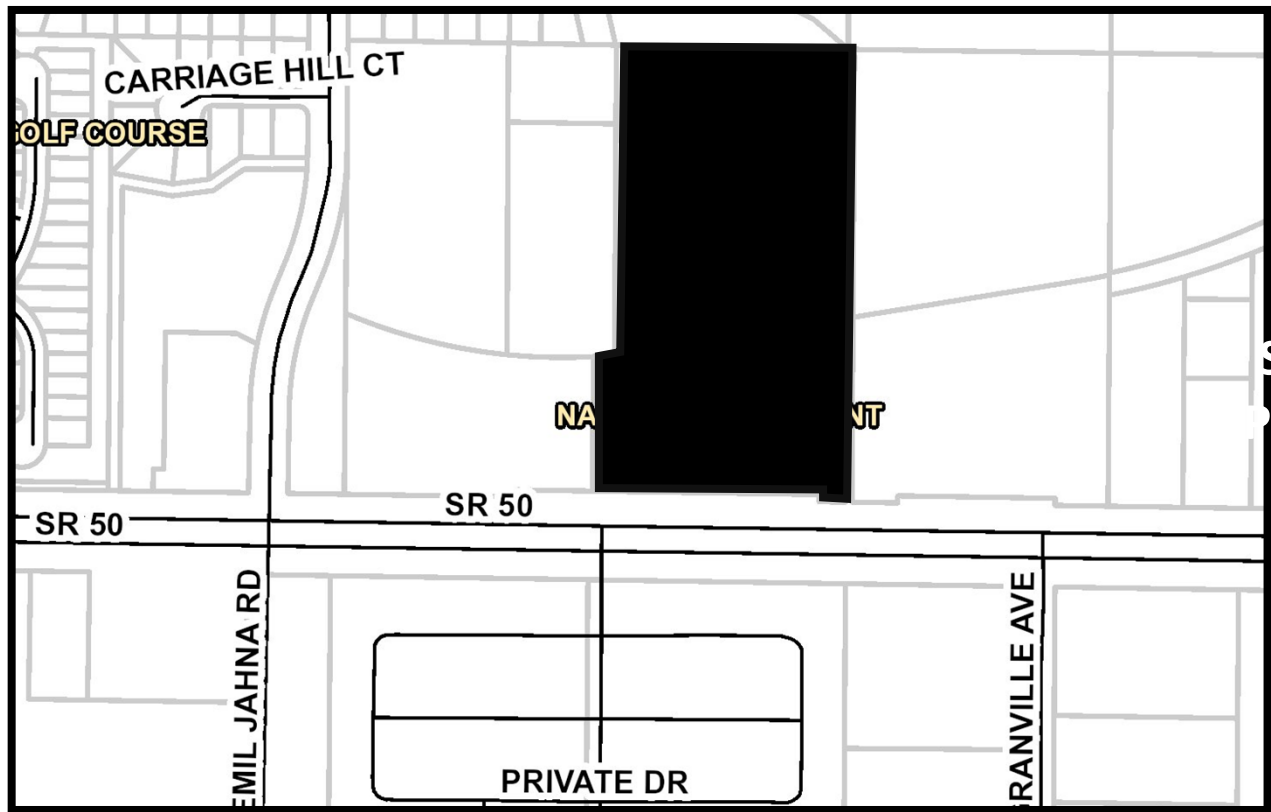
My Commission Expires: 11-20-18

CITY OF CLERMONT

NOTICE OF PROPOSED AMENDMENT TO COMPREHENSIVE PLAN ORDINANCE NO. 2016-15

The City of Clermont will hold public hearings Tuesday, April 5, 2016 at 6:30 p.m. before the Planning and Zoning Commission and Tuesday, April 26, 2016 at 6:30 p.m. before the City Council to consider transmittal and introduction of a proposed change to the City's Future Land Use Map. The map amendment would change the Future Land Use designation for the parcels below from Lake County Regional Commercial and Regional Office to Commercial.

The City of Clermont will hold public hearings on Tuesday, June 28, 2016 (final reading of the ordinance) beginning at 6:30 p.m. before the City Council to consider the adoption of the proposed change to the City's Future Land Use Map.



Location:

Napleton Clermont
(Alternate Keys 3329198, 2585013, 2585021)
15859 STATE ROAD 50
15.72 +/- /acres

Ordinance #: 2016-15

An ordinance of the City Council of the City of Clermont, Lake County, Florida, adopting the large-scale comprehensive plan amendment for the City of Clermont, Florida, pursuant to the Local Government Comprehensive Planning Act, Chapter 163, Part II, Florida Statutes; setting forth the authority for adoption of the large-scale comprehensive plan amendment; setting forth

the purpose and intent of the large-scale comprehensive plan amendment; providing for the adoption of the large-scale comprehensive plan amendment; establishing the legal status of the large-scale comprehensive plan amendment; providing a severability clause; and providing an effective date.

The public hearings are in the Council chambers of City Hall, 685 W. Montrose Street, and are open to public comment. Please call (352) 241-7302 if you have any questions.

The proposed amendment may be inspected at the City's Development Services Department (1st floor, City Hall) between 8 a.m. and 5 p.m. Monday-Friday.

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

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

Tracy Ackroyd Howe, MMC
City Clerk

Daily Commercial
March 25 & June 14, 2016



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, April 26, 2016		
Agenda Item Name		
Ordinance No. 2016-16; <i>Final Napleton Rezoning</i>		
Requested Action		
Move to approve Ordinance 2016-16.		
Staff Report		
The owner, The Napleton Group, is requesting a rezoning for the existing automotive dealership and vacant property to the north. This request is being heard concurrently with requests for annexation and a large-scale comprehensive plan amendment. The property consists of approximately 15 acres, five acres used for an existing automotive dealership and an additional 10 acres that the dealership would like to expand on, mainly for inventory parking. The property is currently zoned Planned Commercial in Lake County for the developed portion of the site and Agriculture for the undeveloped portion. The corresponding zoning in the City for the automotive dealership would be C-2 General Commercial. The vacant property would also be zoned C-2. This property is located north of the existing dealership and has no Highway 50 road frontage. Access to and use of the site would be through the existing automotive dealership. The current stormwater pond will be relocated farther back on the property and redesigned to treat the additional impervious surface on the site. No formal site plans have been submitted at this time, but the overall design elements have been discussed with the owner's representative. The expansion of the site will be required to meet the City's Land Development Code. The proposed rezoning is from Urban Estate (currently zoned Lake County's Planned Commercial District and Agriculture District) to the City's C-2 General Commercial zoning classification. The future land use, once adopted by the City, would support this request. Staff recommends approval of the rezoning to C-2 General Commercial. <i>At the April 5, 2016 Planning & Zoning Commission meeting, Commissioner Cuqui Whitehead moved to recommend approval of the rezoning; seconded by Commissioner Judy Proli. The vote was unanimous to recommend approval.</i>		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		

1.	Ordinance	REZ ORD 2016-16.docx
2.	Location	Whole location.pdf
3.	Site plan	Site plan.pdf
4.	Napleton Maps	Napleton Clermont Maps 2016.pdf
5.	P&Z minutes	P&Z Minutes.pdf
6.	Application	REZ application.pdf
7.	Legal ad	REZ legal ad.docx

CITY OF CLERMONT
ORDINANCE No. 2016-16

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

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

SECTION 1:

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

LEGAL DESCRIPTION

A parcel of land located in the northeast 1/4 Section 27; T22S, R26E, Lake County, Florida, more particularly described as follows: Commencing at the north 1/4 corner of said Section 27, thence S89°13'47"E along the north line of said NE 1/4, a distance of 1340.20 feet to a point on the east line of Greater Hills, Phase 1, as recorded in Plat Book 30, Page 42, of the Official Records of Lake County, Florida; thence leaving the north line of said northeast 1/4 S0°07'47"W along the east line of said Greater Hills, Phase 1, a distance of 693.79 Feet to a point on the northerly right of way line of the former Atlantic Coast Line Railroad (50 foot right of way), thence leaving the East line of said Greater Hills, Phase 1, southeasterly along a non-tangent curve to the left, being also along the northerly right of way line of said Atlantic Coast Line Railroad, an arc distance of 651.07 feet (said curve having a radius of 1422.00 feet, a delta angle of 26°14'00", and a chord bearing and distance of S80°26'00"E, 645.40 feet) to a point, said point also being the point of beginning.

Thence continuing southeasterly along a non-tangent curve to the left, being also along the northerly right of way line of said Atlantic Coast Line Railroad, an arc distance of 146.14 feet (said curve having a radius of 1422.00 feet, a delta angle of 5°53'17", and a chord bearing and distance of N83°30'22"E, 146.07 feet) to a point; thence continuing along the northerly right of way line of said Atlantic Coast Line Railroad N80°34'55"E a distance of 498.07 feet to a point on the east line of said NE 1/4; thence leaving the northerly right of way line of said Atlantic Coast Line Railroad, S0°05'07"W along the east line of said NE 1/4 a distance of 464.55 feet to a point on the northerly right of way line of State Route 50 (variable right of way); thence leaving the East line of said NE 1/4, N89°23'48"W along the northerly right of way line of said State Route 50, a distance of 60.74 feet to a point; thence continuing along the Northerly right of way line of said State Route 50, N0°36'12"E a distance of 18.00 feet to a point; thence continuing along the northerly right of way line of said State Route 50, N89°23'48"W a distance of 576.05 feet to a point; thence leaving the northerly right of way line of said State Route 50, N0°07'47"E a distance of 341.83 feet to the point of beginning.

CITY OF CLERMONT
ORDINANCE No. 2016-16

AND

PARCEL NO. 1:

Begin at the northeast corner of Section 27, Township 22 South, Range 26 East, Lake County, Florida; thence north 88°48'21" west, along the north line of said Section 27, a distance of 305.35 feet; thence south 00°29'36" west, parallel with the east line of the northeast 1/4 of said Section 27, a distance of 740.66 feet to the northerly right of way line of the Seaboard Coastline Railroad; thence north 81°00'36" east, along said right of way, 309.56 feet to the east line of the northeast 1/4 of said Section 27; thence north 00°29'36" east, along said east line, 685.92 feet to the point of beginning. Less a 50-foot easement for ingress and egress over the southerly boundary thereof.

AND

PARCEL NO. 2:

Begin at the northeast corner of Section 27, Township 22 South, Range 26 East, Lake County, Florida; thence north 88°48'21" west, along the north line of said Section 27 a distance of 305.35 feet to a point of beginning, thence continue north 88°48'21" west, along said north line, 284.15 feet; thence south 00°14'44" west, parallel with the east line of the northeast 1/4 of said Section 27, a distance of 787.78 feet to the northerly right of way line of the seaboard Coastline Railroad; thence northeasterly, along said right of way and a curve concave northerly, having a radius of 1422.00 feet and an arc distance of 95.58 feet, to the point of tangency; thence north 81°00'36" east, along said right of way line, 188.57 feet; thence north 00°29'36" east, 740.66 feet to the point of beginning. Less a 50-foot easement for ingress and egress over the southerly boundary thereof.

Containing 15.72 Acres +/-

LOCATION

Napleton Clermont, 15859 State Road 50
Alternate Keys 3329198, 2585013, 2585021

FROM: UE Urban Estate
TO: C-2 General Commercial

SECTION 2:

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

CITY OF CLERMONT
ORDINANCE No. 2016-16

2

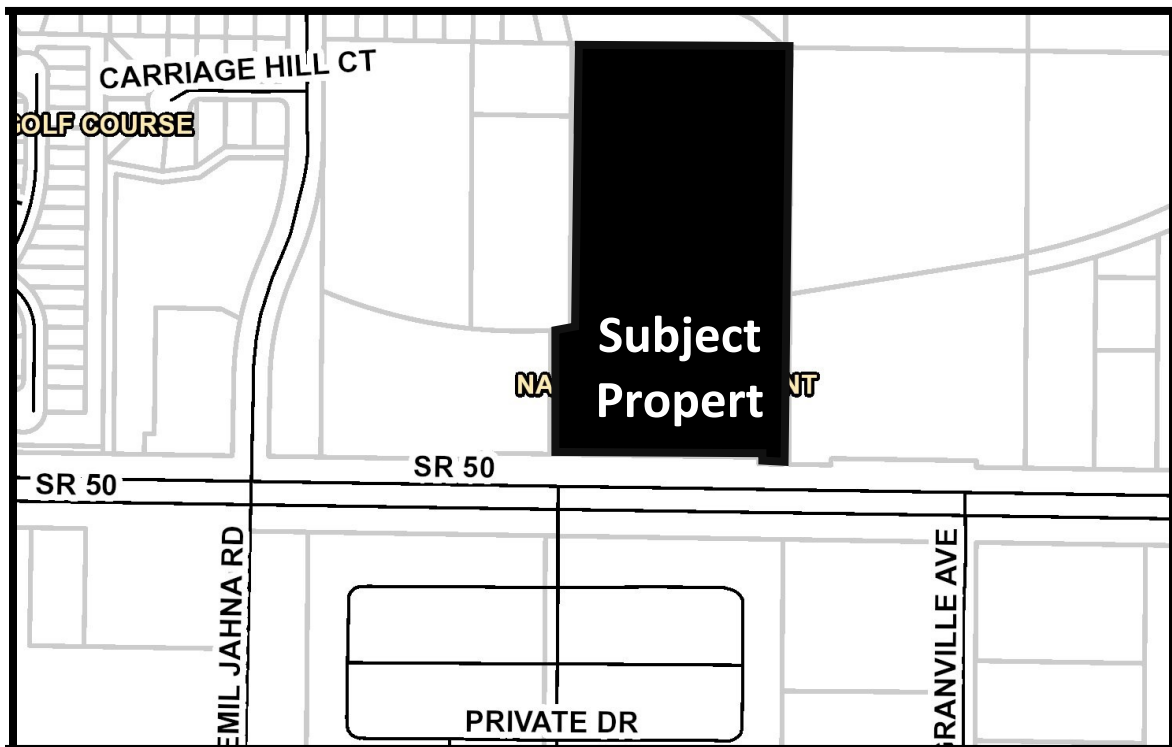
SECTION 3:

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:

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

Location map:



3

CITY OF CLERMONT
ORDINANCE No. 2016-16

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 26th day of April, 2016.

CITY OF CLERMONT

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

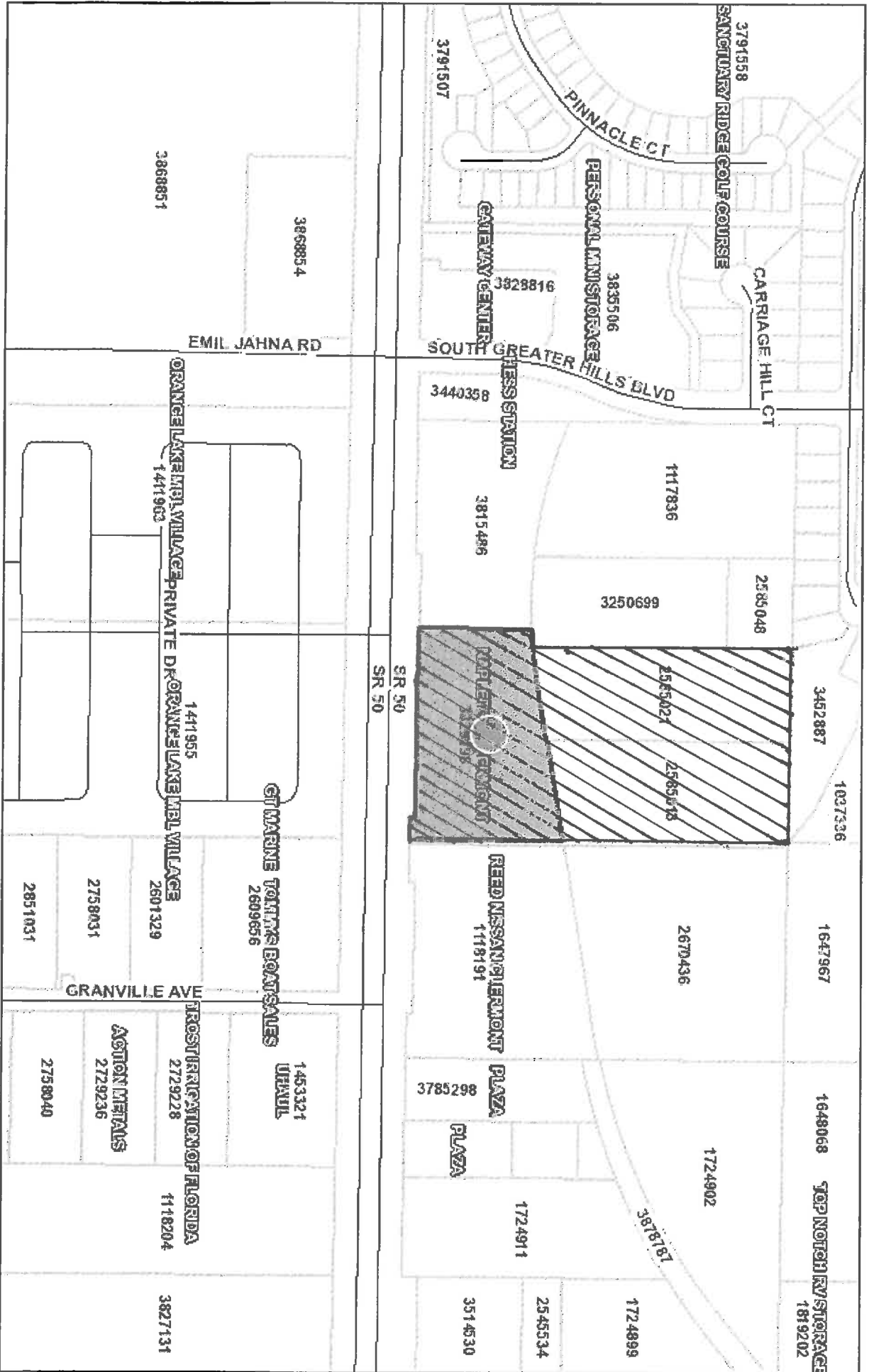
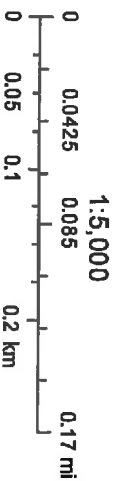
Daniel F. Mantzaris, City Attorney

Override 1

County Boundary
Street Names
Local Streets

Property Name	Tax Parcels Alternate Key	Tax Parcels

☐ Surrounding Counties



BOUNDARY SURVEY OF
LANDS OF G&A REAL ESTATE OF DAVIE, INC.

LOCATED IN SECTION 27, TOWNSHIP 22 SOUTH, RANGE 26 EAST
LAKE COUNTY, FLORIDA

LEGAL DESCRIPTION

(PER SCHEDULE A OF TITLE COMMITMENT # 12-2010-2593)

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 SECTION 27, T22S, R26E, LAKE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 27; THENCE S89°13'47"E ALONG THE NORTH LINE OF SAID NE 1/4, A DISTANCE OF 1340.20 FEET TO A POINT ON THE EAST LINE OF GREATER HILLS, PHASE 1, AS RECORDED IN PD BOOK 30, PAGE 42, OF THE OFFICIAL RECORDS OF LAKE COUNTY, FLORIDA; THENCE LEAVING THE NORTH LINE OF SAID NORTHEAST 1/4, S0°07'47"W ALONG THE EAST LINE OF SAID GREATER HILLS, PHASE 1, A DISTANCE OF 893.79 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF THE FORMER ATLANTIC COAST LINE RAILROAD (60 FOOT RIGHT OF WAY), THENCE LEAVING THE EAST LINE OF SAID GREATER HILLS, PHASE 1, SOUTHEASTERLY ALONG A NON-TANGENT CURVE TO THE LEFT, BEING ALSO ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID ATLANTIC COAST LINE RAILROAD, AN ARC DISTANCE OF 581.07 FEET (SAID CURVE HAVING A RADIUS OF 1422.00 FEET, A DELTA ANGLE OF 26°14'00" AND A CHORD BEARING AND DISTANCE OF S80°26'00"E, 645.40 FEET) TO A POINT, SAID POINT ALSO BEING THE POINT OF BEGINNING.

THENCE CONTINUING SOUTHEASTERLY ALONG A NON-TANGENT CURVE TO THE LEFT, BEING ALSO ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID ATLANTIC COAST LINE RAILROAD, AN ARC DISTANCE OF 348.14 FEET (SAID CURVE HAVING A RADIUS OF 1422.00 FEET, A DELTA ANGLE OF 5°53'17", AND A CHORD BEARING AND DISTANCE OF N80°30'22"E, 146.07 FEET) TO A POINT; THENCE CONTINUING ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID ATLANTIC COAST LINE RAILROAD, N80°34'55"E A DISTANCE OF 488.07 FEET TO A POINT ON THE EAST LINE OF SAID NORTHEAST 1/4; THENCE LEAVING THE NORTHERLY RIGHT OF WAY LINE OF SAID ATLANTIC COAST LINE RAILROAD, S0°09'07"W ALONG THE EAST LINE OF SAID NE 1/4 A DISTANCE OF 484.55 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF STATE ROUTE 50 (VARIABLE RIGHT OF WAY); THENCE LEAVING THE EAST LINE OF SAID NE 1/4, N89°23'48"W ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID STATE ROUTE 50, A DISTANCE OF 60.74 FEET TO A POINT; THENCE CONTINUING ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID STATE ROUTE 50, N0°36'12"E A DISTANCE OF 18.00 FEET TO A POINT; THENCE CONTINUING ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID STATE ROUTE 50, N89°23'48"W A DISTANCE OF 576.05 FEET TO A POINT; THENCE LEAVING THE NORTHERLY RIGHT OF WAY LINE OF SAID STATE ROUTE 50, N0°07'47"E A DISTANCE OF 341.83 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 5.7377 ACRES OF LAND MORE OR LESS.

SURVEYOR'S REPORT & NOTES

- THIS SURVEY WAS MADE FOR THE PARTIES LISTED IN THE CERTIFICATION AND SHALL NOT BE USED BY ANY OTHER PARTY WITHOUT THE WRITTEN CONSENT OF THE SIGNING SURVEYOR.
- THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTH LINE OF THE NE 1/4 OF SECTION 27, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, WHICH IS ASSUMED TO BEAR S89°13'47"E.
- THE PROPERTY DEPICTED HEREON IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
- A REVIEW OF FLOOD INSURANCE RATE MAPS FOR LAKE COUNTY, FLORIDA INDICATES THAT THIS PROPERTY LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN). THIS INFORMATION WAS TAKEN FROM FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 12080C0565 D, EFFECTIVE DATE JULY 3, 2002.
- RIGHT OF WAY LINES FOR STATE ROAD 50 (STATE PROJECT NUMBER 11070-2305) ARE SHOWN BASED ON THE RIGHT OF WAY MAPS PROVIDED BY THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION DATED FEBRUARY 1, 1973 AND LAST REVISED DECEMBER 18, 1974.
- THE FORMER ATLANTIC COAST LINE RAILROAD RIGHT OF WAY LOCATION IS BASED ON ADJOINER DEEDS, EVIDENCE IN THE FIELD, AND INFORMATION TAKEN FROM RIGHT OF WAY MAPS PROVIDED BY LAKE COUNTY ENGINEERING DEPARTMENT OF THE ORIGINAL RAILROAD RIGHT OF WAY.
- TITLE INFORMATION WAS PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, TITLE COMMITMENT FILE NUMBER 12-2010-2593, DATED AUGUST 19, 2010. THE FOLLOWING SCHEDULE B-II ITEMS ARE NOTED RELATIVE TO THE SURVEY:
 - ITEM 7: DISTRIBUTION EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION RECORDED IN OFFICIAL RECORDS BOOK 2471, PAGE 2330 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, IS A 10' EASEMENT OVER EXISTING FACILITIES ON THE SUBJECT PROPERTY AND IS NOT DEPICTED GRAPHICALLY ON THE SURVEY.
 - ITEM 8: UTILITIES EASEMENT IN FAVOR OF THE CITY OF CLERMONT, FLORIDA RECORDED IN OFFICIAL RECORDS BOOK 1554, PAGE 2424 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, IS DEPICTED GRAPHICALLY ON THE SURVEY IN ITS ASSUMED LOCATION (DESCRIPTION OF EASEMENT IS AMBIGUOUS).
 - ITEM 9: ORDINANCE #2001-148 RECORDED IN OFFICIAL RECORDS BOOK 2047, PAGE 2183 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AFFECTS THE SUBJECT PROPERTY BUT CANNOT BE DEPICTED GRAPHICALLY (BLANKET TYPE AGREEMENT).
 - ITEM 11: AGREEMENT CONCERNING ACCESS AND OTHER EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 3489, PAGE 1396 AND FIRST AMENDMENT THEREON RECORDED IN OFFICIAL RECORDS BOOK 3858, PAGE 740, BOTH OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, IS DEPICTED GRAPHICALLY ON THE SURVEY.

BOUNDARY SURVEY

OF
LANDS OF G & A REAL ESTATE OF DAVIE, INC.
SECTION 27, TOWNSHIP 22 SOUTH, RANGE 26 EAST
LAKE COUNTY, FLORIDA

FOR
NAPLETON AUTOMOTIVE GROUP

LEADING EDGE
LAND SERVICES

305 W. 34th STREET
SUITE 200
ORLANDO, FLORIDA 32811
PHONE: (407) 351-8730
FAX: (407) 351-9991
WWW.LEADINGEDGE.LS.COM

FLORIDA LICENSED BUSINESS NUMBER LB 6946

SURVEYOR'S CERTIFICATION

I, THE UNDERSIGNED, FLORIDA LICENSED SURVEYOR AND MAPPER, CERTIFY THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA STATUTES AND THE RULES OF PROFESSIONAL CONDUCT AS DEFINED IN FLORIDA ADMINISTRATIVE CODE 6J-17.

DATE: 9/21/10
PAUL R. JACKSON, PSN #7110
OR CHRISTOPHER J. STELLY, PSN #6445

REVISIONS

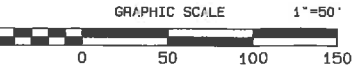
NO.	DATE	DESCRIPTION
1	21 SEP 2010	LAST FIELD WORK 19 SEP 2010
2	21 SEP 2010	DATE OF DRAWING
3	21 SEP 2010	MANAGER: PAJ
4	21 SEP 2010	PROJECT NUMBER: 505-10001
5	21 SEP 2010	COMPUTER FILE: 50505M.DWG
6	21 SEP 2010	FIELD BOOK NUMBER: LE 636
7	21 SEP 2010	SCALE: 1" = 50'
8	21 SEP 2010	SHEET 1 OF 1

LEGEND

- FOUND CONCRETE MONUMENT
- FOUND IRON ROD & CAP
- FOUND NAIL & DISK
- POWER POLE
- LIGHT POLE
- GUY ANCHOR
- ELECTRIC BOX
- TELEPHONE PEDESTAL
- CABLE TELEVISION RISER
- UTILITY MARKER
- CATCH BASIN
- METERED END SECTION
- FIRE HYDRANT
- WATER VALVE
- BACKFLOW PREVENTER
- WATER OR GAS METER
- WELL
- STON
- BOLLARD
- TITLE COMMITMENT EXCEPTION #
- FENCE LINE
- OVERHEAD ELECTRIC LINE
- STORM SEWER LINE
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- O.R. OFFICIAL RECORDS BOOK
- P.B. PLAT BOOK
- P.G. PAGE
- CONC. MON. CONCRETE MONUMENT
- R/W RIGHT OF WAY
- T TOWNSHIP
- R RANGE
- CONCRETE
- ASPHALT

CERTIFICATION

THIS SURVEY IS HEREBY CERTIFIED TO:
FORMAN & ALTRINO, P.A.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
EPN CLERMONT PROPERTY, LLC



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

ALTA/ACSM LAND TITLE SURVEY OF LANDS OF BILL R. WATSON ESTATE

LOCATED IN SECTION 27, TOWNSHIP 22 SOUTH, RANGE 26 EAST
LAKE COUNTY, FLORIDA



VICINITY MAP
(NOT TO SCALE)

LEGAL DESCRIPTION

(PER TITLE COMMITMENT ORDER NUMBER 5392394)

PARCEL NO. 1:
BEGIN AT THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA; THENCE NORTH 88°48'21" WEST, ALONG THE NORTH LINE OF SAID SECTION 27, A DISTANCE OF 309.35 FEET; THENCE SOUTH 00°29'38" WEST, PARALLEL WITH THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 27, A DISTANCE OF 740.68 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF THE SEABOARD COASTLINE RAILROAD; THENCE NORTH 81°00'36" EAST, ALONG SAID RIGHT OF WAY, 309.58 FEET TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 27; THENCE NORTH 00°29'38" EAST, ALONG SAID EAST LINE, 685.92 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2:
BEGIN AT THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA; THENCE NORTH 88°48'21" WEST, ALONG THE NORTH LINE OF SAID SECTION 27 A DISTANCE OF 309.35 FEET TO A POINT OF BEGINNING; THENCE CONTINUE NORTH 88°48'21" WEST, ALONG SAID NORTH LINE, 284.15 FEET; THENCE SOUTH 00°14'44" WEST, PARALLEL WITH THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 27, A DISTANCE OF 787.78 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF THE SEABOARD COASTLINE RAILROAD; THENCE NORTHEASTERLY, ALONG SAID RIGHT OF WAY AND A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1422.00 FEET AND AN ARC DISTANCE OF 85.58 FEET TO THE POINT OF TANGENCY; THENCE NORTH 81°00'36" EAST, ALONG SAID RIGHT OF WAY LINE, 188.57 FEET; THENCE NORTH 00°29'36" EAST, 740.68 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES

- THIS ALTA/ACSM LAND TITLE SURVEY WAS PREPARED FOR NAPLETON AUTOMOTIVE GROUP, ADDITIONS OR DELETIONS BY ANYONE OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF LEADING EDGE LAND SERVICES, INC.
- THE BASIS OF BEARINGS FOR THIS SURVEY IS GRID NORTH, STATE PLANE COORDINATE SYSTEM, FLORIDA EAST, NAD 83, GEOID 12A, NBS ADJUSTMENT OF 2011. THE NORTH LINE OF THE NE 1/4 OF SECTION 27, TOWNSHIP 22 SOUTH, RANGE 26 EAST BEARS N88°57'11"W.
- UNLESS OTHERWISE NOTED, SURVEY MEASUREMENTS AND PLOTTED FEATURES SHOWN ON THIS SURVEY ARE BASED ON ACTUAL FIELD MEASUREMENTS.
- THE ACCURACY OF THIS SURVEY MEETS OR EXCEEDS STANDARDS SET FORTH IN ADMINISTRATIVE RULE 6J-17 "STANDARDS OF PRACTICE FOR SURVEYORS AND MAPPERS."
- THE SUBJECT PROPERTY CONTAINS A TOTAL OF 9.982 ACRES OF LAND, MORE OR LESS.
- THE FOLLOWING WERE USED IN THE PREPARATION OF THIS SURVEY:
 - BOUNDARY SURVEY OF LANDS OF BSA REAL ESTATE OF DAVIS, PREPARED BY LEADING EDGE LAND SERVICES, INC. FOR NAPLETON AUTOMOTIVE GROUP, JOB NUMBER 886-10004, DATED SEPTEMBER 21, 2010.
 - PLAT OF LAKE HIGHLANDS COMPANY SECTION 28 AS RECORDED IN PLAT BOOK 5, PAGE 82 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
 - A REVIEW OF FLOOD INSURANCE RATE MAPS FOR LAKE COUNTY, FLORIDA, INDICATES THAT A PORTION OF THIS PROPERTY LIES WITHIN ZONE A (SPECIAL FLOOD HAZARD AREAS SUBJECT TO 1% ANNUAL CHANCE FLOOD, NO BASE FLOOD ELEVATIONS DETERMINED) AND THAT THE REMAINDER OF THIS PROPERTY LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN). THIS INFORMATION WAS TAKEN FROM MAP NUMBER 12003C0100D, REVISED DECEMBER 18, 2012. THE LIMITS OF THE FLOOD ZONE SHOWN ON THIS SURVEY ARE BASED ON DIGITAL DATA AVAILABLE FROM STATEWIDE GIS DATABASE.
 - ACCORDING TO THE LAKE COUNTY, FLORIDA PROPERTY APPRAISER THE SUBJECT PROPERTY IS ZONED A (AGRICULTURE DISTRICT).
 - AS OF THE DATE OF THIS SURVEY, THERE IS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE SUBJECT PROPERTY.
 - AS OF THE DATE OF THIS SURVEY, THERE IS NO OBSERVABLE EVIDENCE OF SUBJECT PROPERTY USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
 - TITLE INFORMATION WAS PROVIDED BY CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT NUMBER 5392394, WITH AN EFFECTIVE DATE OF NOVEMBER 13, 2015. THE FOLLOWING SCHEDULE B SECTION II ITEMS ARE NOTED RELATIVE TO THE SURVEY:
 - ITEM #8: DISTRIBUTION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 762, PAGE 1487 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. AFFECTS THE SUBJECT PROPERTY AND IS DEPICTED GRAPHICALLY ON THE SURVEY.
 - ITEM #9: OVERHEAD ELECTRIC LINE WITHOUT BENEFIT OF AN EASEMENT RUNNING THROUGH THE SOUTHERN BOUNDARY OF THE PROPERTY. AFFECTS THE SUBJECT PROPERTY AND IS DEPICTED GRAPHICALLY ON THE SURVEY.
 - ITEM #10: EASEMENT FOR INGRESS AND EGRESS OVER THE SOUTH 50 FEET AS SHOWN ON DEEDS RECORDED IN OFFICIAL RECORDS BOOK 740, PAGE 373, OFFICIAL RECORDS BOOK 740, PAGE 377; OFFICIAL RECORDS BOOK 755, PAGE 1133, AND OFFICIAL RECORDS BOOK 4480, PAGE 787. ALL OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA (AS TO PARCEL 1) AND OFFICIAL RECORDS BOOK 40, PAGE 375; OFFICIAL RECORDS BOOK 708, PAGE 1132; OFFICIAL RECORDS BOOK 1153, PAGE 2180 AND OFFICIAL RECORDS BOOK 4121, PAGE 179. ALL OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA (AS TO PARCEL 2) AFFECT THE SUBJECT PROPERTY AND ARE DEPICTED GRAPHICALLY ON THE SURVEY.
 - OBVIOUS LINES OF OCCUPATION (WALLS OR FENCES) WERE OBSERVED DURING THE SURVEY AND ARE SHOWN ON THE SURVEY.
 - NO UNDERGROUND FOOTINGS OR FOUNDATIONS WERE OBSERVED AND NO ATTEMPT TO LOCATE ANY UNDERGROUND FEATURES AFFECTING THE PROPERTY WAS MADE IN THE COURSE OF THIS SURVEY.

LEGEND

- FOUND CONCRETE MONUMENT
 - FOUND IRON PIPE
 - SET NAIL & DISK "LB 6846"
 - SET 5/8" IRON ROD & CAP "LB 5846"
 - WOOD POWER POLE
 - GLY ANCHOR
 - TELEPHONE PEDESTAL
 - TITLE COMMITMENT EXCEPTION NUMBER
 - FENCE LINE
 - OVERHEAD ELECTRIC LINE
 - P.O.C.
 - P.O.B.
 - O.R.
 - P.B.
 - PS.
 - R/W
 - CONC. MON.
 - CCR
 - (C)
 - (D)
 - T
 - R
 - PSM
 - LB
- POINT OF COMMENCEMENT
POINT OF BEGINNING
OFFICIAL RECORDS BOOK
PLAT BOOK
PAGE
RIGHT OF WAY
CONCRETE MONUMENT
CERTIFIED CORNER RECORD
CALCULATED
PER DEED
TOWNSHIP
RANGE
PROFESSIONAL SURVEYOR & MAPPER
LICENSED BUSINESS

PARCEL 2
BILL R. WATSON TRUSTEE
D.R. 4121, PG. 178
4.982 ACRES

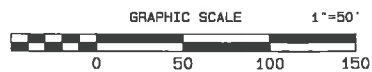
PARCEL 1
15549 STATE ROAD 50
ESTATE OF BILL R. WATSON
D.R. 4480, PG. 787
5.000 ACRES

CURVE TABLE (D)

CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD	ARC
C1	1422.00'	3°00'47"	N82°45'43"E	95.44'	95.46'
C2	1422.00'	2°02'31"	N86°42'21"W	50.67'	50.67'

CURVE TABLE (C)

CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD	ARC
C1	1422.00'	3°00'47"	N82°45'43"E	95.44'	95.46'
C2	1422.00'	2°02'31"	N86°42'21"W	50.67'	50.67'



SURVEYOR'S CERTIFICATION

ALTA/ACSM LAND TITLE SURVEY

BILL R. WATSON ESTATE
SECTION 27, TOWNSHIP 22 SOUTH, RANGE 26 EAST
LAKE COUNTY, FLORIDA

NAPLETON AUTOMOTIVE GROUP

LEADING EDGE
LAND SERVICES
8800 BUCKINGHAM DRIVE
ORLANDO, FLORIDA 32809
PHONE: (407) 381-8700
FAX: (407) 381-8801
www.leadingedge21.com

FLORIDA LICENSED BUSINESS NUMBER LB 6846

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

REVISIONS:

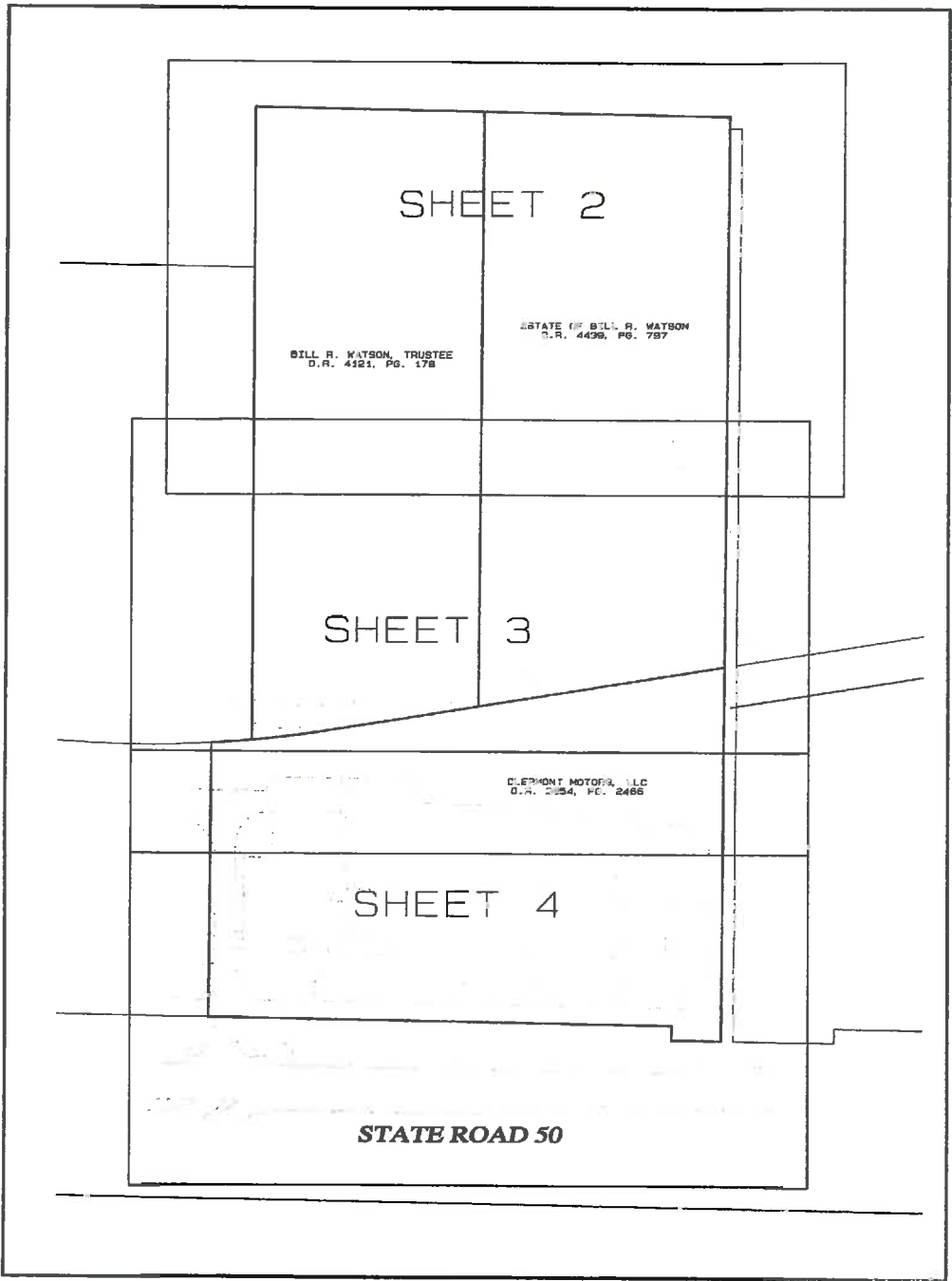
DATE:

JEFFREY D. HUFFUS PSM #6310

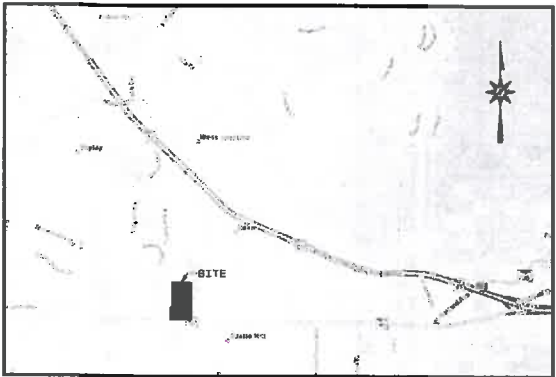
DATE OF DRAWING: 16 DEC 2015
MANAGER: JCH
PROJECT NUMBER: 605-15002
FIELD BOOK NUMBER: LE 1000, 1044, 1046, 1048, 1049
LAST FIELD WORK: 08 SEP 2015
CREW CHIEF (S): PHE, MAC, JCH
COMPUTER FILE: E60502A.TA.PRD
SCALE: 1" = 50'
SHEET 1 OF 1

TOPOGRAPHIC & TREE SURVEY OF BILL R. WATSON ESTATE AND CLERMONT MOTORS, LLC

LOCATED IN SECTION 27, TOWNSHIP 22 SOUTH, RANGE 26 EAST
LAKE COUNTY, FLORIDA



SHEET INDEX
SCALE 1" = 100'



VICINITY MAP
(NOT TO SCALE)

SURVEYOR'S NOTES

1. THIS IS NOT A BOUNDARY SURVEY. PROPERTY LINES SHOWN HEREON ARE TAKEN FROM THE FOLLOWING:
A. BOUNDARY SURVEY OF LANDS OF SEA REAL ESTATE OF DAVID, PREPARED BY LEADING EDGE LAND SERVICES, INC. FOR NAPLETON AUTOMOTIVE GROUP, JOB NUMBER 805-10001, DATED SEPTEMBER 21, 2010.
B. ALTA/ACSM LAND TITLE SURVEY OF LANDS OF BILL R. WATSON ESTATE, PREPARED BY LEADING EDGE LAND SERVICES, INC. FOR NAPLETON AUTOMOTIVE GROUP, JOB NUMBER 805-10002, DATED AUGUST 27, 2010.
2. THIS TOPOGRAPHIC SURVEY WAS PREPARED FOR NAPLETON AUTOMOTIVE GROUP. ADDITIONS OR DELETIONS BY ANYONE OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF LEADING EDGE LAND SERVICES, INC.
3. THIS TOPOGRAPHIC SURVEY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. NO TITLE INFORMATION WAS PROVIDED TO THE SURVEYOR.
4. UNLESS OTHERWISE NOTED, SURVEY MEASUREMENTS AND PLOTTED FEATURES SHOWN ON THIS SURVEY ARE BASED ON ACTUAL FIELD MEASUREMENTS.
5. THE ACCURACY OF THIS SURVEY MEETS OR EXCEEDS STANDARDS SET FORTH IN ADMINISTRATIVE RULE 5J-17 STANDARDS OF PRACTICE FOR SURVEYORS AND MAPPERS.
6. THE VERTICAL DATUM FOR THIS SURVEY IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). ELEVATIONS WERE DERIVED FROM 2007 FLORIDA PERMANENT REFERENCE NETWORK (FPRN) VIA REAL-TIME KINETIC ATTITUDE OBSERVATIONS. SITE BENCHMARKS ARE SHOWN AND DESCRIBED GRAPHICALLY ON THE SURVEY.
7. ONLY VISIBLE IMPROVEMENTS WERE LOCATED AND ARE SHOWN AS PART OF THIS SURVEY. NO ATTEMPT WAS MADE TO LOCATE OR VERIFY SUBSURFACE IMPROVEMENTS OR ENCROACHMENTS.
8. A REVIEW OF FLOOD INSURANCE RATE MAPS FOR LAKE COUNTY, FLORIDA, INDICATES THAT A PORTION OF THIS PROPERTY LIES WITHIN ZONE A (SPECIAL FLOOD HAZARD AREAS SUBJECT TO AN ANNUAL CHANCE FLOOD). NO BASE FLOOD ELEVATIONS DETERMINED AND THAT THE REMAINDER OF THIS PROPERTY LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). THIS INFORMATION WAS TAKEN FROM MAP NUMBER 1201000000, REVISED DECEMBER 30, 2010. THE LIMITS OF THE FLOOD ZONE SHOWN ON THIS SURVEY ARE BASED ON DIGITAL DATA AVAILABLE FROM STATISTICAL GIS DATAWARE.

LEGEND

- FOUND CONCRETE MONUMENT
- FOUND IRON ROD & CAP
- SET 5/8" IRON ROD & CAP "LB 8848"
- SET NAIL & DISK "LB 6646"
- SITE BENCHMARK
- CATCH BASIN
- MITERED END SECTION
- WELL
- MANHOLE
- VALVE
- FIRE HYDRANT
- CLEANOUT
- METER
- ELECTRIC BOX
- TELEPHONE PEDESTAL
- SIGN
- WOOD POWER POLE
- GUY ANCHOR
- LIGHT POLE
- UTILITY MARKER
- COLUMN
- OAK TREE
- PINE TREE
- MISCELLANEOUS TREE
- SPOT ELEVATION - HARD SURFACE
- SPOT ELEVATION - GROUND SHOT
- WETLAND FLAG
- HANDICAPPED PARKING SPACE
- FENCE LINE
- OVERHEAD ELECTRIC LINE
- STORM SEWER LINE
- FINISHED FLOOR ELEVATION
- ELEVATION
- INVERT
- REINFORCED CONCRETE PIPE
- REINFORCED METAL PIPE
- MITERED END SECTION
- RIGHT OF WAY
- PROFESSIONAL SURVEYOR & MAPPER
- LICENSED BUSINESS

**LEADING EDGE
LAND SERVICES, LLC**
8802 EXCHANGE DRIVE
ORLANDO, FLORIDA 32809
PHONE: (407) 351-6730
FAX: (407) 351-9601
WWW.LEADINGEDGE1616.COM

FLORIDA LICENSED BUSINESS NUMBER LB 8848

TOPOGRAPHIC & TREE SURVEY

OF
BILL R. WATSON ESTATE

SECTION 27, TOWNSHIP 22 SOUTH, RANGE 26 EAST

LAKE COUNTY, FLORIDA

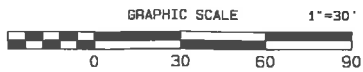
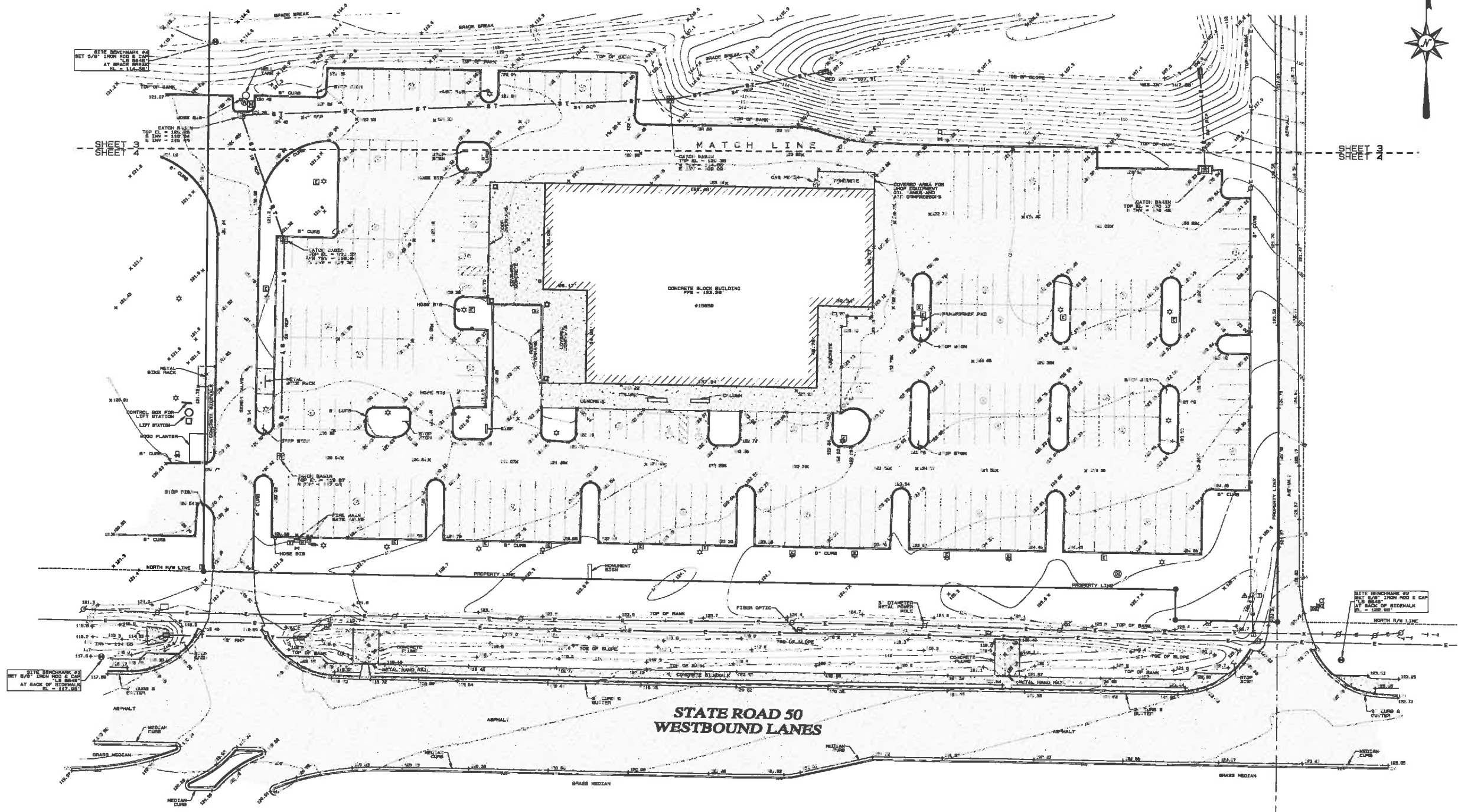
FOR
NAPLETON AUTOMOTIVE GROUP

SURVEYOR'S CERTIFICATION

I, THE UNDERSIGNED FLORIDA LICENSED SURVEYOR AND MAPPER, DO HEREBY CERTIFY THAT I HAVE COMPLETED THIS SURVEY IN ACCORDANCE WITH FLORIDA ADMINISTRATIVE RULE 5J-17 STANDARDS OF PRACTICE FOR SURVEYORS AND MAPPERS.

DATE: 04 SEP 2010
SIGNATURE: [Signature]
PROJECT NUMBER: 805-10002
FIELD BOOK NUMBER: LE 1000, 1044, 1046, 1048, 1049
SCALE: 1" = 30'
SHEET 1 OF 4

DATE: 04 SEP 2010
SIGNATURE: [Signature]
PROJECT NUMBER: 805-10002
FIELD BOOK NUMBER: LE 1000, 1044, 1046, 1048, 1049
SCALE: 1" = 30'
SHEET 1 OF 4



NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (SEE SHEET 1 OF 4)

TOPOGRAPHIC & TREE SURVEY

OF
BILL R. WATSON ESTATE
SECTION 27, TOWNSHIP 22 SOUTH, RANGE 26 EAST
LAKE COUNTY, FLORIDA

FOR
NAPLETON AUTOMOTIVE GROUP

REVISIONS:

DATE OF DRAWING: 04 SEP 2015	LAST FIELD WORK: 08 SEP 2015
WARRIOR: JCH	CREW CHIEF (S): RNE, NAL, JCH
PROJECT NUMBER: 604-1003	COMPUTER FILE: 60402A.TA.PRD
FIELD BOOK NUMBER: LE 1000, 1044, 1046, 1048, 1049	SCALE: 1" = 30'
	SHEET 4 OF 4

LEADING EDGE
LAND SERVICES

INCORPORATED
8800 EDGEMOOR DRIVE
ORLANDO, FLORIDA 32809
PHONE: (407) 351-5881
FAX: (407) 351-5881

www.leadingedgefla.com
FLORIDA LICENSED BUSINESS NUMBER LB 6646

Exhibit - Location Map
Napleton Clermont

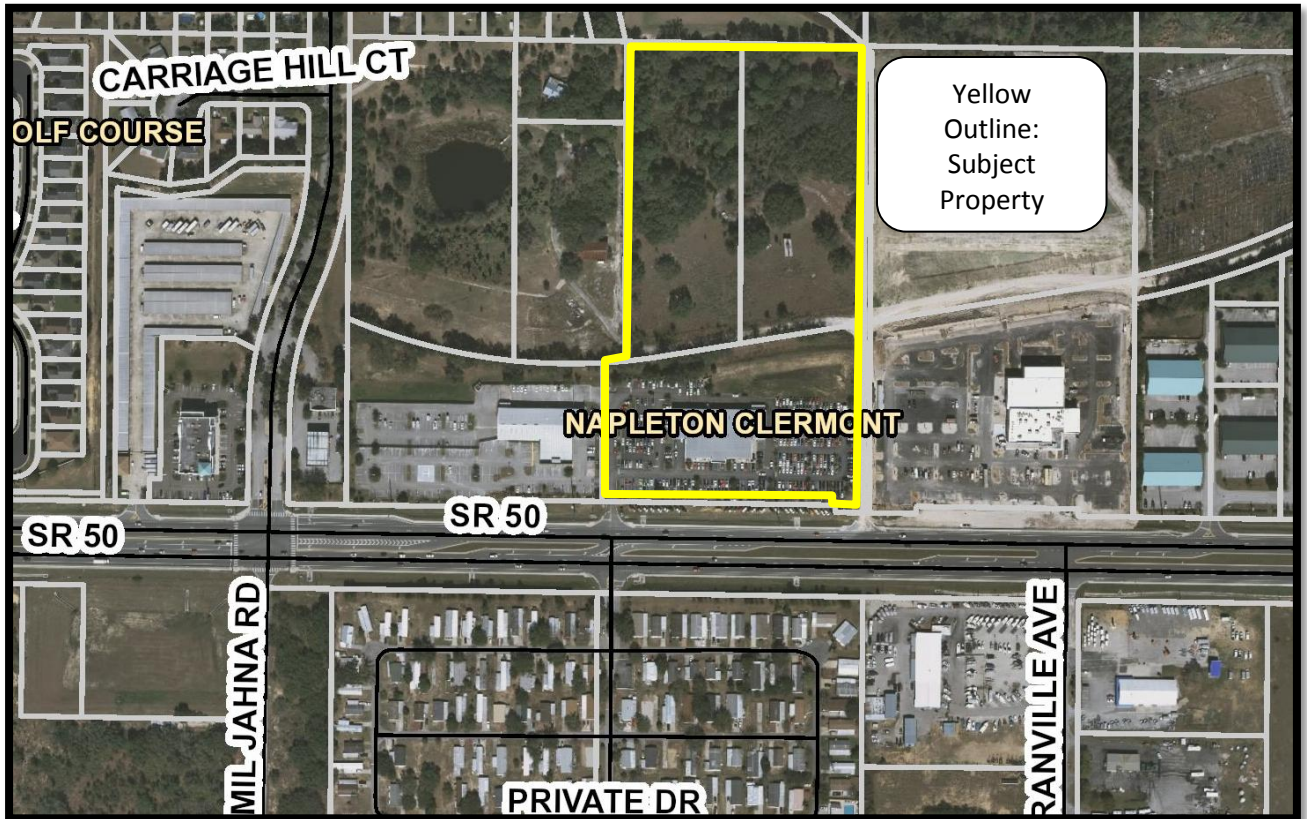
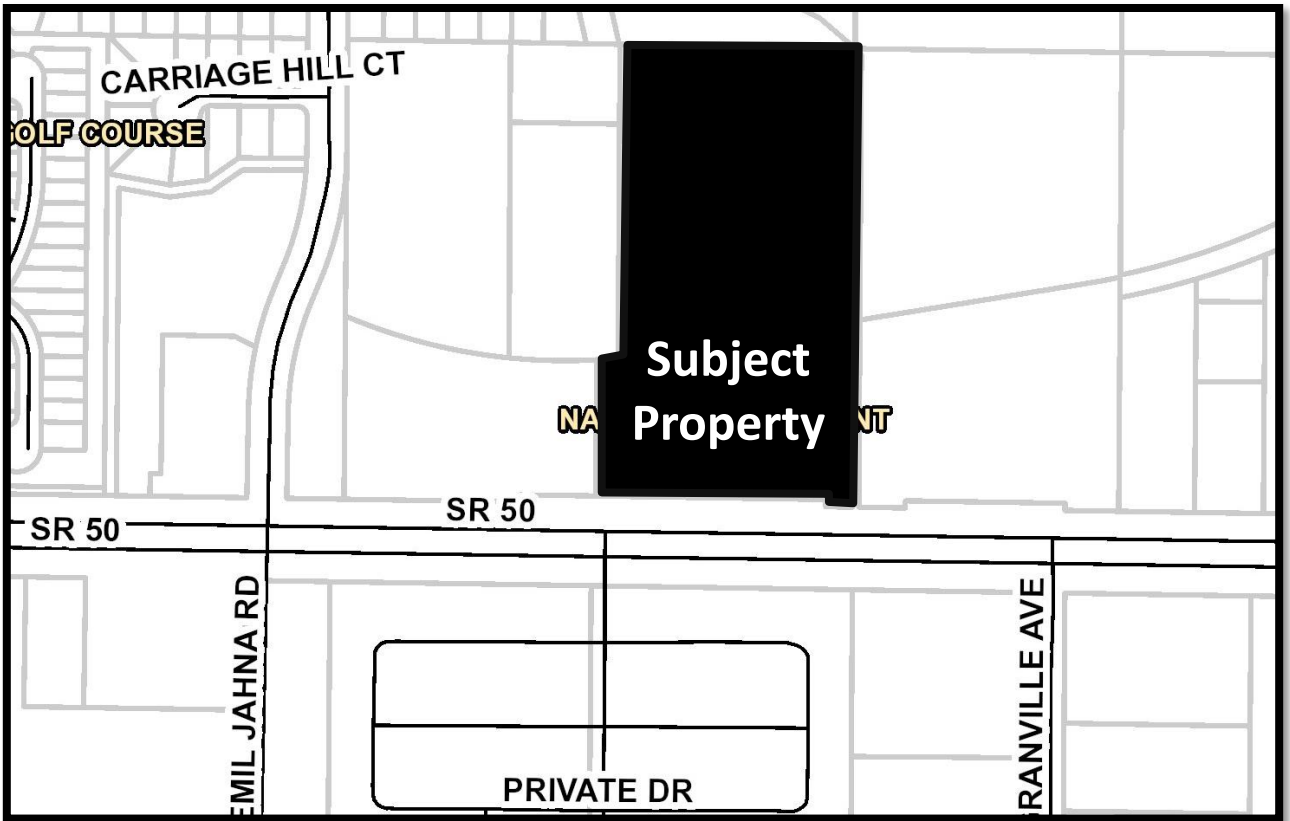


Exhibit – Future Land Use
Napleton Clermont

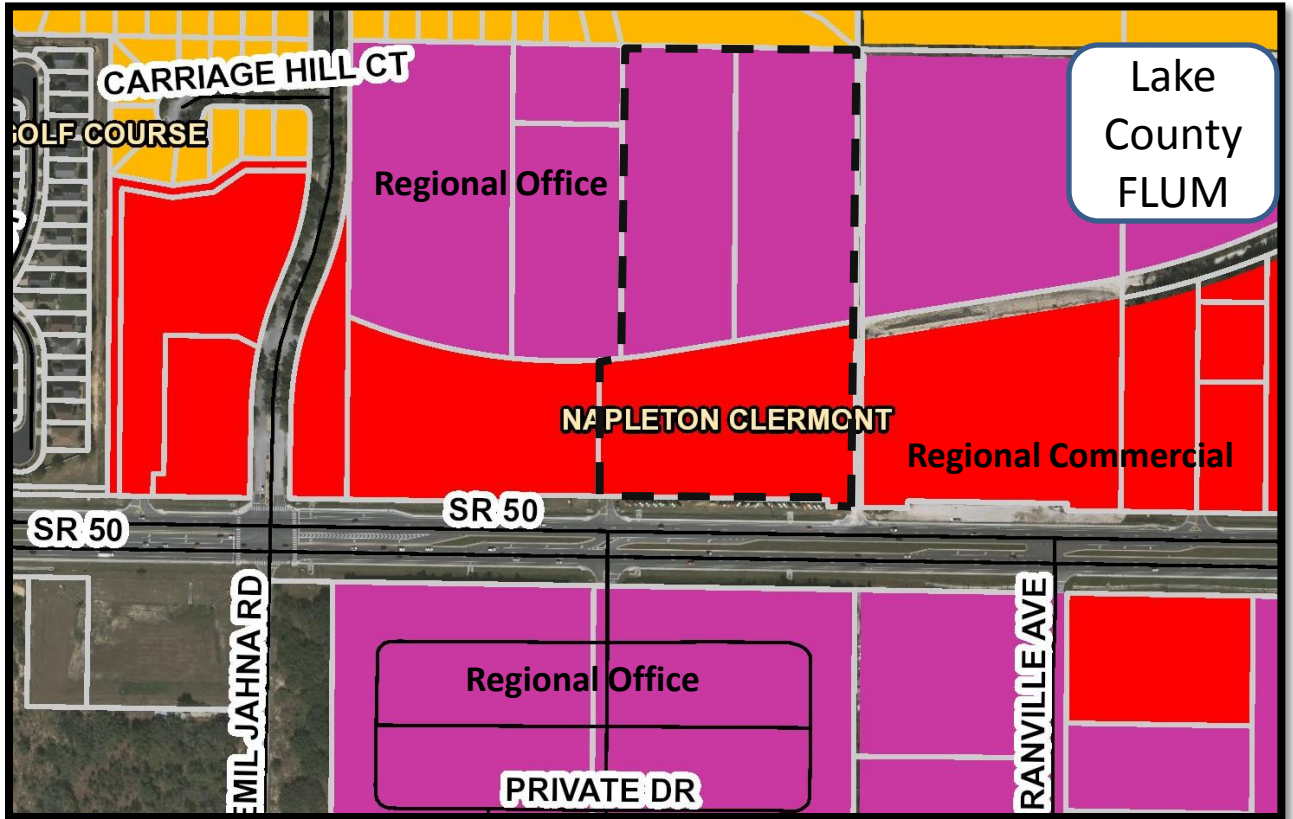
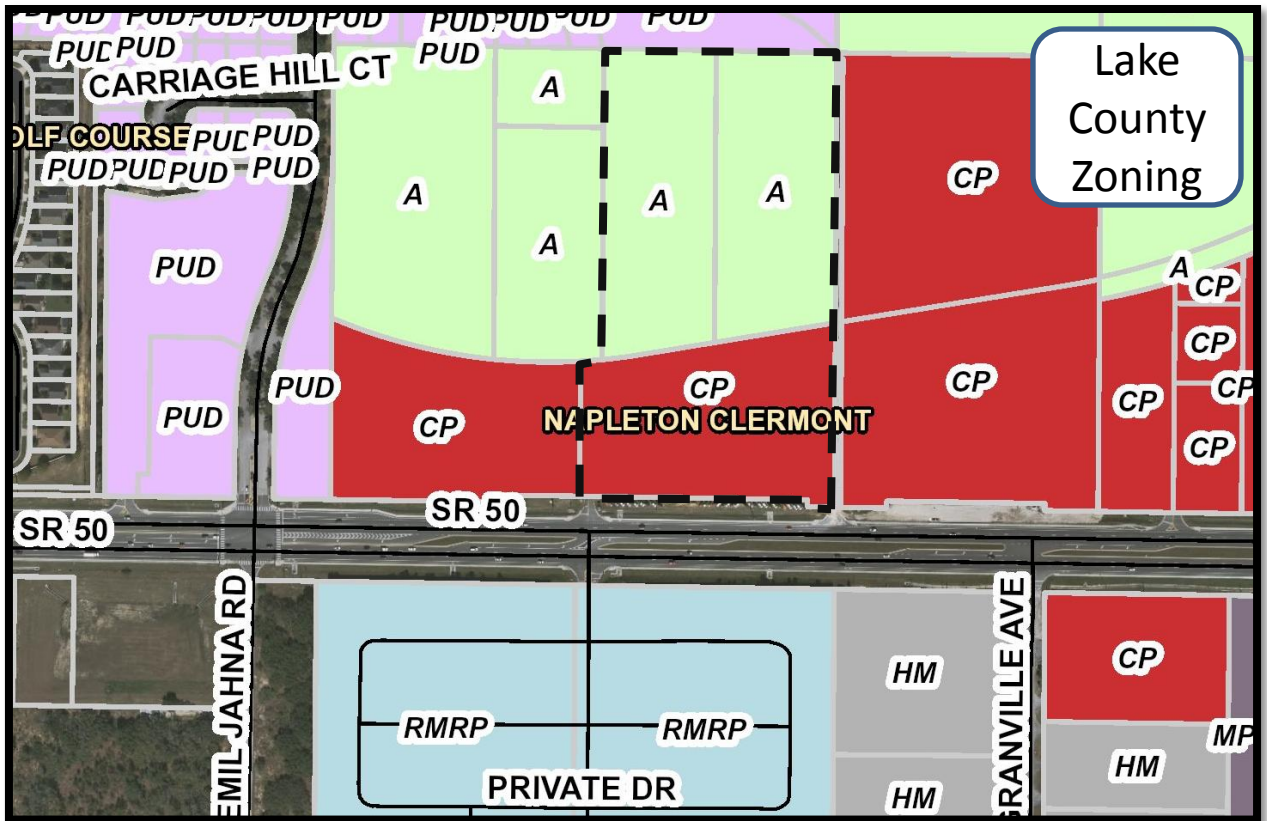


Exhibit – Zoning
Napleton Clermont



**City of Clermont
MINUTES
PLANNING AND ZONING COMMISSION
APRIL 5, 2016**

Page 1

The meeting of the Planning & Zoning Commission was called to order Tuesday April 5, 2016 at 6:30 p.m. by Chairman Nick Jones. Other members present were Carlos Solis, Herb Smith, Judy Proli, Tony Hubbard, and Cuqui Whitehead. Also in attendance were Barbara Hollerand, Development Services Director, Curt Henschel, Planning Manager, John Kruse, Senior Planner, Dan Mantzaris, City Attorney, and Rae Chidlow, Planning Specialist.

MINUTES of the Planning and Zoning Commission meeting held March 1, 2016 were approved as written.

REPORTS

Commissioner Whitehead read an email from Heather Gelb at Sawgrass Bay Elementary about donating to a fund for the son of a teacher who has passed.

Commissioner Solis stated that he will be playing Saturday, April 9, 2016 at the Wayne Densch Performing Arts Center in Sanford. He stated that a portion of the proceeds will benefit the wounded officers initiative.

Chairman Jones stated that the last performance for this season of the Florida Lakes Symphony Orchestra will be Friday, April 15, 2016 at Family Christian Center.

1. REQUEST FOR LARGE-SCALE COMPREHENSIVE PLAN AMENDMENT

REQUEST: To change the future land use from Lake County Regional Commercial and Regional Office to Commercial for Napleton.

Senior Planner Kruse presented the staff report as follows:

The owner, The Napleton Group, is requesting a large scale comprehensive plan amendment for the subject property. The property consists of approximately 15 acres, 5 acres used for an existing automotive dealership and an additional 10 acres that the dealership would like to expand on, mainly for inventory parking. This request is being heard concurrently with requests for annexation and rezoning. The property is currently being served with City water and sewer services.

The large scale comprehensive plan amendment would change the Future Land Use from Lake County's Regional Commercial and Regional Office to the City's Commercial designation. The City's Commercial designation would allow the continuance of the automotive dealership and also allow for expansion of it.

Upon approval by the City Council, the proposed amendment would be transmitted to the Florida Department of Economic Opportunity (DEO) and the reviewing agencies for review. DEO would then issue an Objections, Recommendations and Comments letter to the City, and the amendment would then be scheduled for a final public hearing in June.

Staff recommends approval of the transmittal of the large scale comprehensive plan amendment to change the future land use from Lake County Regional Commercial and Regional Office to Commercial in the City.

**City of Clermont
MINUTES
PLANNING AND ZONING COMMISSION
APRIL 5, 2016**

Page 2

2. REQUEST FOR REZONING

REQUEST: To change the zoning from UE Urban Estate to C-2 General Commercial for Napleton.

Senior Planner Kruse presented the staff report as follows:

The owner, The Napleton Group, is requesting a rezoning for the existing automotive dealership and vacant property to the north. This request is being heard concurrently with requests for annexation and a large scale comprehensive plan amendment. The property consists of approximately 15 acres, 5 acres used for an existing automotive dealership and an additional 10 acres that the dealership would like to expand on, mainly for inventory parking.

The property is currently zoned Planned Commercial in Lake County for the developed portion of the site and Agriculture for the undeveloped portion of the site. The corresponding zoning in the City for the automotive dealership would be C-2, General Commercial. The additional vacant property would also be zoned C-2. This property is located north of the existing dealership and has no Highway 50 road frontage. Access and use of the site would be through the existing automotive dealership. The current stormwater pond will be relocated further back on the property and redesigned to treat the additional impervious surface on the site. No formal site plans have been submitted at this time, but the overall design elements have been discussed with the owner's representative. The expansion of the site will be required to meet the City's Land Development Code.

The proposed rezoning is from Urban Estate (currently zoned Lake County's Planned Commercial District and Agriculture District) to the City's C-2 General Commercial zoning classification. The Future Land Use, once adopted by the City, would support this request.

Staff recommends approval of the rezoning to C-2 General Commercial.

The applicant's attorney, Scott Glass, 300 S. Orange Ave., Orlando, stated that he supports staff's recommendation.

There was no public input.

Commissioner Whitehead moved to recommend approval of the comprehensive plan amendment; seconded by Commissioner Proli. The vote was unanimous to recommend approval.

Commissioner Whitehead moved to recommend approval of the rezoning; seconded by Commissioner Proli. The vote was unanimous to recommend approval.

3. REQUEST FOR CONDITIONAL USE PERMIT

REQUEST: To allow a themed event venue with off-site parking in the Central Business District.

Planning Manager Henschel presented the staff report as follows:

The applicant is requesting a conditional use permit to allow a banquet facility in the Central Business District zoning district. Banquet facilities would be considered a conditional use within the CBD zoning district.



**CITY OF CLERMONT
REZONING
APPLICATION**

DATE: 2-26-16

FEE: \$350.⁰⁰

PROJECT NAME (if applicable): Napleton

APPLICANT: Clermont Motors, LLC

CONTACT PERSON: Scott A. Glass, Esq., Shutts & Bowen LLP

Address: 300 S. Orange Avenue, Ste. 1000

City: Orlando State: FL Zip: 32801

Phone: 407-835-6964 Fax: 407-849-7264

E-Mail: sglass@shutts.com

OWNER: Clermont Motors, LLC

Address: c/o Napleton Group, 1 East Oak Hill Drive

City: Westmont State: IL Zip: 60559

Phone: 630-455-2945 Fax: _____

Address of Subject Property: 15859 S.R. 50, Clermont, FL 34711

Legal Description (include copy of survey): See Attached.

Acres: 15.72 ± Land Use: COUNTY REGIONAL OFFICE & COMMERCIAL
(City verification required)

Present Zoning: LAKE CO. A & CP Proposed Zoning: _____
(City verification required)



**CITY OF CLERMONT
REZONING
APPLICATION
Page 2**

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

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

Annexing existing auto dealership and approximately 10 additional acres of vacant property
into the City. Vacant property to be developed for vehicle parking and expansion of service
facilities.

CLERMONT MOTORS, LLC

By: Richard Brandstatter

Applicant Name (print)

RICK BRANDSTATTER, DIR. OF REAL ESTATE

CLERMONT MOTORS, LLC

By: Richard Brandstatter

Owner Name (print)

RICK BRANDSTATTER, DIR. OF REAL ESTATE

X Richard P Brandstatter
Applicant Name (signature)

X Richard P Brandstatter
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

Record & Return to:

This Document Prepared By and Return to:
Robert S. Forman, Esquire
Forman & Altino, P. A.
2101 West Commercial Blvd., Suite 2800
Fort Lauderdale, FL 33309

CFN 2010099065
Bk 03954 Pgs 2466 - 2467; (2pgs)
DATE: 10/04/2010 10:29:05 AM
NEIL KELLY, CLERK OF COURT
LAKE COUNTY
RECORDING FEES 18.50
DEED DOC 24,500.00



Parcel ID Number:

Special Warranty Deed

This Indenture, Made this 23rd day of September, 2010 A.D. Between
G & A Real Estate of Davie, Inc., a corporation existing under the laws
of the State of Florida
of the County of **Broward**, State of **Florida**, grantor, and
EFN Clermont Property, LLC, a Florida limited liability company

whose address is: **15859 State Road 50, Clermont, Florida 34711**

of the County of **Lake County**, State of **Florida**, grantee,
Witnesseth that the GRANTOR, for and in consideration of the sum of

TEN DOLLARS (\$10) DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of **Lake** State of **Florida** to wit:

See Exhibit "A" Attached hereto and made a part hereof

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

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

And the grantor hereby covenants with said grantee that grantor is lawfully seized of said land in fee simple; that grantor has
good right and lawful authority to sell and convey said land; that grantor hereby fully warrants the title to said land and will
defend the same against the lawful claims of all persons claiming by, through or under grantor.

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

Signed, sealed and delivered in our presence:

G & A Real Estate of Davie, Inc.

Jean Seibold
Printed Name: Jean Seibold
Witness

By: Daniel D. Gregory, President (Seal)
P.O. Address: 2514 Princeton Court
Weston, FL 33327

Betty R. Buffum
Printed Name: Betty R. Buffum
Witness

(Corporate Seal)

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was acknowledged before me this 24 day of September, 2010 by
Daniel D. Gregory, President of G & A Real Estate of Davie, Inc., a
Florida Corporation, on behalf of the corporation
he is personally known to me or he has produced his **Florida driver's license** as identification.



Jean Seibold
Printed Name: Jean Seibold
Notary Public
My Commission Expires:

EXHIBIT A

(PARCEL 1):

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 SECTION 27, T22S, R26E, LAKE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 27; THENCE S89°13'47"E ALONG THE NORTH LINE OF SAID NE 1/4, A DISTANCE OF 1340.20 FEET TO A POINT ON THE EAST LINE OF GREATER HILLS, PHASE 1, AS RECORDED IN PLAT BOOK 30, PAGE 42, OF THE OFFICIAL RECORDS OF LAKE COUNTY, FLORIDA; THENCE LEAVING THE NORTH LINE OF SAID NORTHEAST 1/4 S0°07'47"W ALONG THE EAST LINE OF SAID GREATER HILLS, PHASE 1, A DISTANCE OF 693.79 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF THE FORMER ATLANTIC COAST LINE RAILROAD (50 FOOT RIGHT OF WAY), THENCE LEAVING THE EAST LINE OF SAID GREATER HILLS, PHASE 1, SOUTHEASTERLY ALONG A NON-TANGENT CURVE TO THE LEFT, BEING ALSO ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID ATLANTIC COAST LINE RAILROAD, AN ARC DISTANCE OF 651.07 FEET (SAID CURVE HAVING A RADIUS OF 1422.00 FEET, A DELTA ANGLE OF 26°14'00", AND A CHORD BEARING AND DISTANCE OF S80°26'00"E, 645.40 FEET) TO A POINT, SAID POINT ALSO BEING THE POINT OF BEGINNING.

THENCE CONTINUING SOUTHEASTERLY ALONG A NON-TANGENT CURVE TO THE LEFT, BEING ALSO ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID ATLANTIC COAST LINE RAILROAD, AN ARC DISTANCE OF 146.14 FEET (SAID CURVE HAVING A RADIUS OF 1422.00 FEET, A DELTA ANGLE OF 5°53'17", AND A CHORD BEARING AND DISTANCE OF N83°30'22"E, 146.07 FEET) TO A POINT; THENCE CONTINUING ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID ATLANTIC COAST LINE RAILROAD, N80°34'55"E A DISTANCE OF 498.07 FEET TO A POINT ON THE EAST LINE OF SAID NE 1/4; THENCE LEAVING THE NORTHERLY RIGHT OF WAY LINE OF SAID ATLANTIC COAST LINE RAILROAD, S0°05'07"W ALONG THE EAST LINE OF SAID NE 1/4 A DISTANCE OF 464.55 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF STATE ROUTE 50 (VARIABLE RIGHT OF WAY); THENCE LEAVING THE EAST LINE OF SAID NE 1/4, N89°23'48"W ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID STATE ROUTE 50, A DISTANCE OF 60.74 FEET TO A POINT; THENCE CONTINUING ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID STATE ROUTE 50, N0°36'12"E A DISTANCE OF 18.00 FEET TO A POINT; THENCE CONTINUING ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID STATE ROUTE 50, N89°23'48"W A DISTANCE OF 576.05 FEET TO A POINT; THENCE LEAVING THE NORTHERLY RIGHT OF WAY LINE OF SAID STATE ROUTE 50, N0°07'47"E A DISTANCE OF 341.83 FEET TO THE POINT OF BEGINNING.

INSTRUMENT #2015139144
OR BK 4721 PG 2428 - 2430 (3 PGS)
DATE: 12/29/2015 2:53:12 PM
NEIL KELLY, CLERK OF THE CIRCUIT COURT
LAKE COUNTY
RECORDING FEES \$27.00

Prepared by and return to:
Kelly A. Pitcher
Employee
Merideth C. Nagel, P.A. Attorney at Law
1201 W. Hwy 50
Clermont, FL 34711
352-394-7408
File Number: SN15-210

[Space Above This Line For Recording Data]

Personal Representative Deed

This Warranty Deed made this 18th day of December, 2015 by Betty Shelton, as Successor Personal Representative of the Estate of Bill Russell Watson, deceased, whose post office address is 722 E. Desoto Street, Clermont, Florida 34711, grantor(s), to Clermont Motors, LLC, an Illinois limited liability company, successor by merger to EFN Clermont Property, LLC, a Florida limited liability company, whose post office address is 15859 SR 50, Clermont, FL 34711, grantee(s):

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

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

Begin at the Northeast corner of Section 27, Township 22 South, Range 26 East, Lake County, Florida; thence North 88°48'21" West, along the North line of said Section 27, a distance of 305.35 feet; thence South 00°29'36" West, parallel with the East line of the Northeast 1/4 of said Section 27, a distance of 740.66 feet to the Northerly right of way line of the Seaboard Coastline Railroad; thence North 81°00'36" East, along said right of way, 309.56 feet to the East line of the Northeast 1/4 of said Section 27; thence North 00°29'36" East, along said East line, 685.92 feet to the Point of Beginning.

The property described herein is not now, nor has it ever been, the primary residence/homestead of the owner or the owner's spouse or dependent child, if any. Further, the property is not contiguous to such persons' homestead.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining to the Property, subject to restrictions, reservations, covenants and easements of record, if any, and all other matters listed in Exhibit A, annexed hereto and by this reference made a part hereof, but nothing herein shall reimpose same.

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, except for those matters shown in Exhibit A.

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

Signed, sealed and delivered in our presence:

Val Silver
Witness Name: Val Silver

[Signature]
Witness Name: JESSICA S. FLEMING

Betty Shelton
Betty Shelton, as Personal Representative of the Estate
of Bill Russell Watson, deceased

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 18th day of December, 2015 by Betty Shelton, as Successor Personal Representative of the Estate of Bill Russell Watson, deceased, who ☐ is personally known or ☒ has produced FLDL as identification.

[Notary Seal]



[Signature]
Notary Public

Printed Name: JESSICA S. Fleming

My Commission Expires: 12.14.16

EXHIBIT A

As to Personal Representative Deed

1. Distribution Easement given to Florida Power Corporation, recorded on November 24, 1982 in Official Records Book 762, Page 1457.
2. Easement for ingress and egress over the South 50 feet as shown on those certain Deeds recorded in Official Records Book 740, Page 373; Official Records Book 740, Page 377; Official Records Book 795, Page 1133; and Official Records Book 4499, Page 797

INSTRUMENT #2015139144
OR BK 4721 PG 2428 - 2430 (3 PGS)
DATE: 12/29/2015 2:53:12 PM
NEIL KELLY, CLERK OF THE CIRCUIT COURT
LAKE COUNTY
RECORDING FEES \$27.00

Prepared by and return to:

Kelly A. Pitcher

Employee

Merideth C. Nagel, P.A. Attorney at Law

1201 W. Hwy 50

Clermont, FL 34711

352-394-7408

File Number: SN15-210

[Space Above This Line For Recording Data]

Personal Representative Deed

This Warranty Deed made this 18th day of December, 2015 by Betty Shelton, as Successor Personal Representative of the Estate of Bill Russell Watson, deceased, whose post office address is 722 E. Desoto Street, Clermont, Florida 34711, grantor(s), to Clermont Motors, LLC, an Illinois limited liability company, successor by merger to EFN Clermont Property, LLC, a Florida limited liability company, whose post office address is 15859 SR 50, Clermont, FL 34711, grantee(s):

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

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

Begin at the Northeast corner of Section 27, Township 22 South, Range 26 East, Lake County, Florida; thence North 88°48'21" West, along the North line of said Section 27, a distance of 305.35 feet; thence South 00°29'36" West, parallel with the East line of the Northeast 1/4 of said Section 27, a distance of 740.66 feet to the Northerly right of way line of the Seaboard Coastline Railroad; thence North 81°00'36" East, along said right of way, 309.56 feet to the East line of the Northeast 1/4 of said Section 27; thence North 00°29'36" East, along said East line, 685.92 feet to the Point of Beginning.

The property described herein is not now, nor has it ever been, the primary residence/homestead of the owner or the owner's spouse or dependent child, if any. Further, the property is not contiguous to such persons' homestead.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining to the Property, subject to restrictions, reservations, covenants and easements of record, if any, and all other matters listed in Exhibit A, annexed hereto and by this reference made a part hereof, but nothing herein shall reimpose same.

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, except for those matters shown in Exhibit A.

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

Signed, sealed and delivered in our presence:

Val Silver
Witness Name: Val Silver

Jessica S. Fleming
Witness Name: Jessica S. Fleming

Betty Shelton
Betty Shelton, as Personal Representative of the Estate
of Bill Russell Watson, deceased

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 18th day of December, 2015 by Betty Shelton, as Successor Personal Representative of the Estate of Bill Russell Watson, deceased, who ☐ is personally known or ☒ has produced FLDL as identification.

[Notary Seal]



Jessica S. Fleming
Notary Public

Printed Name: Jessica S. Fleming

My Commission Expires: 12.14.16

EXHIBIT A

As to Personal Representative Deed

1. Distribution Easement given to Florida Power Corporation, recorded on November 24, 1982 in Official Records Book 762, Page 1457.
2. Easement for ingress and egress over the South 50 feet as shown on those certain Deeds recorded in Official Records Book 740, Page 373; Official Records Book 740, Page 377; Official Records Book 795, Page 1133; and Official Records Book 4499, Page 797

LEGAL DESCRIPTION

(Clermont Motors LLC Property, a/k/a Napleton Property)

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 SECTION 27, T22S, R26E, LAKE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 27; THENCE S89°13'47"E ALONG THE NORTH LINE OF SAID NE 1/4, A DISTANCE OF 1340.20 FEET TO A POINT ON THE EAST LINE OF GREATER HILLS, PHASE 1, AS RECORDED IN PLAT BOOK 30, PAGE 42, OF THE OFFICIAL RECORDS OF LAKE COUNTY, FLORIDA; THENCE LEAVING THE NORTH LINE OF SAID NORTHEAST 1/4 S0°07'47"W ALONG THE EAST LINE OF SAID GREATER HILLS, PHASE 1, A DISTANCE OF 693.79 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF THE FORMER ATLANTIC COAST LINE RAILROAD (50 FOOT RIGHT OF WAY), THENCE LEAVING THE EAST LINE OF SAID GREATER HILLS, PHASE 1, SOUTHEASTERLY ALONG A NON-TANGENT CURVE TO THE LEFT, BEING ALSO ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID ATLANTIC COAST LINE RAILROAD, AN ARC DISTANCE OF 651.07 FEET (SAID CURVE HAVING A RADIUS OF 1422.00 FEET, A DELTA ANGLE OF 26°14'00", AND A CHORD BEARING AND DISTANCE OF S80°26'00"E, 645.40 FEET) TO A POINT, SAID POINT ALSO BEING THE POINT OF BEGINNING.

THENCE CONTINUING SOUTHEASTERLY ALONG A NON-TANGENT CURVE TO THE LEFT, BEING ALSO ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID ATLANTIC COAST LINE RAILROAD, AN ARC DISTANCE OF 146.14 FEET (SAID CURVE HAVING A RADIUS OF 1422.00 FEET, A DELTA ANGLE OF 5°53'17", AND A CHORD BEARING AND DISTANCE OF N83°30'22"E, 146.07 FEET) TO A POINT; THENCE CONTINUING ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID ATLANTIC COAST LINE RAILROAD, N80°34'55"E A DISTANCE OF 498.07 FEET TO A POINT ON THE EAST LINE OF SAID NE 1/4; THENCE LEAVING THE NORTHERLY RIGHT OF WAY LINE OF SAID ATLANTIC COAST LINE RAILROAD, S0°05'07"W ALONG THE EAST LINE OF SAID NE 1/4 A DISTANCE OF 464.55 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF STATE ROUTE 50 (VARIABLE RIGHT OF WAY); THENCE LEAVING THE EAST LINE OF SAID NE 1/4, N89°23'48"W ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID STATE ROUTE 50, A DISTANCE OF 60.74 FEET TO A POINT; THENCE CONTINUING ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID STATE ROUTE 50, N0°36'12"E A DISTANCE OF 18.00 FEET TO A POINT; THENCE CONTINUING ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID STATE ROUTE 50, N89°23'48"W A DISTANCE OF 576.05 FEET TO A POINT; THENCE LEAVING THE NORTHERLY RIGHT OF WAY LINE OF SAID STATE ROUTE 50, N0°07'47"E A DISTANCE OF 341.83 FEET TO THE POINT OF BEGINNING.

AND

PARCEL NO. 1:

BEGIN AT THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA; THENCE NORTH 88°48'21" WEST, ALONG THE NORTH LINE OF SAID SECTION 27, A DISTANCE OF 305.35 FEET; THENCE SOUTH 00°29'36" WEST, PARALLEL WITH THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 27, A DISTANCE OF 740.66 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF THE SEABOARD COASTLINE RAILROAD; THENCE NORTH 81°00'36" EAST, ALONG SAID RIGHT OF WAY, 309.56 FEET TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 27; THENCE NORTH 00°29'36" EAST, ALONG SAID EAST LINE, 685.92 FEET TO THE POINT OF BEGINNING. LESS A 50 FOOT EASEMENT FOR INGRESS AND EGRESS OVER THE SOUTHERLY BOUNDARY THEREOF.

AND

PARCEL NO. 2:

BEGIN AT THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA; THENCE NORTH 88°48'21" WEST, ALONG THE NORTH LINE OF SAID SECTION 27 A DISTANCE OF 305.35 FEET TO A POINT OF BEGINNING; THENCE CONTINUE NORTH 88°48'21" WEST, ALONG SAID NORTH LINE, 284.15 FEET; THENCE SOUTH 00°14'44" WEST, PARALLEL WITH THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 27, A DISTANCE OF 787.78 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF THE SEABOARD COASTLINE RAILROAD; THENCE NORTHEASTERLY, ALONG SAID RIGHT OF WAY AND A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1422.00 FEET AND AN ARC DISTANCE OF 95.58 FEET, TO THE POINT OF TANGENCY; THENCE NORTH 81°00'36" EAST, ALONG SAID RIGHT OF WAY LINE, 188.57 FEET; THENCE NORTH 00°29'36" EAST, 740.66 FEET TO THE POINT OF BEGINNING. LESS A 50 FOOT EASEMENT FOR INGRESS AND EGRESS OVER THE SOUTHERLY BOUNDARY THEREOF.

LEGAL DESCRIPTION

(Clermont Motors LLC Property, a/k/a Napleton Property)

A parcel of land located in the Northeast 1/4 Section 27; T22S, R26E, Lake County, Florida, more particularly described as follows:

Commencing at the North 1/4 corner of said Section 27, Thence S89°13'47"E along the North line of said NE 1/4, a distance of 1340.20 feet to a point on the east line of Greater Hills, Phase 1, as recorded in Plat Book 30, Page 42, of the Official Records of Lake County, Florida; thence leaving the North line of said Northeast 1/4 S0°07'47"W along the East line of said Greater Hills, Phase 1, a distance of 693.79 Feet to a point on the Northerly right of way line of the former Atlantic Coast Line Railroad (50 foot right of way), thence leaving the East line of said Greater Hills, Phase 1, Southeasterly along a non-tangent curve to the left, being also along the Northerly right of way line of said Atlantic Coast Line Railroad, an arc distance of 651.07 feet (said curve having a radius of 1422.00 feet, a delta angle of 26°14'00", and a chord bearing and distance of S80°26'00"E, 645.40 feet) to a point, said point also being the point of beginning.

Thence continuing Southeasterly along a non-tangent curve to the left, being also along the Northerly right of way line of said Atlantic Coast Line Railroad, an arc distance of 146.14 feet (said curve having a radius of 1422.00 feet, a delta angle of 5°53'17", and a chord bearing and distance of N83°30'22"E, 146.07 feet) to a point; thence continuing along the Northerly right of way line of said Atlantic Coast Line Railroad N80°34'55"E a distance of 498.07 feet to a point on the East line of said NE 1/4; thence leaving the Northerly right of way line of said Atlantic Coast Line Railroad, S0°05'07"W along the East line of said NE 1/4 a distance of 464.55 feet to a point on the Northerly right of way line of State Route 50 (variable right of way); thence leaving the East line of said NE 1/4, N89°23'48"W along the Northerly right of way line of said State Route 50, a distance of 60.74 feet to a point; thence continuing along the Northerly right of way line of said State Route 50, N0°36'12"E a distance of 18.00 feet to a point; thence continuing along the Northerly right of way line of said State Route 50, N89°23'48"W a distance of 576.05 feet to a point; thence leaving the Northerly right of way line of said State Route 50, N0°07'47"E a distance of 341.83 feet to the point of beginning.

AND

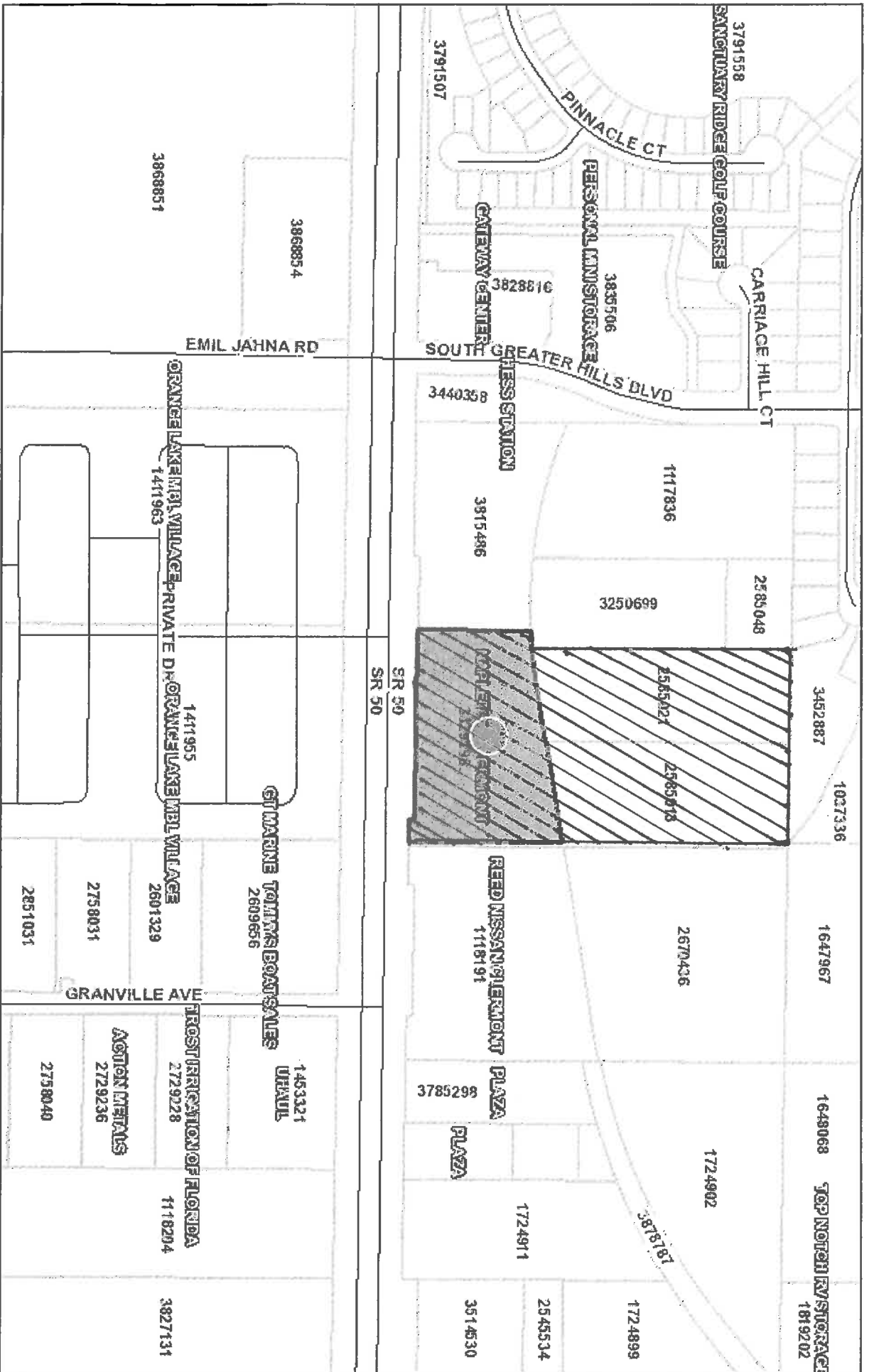
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Begin at the Northeast corner of Section 27, Township 22 South, Range 26 East, Lake County, Florida; thence North 88°48'21" West, along the North line of said Section 27, a distance of 305.35 feet; thence South 00°29'36" West, parallel with the East line of the Northeast 1/4 of said Section 27, a distance of 740.66 feet to the Northerly right of way line of the Seaboard Coastline Railroad; thence North 81°00'36" East, along said right of way, 309.56 feet to the East line of the Northeast 1/4 of said Section 27; thence North 00°29'36" East, along said East line, 685.92 feet to the point of beginning. Less a 50 foot easement for ingress and egress over the Southerly boundary thereof.

AND

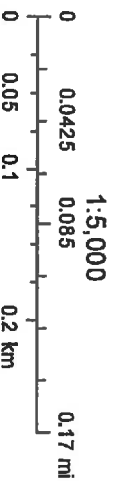
PARCEL NO. 2:

Begin at the Northeast corner of Section 27, Township 22 South, Range 26 East, Lake County, Florida; thence North 88°48'21" West, along the North line of said Section 27 a distance of 305.35 feet to a point of beginning, thence continue North 88°48'21" West, along said North line, 284.15 feet; thence South 00°14'44" West, parallel with the East line of the northeast 1/4 of said Section 27, a distance of 787.78 feet to the Northerly right of way line of the seaboard Coastline Railroad; thence Northeasterly, along said right of way and a curve concave northerly, having a radius of 1422.00 feet and an arc distance of 95.58 feet, to the point of tangency; thence North 81°00'36" East, along said right of way line, 188.57 feet; thence North 00°29'36" East, 740.66 feet to the point of beginning. Less a 50 foot easement for ingress and egress over the Southerly boundary thereof.

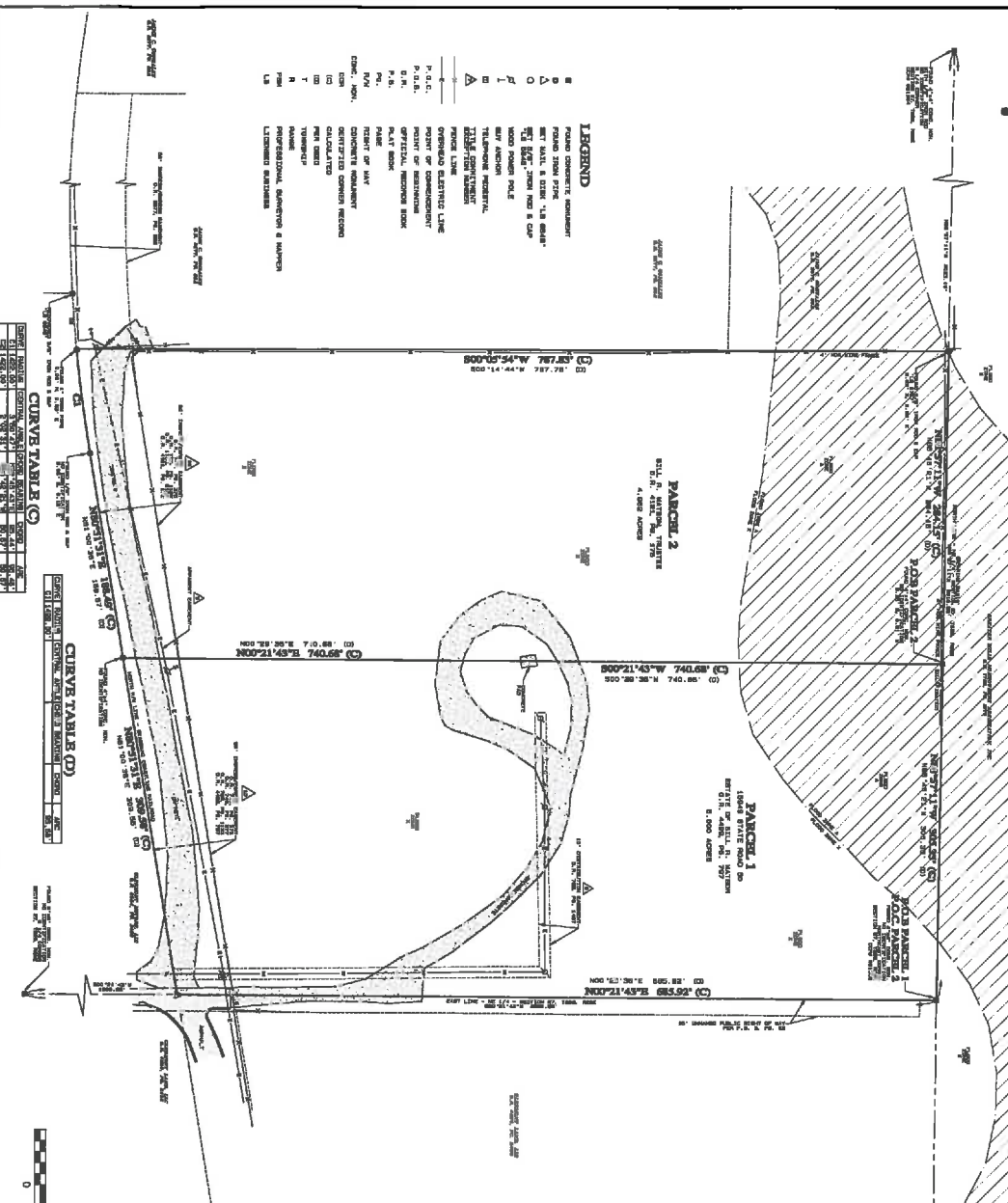


November 20, 2015

- ☒ Override 1
- ☐ County Boundary
- ☐ Street Names
- ☐ Local Streets
- ☐ Property Name
- ☐ Tax Parcels Alternate Key
- ☐ Surrounding Counties
- ☐ Tax Parcels



ALTA/ACSM LAND TITLE SURVEY OF LANDS OF BILL R. WATSON ESTATE LOCATED IN SECTION 27, TOWNSHIP 22 SOUTH, RANGE 26 EAST LAKE COUNTY, FLORIDA



LEGAL DESCRIPTION

PARCEL NO. 1: 1000 STATE ROAD TO BILL R. WATSON, 8,100 ACRES. PARCEL NO. 2: BILL R. WATSON, 4,100 ACRES. THE SURVEYED LAND IS LOCATED IN SECTION 27, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA. THE SURVEYED LAND IS BOUND BY THE 1000 STATE ROAD TO THE EAST, BY THE 1000 STATE ROAD TO THE SOUTH, BY THE 1000 STATE ROAD TO THE WEST, AND BY THE 1000 STATE ROAD TO THE NORTH. THE SURVEYED LAND IS BOUND BY THE 1000 STATE ROAD TO THE EAST, BY THE 1000 STATE ROAD TO THE SOUTH, BY THE 1000 STATE ROAD TO THE WEST, AND BY THE 1000 STATE ROAD TO THE NORTH.

SURVEYOR'S NOTES

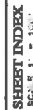
1. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT, CHAPTER 349, F.S. 2. THE SURVEYED LAND IS BOUND BY THE 1000 STATE ROAD TO THE EAST, BY THE 1000 STATE ROAD TO THE SOUTH, BY THE 1000 STATE ROAD TO THE WEST, AND BY THE 1000 STATE ROAD TO THE NORTH. 3. THE SURVEYED LAND IS BOUND BY THE 1000 STATE ROAD TO THE EAST, BY THE 1000 STATE ROAD TO THE SOUTH, BY THE 1000 STATE ROAD TO THE WEST, AND BY THE 1000 STATE ROAD TO THE NORTH. 4. THE SURVEYED LAND IS BOUND BY THE 1000 STATE ROAD TO THE EAST, BY THE 1000 STATE ROAD TO THE SOUTH, BY THE 1000 STATE ROAD TO THE WEST, AND BY THE 1000 STATE ROAD TO THE NORTH. 5. THE SURVEYED LAND IS BOUND BY THE 1000 STATE ROAD TO THE EAST, BY THE 1000 STATE ROAD TO THE SOUTH, BY THE 1000 STATE ROAD TO THE WEST, AND BY THE 1000 STATE ROAD TO THE NORTH.

ALTA/ACSM LAND TITLE SURVEY BILL R. WATSON ESTATE SECTION 27, TOWNSHIP 22 SOUTH, RANGE 26 EAST LAKE COUNTY, FLORIDA FOR NAPLTON AUTOMOTIVE GROUP		SURVEYOR'S CERTIFICATION I, JEFFREY D. HOPKINS, being duly sworn, depose and say that I am a duly licensed surveyor and mapper in the State of Florida, and that I have personally conducted the survey shown on this map, and that the same is true and correct to the best of my knowledge and belief. DATE: _____ JEFFREY D. HOPKINS, PLS. #0010	REVISIONS DATE OF DRAWING: 10 DEC 2015 DRAWN BY: JAC CHECKED BY: JAC FIELD BOOK NUMBER: 1E 1508, 1544, 1548, 1549, 1549 SCALE: 1" = 50' SHEET 3 OF 1
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FLORIDA LICENSED SURVEYOR NUMBER 18 1548

LOCATED IN SECTION 27, TOWNSHIP 22 SOUTH, RANGE 26 EAST
LAKE COUNTY, FLORIDA



100-443887-100

- [illegible]

TOPOGRAPHIC & TREE SURVEY

WILLIAM H. MARSHALL ESTATE
SECTION 27, TOWNSHIP OF NORTH, RANGE 26 EAST

180

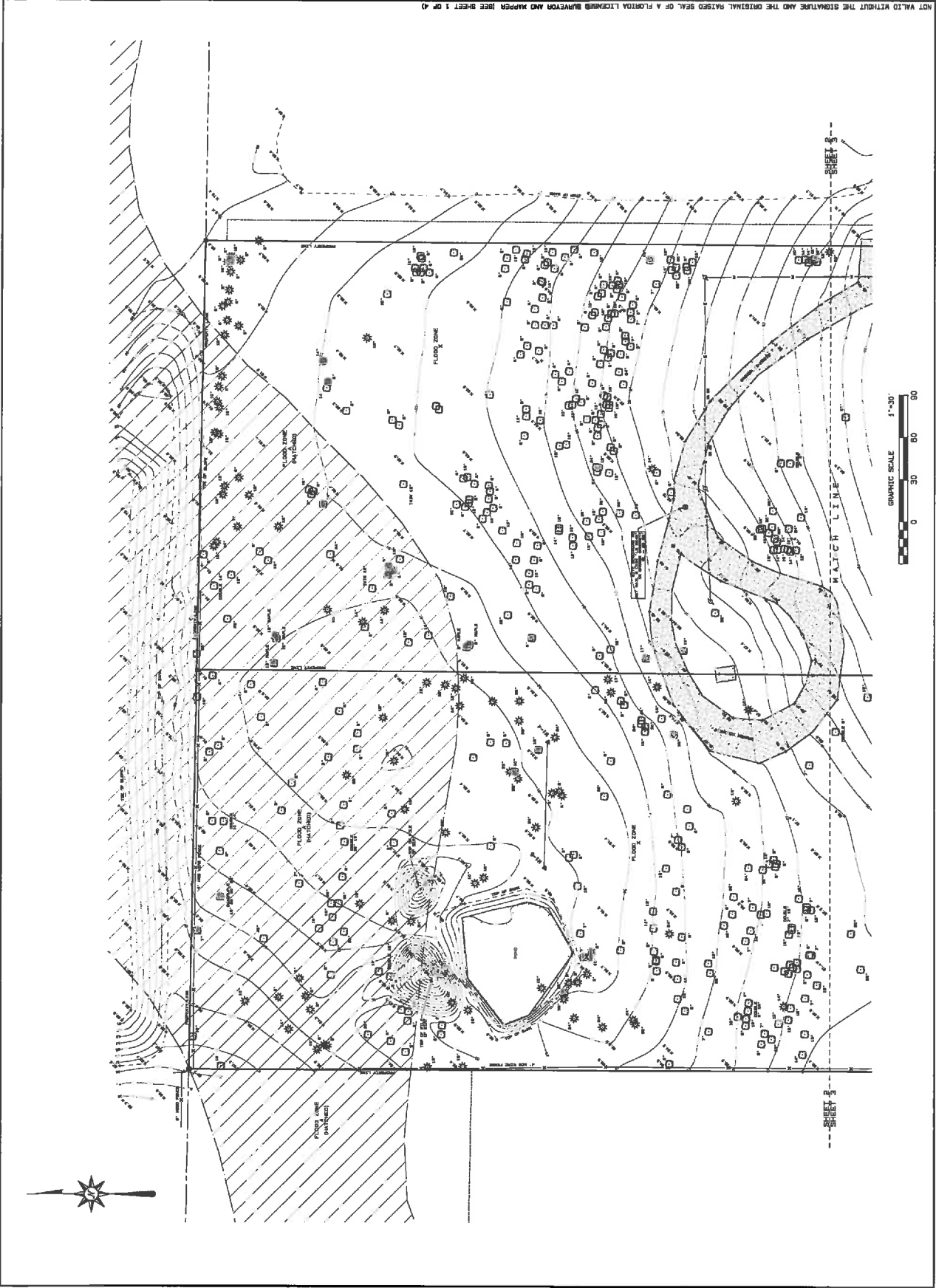
LAND AND SERVICES
RATING INDEX

[illegible]

SURVEYOR'S CERTIFICATION

NOT VALID WITHOUT THE SIGNALING AND THE ORIGINAL RATED SEAL OF A FLORIDA LICENSED LAWYER AND MAPPER

FLORIDA LICENSED SURVEYOR: 12000 NAME: [REDACTED] FIRM: [REDACTED] ADDRESS: [REDACTED] PHONE: [REDACTED] E-MAIL: [REDACTED]		TOPOGRAPHIC & TREE SURVEY OF SLL R. WATSON ESTATE SECTION 27, TOWNSHIP 22 SOUTH, RANGE 28 EAST LAKE COUNTY, FLORIDA FOR NARLETON AUTOMOTIVE GROUP	
DATE OF SURVEY: 04 SEP 2013 DRAWN BY: [REDACTED] CHECKED BY: [REDACTED] DATE: 11 SEP 2013 SCALE: 1" = 30' SHEET 2 OF 4		FIELD BOOK NUMBER: 12 1000 1004 1004 1004 1004 PLANT NUMBER: 000-0000 PLANT NAME: [REDACTED] PLANT HEIGHT: [REDACTED] PLANT D.B.H.: [REDACTED] PLANT SPECIES: [REDACTED] PLANT LOCATION: [REDACTED] PLANT CONDITION: [REDACTED] PLANT REMARKS: [REDACTED]	



LAND SERVICES
INCORPORATED
8000 EXCHANGE DRIVE
DELRAY, FLORIDA 33408
PHONE: (407) 351-8730
FAX: (407) 351-8881
www.landingsdr@a.com
FLORIDA LICENSED BUSINESS BROKER
01040

TOPOGRAPHIC & TREE SURVEY

OF

BILL R. WATSON ESTATE

SECTION 27, TOWNSHIP 22 SOUTH, RANGE 26 EAST

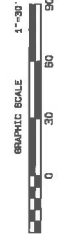
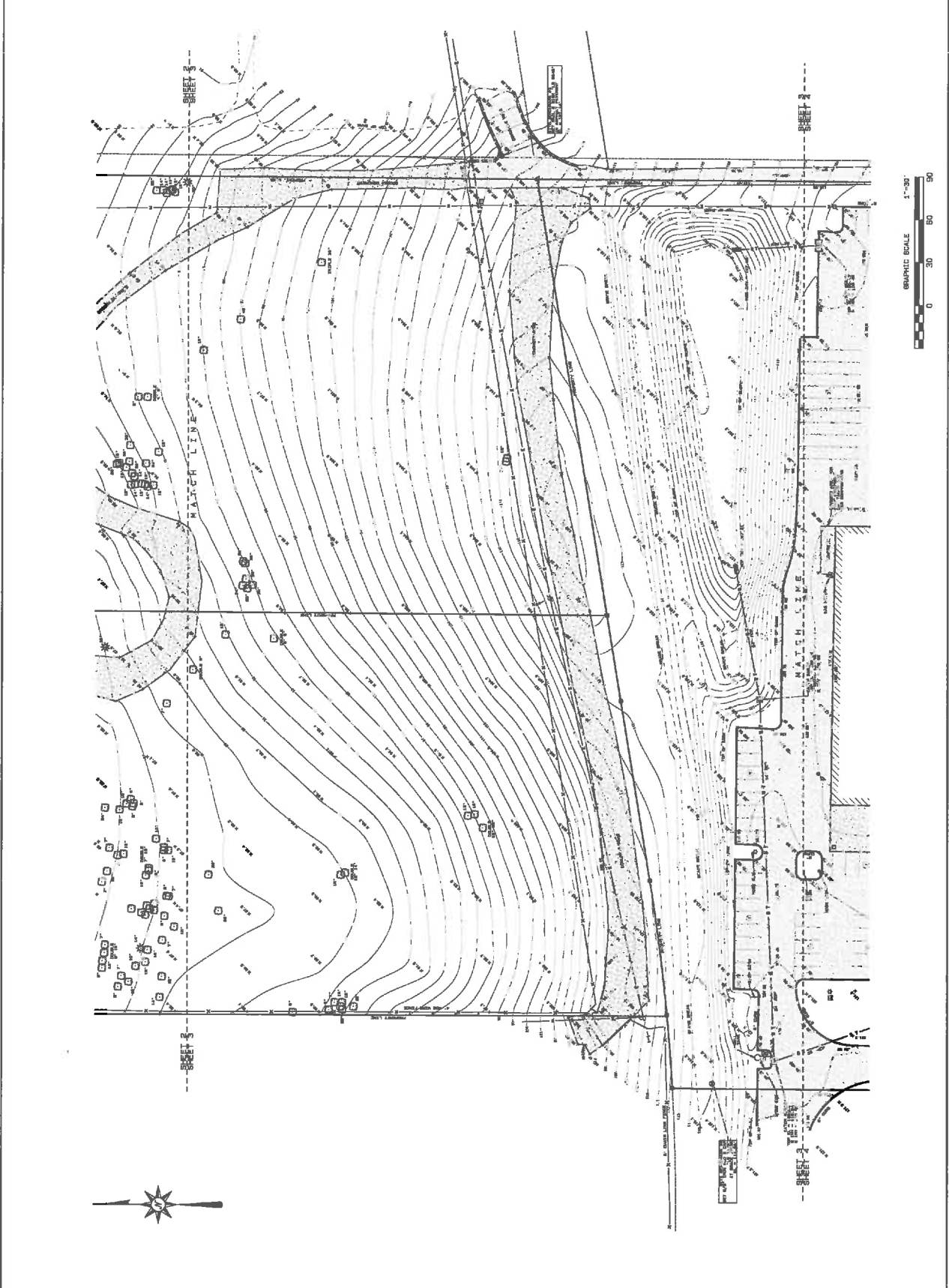
LAKE COUNTY, FLORIDA

FOR

NAPLITON AUTOMOTIVE GROUP

[illegible]

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (SEE SHEET 1 OF 4)



LEGAL NOTICE

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

ORDINANCE NO. 2016-16

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

LOCATION

Napleton Clermont
(Alternate Keys 3329198, 2585013, 2585021)
15859 STATE ROAD 50

LEGAL DESCRIPTION

A parcel of land located in the Northeast 1/4 Section 27; T22S, R26E, Lake County, Florida, more particularly described as follows:

Commencing at the North 1/4 corner of said Section 27, Thence S89°13'47"E along the North line of said NE 1/4, a distance of 1340.20 feet to a point on the east line of Greater Hills, Phase 1, as recorded in Plat Book 30, Page 42, of the Official Records of Lake County, Florida; thence leaving the North line of said Northeast 1/4 S0°07'47"W along the East line of said Greater Hills, Phase 1, a distance of 693.79 Feet to a point on the Northerly right of way line of the former Atlantic Coast Line Railroad (50 foot right of way), thence leaving the East line of said Greater Hills, Phase 1, Southeasterly along a non-tangent curve to the left, being also along the Northerly right of way line of said Atlantic Coast Line Railroad, an arc distance of 651.07 feet (said curve having a radius of 1422.00 feet, a delta angle of 26°14'00", and a chord bearing and distance of S80°26'00"E, 645.40 feet) to a point, said point also being the point of beginning.

Thence continuing Southeasterly along a non-tangent curve to the left, being also along the Northerly right of way line of said Atlantic Coast Line Railroad, an arc distance of 146.14 feet (said curve having a radius of 1422.00 feet, a delta angle of 5°53'17", and a chord bearing and distance of N83°30'22"E, 146.07 feet) to a point; thence continuing along the Northerly right of way line of said Atlantic Coast Line Railroad N80°34'55"E a distance of 498.07 feet to a point on the East line of said NE 1/4; thence leaving the Northerly right of way line of said Atlantic Coast Line Railroad, S0°05'07"W along the East line of said NE 1/4 a distance of 464.55 feet to a point on the Northerly right of way line of State Route 50 (variable right of way); thence leaving the East line of said NE 1/4, N89°23'48"W along the Northerly right of way line of said State Route 50, a distance of 60.74

feet to a point; thence continuing along the Northerly right of way line of said State Route 50, N0°36'12"E a distance of 18.00 feet to a point; thence continuing along the Northerly right of way line of said State Route 50, N89°23'48"W a distance of 576.05 feet to a point; thence leaving the Northerly right of way line of said State Route 50, N0°07'47"E a distance of 341.83 feet to the point of beginning.

AND

PARCEL NO. 1:

Begin at the Northeast corner of Section 27, Township 22 South, Range 26 East, Lake County, Florida; thence North 88°48'21" West, along the North line of said Section 27, a distance of 305.35 feet; thence South 00°29'36" West, parallel with the East line of the Northeast 1/4 of said Section 27, a distance of 740.66 feet to the Northerly right of way line of the Seaboard Coastline Railroad; thence North 81°00'36" East, along said right of way, 309.56 feet to the East line of the Northeast 1/4 of said Section 27; thence North 00°29'36" East, along said East line, 685.92 feet to the point of beginning. Less a 50 foot easement for ingress and egress over the Southerly boundary thereof.

AND

PARCEL NO. 2:

Begin at the Northeast corner of Section 27, Township 22 South, Range 26 East, Lake County, Florida; thence North 88°48'21" West, along the North line of said Section 27 a distance of 305.35 feet to a point of beginning, thence continue North 88°48'21" West, along said North line, 284.15 feet; thence South 00°14'44" West, parallel with the East line of the northeast 1/4 of said Section 27, a distance of 787.78 feet to the Northerly right of way line of the seaboard Coastline Railroad; thence Northeasterly, along said right of way and a curve concave northerly, having a radius of 1422.00 feet and an arc distance of 95.58 feet, to the point of tangency; thence North 81°00'36" East, along said right of way line, 188.57 feet; thence North 00°29'36" East, 740.66 feet to the point of beginning. Less a 50 foot easement for ingress and egress over the Southerly boundary thereof.

Containing 15.72 Acres +/-

FROM UE Urban Estate
TO C-2 General Commercial

This request will be considered by the Planning & Zoning Commission on Tuesday, April 5, 2016 at 6:30 p.m.

A public meeting to consider the request will be held before the City Council on Tuesday, April 26, 2016 at 6:30 p.m. for final enactment.

All meetings will be held at City Hall, located at 685 W. Montrose Street.

This ordinance is available for public inspection in the office of the City Clerk, 685 W. Montrose St., Monday through Friday between the hours of 8:00 A.M. and 5:00 P.M.

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

Tracy Ackroyd Howe, MMC
City Clerk

Daily Commercial
March 29 & April 12, 2016



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date																							
Tuesday, April 26, 2016																							
Agenda Item Name																							
Resolution No. 2016-08 <i>Rustic Rose Barn & Event Venue</i>																							
Requested Action																							
Move to approve Resolution 2016-08.																							
Staff Report																							
The applicant is requesting a conditional use permit to allow a banquet facility in the Central Business District (CBD). Banquet facilities would be considered a conditional use within the CBD zoning district. The applicant is proposing to renovate an existing commercial building of approximately 3,000 square feet, located at 750 West DeSoto Street. The remodel will create a themed wedding/ banquet destination in downtown Clermont. The applicant states this location will be a one-of-a-kind venue. The applicant also has an agreement with First United Methodist Church to allow for parking on the church's property on the south side of DeSoto Street. Staff has included a condition in this CUP that a parking agreement with the church must be maintained in order to address their parking needs (Section 1 #11). If this agreement is voided by either party, the owner would be required to amend the CUP to address the parking needs. <i>At the Planning & Zoning Commission meeting April 5, 2016, Commissioner Cuqui Whitehead moved to recommend approval of the conditional use permit; seconded by Commissioner Carlos Solis. The vote was unanimous to recommend approval.</i>																							
Additional Analysis																							
Fiscal Impact Summary																							
Fiscal Impact	Fund Number and Description	Available Budget Amount																					
Exhibits Attached (copies of original agreements)																							
<table border="0"><tr><td>1.</td><td>Resolution</td><td>2016-08 Rustic Barn.docx</td></tr><tr><td>2.</td><td>Location Map</td><td>Location Map.pdf</td></tr><tr><td>3.</td><td>Site Plan</td><td>Site plan.pdf</td></tr><tr><td>4.</td><td>CUP Conditions</td><td>CUP CONDITIONS.docx</td></tr><tr><td>5.</td><td>P&Z minutes</td><td>P&Z Minutes.pdf</td></tr><tr><td>6.</td><td>Application</td><td>Application.pdf</td></tr><tr><td>7.</td><td>Legal ad</td><td>Rustic Rose CUP Ad.docx</td></tr></table>			1.	Resolution	2016-08 Rustic Barn.docx	2.	Location Map	Location Map.pdf	3.	Site Plan	Site plan.pdf	4.	CUP Conditions	CUP CONDITIONS.docx	5.	P&Z minutes	P&Z Minutes.pdf	6.	Application	Application.pdf	7.	Legal ad	Rustic Rose CUP Ad.docx
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CITY OF CLERMONT
RESOLUTION NO. 2016-08

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW AN EVENT VENUE WITH OFF-SITE PARKING IN THE CENTRAL BUSINESS DISTRICT.

WHEREAS, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida at a meeting held April 5, 2016 recommended approval of the Conditional Use Permit to allow an event venue with off-site parking in the Central Business District; at the following location:

LOCATION:

750 West DeSoto Street
AK 1614619

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

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Clermont, Lake County, Florida that: This application for a Conditional Use Permit to allow an event venue with off-site parking in the Central Business District; be granted subject to the following conditions:

CONDITIONAL USE PERMIT 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. The property shall be developed in substantial accordance with the Conceptual Site Plan prepared by GatorSkitch Corp. dated 2/29/16. 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 plans submitted with the Conditional Use Permit application are not the approved construction plans.

CITY OF CLERMONT
RESOLUTION NO. 2016-08

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. The final Certificate of Occupancy shall not be issued until each of the stated conditions has been met.
6. If any of the stated conditions are violated, the applicant understands and agrees that the City Council may revoke this Conditional Use Permit by resolution.
7. The Conditional Use Permit must be executed and processed through the office of the City Clerk within 90 days of its date of grant by the City Council or the permit shall become null and void.
8. 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.
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 Development Services Department.
10. This permit shall become null and void if substantial construction work has not begun within two (2) years of the date of this Conditional Use Permit is executed and signed by the permittee. "Substantial construction work" means the commencement and continuous prosecution of construction of required improvements ultimately finalized at completion.
11. If the banquet center develops any adverse activities as documented by the City Police department, the Conditional Use Permit may be either revisited by the City Council for further restrictions or revoked by the City Council.
12. If the banquet facility cannot maintain the parking agreement with the First United Methodist Church; across the street, the owner will be required to amend this Conditional Use Permit to address their parking needs.

Section 2 – Land Use

1. The property is approved for use as banquet center as well as uses permitted with the Central Business District.

CITY OF CLERMONT
RESOLUTION NO. 2016-08

Section 3 - Transportation Improvements:

1. Sidewalks shall be required along all public road frontages in accordance with City codes.

Section 4 – Architectural Design Standards

All structures shall be designed and constructed in accordance with the Architectural Standards of the City of Clermont. In addition, the following shall be allowed:

1. All fencing within public view shall be ornamental metal or brick.
2. All materials stored outside must be within an opaque enclosure, as part of the site plan and approved by the City's Site Review Committee. Storage trailers or other storage systems shall be prohibited.

CITY OF CLERMONT
RESOLUTION NO. 2016-08

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 26th day of April, 2016.

CITY OF CLERMONT

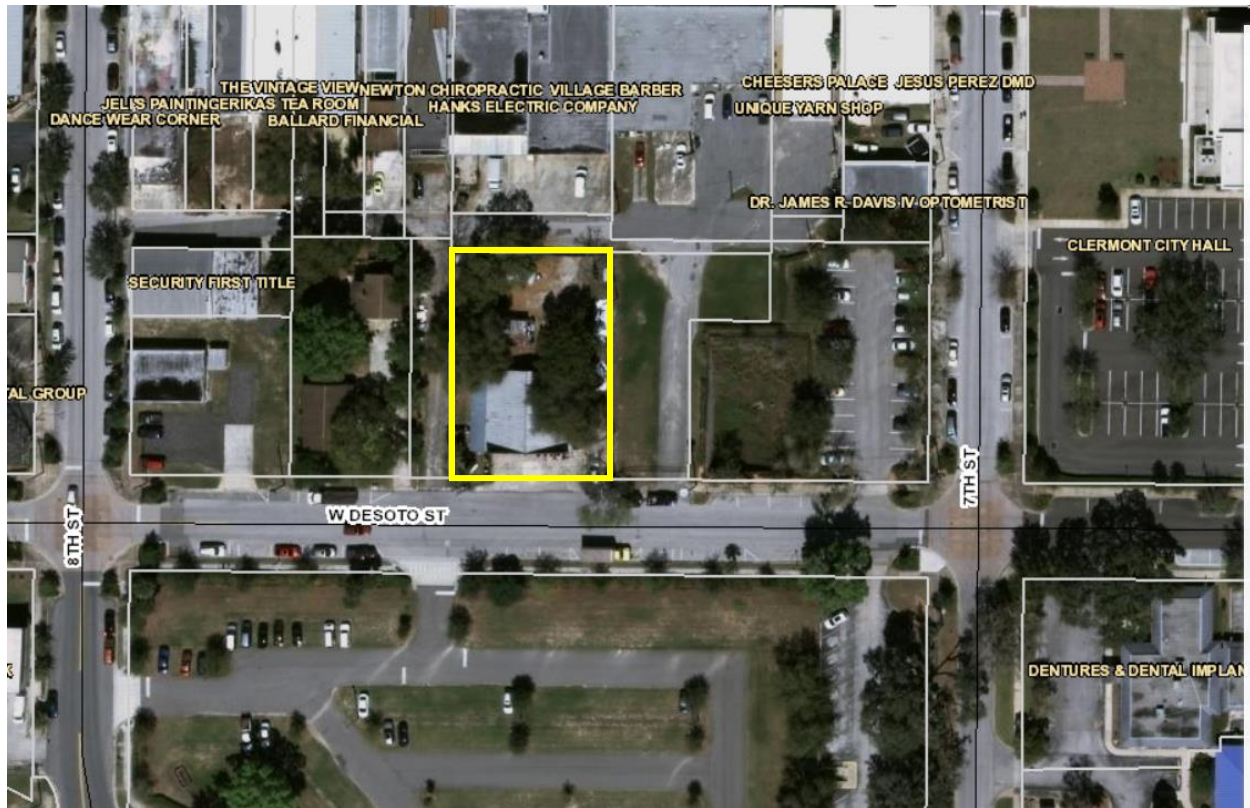
Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

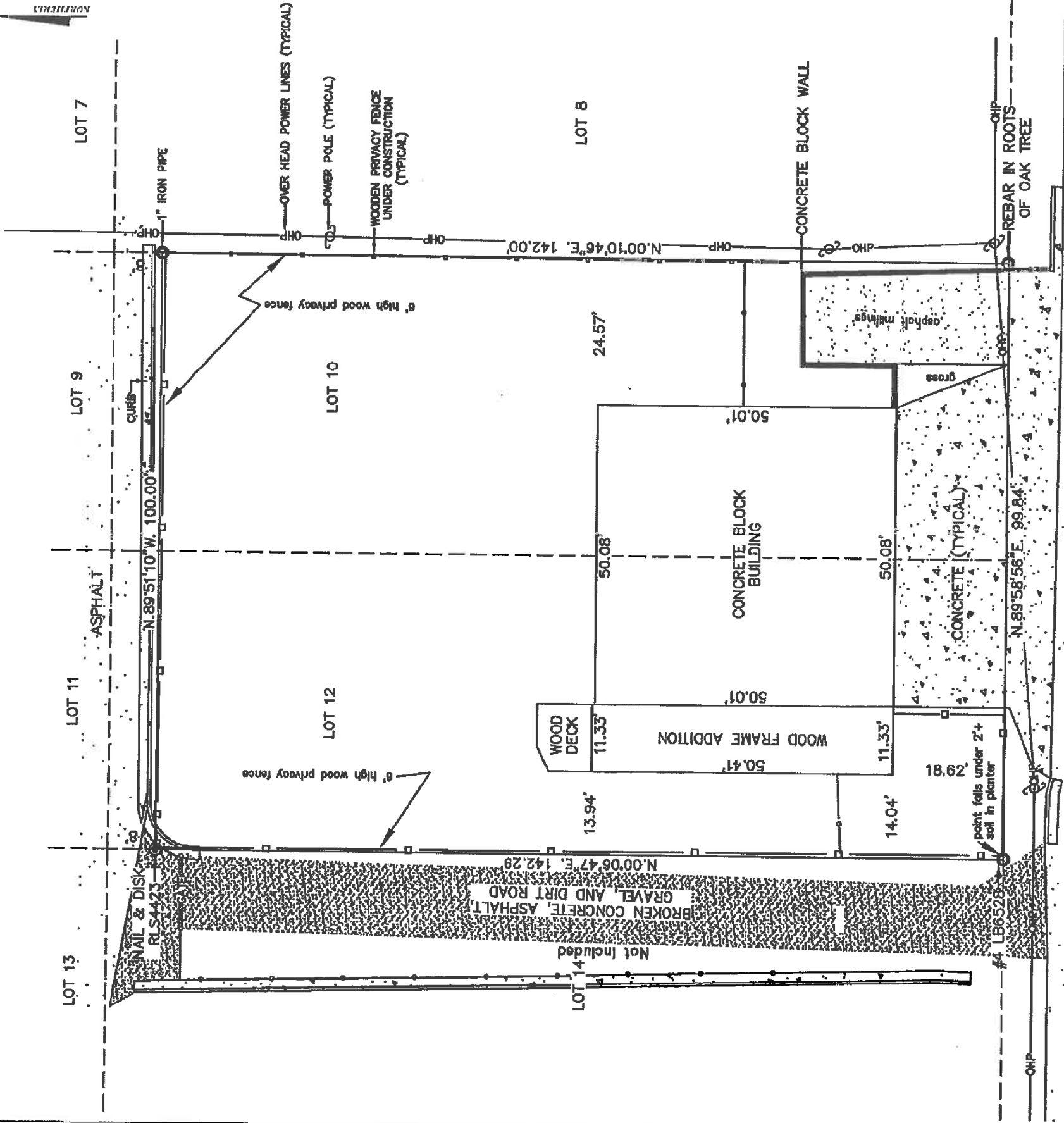


LEGAL DESCRIPTION

LOTS 10 AND 12, BLOCK 81, LESS AND EXCEPT THE NORTH 8 FEET THEREOF, OFFICIAL MAP OF THE CITY OF CLEMONT, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 17 THROUGH 23, INCLUSIVE, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

NOTES:

1. BEARINGS BASED ON THE ASSUMED BEARING OF N.89°58'56"E. ALONG THE NORTHERLY RIGHT OF WAY LINE OF DESOTO STREET.
2. PROPERTY SHOWN HEREON CONTAINS 14,203 SQ. FT. 0.33± ACRES
3. APPARENT ABOVEGROUND ENCROACHMENTS, IF ANY, AS SHOWN.
4. UNDERGROUND ENCROACHMENTS OR IMPROVEMENTS, IF ANY, NOT LOCATED.
5. FENCE LINES SHOWN HEREON, IF ANY, MAY MEANDER ALONG SHOWN PATH.
6. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHT OF WAY, SETBACKS OR RESTRICTIONS.
7. THIS SURVEY IS SUBJECT TO THE FACTS DISCLOSED BY TITLE COMMITMENT #5324023 ISSUED BY CHICAGO TITLE INSURANCE COMPANY..
8. ADDITIONS OR DELETIONS TO THE SURVEY SHOWN HEREON BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
9. THERE HAS BEEN NO ATTEMPT TO LOCATE ANIMAL OR PLANT SPECIES THAT MAY BE ENDANGERED, THREATENED, OR PROTECTED.
10. PROPERTY SHOWN HEREON LIES IN FLOOD ZONE "X".
11. CURBS SHOWN HEREON ARE COVERED AND BROKEN IN AREAS.



L.B. # 6528

642 W. Highway 50
P.O. Box 121022
Clermont, Florida 34712
(352) 394-4417
Fax (352) 394-7058

BOUNDARY SURVEY FOR:
DARREN W. JOHNSON PRODUCTIONS

SCALE: 1" = 20'	APPROVED BY: PMK	DRAWN BY: pmk
DATE: 10/23/2015	Field Book & Page: 343/26-28	

LOT 10 & 12, BLOCK 81, CITY OF CLERMONT
LAKE COUNTY, FLORIDA

750 WEST DESOTO STREET
CLERMONT, FLORIDA 34711

PAGE 1 OF 1 DRAWING NO.: CLERMONTBLK81L10&12



(IN FEET)
1 inch = 20 ft.

CERTIFIED TO:
DARREN W. JOHNSON PRODUCTIONS
MERIDETH NAGEL, P.A.
CHICAGO TITLE INSURANCE COMPANY

PATRICK M. KELLEY, P.L.S. FLORIDA SURVEYOR'S CERTIFICATE NO. 4423
NOT VALID WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR & MAPPER
THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.







CUP 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. The property shall be developed in substantial accordance with the conceptual site plan prepared by GatorSkitch Corp. dated 2/29/16. 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 plans submitted with the CUP application are not the approved construction plans.
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. The final Certificate of Occupancy shall not be issued until each of the stated conditions has been met.
6. If any of the stated conditions are violated, the applicant understands and agrees that the City Council may revoke this Conditional Use Permit by resolution.
7. The Conditional Use Permit must be executed and processed through the office of the City Clerk within 90 days of its date of grant by the City Council or the permit shall become null and void.
8. 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.

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 Development Services Department.
10. This permit shall become null and void if substantial construction work has not begun within two (2) years of the date of this Conditional Use Permit is executed and signed by the permittee. "Substantial construction work" means the commencement and continuous prosecution of construction of required improvements ultimately finalized at completion.
11. If the banquet center develops any adverse activities as documented by the City Police department, the CUP may be either revisited by the City Council for further restrictions or revoked by the City Council.
12. If the banquet facility cannot maintain the parking agreement with the First United Methodist Church (across the street), the owner will be required to amend this conditional use permit to address their parking needs.

Section 2 – Land Use

1. The property is approved for use as banquet center as well as uses permitted within the CBD zoning district.

Section 3 - Transportation Improvements:

1. Sidewalks shall be required along all public road frontages in accordance with City codes.

Section 4 – Architectural Design Standards

All structures shall be designed and constructed in accordance with the ***Architectural Standards*** of the City of Clermont. In addition, the following shall be allowed:

1. All fencing within public view shall be ornamental metal or brick.
2. All materials stored outside must be within an opaque enclosure, as part of the site plan and approved by the City's Site Review Committee. Storage trailers or other storage systems shall be prohibited.

**City of Clermont
MINUTES
PLANNING AND ZONING COMMISSION
APRIL 5, 2016**

Page 2

2. REQUEST FOR REZONING

REQUEST: To change the zoning from UE Urban Estate to C-2 General Commercial for Napleton.

Senior Planner Kruse presented the staff report as follows:

The owner, The Napleton Group, is requesting a rezoning for the existing automotive dealership and vacant property to the north. This request is being heard concurrently with requests for annexation and a large scale comprehensive plan amendment. The property consists of approximately 15 acres, 5 acres used for an existing automotive dealership and an additional 10 acres that the dealership would like to expand on, mainly for inventory parking.

The property is currently zoned Planned Commercial in Lake County for the developed portion of the site and Agriculture for the undeveloped portion of the site. The corresponding zoning in the City for the automotive dealership would be C-2, General Commercial. The additional vacant property would also be zoned C-2. This property is located north of the existing dealership and has no Highway 50 road frontage. Access and use of the site would be through the existing automotive dealership. The current stormwater pond will be relocated further back on the property and redesigned to treat the additional impervious surface on the site. No formal site plans have been submitted at this time, but the overall design elements have been discussed with the owner's representative. The expansion of the site will be required to meet the City's Land Development Code.

The proposed rezoning is from Urban Estate (currently zoned Lake County's Planned Commercial District and Agriculture District) to the City's C-2 General Commercial zoning classification. The Future Land Use, once adopted by the City, would support this request.

Staff recommends approval of the rezoning to C-2 General Commercial.

The applicant's attorney, Scott Glass, 300 S. Orange Ave., Orlando, stated that he supports staff's recommendation.

There was no public input.

Commissioner Whitehead moved to recommend approval of the comprehensive plan amendment; seconded by Commissioner Proli. The vote was unanimous to recommend approval.

Commissioner Whitehead moved to recommend approval of the rezoning; seconded by Commissioner Proli. The vote was unanimous to recommend approval.

3. REQUEST FOR CONDITIONAL USE PERMIT

REQUEST: To allow a themed event venue with off-site parking in the Central Business District.

Planning Manager Henschel presented the staff report as follows:

The applicant is requesting a conditional use permit to allow a banquet facility in the Central Business District zoning district. Banquet facilities would be considered a conditional use within the CBD zoning district.

**City of Clermont
MINUTES
PLANNING AND ZONING COMMISSION
APRIL 5, 2016**

Page 3

The applicant is proposing to renovate an existing commercial building of approximately 3,000 square feet, located at 750 West Desoto St. The remodel will create a themed wedding/ banquet destination in downtown Clermont. The applicant states this location will be a one of a kind venue.

The applicant also has an agreement with the First United Methodist Church across the street to allow for parking on their parcel. Staff has included a condition for this Conditional Use Permit to maintain a parking agreement with the church in order to address their parking needs (Section 1 #11). If this agreement is voided by either party, the owner would be required to amend the Conditional Use Permit to address their parking needs.

Michael Latham, GatorSketch Architects, 609 W. Montrose Street, stated that he agrees with staff's recommendation.

Darren Johnson, 1075 W. Lakeshore Dr., stated that he plans to convert the old feed store into a rustic chic wedding venue. He stated that this will allow people to get married in a barn setting. He stated that it will be a focal point for downtown Clermont.

Commissioner Whitehead asked if there is sufficient land for the outdoor events.

Mr. Latham stated that the space is limited to 150 people for inside and outdoors.

Commissioner Proli asked about handicapped parking.

Mr. Latham stated that there will be one handicapped parking space in front of the building and the events will have valet parking.

Jim Hanks, 757 W. Montrose St., stated that he wants to make sure there will be a separation of the properties such as fencing.

Mr. Latham stated that there is fencing there currently, and there will be a landscape buffer inside the fencing area.

Commissioner Whitehead moved to recommend approval of the conditional use permit; seconded by Commissioner Solis. The vote was unanimous to recommend approval.

4. REQUEST FOR CONDITIONAL USE PERMIT

REQUEST: To allow an amendment to Resolution 2014-35 for a planned unit development to allow the removal of a condition for a sidewalk along Hartwood Marsh Road, reduce right-of-way width from 60 feet to 50 feet in Phase 7, private and gated streets in Phase 7, and street construction of brick pavers instead of asphalt in Phase 7 for the Heritage Hills Subdivision.

Planning Manager Henschel presented the staff report as follows:

Request for a Conditional Use Permit amendment to allow for the removal of a required sidewalk along Hartwood Marsh Rd, and to allow for amendments to Phase 7 to include brick paver streets, a 50-foot right-of-way, and to allow for a sidewalk on only one side of the right-of way.



CITY OF CLERMONT
CONDITIONAL USE PERMIT (CUP)
APPLICATION

DATE: Feb 22, 2016

FEE: \$300.00

PROJECT NAME (if applicable): Rustic Rose Barn & Event Venue

APPLICANT: GatorSkitch Corporation Architects & Planners

CONTACT PERSON: Michael Latham

Address: 605 West Montrose Street

City: Clermont State: FL Zip: 34711

Phone: 407-608-5677 Fax: 888-599-4104

E-Mail: info@gatorskitch.com

OWNER: Darren Johnson

Address: 1075 West Lakeshore Drive

City: Clermont State: FL Zip: 34711

Phone: 352-242-3870 Fax: _____

Address of Subject Property: 750 West Desoto Street, Clermont, FL 34711

General Location: _____ Between 8th & 7th
on the north side of Desoto in the middle of the block.

Legal Description (include copy of survey): _____

CLERMONT LOTS 10, 12, BLK 81--LESS N 8 FT-- PB 8 PG
17 ORB 4699 PG 509

Land Use (City verification required): Downtown MU

Zoning (City verification required): CBD



CITY OF CLERMONT
CONDITIONAL USE PERMIT (CUP)
APPLICATION

Page 2

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

The owner proposes to remodel the existing property to create the ultimate themed
Wedding destination in Clermont. With a national marketing campaign that will draw
couples and their wedding party to Clermont. This professionally themed rustic barn
venue is the only air condition location in the State of Florida.

This remodel will include the following improvements to the building and property;
Hand-i-cap parking, side walk, new building facades, additional exits, new Men's and
Women's rest rooms, sprinkler system, fire alarm, landscaping and new themed
interior.

Michael B. Latham
Applicant Name (print)

x [Signature]
Applicant Name (signature)

Darren Johnson
Owner Name (print)

x Darren Johnson
Owner Name (signature)

Digitally signed by Darren Johnson
DN: cn=Darren Johnson, o=us, email=ddarren@clermont.com, c=US
Date: 2016.02.23 09:15:05 -0500

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

PROPERTY RECORD CARD

General Information

Owner Name:	DARREN W JOHNSON PRODUCTIONS INC	Alternate Key:	1614619
Mailing Address:	1075 W LAKESHORE DR CLERMONT, FL 34711 Update Mailing Address	Parcel Number:	24-22-25-010008101000
Property Location:	750 WEST DESOTO ST CLERMONT FL 34711 Update Property Location	Millage Group and City:	00C1 (Clermont)
Property Description:	CLERMONT LOTS 10, 12, BLK 81--LESS N 8 FT-- PB 8 PG 17 ORB 4699 PG 509	Total Millage Rate:	18.65210
		Trash/Recycling /Water/Info:	My Public Services Map
		Property Name:	-- Submit Property Name
		School Locator:	School and Bus Map

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	STORES 1 STORY (1100)	0	0		14200	SF	\$0.00	\$142,000.00

Commercial Building(s)

Building 1

Commercial	Building Value: \$57,704.00							
Summary	Section(s)							
Year Built: 1925	Section No.	Section Type	Wall Height	No. Stories	Ground Floor Area	Basement	Basement Finished	Map Color
Total Square Footage: 3050	1	FINISHED LIVING AREA (FLA)	14	1	2500	0%	0%	
Full Bathrooms: 0								
Half Bathrooms: 0		Interior Finish (11C)			Percent 100.00 %	Sprinkler No		A/C No
Elevators: 0	2	FINISHED LIVING AREA (FLA)	8	1	550	0%	0%	
Elevator Landings: 0								
Escalators: 0		Interior Finish (48C)			Percent 100.00 %	Sprinkler No		A/C No
Residential Units: 0								
Kitchens: 0								
Fireplaces: 0								
Structure Type: Concrete Block								

or Masonry

Walls

Exterior Walls:

04 : 25.00 %

06 : 25.00 %

07 : 50.00 %

Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
0001	FENCING (FEN)	2418	SF	2010	\$2,206.00

Copyright © 2014 Lake County Property Appraiser. All rights reserved.
Property data last updated on 21 February 2016.

LEGAL NOTICE

Notice is hereby given that the City of Clermont will consider a request for a Conditional Use Permit to allow an event venue with off-site parking in the Central Business District, at the following location:

LOCATION

750 W. DeSoto Street
AK 1614619

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

This request will be considered by the Planning & Zoning Commission on Tuesday, April 5, 2016 at 6:30pm.

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

All meetings will be held in City Hall located at 685 West Montrose Street.

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

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

Tracy Ackroyd Howe, MMC
City Clerk

Daily Commercial
March 29 & April 19, 2016



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date	
Tuesday, April 26, 2016	
Agenda Item Name	
Resolution No. 2016-09 <i>Heritage Hills</i>	
Requested Action	
Move to approve brick-paved streets for Resolution 2016-09. Move to deny the Hartwood Marsh Road sidewalk removal, narrow rights-of-way and sidewalks on one side of the street for Resolution 2016-09.	
Staff Report	
The applicant is requesting to amend the existing conditional use permit (Resolution #2014-35) to allow for the elimination of the public sidewalk on Hartwood Marsh Road, and to allow for adjustments to the non-age restricted Phase 7 of Heritage Hills. The existing resolution requires a public sidewalk to be constructed along the north side of Hartwood Marsh Road right-of-way. This is a typical requirement for any development within the City. When this requirement was included as part of the resolution, it was assumed the right-of-way for Hartwood Marsh Road would remain as is. The Lake County engineering office has informed City staff that this is not the case anymore. Lake County staff is now working with the Center Lake sand mine to relocate Hartwood Marsh Road to the eastern side of their property. This would leave a cul-de-sac just to the west of the Heritage Hills entrance on Hartwood Marsh Road. For this reason, the applicant is requesting not to construct the sidewalk in this area. Lake County staff has also included a letter that states this sidewalk will be of no use because of the internal connectivity of the existing development. The second amendment request is to allow for brick paver streets within Phase 7. The developer is seeking a themed look within this section and is looking to provide either stamped asphalt (to create a paver look) or to install brick pavers. Pavers have been accepted for driveways in the past, but a hold harmless agreement has been executed prior to any construction. The third amendment request is to allow for 50-foot rights-of-way for Phase 7. Current City code requires 60-foot rights-of-way for all developments. The developer seeks to create a subdivision brand set apart from other subdivisions. This is strictly for enhancing the look and feel for the community. The final amendment request is to allow a sidewalk on only one side of the right-of-way. City code requires a sidewalk on both sides of the right-of-way. Again, the developer is seeking to create an overall brand for this community and enhancing the landscape. Staff can support the request for paved streets within the development for a themed look. However, staff cannot support the request for eliminating the Hartwood Marsh Road sidewalk, narrower rights-of-way and for sidewalks on only one side of the street. Staff recommends denial of these three requests for the CUP amendment. <i>At the Planning & Zoning Commission meeting April 5, 2016, Commissioner Cuqui Whitehead moved to recommend approval of the brick paved streets and denial of the elimination of the sidewalk along Hartwood Marsh Road and denial of sidewalks on one side of the street in Phase 7 for this conditional use permit; seconded by Commissioner Judy Proli. The</i>	

vote was unanimous to recommend approval.

Additional Analysis

Fiscal Impact Summary

Fiscal Impact

Fund Number and Description

Available Budget Amount

Exhibits Attached (copies of original agreements)

- | | | |
|----|----------------|--|
| 1. | Resolution | CUP RES 2016-09.docx |
| 2. | Location Map | Aerial map.docx |
| 3. | Site plan | Site plan.pdf |
| 4. | Exhibits | Exhibits.docx |
| 5. | Conditions | Conditions.docx |
| 6. | Traffic report | Kings Ridge_S Hancock Traffic Report_final.pdf |
| 7. | P&Z minutes | P&Z minutes.pdf |
| 8. | Application | Application.pdf |
| 9. | Legal ad | Heritage Hills CUP Ad.docx |

**CITY OF CLERMONT
RESOLUTION NO. 2016-09**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING AN AMENDMENT TO A CONDITIONAL USE PERMIT (RESOLUTION 2014-35) FOR A PLANNED UNIT DEVELOPMENT TO ALLOW THE REMOVAL OF A CONDITION FOR A SIDEWALK ALONG HARTWOOD MARSH ROAD, THE REDUCTION OF RIGHT-OF-WAY WIDTH FROM 60 FEET TO 50 FEET IN PHASE 7, PRIVATE AND GATED STREETS IN PHASE 7, AND STREET CONSTRUCTION OF BRICK PAVERS INSTEAD OF ASPHALT IN PHASE 7.

WHEREAS, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida at a meeting held April 5, 2016 recommended approval of the amendment to a Conditional Use Permit (Resolution 2014-35) for a Planned Unit Development to allow street construction of brick pavers instead of asphalt in Phase 7 and private and gated streets in Phase 7 and recommended denial of the removal of a condition for a sidewalk along Hartwood Marsh Road, the reduction of right-of-way width from 60 feet to 50 feet in Phase 7, and of sidewalks on only one side of the street in Phase 7; at the following location:

LOCATION:

Heritage Hills Subdivision

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

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Clermont, Lake County, Florida that: This application for the amendment to a Conditional Use Permit (Resolution 2014-35) for a Planned Unit Development to allow the removal of a condition for a sidewalk along Hartwood Marsh Road, the reduction of right-of-way width from 60 feet to 50 feet in Phase 7, private and gated streets in Phase 7, and street construction of brick pavers instead of asphalt in Phase 7; be granted subject to the following conditions:

CONDITIONAL USE PERMIT 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. Upon approval of this resolution, the property shall only be used for the purposes described herein. No expansion of the use(s) or any additional uses shall be permitted except as approved by another conditional use permit.
3. The property described in “Exhibit A” shall be developed in substantial accordance with the conceptual site plan, Center Lake Properties Limited/Vista Royale, modified October

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2014, by BESH INC., as shown in “Exhibits B and C” and Map H (Master Development Plan for Kings Ridge DRI), dated November 2005, prepared by Glatting Jackson Kercher Anglin Lopez Rinehart, as shown in “Exhibit D,” incorporating all conditions of this Conditional Use Permit.

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 Planned Unit Development without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits from the city and other applicable jurisdictional entities.
5. Prior to the issuance of any permits, the applicant shall be required to submit formal site plans for review and approval by the City of Clermont Site Review Committee. The site plans shall meet all submittal requirements and comply with the conditions of this Resolution, applicable city codes, regulations, ordinances, and provide compliance with the adopted City Comprehensive Plan, as amended.
6. Any specific references in this Resolution to the Florida Statutes, Florida Administrative Code, City of Clermont Land Development Regulations, City of Clermont Comprehensive Plan, shall include any future amendments to the statutes, code, regulations and or plan.
7. A certificate of occupancy shall not be issued until each of the stated conditions has been met.
8. If any of the stated conditions are violated, the applicant understands and agrees that the City Council may revoke this conditional use permit by resolution as prescribed in the city code.
9. The conditional use permit must be executed and filed in the office of the City Clerk within 90 days of the date of grant by the City Council or the permit shall become null and void.
10. This permit shall become null and void if substantial construction work has not begun within two (2) years of the date this Conditional Use Permit is executed and signed by the permittee. “Substantial construction work” means the commencement and continuous prosecution of construction of required improvements ultimately finalized at completion.
11. The subject property (Heritage Hills) shall be an independent development and shall not become part of the Kings Ridge Planned Unit Development as an addition or extension of the Kings Ridge Community Association, Incorporated.
12. The subject property (New Community / Phase 7) shall be an independent development and shall not become part of the Heritage Hills Development as an addition or extension of the Heritage Hills Community Association, Incorporated. The new community/ phase 7 shall not have access to the pool or clubhouse amenities within the Heritage Hills Development.

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Section 2 – Land Use

The parcel shall be developed as a residential Planned Unit Development. The community shall be owner occupied. The project shall be developed in accordance with the UD-7 Mixed-Use Classification I Land Use District.

1. *Number and Type of Residential Units* - There are 1,223 dwelling units approved for “Parcel H,” a density 2.77 dwelling units per acre. All land used to calculate density must be useable land. Floodplains, wetlands, natural bodies of water, and power line easements are not useable land for density calculations.
2. *Lot Sizes* – Residential construction shall be permitted on lots that are a minimum of 50 feet x 100 feet (5,000 square feet); however, cul-de-sac or unique configured corner lots may be permitted less than 50-foot frontage as long as the lot meets the 50 foot required width at the building setback line and meets the minimum square footage. Within the gated community, residential attached construction shall be permitted on lots that are a minimum of 20 feet x 100 feet (2,000 square feet). Setbacks shall be as provided in Exhibits “B” and “C.”
3. *Structure Setbacks* – Minimum setbacks shall be twenty (20) feet for front yards, fifteen (15) feet for rear yards for the principal dwelling unit, and a ten (10) foot separation between buildings. Accessory structures such as pools, decks and screened enclosures shall be constructed a minimum of five (5’) feet from the rear yard property line.
4. *Impervious Surfaces Limitations* – A maximum impervious surface ratio shall not be calculated on individual lots for permitting purposes.
5. *Total Open Space* – A minimum of 45 percent of the useable land shall be open space. This may include common open space (including trails), yards, landscape buffers and power line easements. Floodplain areas, wetland areas, natural water bodies, rights-of-way, and dry water retention areas shall not be calculated as open space or common space.
6. *Common Open Space* – A minimum of 50 acres of land shall be designated as Common Open Space. Common Open Space shall be defined as land set aside, dedicated, designated, or reserved for public use or the use of owners and occupants of the development. Common Open Space includes parks and recreation areas. It does not include the perimeter landscape buffer described in Section 7, Condition 3.
7. A clubhouse and recreation facilities will be provided for the benefit of the owners of property within the Heritage Hills Planned Unit Development.
8. In order to provide neighborhood continuity within the Heritage Hills development, all

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residential areas shall access internally to recreational and other passive public areas through design and implementation of pedestrian ways and bicycle paths.

9. The project shall have an on-site sales and model center.
10. A masonry wall shall be constructed along the eastern portion of Heritage Hills Phase 6.
11. Developer shall install 4 approved street lights along Hartwood Marsh Rd. prior to the Phase 6 final approval.

Section 2.1 – Phase 7 Amendments

1. Phase 7 shall be allowed to develop 50 foot right-of-ways
2. Phase 7 shall be allowed to create paved streets, with actual pavers or stamped asphalt. A hold harmless agreement shall be signed prior to construction for these materials.
3. Sidewalks will only be required on one side of the right-of-way for Phase 7.

Section 3 – Physical Site Development and Environmental Issues

1. A dust abatement, soil erosion, and ground stabilization plan shall be submitted to the city detailing measures to be taken to eliminate the migration of dust particles and soil erosion. All disturbed areas that are not to be developed within 30 days after grading is completed shall be seeded and mulched or sodded unless an alternative plan is submitted to and approved by the city.
2. Any and all areas of the parcel shall be in compliance by June 4, 2004 with the agreement with Lake County titled “Developer’s Agreement for Reclamation Activities Related to the Center Lake Sand Mine” dated December 17, 2002. The permittee agrees to execute a document that allows the city to enforce all terms and conditions of the development agreement with Lake County following the annexation of property described in Exhibit “A”.
3. Parcels shall be developed with maximum slopes limited to 3:1 with the exception of Parcel A, identified as a park site on the conceptual development plan, where special design features such as overlook plazas may be provided. Here, slopes of 2:1 may be allowed with review and approval by the City Engineer.
4. Stormwater Management: A comprehensive stormwater management system will be provided consistent with all regulatory requirements of the city and the Water Management District.
5. Due to extreme grades existing on the site from the former sand mining operation, previously disturbed areas of the project will be exempt from code limitations regarding

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the extent of grade changes allowed. Initial reclamation and grading is exempt from city code; however, after the initial grading has been completed future grading will conform to the city's grading code.

6. The Floodplain Administrator has determined that the proposed development plans require issuance of a Floodplain Development Permit in accordance with Section 94-50 of the city code. As part of this conditional use permit, the Floodplain Permit is approved for the construction of a stormwater retention area described on sheet 1 dated August 2014 prepared by BESH INC. The stormwater retention area will retain a minimum volume equal to the post-development minus pre-development runoff volume from the 25-year 96-hour storm over the contributing basin plus a volume equal to the fill proposed in the floodplain so that no change in the base flood elevation will result from the proposed construction. No impacts to the wetland fringe of Johns Lake will result from construction of the stormwater retention pond, subject to compliance with St. Johns River Water Management District regulations and all other applicable laws.

Section 4 – DRI Development Order Issues and Impact Mitigation

1. Prior to obtaining a preliminary plat of the property, the owner shall comply with the requirements of Chapter 380.06, Florida Statutes, which governs Developments of Regional Impact. If the property is governed by the provisions of Chapter 380.06, Florida Statutes and proceeds through the Development of Regional Impact process, then the terms and conditions of this permit may be modified so as to conform to the terms and conditions of the development order issued by the city.

Section 5 – Utilities

1. The project shall be plumbed for reclaimed water use. In order to prevent potential cross connection of potable water supply and reuse water lines, all reuse lines shall be installed in purple colored pipe. Irrigation water shall be supplied by a private irrigation well and system permitted and constructed by the owner to serve the residents and common areas until reuse water is available. The city shall operate and maintain the well and distribution mains up to and including the irrigation meters.
2. A 100 foot by 100 foot well site shall be dedicated to the city; the location of which to be determined by the City Engineer.
3. The city will provide water and wastewater services for the project described in the Planned Unit Development.
4. The permittee will be responsible for extending utility lines to the project.
5. The permittee shall not place more than thirty-six (36) inches of overburden on utility lines. Where landscape may be located over such line, the city shall receive indemnification in

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the event of necessary operation and/or maintenance of the utility. Repair and/or replacement of landscape shall be the responsibility of the permittee.

6. The city may construct a liner in any or all of the retention ponds within the development to be used for bulk reclaimed water storage. The city will construct the liner at its own expense and restore the area to a condition equal to the conditions prior to liner construction. The city may construct at its own expense a pump station and filtration system for the reclaimed water to be constructed along the banks of the pond. The construction of the facilities will mimic a residential-style structure to blend in with the surroundings. The owner shall dedicate access easements over the pond areas to facilitate this use.

Section 6 – Transportation Improvements

1. The permittee shall dedicate right-of-way necessary for the proposed realignment of Hartwood Marsh Road as determined by Lake County. In the event development of the project reached a stage where access from Hartwood Marsh Road is necessary and the planned improvements to Hartwood Marsh Road have not been made, there may be a requirement for improvements to the existing roadway such as turn lanes. The developer shall dedicate right-of-way of eighty (80) feet in width for the extension of Hartle Road through the property so as to connect with Hartwood Marsh Road.
2. The developer shall meet the required access management standards of Lake County and the Florida Department of Transportation (FDOT) consistent with jurisdictional roadway classifications as it relates to identified jurisdictional facilities.
3. To provide safe access and preserve operational capacity, the developer shall fund on-site and immediate area improvements consistent with impacts of the specific access being requested. Immediate improvements necessitated by construction of ingress/egress roadways to the project shall be provided, consistent with the impact of the facility constructed. The City of Clermont and Lake County shall jointly review and determine approval of access facilities. Plans and specifications for any proposed access shall be provided for review, evaluation and approval prior to physical construction. Such improvements may include, but not be limited to, acceleration lanes, deceleration lanes, turn lanes, tapers, signalization, and signage, widening, and resurfacing of the impacted roadway consistent with the specific land utilization for the access being requested.
4. If in the future it is determined by the city that a signal is warranted at the intersection of Hancock Road and Kings Ridge Blvd., the permittee shall pay a pro rata share of the cost of engineering, equipment and installation of the signal.
5. ~~A sidewalk shall be provided along Hartwood Marsh Road the length of the subject property unless Lake County constructs a trail in lieu of the sidewalk.~~

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6. In order to provide neighborhood continuity within Heritage Hills, all residential areas shall access internally to recreational and other passive public areas through design and implementation of road networks, pedestrian ways and bicycle paths. Main roads through the project shall have cart paths on both sides of the road and have a six (6) foot wide sidewalk on one side of the roadway. A sidewalk will be required on both sides of the roadway where parcels are not served by community walking trails. Neighborhood roads will have a cart path on one side of the road and will not be required to have sidewalks.
7. The roads within the Planned Unit Development shall be private and the roads shall be owned and maintained by a duly appointed and authorized Homeowners Association.
8. The roadway surface may be designed and constructed in two $\frac{3}{4}$ inch lifts of asphalt for a total of 1 $\frac{1}{2}$ inch asphalt surface.
9. “F” type vertical curbs are to be provided throughout the community.
10. Ingress and egress to the site for construction shall be as approved by the City Site Review Committee.
11. A second entrance to the development will be required prior to August 31, 2013 Should the entrance road not be completed by August 31st, 2013 no further certificates of occupancy will be issued until the road is complete.
12. A temporary access road from Hartwood Marsh Road to the terminus of the existing, completed portion of Heritage Hills Boulevard may be constructed and remain in operation for a period of two years. The entrance at Hartwood Marsh Road shall be constructed to city standards; including street lights, for a distance of approximately 400 feet. Improvements along Hartwood Marsh shall be completed including right and left turn lanes, sidewalks, utilities and street lights. The temporary road shall follow the alignment shown in submittal dated January 20, 2009, as prepared by Booth, Ern, Straughan and Hiott, Inc. The temporary road shall be a minimum of 24 feet in width with a 12-inch stabilized subgrade and a minimum of 1-inch of asphalt. Temporary stormwater retention shall be provided and the design shall at a minimum collect runoff from the road and provide permanent erosion protection. The existing construction entrance shall remain in service.
13. The new development (phase 7) shall provide access to Hartle Rd within one year once Hartle Rd. is constructed.

Section 7 – Landscaping

1. The project shall be landscaped in accordance with the city landscape ordinance with the exception that required trees shall be three inches caliper in size.

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2. Landscape buffers along rights-of-way shall be constructed per code. Walls or fences shall be located on inside perimeter of the buffers and the landscape material shall be planted on the outside of the wall or fence. Chain link and vinyl or plastic fencing will not be allowed along public rights-of-way.
3. A minimum twenty (20) foot wide perimeter landscape buffer shall be provided between abutting property boundaries. The buffer shall be landscaped and irrigated according to code.

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Exhibit A

Legal Description of 442-acre property, Center Lake PUD

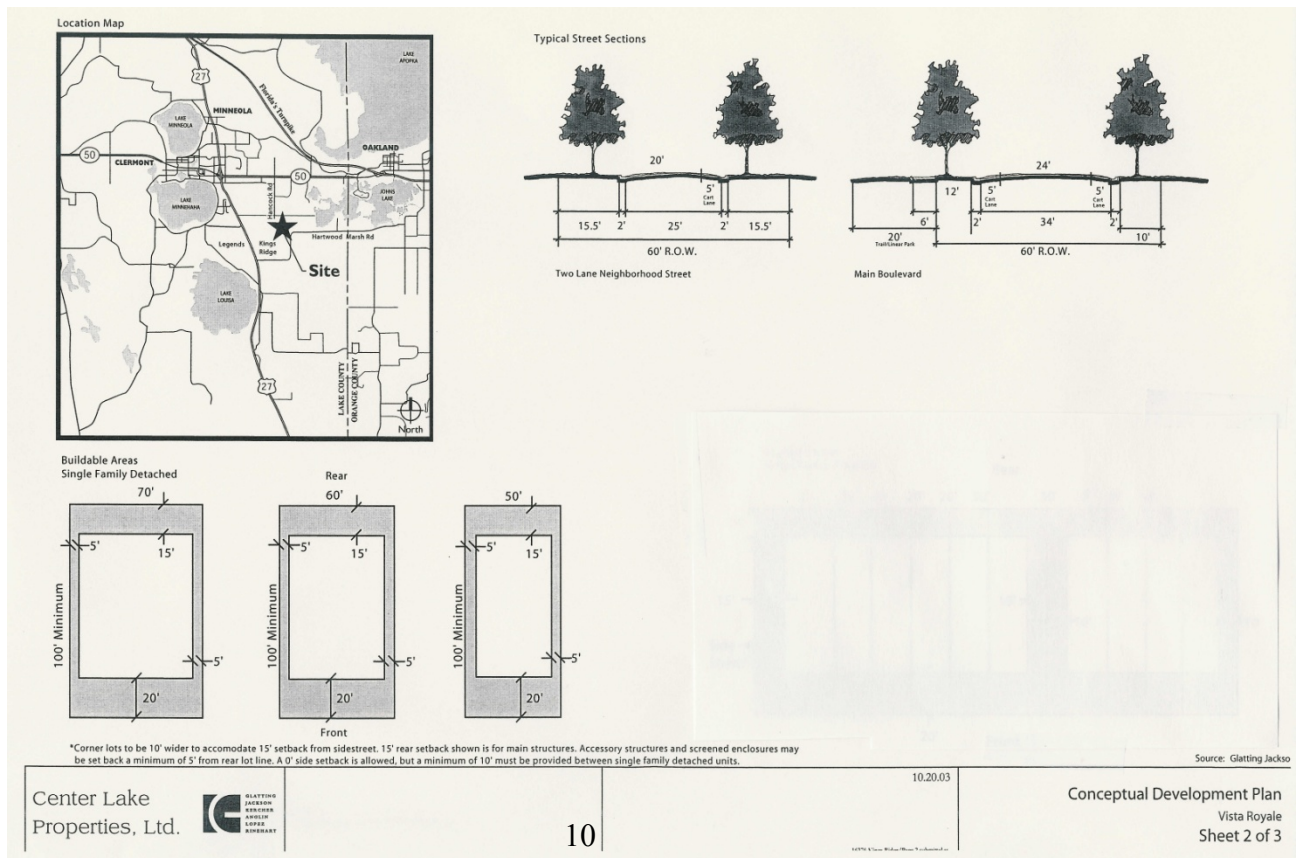
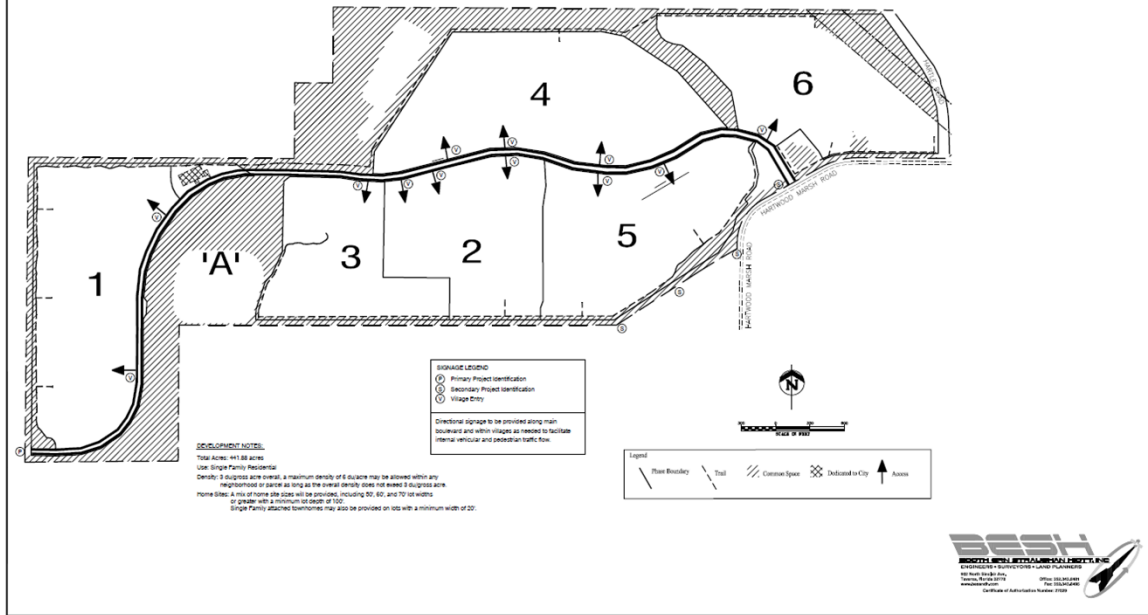
A tract of land lying in Section 2 and 3, Township 23 South, Range 26 East, Lake County, Florida being more particularly described as follows:

Commence at the North $\frac{1}{4}$ corner of Section 2, thence S $00^{\circ} 17' 01''$ W along the West line of the Northeast $\frac{1}{4}$ of Section 2 for a distance of 1318.96 feet to the Point of Beginning; thence S $89^{\circ} 38' 50''$ East along the North line of the S $\frac{1}{2}$ of the Northeasterly $\frac{1}{4}$ of Section 2 for a distance of 2647.84 feet thence S $00^{\circ} 22' 14''$ W along the East line of the Northeasterly $\frac{1}{4}$ of Section 2 for a distance of 1288.41 feet to the Northerly right of way of Hartwood Marsh Road; (An 80.00 feet right of way per Official Record Book 1299, Page 1952) thence N $89^{\circ} 33' 05''$ W along said right of way for a distance of 2031.70 feet to the point of curvature of a curve concave southerly having a radius of 676.00 feet; thence along said curve through a central angle of $29^{\circ} 37' 34''$ for a distance of 349.54 feet to the point of tangency; thence S $60^{\circ} 49' 22''$ W for a distance of 581.58 feet to the point of curvature of a curve concave Southeasterly having a radius of 422.00 feet; thence along the arc of said curve through a central angle of $60^{\circ} 07' 10''$ for a distance of 442.80 feet to the point of tangency; thence S $00^{\circ} 42' 12''$ W for a distance of 59.22 feet; to a point on a non-tangent curve concave Southeasterly and having a radius of 6222.73 feet; thence departing said right of way from a tangent bearing of South $60^{\circ} 40' 56''$ West, run southwesterly along the arc of said curve through a central angle of $03^{\circ} 37' 29''$ for a distance of 393.66 feet to the point of tangency; thence South $57^{\circ} 03' 27''$ West for a distance of 851.32 feet; thence South $89^{\circ} 59' 59''$ West for a distance of 3811.20 feet to the West line of the Southeast $\frac{1}{4}$ of Section 3; thence South $00^{\circ} 23' 05''$ West along the East line of said Southwest $\frac{1}{4}$ of Section 3 for a distance of 1183.99 feet; thence South $89^{\circ} 33' 57''$ West along the South line of said Southwest $\frac{1}{4}$ for a distance of 1335.49 thence North $00^{\circ} 38' 49''$ thence North $00^{\circ} 38' 19''$ East along the West line of the East $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 3 for a distance of 2655.36 feet; thence South $89^{\circ} 40' 41''$ East along the North line of the South $\frac{1}{2}$ of Section 3 for a distance of 2315.53 feet; thence North $00^{\circ} 25' 11''$ East for a distance of 661.05 feet; thence South $89^{\circ} 39' 45''$ East for a distance of 330.78 feet; thence North $00^{\circ} 25' 53''$ East along the West line of the East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 3 for a distance of 660.96 feet; thence South $89^{\circ} 38' 49''$ East along the North line of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 3 for a distance of 1323.66 feet; thence South $89^{\circ} 43' 10''$ East along the North line of the South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 2 for a distance of 2648.47 feet to the POINT OF BEGINNING.

Containing 19248275 Square Feet or 441.88 Acres, more or less.

CITY OF CLERMONT RESOLUTION NO. 2016-09

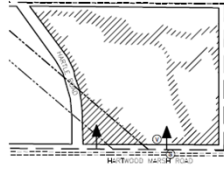
Exhibit B



CITY OF CLERMONT RESOLUTION NO. 2016-09

Exhibit C

New Community

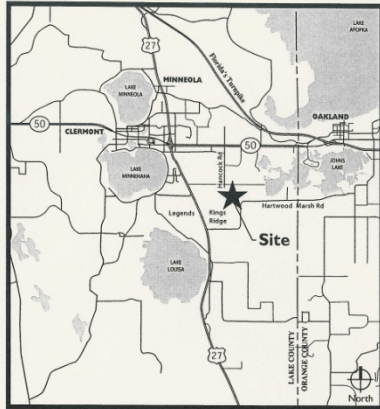


DEVELOPMENT NOTES:
Total Acres: 411.88 acres
Use: Single Family Residential
Density: 2.5 duplexes per acre; a maximum density of 5 duplexes may be allowed within any neighborhood or parcel as long as the overall density does not exceed 3 duplexes per acre.
Front Setback: A mix of front setbacks will be provided, including 30', 40', and 70' lot widths or greater with a minimum lot depth of 100'.
Single Family detached townhome map, also be provided on lots with a minimum width of 20'.

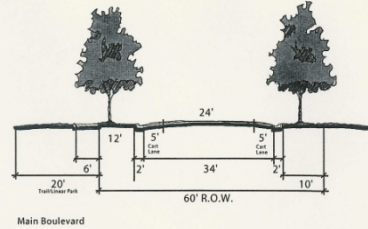
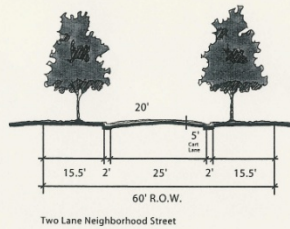
SIGNAGE LEGEND:
① Primary Project Identification
② Secondary Project Identification
③ Village Entry
Directional signage to be provided along main boulevard and within villages as needed to facilitate internal vehicular and pedestrian traffic flow.



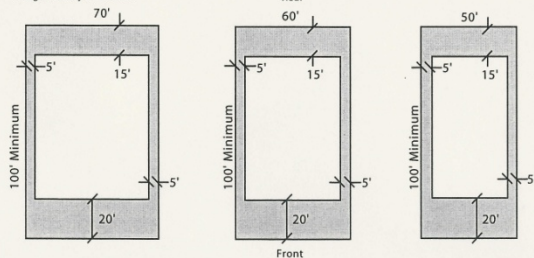
Location Map



Typical Street Sections



Buildable Areas
Single Family Detached



*Corner lots to be 10' wider to accommodate 15' setback from sidewalk. 15' rear setback shown is for main structures. Accessory structures and screened enclosures may be set back a minimum of 5' from rear lot line. A 0' side setback is allowed, but a minimum of 10' must be provided between single family detached units.

Source: Glatting Jackson

Center Lake
Properties, Ltd.

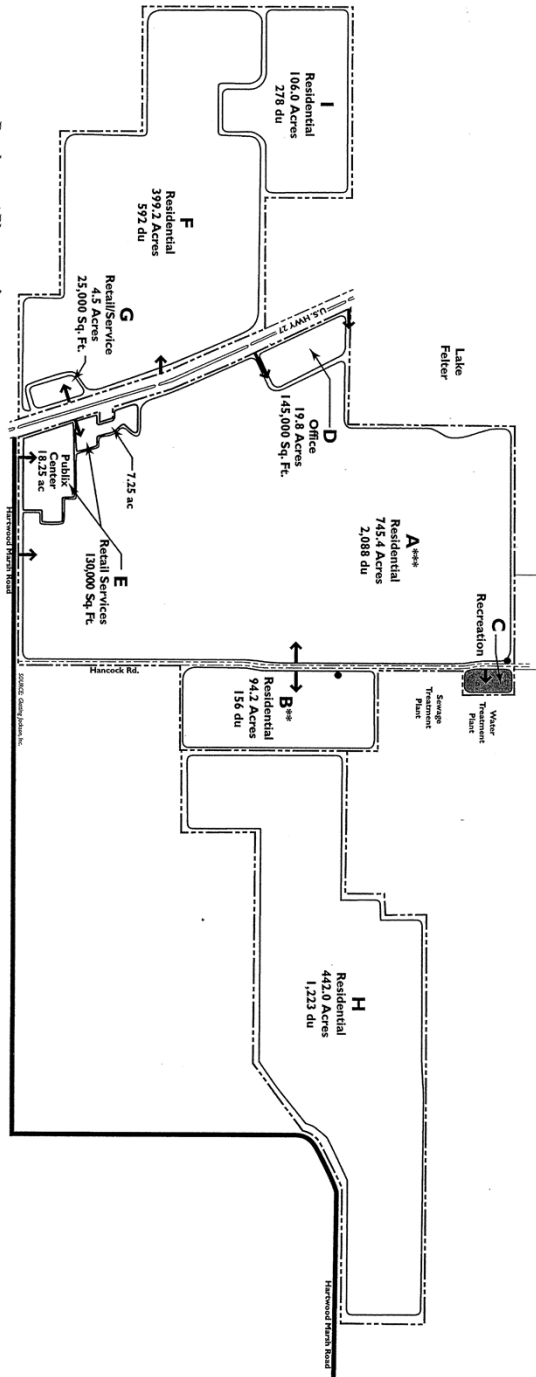


10.20.03

Conceptual Development Plan
Vista Royale
Sheet 2 of 3

**CITY OF CLERMONT
RESOLUTION NO. 2016-09**

Map H
Master Development Plan



Development Plan

Parcel	Use	Acres	Units
A,B,E,H,I	Residential	1786.8*	4,337 du
D,G	Retail/Service	30.0	155,000 sf CIL A
D	Office	19.8	145,000 sf CIL A
A,F	Common Open Space* (Golf/Stormwater Management)	2.0	54 Holes
Total		1845.6	

* Common Open Space acreage included in parcel acreages
 ** 79 acres subject site and 1-acre transferred site included in Parcel B.
 *** Parcel A includes 14-acre fire station

KINGS RIDGE
LENNAR HOMES AT CLERMONT

November 2015
Scale in feet
0 400 800 1600

North
IG
GEOGRAPHIC INFORMATION SYSTEMS

CITY OF CLERMONT
RESOLUTION NO. 2016-09

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 26th day of April, 2016.

CITY OF CLERMONT

Gail L. Ash, Mayor

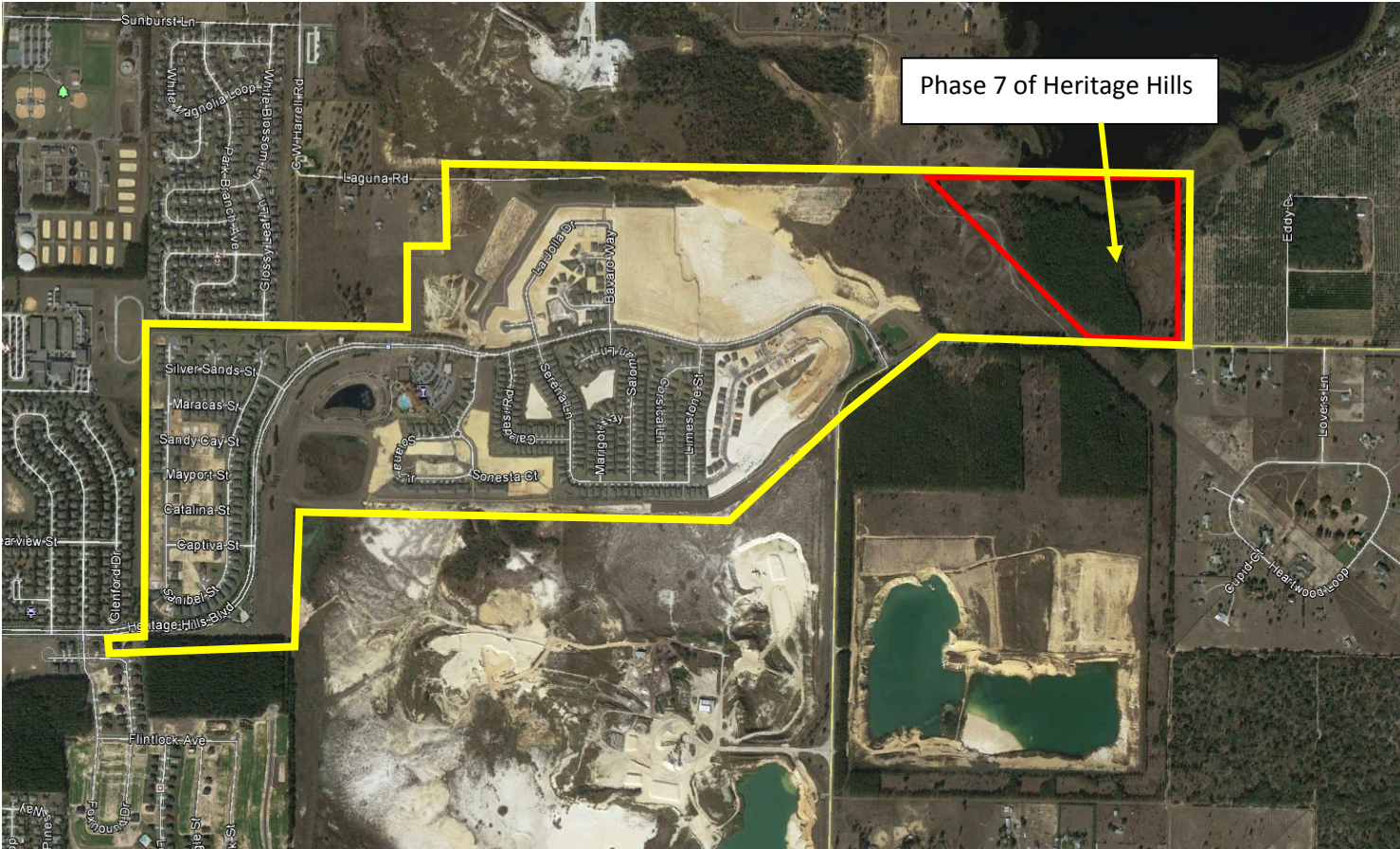
ATTEST:

Tracy Ackroyd Howe, City Clerk

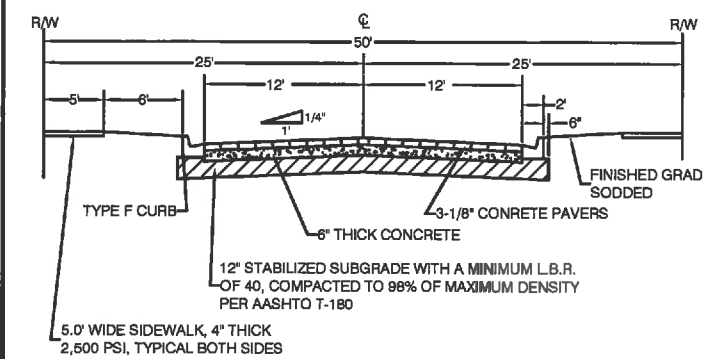
Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

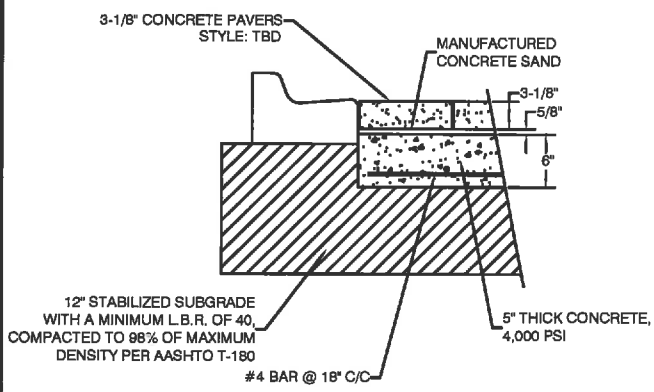
Aerial map:



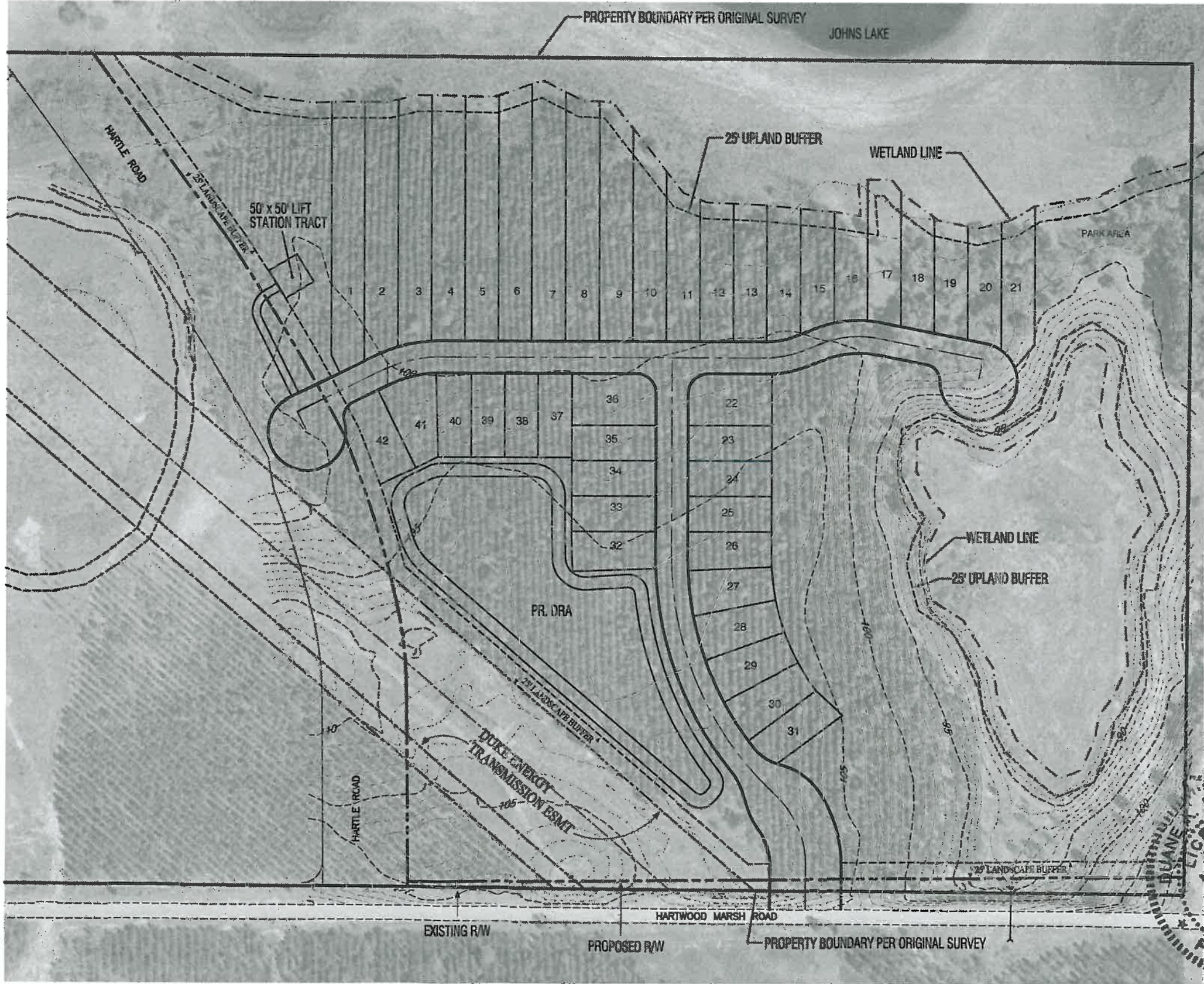
HERITAGE HILLS PHASE 7



TYPICAL ROADWAY SECTION



BRICK PAVER DETAIL



HERITAGE HILLS PHASE 7

CONCEPTUAL PLAN



DATE	FEBRUARY 2016
DESIGNED BY	DUANE K. BOOTH
DRAWN BY	DUANE K. BOOTH
CHECKED BY	DUANE K. BOOTH
FILE NO.	041216-020
FILE NAME	HHPH7C01
Sheet 1 of 1	
DUANE K. BOOTH, PE Registered Eng 44631	

Exhibit A

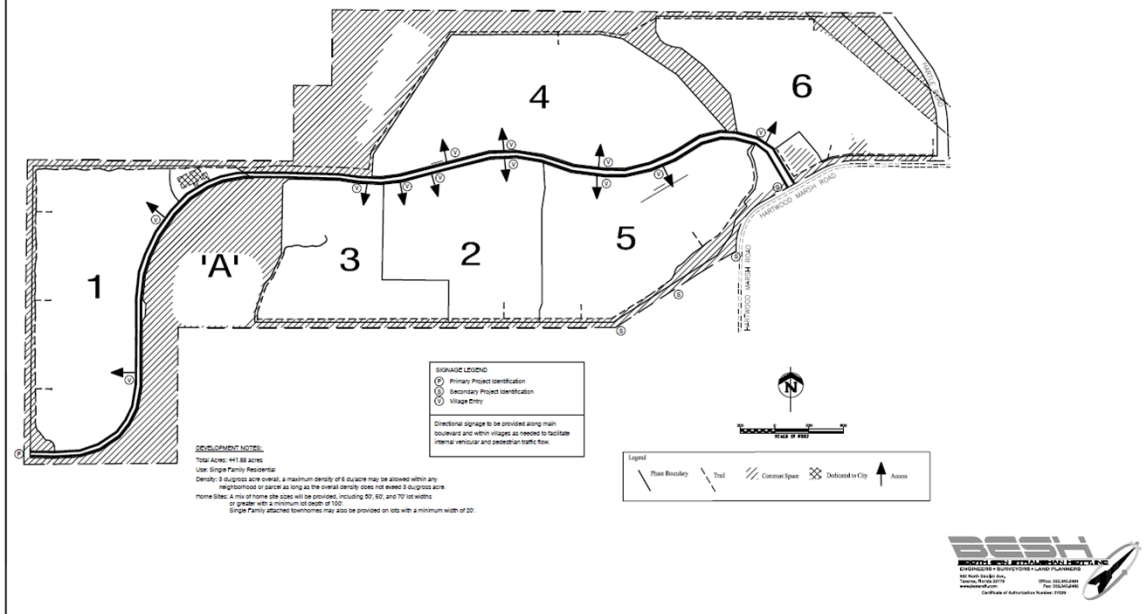
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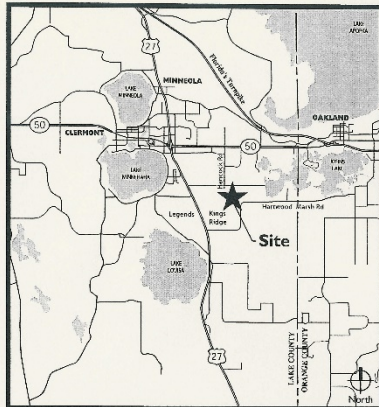
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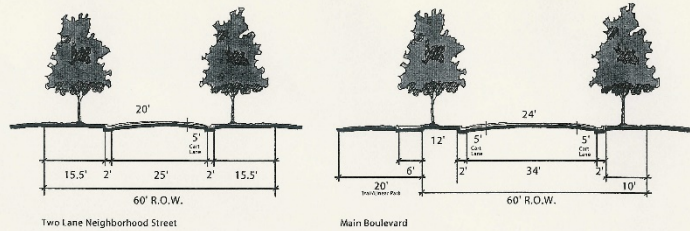
Exhibit B



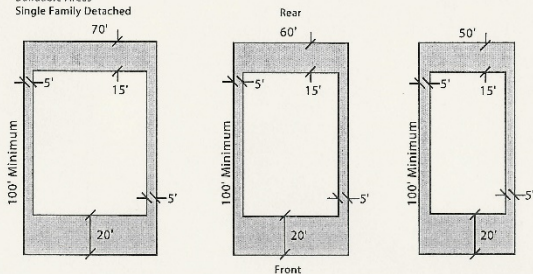
Location Map



Typical Street Sections



Buildable Areas
Single Family Detached



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Source: Glatting Jackson

Center Lake
Properties, Ltd.

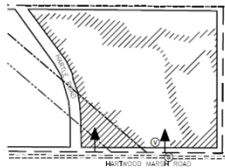


10.20.03

Conceptual Development Plan
Vista Royale
Sheet 2 of 3

Exhibit C

New Community

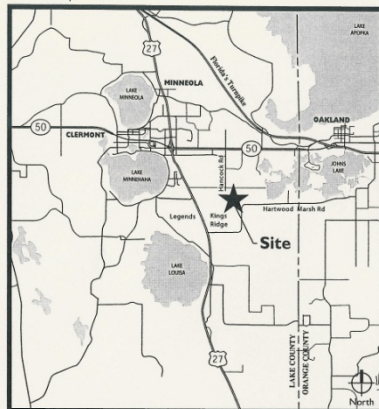


DEVELOPMENT NOTES:
 Total Acres: 141.88 acres
 Use: Single Family Residential
 Density: 8 duplexes/acre overall, a maximum density of 8 duplexes may be allowed within any neighborhood or parcel as long as the overall density does not exceed 8 duplexes/acre.
 Home Sites: A mix of home site sizes will be provided, including 30', 60', and 70' lot widths or greater with a minimum lot depth of 100'.
 Single Family Attached townhomes may also be provided on lots with a minimum width of 20'.

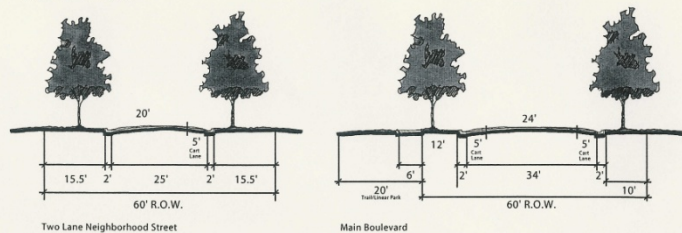
SIGNAGE LEGEND:
 Primary Project Identification
 Secondary Project Identification
 Village Entry
 Directional signage to be provided along main boulevard and within village as needed to facilitate internal vehicular and pedestrian traffic flow.



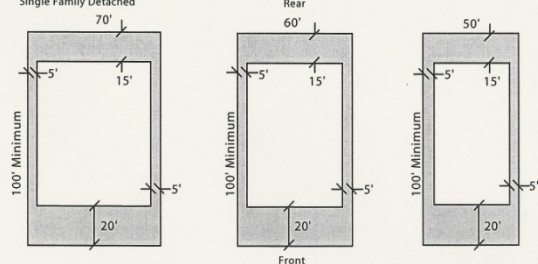
Location Map



Typical Street Sections



Buildable Areas
Single Family Detached



*Corner lots to be 10' wider to accommodate 15' setback from sidewalk. 15' rear setback shown is for main structures. Accessory structures and screened enclosures may be set back a minimum of 5' from rear lot line. A 0' side setback is allowed, but a minimum of 10' must be provided between single family detached units.

Source: Glatting Jackson

Center Lake
Properties, Ltd.

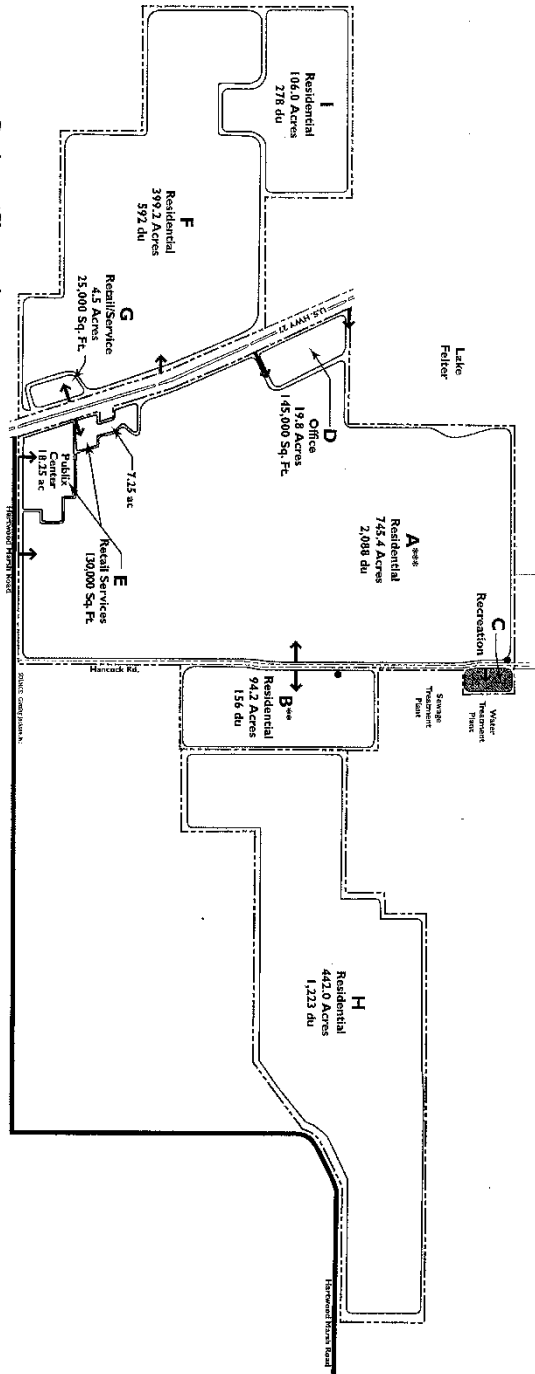


10.20.03

Conceptual Development Plan
Vista Royale
Sheet 2 of 3

Map H

Master Development Plan



Development Plan

Parcel	Use	Acres	Units
A, B, F, H, I	Residential	1786.8*	4,337 du
C	Recreation	5.0	---
D, E, G	Retail/Service	59.0	135,000 sq. ft. A
F	Retail/Service	399.2	145,000 sq. ft. A
A, F	Common Open Space** (Self/Nonwater Management)	17.8	54 Holes
Total	Land	2.0	1943.6

* Common Open Space (not added to parcel acreage)
 ** 20 acres within the site and 1 acre within the site boundary, in Parcel F.
 *** Parcel A includes 2.0 acre of the site.

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. Upon approval of this resolution, the property shall only be used for the purposes described herein. No expansion of the use(s) or any additional uses shall be permitted except as approved by another conditional use permit.
3. The property described in “Exhibit A” shall be developed in substantial accordance with the conceptual site plan, Center Lake Properties Limited/Vista Royale, modified October 2014, by BESH INC., as shown in “Exhibits B and C” and Map H (Master Development Plan for Kings Ridge DRI), dated November 2005, prepared by Glatting Jackson Kercher Anglin Lopez Rinehart, as shown in “Exhibit D,” incorporating all conditions of this Conditional Use Permit.
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 Planned Unit Development without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits from the city and other applicable jurisdictional entities.
5. Prior to the issuance of any permits, the applicant shall be required to submit formal site plans for review and approval by the City of Clermont Site Review Committee. The site plans shall meet all submittal requirements and comply with the conditions of this Resolution, applicable city codes, regulations, ordinances, and provide compliance with the adopted City Comprehensive Plan, as amended.
6. Any specific references in this Resolution to the Florida Statutes, Florida Administrative Code, City of Clermont Land Development Regulations, City of Clermont Comprehensive Plan, shall include any future amendments to the statutes, code, regulations and or plan.
7. A certificate of occupancy shall not be issued until each of the stated conditions has been met.
8. If any of the stated conditions are violated, the applicant understands and agrees that the City Council may revoke this conditional use permit by resolution as prescribed in the city code.
9. The conditional use permit must be executed and filed in the office of the City Clerk within 90 days of the date of grant by the City Council or the permit shall become null and void.

10. This permit shall become null and void if substantial construction work has not begun within two (2) years of the date this Conditional Use Permit is executed and signed by the permittee. "Substantial construction work" means the commencement and continuous prosecution of construction of required improvements ultimately finalized at completion.
11. The subject property (Heritage Hills) shall be an independent development and shall not become part of the Kings Ridge Planned Unit Development as an addition or extension of the Kings Ridge Community Association, Incorporated.
12. The subject property (New Community / Phase 7) shall be an independent development and shall not become part of the Heritage Hills Development as an addition or extension of the Heritage Hills Community Association, Incorporated. The new community/ phase 7 shall not have access to the pool or clubhouse amenities within the Heritage Hills Development.

Section 2 – Land Use

The parcel shall be developed as a residential Planned Unit Development. The community shall be owner occupied. The project shall be developed in accordance with the UD-7 Mixed-Use Classification I Land Use District.

1. *Number and Type of Residential Units* - There are 1,223 dwelling units approved for "Parcel H," a density 2.77 dwelling units per acre. All land used to calculate density must be useable land. Floodplains, wetlands, natural bodies of water, and power line easements are not useable land for density calculations.
2. *Lot Sizes* – Residential construction shall be permitted on lots that are a minimum of 50 feet x 100 feet (5,000 square feet); however, cul-de-sac or unique configured corner lots may be permitted less than 50 foot frontage as long as the lot meets the 50 foot required width at the building setback line and meets the minimum square footage. Within the gated community, residential attached construction shall be permitted on lots that are a minimum of 20 feet x 100 feet (2,000 square feet). Setbacks shall be as provided in Exhibits "B" and "C."
3. *Structure Setbacks* – Minimum setbacks shall be twenty (20) feet for front yards, fifteen (15) feet for rear yards for the principal dwelling unit, and a ten (10) foot separation between buildings. Accessory structures such as pools, decks and screened enclosures shall be constructed a minimum of five (5') feet from the rear yard property line.

4. *Impervious Surfaces Limitations* – A maximum impervious surface ratio shall not be calculated on individual lots for permitting purposes.
5. *Total Open Space* – A minimum of 45 percent of the useable land shall be open space. This may include common open space (including trails), yards, landscape buffers and power line easements. Floodplain areas, wetland areas, natural water bodies, rights-of-way, and dry water retention areas shall not be calculated as open space or common space.
6. *Common Open Space* – A minimum of 50 acres of land shall be designated as Common Open Space. Common Open Space shall be defined as land set aside, dedicated, designated, or reserved for public use or the use of owners and occupants of the development. Common Open Space includes parks and recreation areas. It does not include the perimeter landscape buffer described in Section 7, Condition 3.
7. A clubhouse and recreation facilities will be provided for the benefit of the owners of property within the Heritage Hills Planned Unit Development.
8. In order to provide neighborhood continuity within the Heritage Hills development, all residential areas shall access internally to recreational and other passive public areas through design and implementation of pedestrian ways and bicycle paths.
9. The project shall have an on-site sales and model center.
10. A masonry wall shall be constructed along the eastern portion of Heritage Hills Phase 6.
11. Developer shall install 4 approved street lights along Hartwood Marsh Rd. prior to the Phase 6 final approval.

Section 2.1 – Phase 7 Amendments

1. Phase 7 shall be allowed to develop 50 foot right-of-ways
2. Phase 7 shall be allowed to create paved streets, with actual pavers or stamped asphalt. A hold harmless agreement shall be signed prior to construction for these materials.
3. Sidewalks will only be required on one side of the right-of-way for Phase 7.

Section 3 – Physical Site Development and Environmental Issues

1. A dust abatement, soil erosion, and ground stabilization plan shall be submitted to the city detailing measures to be taken to eliminate the migration of dust particles and soil erosion. All disturbed areas that are not to be developed within 30 days after grading is

completed shall be seeded and mulched or sodded unless an alternative plan is submitted to and approved by the city.

2. Any and all areas of the parcel shall be in compliance by June 4, 2004 with the agreement with Lake County titled "Developer's Agreement for Reclamation Activities Related to the Center Lake Sand Mine" dated December 17, 2002. The permittee agrees to execute a document that allows the city to enforce all terms and conditions of the development agreement with Lake County following the annexation of property described in Exhibit "A".
3. Parcels shall be developed with maximum slopes limited to 3:1 with the exception of Parcel A, identified as a park site on the conceptual development plan, where special design features such as overlook plazas may be provided. Here, slopes of 2:1 may be allowed with review and approval by the City Engineer.
4. Stormwater Management: A comprehensive stormwater management system will be provided consistent with all regulatory requirements of the city and the Water Management District.
5. Due to extreme grades existing on the site from the former sand mining operation, previously disturbed areas of the project will be exempt from code limitations regarding the extent of grade changes allowed. Initial reclamation and grading is exempt from city code; however, after the initial grading has been completed future grading will conform to the city's grading code.
6. The Floodplain Administrator has determined that the proposed development plans require issuance of a Floodplain Development Permit in accordance with Section 94-50 of the city code. As part of this conditional use permit, the Floodplain Permit is approved for the construction of a stormwater retention area described on sheet 1 dated August 2014 prepared by BESH INC. The stormwater retention area will retain a minimum volume equal to the post-development minus pre-development runoff volume from the 25-year 96-hour storm over the contributing basin plus a volume equal to the fill proposed in the floodplain so that no change in the base flood elevation will result from the proposed construction. No impacts to the wetland fringe of Johns Lake will result from construction of the stormwater retention pond, subject to compliance with St. Johns River Water Management District regulations and all other applicable laws.

Section 4 – DRI Development Order Issues and Impact Mitigation

1. Prior to obtaining a preliminary plat of the property, the owner shall comply with the requirements of Chapter 380.06, Florida Statutes, which governs Developments of Regional Impact. If the property is governed by the provisions of Chapter 380.06, Florida

Statutes and proceeds through the Development of Regional Impact process, then the terms and conditions of this permit may be modified so as to conform to the terms and conditions of the development order issued by the city.

Section 5 – Utilities

1. The project shall be plumbed for reclaimed water use. In order to prevent potential cross connection of potable water supply and reuse water lines, all reuse lines shall be installed in purple colored pipe. Irrigation water shall be supplied by a private irrigation well and system permitted and constructed by the owner to serve the residents and common areas until reuse water is available. The city shall operate and maintain the well and distribution mains up to and including the irrigation meters.
2. A 100 foot by 100 foot well site shall be dedicated to the city; the location of which to be determined by the City Engineer.
3. The city will provide water and wastewater services for the project described in the Planned Unit Development.
4. The permittee will be responsible for extending utility lines to the project.
5. The permittee shall not place more than thirty-six (36) inches of overburden on utility lines. Where landscape may be located over such line, the city shall receive indemnification in the event of necessary operation and/or maintenance of the utility. Repair and/or replacement of landscape shall be the responsibility of the permittee.
6. The city may construct a liner in any or all of the retention ponds within the development to be used for bulk reclaimed water storage. The city will construct the liner at its own expense and restore the area to a condition equal to the conditions prior to liner construction. The city may construct at its own expense a pump station and filtration system for the reclaimed water to be constructed along the banks of the pond. The construction of the facilities will mimic a residential-style structure to blend in with the surroundings. The owner shall dedicate access easements over the pond areas to facilitate this use.

Section 6 – Transportation Improvements

1. The permittee shall dedicate right-of-way necessary for the proposed realignment of Hartwood Marsh Road as determined by Lake County. In the event development of the project reached a stage where access from Hartwood Marsh Road is necessary and the planned improvements to Hartwood Marsh Road have not been made, there may be a requirement for improvements to the existing roadway such as turn lanes. The developer

shall dedicate right-of-way of eighty (80) feet in width for the extension of Hartle Road through the property so as to connect with Hartwood Marsh Road.

5

2. The developer shall meet the required access management standards of Lake County and the Florida Department of Transportation (FDOT) consistent with jurisdictional roadway classifications as it relates to identified jurisdictional facilities.
3. To provide safe access and preserve operational capacity, the developer shall fund on-site and immediate area improvements consistent with impacts of the specific access being requested. Immediate improvements necessitated by construction of ingress/egress roadways to the project shall be provided, consistent with the impact of the facility constructed. The City of Clermont and Lake County shall jointly review and determine approval of access facilities. Plans and specifications for any proposed access shall be provided for review, evaluation and approval prior to physical construction. Such improvements may include, but not be limited to, acceleration lanes, deceleration lanes, turn lanes, tapers, signalization, and signage, widening, and resurfacing of the impacted roadway consistent with the specific land utilization for the access being requested.
4. If in the future it is determined by the city that a signal is warranted at the intersection of Hancock Road and Kings Ridge Blvd., the permittee shall pay a pro rata share of the cost of engineering, equipment and installation of the signal.
5. ~~A sidewalk shall be provided along Hartwood Marsh Road the length of the subject property unless Lake County constructs a trail in lieu of the sidewalk.~~
6. In order to provide neighborhood continuity within Heritage Hills, all residential areas shall access internally to recreational and other passive public areas through design and implementation of road networks, pedestrian ways and bicycle paths. Main roads through the project shall have cart paths on both sides of the road and have a six (6) foot wide sidewalk on one side of the roadway. A sidewalk will be required on both sides of the roadway where parcels are not served by community walking trails. Neighborhood roads will have a cart path on one side of the road and will not be required to have sidewalks.
7. The roads within the Planned Unit Development shall be private and the roads shall be owned and maintained by a duly appointed and authorized Homeowners Association.
8. The roadway surface may be designed and constructed in two ¾ inch lifts of asphalt for a total of 1 ½ inch asphalt surface.
9. "F" type vertical curbs are to be provided throughout the community.

10. Ingress and egress to the site for construction shall be as approved by the City Site Review Committee.
11. A second entrance to the development will be required prior to August 31, 2013. Should the entrance road not be completed by August 31st, 2013, no further certificates of occupancy will be issued until the road is complete.
12. A temporary access road from Hartwood Marsh Road to the terminus of the existing, completed portion of Heritage Hills Boulevard may be constructed and remain in operation for a period of two years. The entrance at Hartwood Marsh Road shall be constructed to city standards; including street lights, for a distance of approximately 400 feet. Improvements along Hartwood Marsh shall be completed including right and left turn lanes, sidewalks, utilities and street lights. The temporary road shall follow the alignment shown in submittal dated January 20, 2009, as prepared by Booth, Ern, Straughan and Hiott, Inc. The temporary road shall be a minimum of 24 feet in width with a 12-inch stabilized subgrade and a minimum of 1-inch of asphalt. Temporary stormwater retention shall be provided and the design shall at a minimum collect runoff from the road and provide permanent erosion protection. The existing construction entrance shall remain in service.
13. The new development (phase 7) shall provide access to Hartle Rd within one year once Hartle Rd. is constructed.

Section 7 – Landscaping

1. The project shall be landscaped in accordance with the city landscape ordinance with the exception that required trees shall be three inches caliper in size.
3. Landscape buffers along rights-of-way shall be constructed per code. Walls or fences shall be located on inside perimeter of the buffers and the landscape material shall be planted on the outside of the wall or fence. Chain link and vinyl or plastic fencing will not be allowed along public rights-of-way.
4. A minimum twenty (20) foot wide perimeter landscape buffer shall be provided between abutting property boundaries. The buffer shall be landscaped and irrigated according to code.

TRAFFIC SIGNAL WARRANT & SAFETY STUDY

Prepared for:

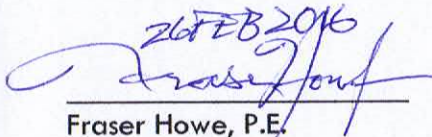
Lake County Public Works
Department- Traffic
Engineering Division
437 Ardice Avenue,
Eustis, FL 32726



LAKE COUNTY
FLORIDA

2/26/2016

S. Hancock Road at Kings Ridge Boulevard

26 FEB 2016

Fraser Howe, P.E.
FL PE #41558

Prepared by:

 **METRO**
CONSULTING GROUP, LLC
planners | engineers | scientists

604 Courtland Street, Suite 140
Orlando, FL 32804

TRAFFIC SIGNAL WARRANT & SAFETY STUDY

Prepared for:

Lake County Public Works
Department- Traffic
Engineering Division
437 Ardice Avenue,
Eustis, FL 32726



LAKE COUNTY
FLORIDA

2/26/2016

S. Hancock Road at Kings Ridge Boulevard

Fraser
S. Howe
Jr., PE

Digitally signed by Fraser S.
Howe Jr., PE
DN: cn=Fraser S. Howe Jr.,
PE gn=Fraser S. Howe Jr., PE
c=United States l=US
o=METRO Consulting Group,
LLC ou=Orlando
e=fraser.howe@metrocgllc.co
m
Reason: I am the author of this
document
Location:
Date: 2016-03-01 11:18-05:00

Fraser Howe, P.E.
FL PE #41558

Prepared by:



604 Courtland Street, Suite 140
Orlando, FL 32804

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Traffic Signal Warrant & Safety Study

S. Hancock Road at Kings Ridge Boulevard

EXECUTIVE SUMMARY

This report presents the results of a traffic signal warrant analysis and safety study completed along S. Hancock Road at the intersection of Kings Ridge Boulevard. At Kings Ridge Boulevard, the east leg of the intersection is Heritage Hills Boulevard and the west leg is Kings Ridge Boulevard, herein the intersection is referred to as Kings Ridge Boulevard. S. Hancock Road is within the City of Clermont, Lake County, Florida. This study was conducted in response to complaints from motorists about the excessive delay experienced trying to enter the intersection because of a lack of gaps in traffic on S. Hancock Road. As part of the traffic evaluation, the Kings Ridge Boulevard is currently controlled by stop signs on the minor roads with no stop control on S. Hancock Road. The Kings Ridge Boulevard intersection meets Signal Warrants 1, 2, 3, and 8.

Based upon the signal warrant analysis of existing conditions, qualitative assessment, crash analysis, field observations, discussions with adjacent owners, and engineering judgment, the following recommendations are presented for the intersection:

1. We recommend that the County (or City) consider installing a fully signalized intersection at S. Hancock Road and Kings Ridge Boulevard / Heritage Hills Boulevard.
2. We recommend evaluating the benefit of adding a southbound left turn lane at Hartwood Pines Way.
3. We recommend working with the school board to alleviate the queuing of vehicles along S. Hancock Road within the driving lanes, and adding pavement markings as noted herein.

SECTION 1 - OVERVIEW

INTRODUCTION

Lake County Department of Public Works has retained METRO Consulting Group, LLC to perform a signal warrant analysis and safety study along S. Hancock Road at the intersection of Kings Ridge Boulevard / Heritage Hills Boulevard, located within the City of Clermont, Lake County, Florida, as shown in Figure 1. The purpose of this analysis is to evaluate the operation of the intersection, under existing conditions, and recommend improvements that would benefit the public (vehicular, pedestrian and bicycling). This intersection is currently controlled by Stop signs on the minor roads only. Traffic does not stop along S. Hancock Road. The intersection was assessed to identify potential engineering recommendations for improved traffic operations.

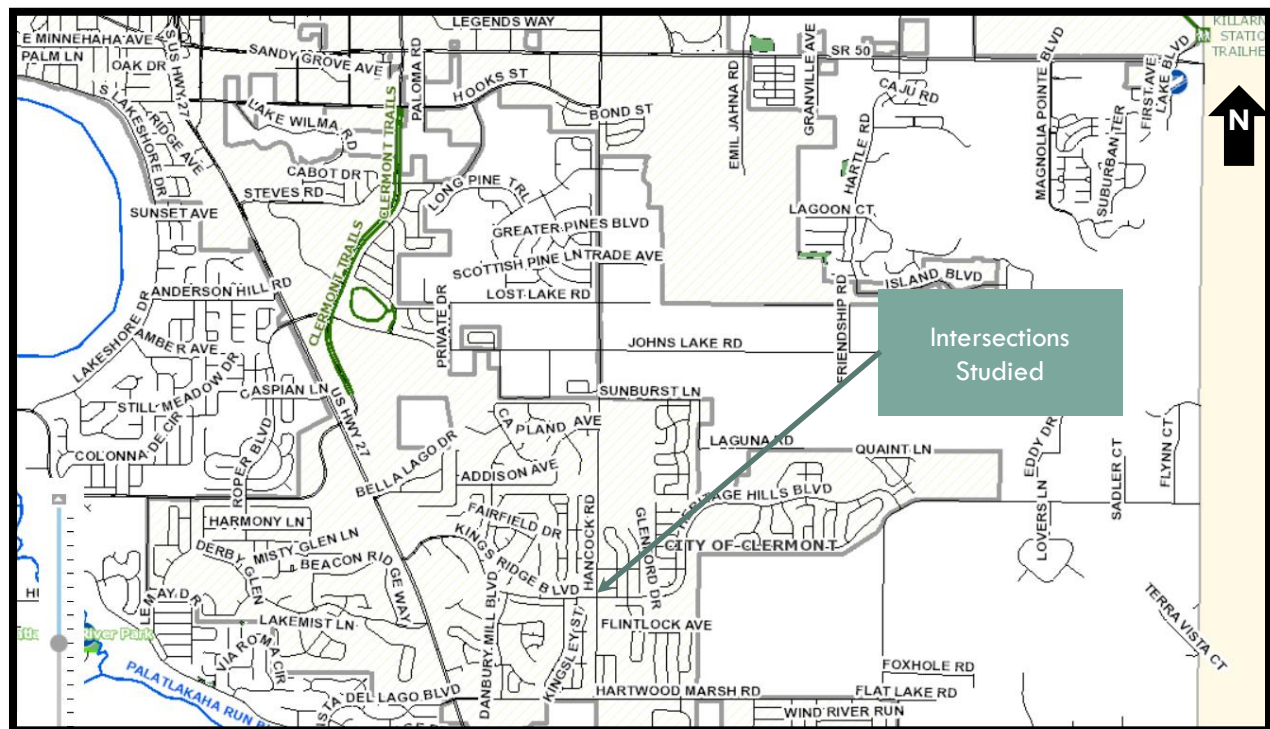


Figure 1 Project Location

Map source: Lake County Property Appraiser

The analysis methods used in completing this study are consistent with the Manual on Uniform Traffic Control Devices (MUTCD), Manual on Uniform Traffic Studies (MUTS) and engineering judgment. The remainder of this report documents the methodology, existing conditions, vehicle and pedestrian counts, crash analyses, concerns from adjacent landowners, qualitative assessment, signal warrant analyses and recommendations based on engineering judgment.

METHODOLOGY

The methodology approved for performing this study is shown below:

- Collect twenty four (24) hour approach counts at the intersection of S. Hancock Road at Kings Ridge Boulevard / Heritage Hills Boulevard on a typical weekday. Use these counts to identify the peak hours.
- Collect turning movement counts, during the AM and PM peak hours, at the two intersection.
- Evaluate five years of crash data at the intersection.

- Complete a qualitative assessment based on actual operating conditions.
- Based on the data collected, complete a Traffic Signal Warrant Analysis for the study intersection.
- Based on the signal warrant analyses, existing conditions, crash analyses, property owner concerns, and engineering judgment, discuss different alternatives to improve the safety and traffic operations at the study intersection.

SECTION 2 - EXISTING CONDITIONS

FIELD INVENTORY

The study intersection is at S. Hancock Road & Kings Ridge Boulevard, located in Clermont, Lake County, Florida. Existing conditions in the vicinity of the intersection are shown in Figure 2 and Figure 3.

S. Hancock Road is a north-south collector roadway that extends from Hartwood Marsh Road to the south and SR 50 to the north. It continues as N. Hancock Road north of SR 50. S. Hancock Road is primarily a two-lane undivided road, with no curbs, some sidewalk, and a posted speed limit of 45 miles per hour (MPH) within the study limits. It primarily serves residential neighborhoods but does have Windy Hill Middle School located on it as well as a City Park. There are several other nearby schools, and may also be used as a bypass for motorists traveling between US 27 and SR 50.

Kings Ridge Boulevard is approximately 2.7 miles south of SR 50 and ½ mile north of Hartwood Marsh Road. Along S. Hancock Road at Kings Ridge Boulevard, there are left and right turn lanes both northbound and southbound. Kings Ridge Boulevard services a gated community with a nearby access gate limiting the speed in the vicinity of S. Hancock Road. Kings Ridge Boulevard does serve a large community, but that community has several other access points which disperse traffic without concerns. Heritage Hills Boulevard to the east, has a 25 mph speed limit and also services a few residential communities. However, those communities also have other road network access points which disperse traffic without concerns. There appears to be large undeveloped areas which could add future traffic and along Heritage Hills Boulevard. Kings Ridge Boulevard to the west is a built out community with no anticipated increase in future traffic volume. Figure 2 depicts the existing conditions at the study intersections; including the general roadway geometry, land use and intersection traffic control. In addition, photographs of existing conditions in the vicinity of the study intersections are attached at the end of this section as Figure 4. The conditions stated in this report reflect those as observed on the day of the qualitative assessment.



Figure 2 Existing Conditions in the vicinity of S. Hancock Road between Kings Ridge Boulevard and Sunburst Lane

LAKE COUNTY CONNECT
INTERACTIVE MAP

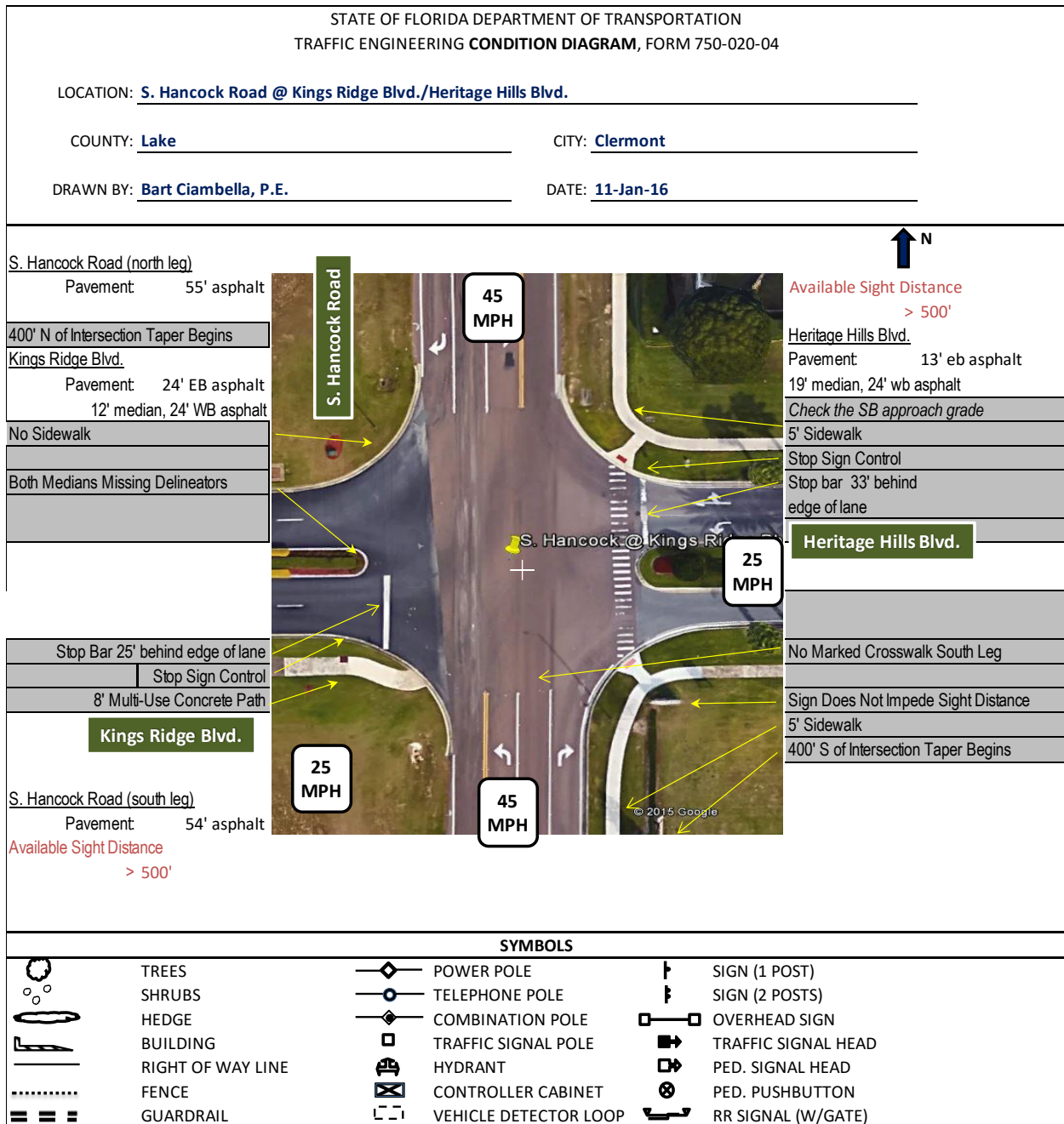


Figure 3 S. Hancock Road at Kings Ridge Boulevard / Heritage Hills Boulevard Condition Diagram



Figure 4 Photos of existing conditions at S. Hancock Road and Kings Ridge Boulevard / Heritage Hills Boulevard

TRAFFIC VOLUME DATA

Twenty four (24) hour approach counts were collected from midnight on Tuesday February 17, 2015 through midnight on Thursday February 19, 2015. Figure 5 shows the counts on each approach and the total volume entering the intersection of S. Hancock Road and Kings Ridge Boulevard.

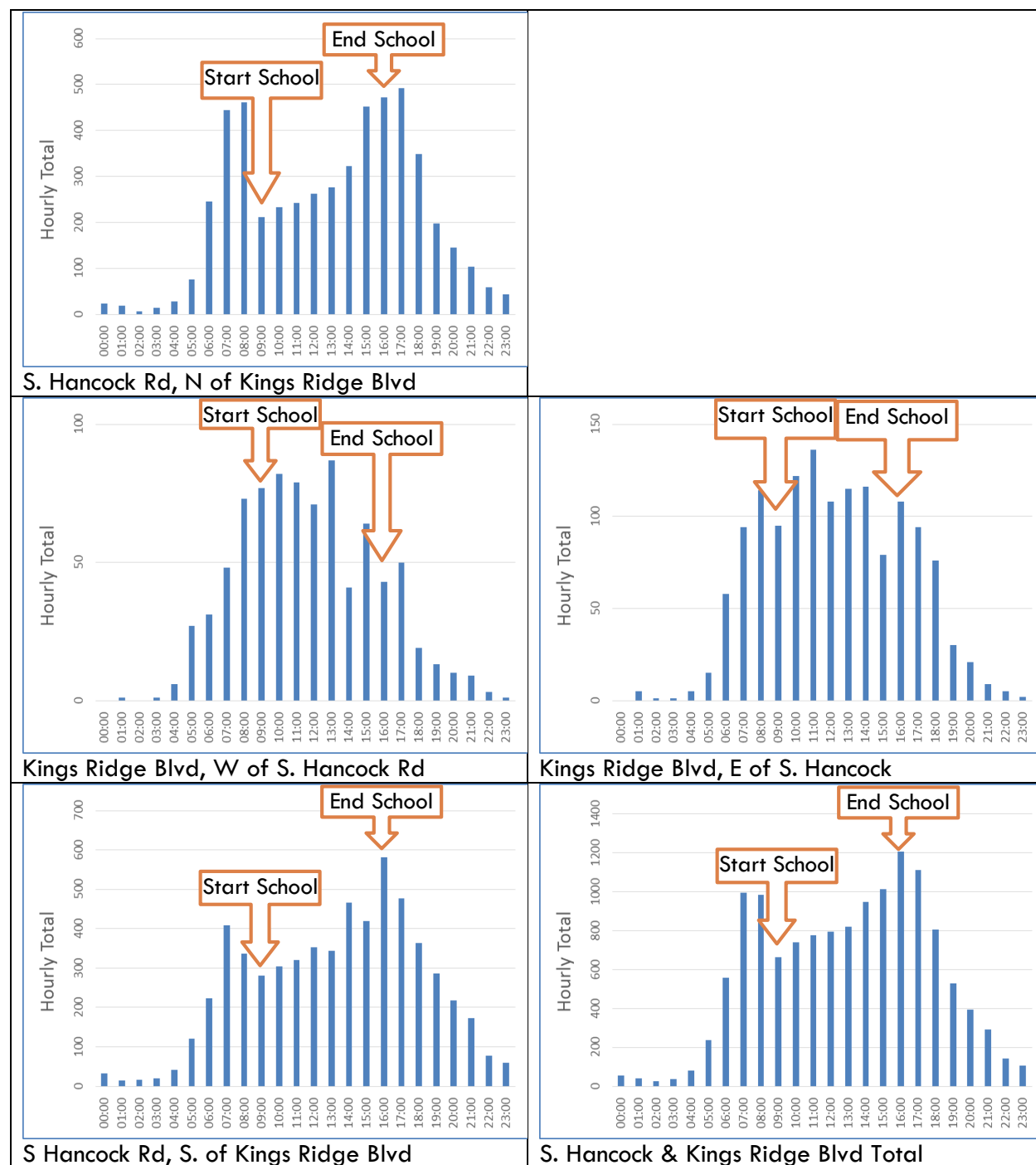


Figure 5 Approach Counts on February 18, 2016 at S. Hancock Road & Kings Ridge Boulevard

Windy Hill Middle School Hours: 9:20 am – 4:10 pm every week day. The callouts show the approach volumes during the times when students are coming to, and leaving from, school.

Turning Movement Counts

Vehicle turning movement and pedestrian counts were collected from 7:30 to 9:30 a.m. and 4:00 to 6:00 p.m.

S. Hancock Road at Kings Ridge Boulevard / Heritage Hills Boulevard

Figure 6 shows weekday traffic flow patterns are similar at this intersection between 7:30 a.m. to 8:30 a.m. with approximately 41% southbound, 11% westbound, 4% eastbound and 44% northbound. During the evening peak hour between 4:15 p.m. and 5:15 p.m., the traffic flow patterns are approximately 49% southbound, 9% westbound, 3% eastbound, and 40% northbound.

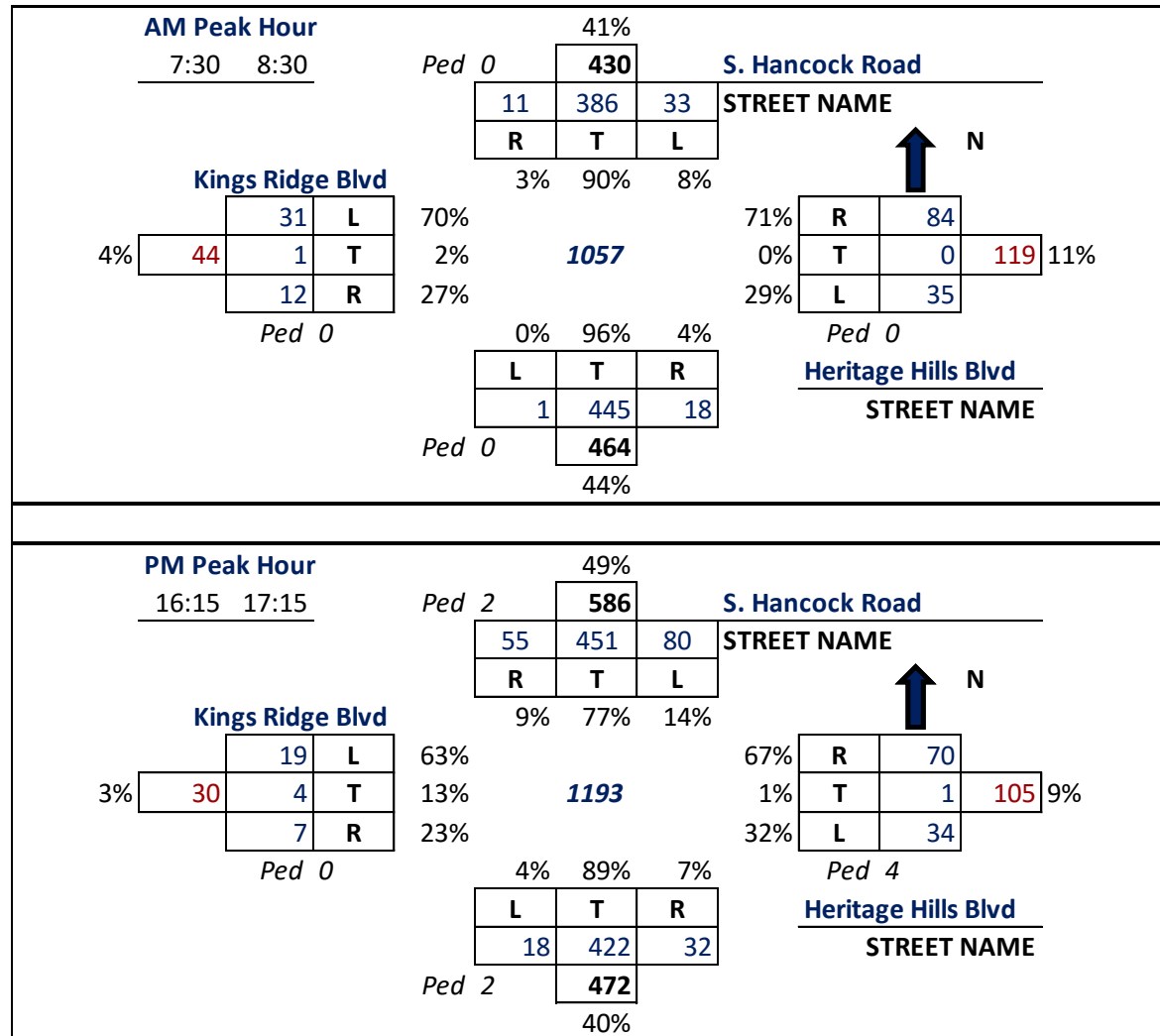


Figure 6 Turning Movements at S. Hancock Road and Kings Ridge Boulevard / Heritage Hills Boulevard

During the count period very few pedestrians crossed the intersection. Appendix A contains the existing turning movement counts and pedestrian count summaries.

CRASH DATA

Florida Signal Four Analytics is an interactive, web-based system designed by the University of Florida to support the crash mapping and analysis needs in the state of Florida. Signal Four Analytics was used to investigate crash records reported along S. Hancock Road between January 1, 2010 and December 31, 2015.

The crash data for the intersection at Kings Ridge Boulevard / Heritage Hills Boulevard is presented in Figure 7 and Figure 8.

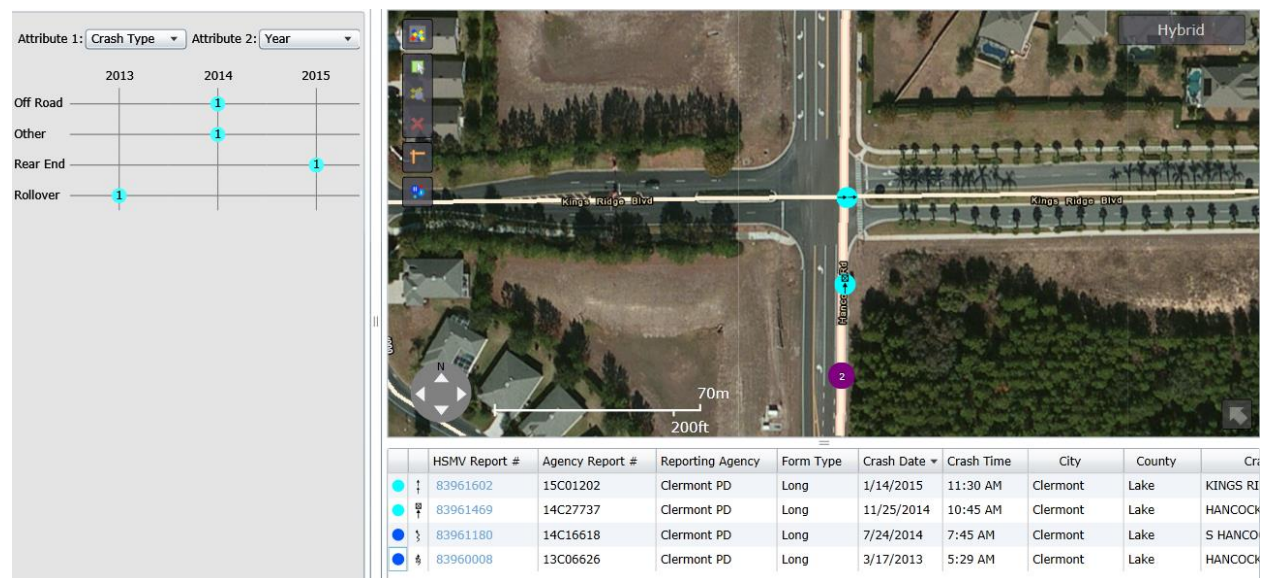


Figure 7 S. Hancock @ Kings Ridge - Crashes by Year and Type (note few crashes with turn lanes)



Figure 8 S. Hancock @ Kings Ridge - Crashes by Type and Direction

At Kings Ridge Boulevard there have only been 4 reported accidents over the last five years. This does not meet the Crash Warrant for a signal.

We also briefly evaluated crashes along the remainder of the S. Hancock Road corridor. We are aware of a few rear end crashes near Windy Hill Middle School and they are expected with the long queue lines that have been reported. There have only been a few of these crashes over the last five years. We were also told of an issue with parents exiting the south driveway access and making a left hand turn (southbound). We were told that this was a very hesitant move and was slowing the entire exit line while the left turning vehicles yielded to the southbound through movement. We did not see this firsthand but note that there are no crash records indicating that this has been a crash issue. We would recommend extending skip lines through this driveway opening, to better delineate a refuge area, and thereby allowing the exiting motorist to better estimate the location of the through lane movement.

We took the liberty to also look at the crash records for the intersection of Hartwood Pines Way, which is another 0.25 mile south of Kings Ridge Boulevard. This intersection also does not have any turning lanes. As shown in Figure 9 there were 9 crashes within the last five years with 5 of those occurring from 11/17/14 to 7/27/15. Each of these crashes involved a southbound vehicle.



Figure 9 S. Hancock @ Hartwood Pines Way - Crashes by Direction and Type (note issue with SB rear ends and no turn lane)

It is evident that at the Kings Ridge Boulevard intersection there are adequate turn lanes and minimal crashes. We expect with the accident history along S. Hancock Road and with traffic projected to continue to grow that it would be beneficial to install left turn lanes or bypass lanes at Hartwood Pines Way.

QUALITATIVE ASSESSMENT

Qualitative assessments (QAs) are conducted in the field in order to evaluate the existing operating conditions and traffic flow patterns at a particular location, and to identify areas where improvements would be potentially beneficial to the overall safety and efficiency of the location. A registered professional engineer performed the QA. The QA specifically addressed whether the installation of a traffic signal at this location would be potentially beneficial.

1. Observations showed that north / south volumes on S. Hancock Road do not provide adequate gaps for turning traffic.

SIGNAL WARRANT ANALYSIS at KINGS RIDGE BOULEVARD (HERITAGE HILLS BOULEVARD)

This section describes the traffic signal warrant analysis performed for the study intersection using the traffic volume data, collision data and other pertinent information. The analysis was performed in accordance to the Manual on Uniform Traffic Control Devices (MUTCD), 2009 Edition and the Florida DOT Manual on Uniform Traffic Studies (MUTS). The warrant worksheets are contained in Appendix B.

The major street is S. Hancock Road and the minor street is Kings Ridge Boulevard (to the west and Heritage Hills Boulevard to the east). Since the minor street is a single lane approach, the total approach volumes with all the movements were used in the analysis. Based on the condition that the posted speed along S. Hancock Road is 45 mph, the corresponding 70 percent volume criteria for signal warrants #1, #2 and #3 were utilized as the threshold in the analysis. The results of the signal warrant analysis are summarized below:

Warrant 1, Eight-Hour Vehicular Volume - Satisfied

This warrant is met if Condition A or Condition B are satisfied, or if 80% of both Conditions are met.

Condition A - Minimum Vehicular Volume. During the eight (8) highest hours, the corresponding volumes exceed the criteria of 350 vehicles per hour (VPH) for both major approaches, with our lowest of the eight hours being above 900. These occurred from 7:15 AM until 6:30 PM, again this time period contains the 8 highest hours of the day and they do not need to be continuous. We do not meet the threshold for the VPH on the minor street for each of the 8 hours.

Condition B - Interruption of Continuous Traffic. On the major street S. Hancock Road the approach volume exceeds the 70% minimum requirements (525 VPH) for all eight hours. Therefore, **Warrant 1 is satisfied.**

Warrant 2, Four-Hour Vehicular Volume - Satisfied

For each of the four (4) highest hours the Major Street and the Minor Street traffic is recorded and plotted on a graph. The graph has a line which is the threshold for this warrant. If all four combinations of traffic volumes exceed the values on the line, then the intersection meets warrant 2. Since we only have one approach lane along the major street and one approach lane along the minor street, we utilized the curve for *one lane & one lane* in Figure 4C-2 of the Manual on Uniform Traffic Control Devices (MUTCD) 2009 edition. Again since our critical approach speed is 45 mph, we utilized the 70% volume level. All four of the highest hours exceeded the curve and therefore **Warrant 2 is satisfied.**

Warrant #3 - Peak Hour – Satisfied

This is another warrant that looks at meeting either of two conditions. Since the approach speed limit is 45 mph, we utilized Figure 4C-4.

Condition A: Peak Hour Delay - Not Measured

This delay was not required to be measured.

Condition B: Peak Hour Volume - Satisfied

This warrant is satisfied. The combination of the approach volumes do exceed the minimum volume required to satisfy this condition during the peak hour. **Warrant 3 is satisfied.**

Warrant #4 - Pedestrian Volume - N/A

This warrant is not applicable since a traffic signal at the intersection was not being considered for pedestrian crossing purposes.

Warrant #5 - School Crossing - N/A

This warrant is not applicable since a traffic signal at the intersection was not being considered for school crossing purposes.

Warrant #6- Coordinated Signal System - N/A

This warrant is not applicable since we were not evaluating a coordinated signal system at this time.

Warrant #7 - Crash Experience – N/A

This warrant must satisfy all three conditions. Since there are northbound and southbound left and right turn lanes, there have only been four reported crashes over the last 5 years, this does not meet the threshold of 5 preventable crashes within a 12 month period.

Condition A: Have adequate alternatives failed to reduce crashes?

Condition B: Have there been 5 crashes within a 12 month period that would have been avoided with the signal installation. This is not met

Condition C: Involves meeting 80% of Warrant 1 Condition A or 80% of Warrant 1 Condition B. This is met. Since all three are not met, a signal is not warranted based on crashes.

Warrant #8- Roadway Network- Applicable

Criteria 1 is met with more than 1,000 VPH during a peak hour and S. Hancock Road has been designated by the Lake-Sumter MPO as an *Emerging Regionally Significant Corridor*.

Since the Kings Ridge Boulevard intersection meets Warrants 1, 2, 3, and 8, a signal is recommended at this location.

SECTION 3 - POTENTIAL ALTERNATIVES

This section explains in detail the various potential alternatives at the study intersections with an aim to improve the safety and traffic operations, thereby allowing safe bicycle and pedestrian traffic circulation and better vehicle movement along S. Hancock Road in the vicinity of the Kings Ridge Boulevard / Heritage Hills Boulevard intersection.

At Kings Ridge Boulevard

- 1) A signalized intersection should be implemented as it meets four (4) Signal Warrants.
- 2) The center medians on both Kings Ridge Boulevard and Heritage Hills Boulevard both should have a stay right sign (R4-7 series) and both median curbs should be painted yellow and not white.
- 3) The Stop Sign, as you exit Kings Ridge Boulevard, should meet MUTCD and be a minimum of 5' high.
- 4) Add yellow skip lines to direct left turning movements.

Other Potential Improvements

Additional areas for improvement that may be considered

Windy Hill Middle School

Resolve circulation issues. First, expedite exiting traffic. Add dual exiting lanes with a long right turn lane. In addition, clarify with pavement markings the S. Hancock Road through lane movement in the vicinity of the student pick up exit point. In particular, extend the skip marks through the driveway area so that parents exiting the school and turning southbound can better judge their lane and exit the school quicker. Once the parents are exiting quicker, the actual pick-up process may be evaluated to use multiple lanes and move traffic through the school. This ultimately will reduce the exposure of the parent's queueing along S. Hancock Road and creating an unsafe environment.

Hartwood Pines Way

A southbound left turn or bypass lane should be considered at this location as well based on the frequency of crashes that could be avoided, at more than 5 within a 12 month period.

APPENDICES

Appendix A Traffic Count Summaries

Appendix B Signal Warrant Analysis Worksheets

Appendix C Correspondence and Meetings

Appendix A

Accurate Traffic Counts
DAILY VOLUME SUMMARY
Thu 1/7/2016

Page: 1

Site Reference: 000000000001
 Site ID: 000000012639
 Location: S Hancock Rd, S of Kings Ridge Bv
 Direction: NORTH

File: D0107456.prn
 City: Clermont, Fl
 County: Lake

TIME	Q1	Q2	Q3	Q4	TOTAL	0	150	300	450	600
00:00	7	10	3	3	23	*				
01:00	5	7	3	3	18	*				
02:00	2	1	2	1	6					
03:00	0	9	3	2	14	*				
04:00	7	7	5	9	28	**				
05:00	10	16	25	24	75	*****				
06:00	33	65	88	59	245	*****				
07:00	87	90	101	166	444	*****				
08:00	128	120	106	107	461	*****				
09:00	55	53	45	58	211	*****				
10:00	62	60	58	53	233	*****				
11:00	59	72	52	59	242	*****				
12:00	60	65	78	60	263	*****				
13:00	65	63	62	86	276	*****				
14:00	68	93	76	86	323	*****				
15:00	97	136	113	106	452	*****				
16:00	130	116	106	120	472	*****				
17:00	128	126	140	98	492	*****				
18:00	107	78	80	83	348	*****				
19:00	59	49	44	45	197	*****				
20:00	35	32	33	45	145	*****				
21:00	27	24	26	26	103	*****				
22:00	17	10	13	18	58	*****				
23:00	13	11	10	10	44	***				

TOTAL 5173

AM Times	08:00	Largest Interval: 166
AM Peaks	520	PHF: .78
PM Times	17:00	Largest Interval: 140
PM Peaks	514	PHF: .91

Accurate Traffic Counts
DAILY VOLUME SUMMARY
Thu 1/7/2016

Page: 2

Site Reference: 000000000001
Site ID: 000000012639
Location: S Hancock Rd, S of Kings Ridge Bv
Direction: SOUTH

File: D0107456.prn
City: Clermont, Fl
County: Lake

TIME	Q1	Q2	Q3	Q4	TOTAL	0	150	300	450	600
00:00	11	11	2	8	32	**				
01:00	4	3	5	3	15	*				
02:00	4	4	6	3	17	*				
03:00	5	1	7	7	20	*				
04:00	12	14	10	5	41	***				
05:00	19	20	48	34	121	*****				
06:00	34	38	74	77	223	*****				
07:00	72	87	127	122	408	*****				
08:00	104	78	62	93	337	*****				
09:00	71	76	57	76	280	*****				
10:00	87	67	61	89	304	*****				
11:00	65	79	81	96	321	*****				
12:00	102	89	95	67	353	*****				
13:00	84	70	98	91	343	*****				
14:00	91	99	141	136	467	*****				
15:00	123	111	70	116	420	*****				
16:00	145	175	128	134	582	*****				
17:00	115	139	129	94	477	*****				
18:00	99	89	91	85	364	*****				
19:00	93	67	70	57	287	*****				
20:00	64	51	50	53	218	*****				
21:00	61	47	34	30	172	*****				
22:00	30	19	15	14	78	*****				
23:00	17	18	17	7	59	*****				

TOTAL 5939

AM Times	07:30	Largest Interval: 127
AM Peaks	440	PHF: .86
PM Times	16:15	Largest Interval: 175
PM Peaks	582	PHF: .83

Accurate Traffic Counts
DAILY VOLUME SUMMARY
Thu 1/7/2016

Page: 3

Site Reference: 000000000001
Site ID: 000000012639
Location: S Hancock Rd, S of Kings Ridge Bv
Direction: EAST

File: D0107456.prn
City: Clermont, Fl
County: Lake

TIME	Q1	Q2	Q3	Q4	TOTAL	0	25	50	75	100
00:00	0	0	0	0	0					
01:00	0	0	1	0	1					
02:00	0	0	0	0	0					
03:00	0	1	0	0	1					
04:00	0	4	2	0	6	***				
05:00	6	8	6	7	27	*****				
06:00	3	8	4	16	31	*****				
07:00	13	16	6	13	48	*****				
08:00	17	28	11	17	73	*****				
09:00	11	25	18	23	77	*****				
10:00	19	18	23	22	82	*****				
11:00	28	16	16	19	79	*****				
12:00	16	23	18	14	71	*****				
13:00	18	26	33	10	87	*****				
14:00	9	7	16	9	41	*****				
15:00	21	10	18	15	64	*****				
16:00	15	11	8	9	43	*****				
17:00	12	15	10	13	50	*****				
18:00	8	4	4	3	19	*****				
19:00	0	3	6	4	13	*****				
20:00	5	2	2	1	10	*****				
21:00	2	3	1	3	9	****				
22:00	1	0	2	0	3	*				
23:00	0	0	1	0	1					

TOTAL 836

AM Times	10:30	Largest Interval: 28
AM Peaks	91	PHF: .81
PM Times	13:00	Largest Interval: 33
PM Peaks	91	PHF: .68

Accurate Traffic Counts
DAILY VOLUME SUMMARY
Thu 1/7/2016

Page: 4

Site Reference: 000000000001
Site ID: 000000012639
Location: S Hancock Rd, S of Kings Ridge Bv
Direction: WEST

File: D0107456.prn
City: Clermont, Fl
County: Lake

TIME	Q1	Q2	Q3	Q4	TOTAL	0	50	100	150	200
00:00	0	0	0	0	0					
01:00	1	2	1	1	5	*				
02:00	0	0	1	0	1					
03:00	1	0	0	0	1					
04:00	1	0	1	3	5	*				
05:00	3	3	3	6	15	***				
06:00	10	10	15	23	58	*****				
07:00	16	20	32	26	94	*****				
08:00	28	25	30	31	114	*****				
09:00	21	23	26	25	95	*****				
10:00	27	32	28	35	122	*****				
11:00	42	25	39	30	136	*****				
12:00	21	30	31	26	108	*****				
13:00	36	26	29	24	115	*****				
14:00	34	28	33	21	116	*****				
15:00	21	19	20	19	79	*****				
16:00	27	29	22	30	108	*****				
17:00	22	24	21	27	94	*****				
18:00	20	19	17	20	76	*****				
19:00	12	5	6	7	30	*****				
20:00	5	7	4	5	21	*****				
21:00	5	2	0	2	9	**				
22:00	4	1	0	0	5	*				
23:00	0	1	1	0	2					

TOTAL 1409

AM Times	11:00	Largest Interval: 42
AM Peaks	141	PHF: .83
PM Times	12:30	Largest Interval: 36
PM Peaks	123	PHF: .85

Accurate Traffic Counts
DAILY VOLUME SUMMARY
Thu 1/7/2016

Page: 5

Site Reference: 000000000001
Site ID: 000000012639
Location: S Hancock Rd, S of Kings Ridge Bv
Direction: ROAD TOTAL

File: D0107456.prn
City: Clermont, Fl
County: Lake

TIME	Q1	Q2	Q3	Q4	TOTAL	0	500	1000	1500	2000
00:00	18	21	5	11	55	*				
01:00	10	12	10	7	39	*				
02:00	6	5	9	4	24					
03:00	6	11	10	9	36					
04:00	20	25	18	17	80	**				
05:00	38	47	82	71	238	*****				
06:00	80	121	181	175	557	*****				
07:00	188	213	266	327	994	*****				
08:00	277	251	209	248	985	*****				
09:00	158	177	146	182	663	*****				
10:00	195	177	170	199	741	*****				
11:00	194	192	188	204	778	*****				
12:00	199	207	222	167	795	*****				
13:00	203	185	222	211	821	*****				
14:00	202	227	266	252	947	*****				
15:00	262	276	221	256	1015	*****				
16:00	317	331	264	293	1205	*****				
17:00	277	304	300	232	1113	*****				
18:00	234	190	192	191	807	*****				
19:00	164	124	126	113	527	*****				
20:00	109	92	89	104	394	*****				
21:00	95	76	61	61	293	*****				
22:00	52	30	30	32	144	***				
23:00	30	30	29	17	106	**				

TOTAL 13357

AM Times	07:45	Largest Interval:	327
AM Peaks	1121	PHF:	.85
PM Times	16:15	Largest Interval:	331
PM Peaks	1205	PHF:	.91

Accurate Traffic Counts, Inc.

798 Executive Drive, Suite A

Oviedo, Florida 32765

info@accuratetraffic.com

Counter: 0676

Counted by: Nino

Weather: Clear

Location: S Hancock Rd at Kings Ridge Bv

File Name : S Hancock Rd at Kings Ridge Bv-Heritage Hills Bv_0676

Site Code : 00000676

Start Date : 1/14/2016

Page No : 1

Groups Printed- General Traffic - Truck Traffic - Turn Traffic

	S Hancock Rd Southbound				Heritage Hills Bv Westbound				S Hancock Rd Northbound				Kings Ridge Bv Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
07:30	5	89	0	94	9	0	19	28	1	91	1	93	5	0	5	10	225
07:45	7	97	3	107	5	0	25	30	0	93	5	98	9	1	3	13	248
Total	12	186	3	201	14	0	44	58	1	184	6	191	14	1	8	23	473
08:00	14	107	5	126	11	0	19	30	0	138	6	144	12	0	2	14	314
08:15	7	93	3	103	10	0	21	31	0	123	6	129	5	0	2	7	270
08:30	9	63	3	75	5	0	19	24	1	89	4	94	14	0	1	15	208
08:45	11	57	2	70	5	2	19	26	0	120	7	127	7	1	4	12	235
Total	41	320	13	374	31	2	78	111	1	470	23	494	38	1	9	48	1027
09:00	7	98	3	108	8	1	25	34	4	91	4	99	20	0	2	22	263
09:15	14	70	6	90	7	0	24	31	1	58	6	65	8	0	6	14	200
*** BREAK ***																	
Total	21	168	9	198	15	1	49	65	5	149	10	164	28	0	8	36	463
*** BREAK ***																	
16:00	15	82	5	102	8	3	15	26	1	106	10	117	9	1	2	12	257
16:15	13	135	13	161	10	0	25	35	6	91	7	104	1	0	0	1	301
16:30	26	122	13	161	11	0	16	27	3	111	8	122	9	1	4	14	324
16:45	18	106	21	145	6	0	15	21	5	112	9	126	5	1	1	7	299
Total	72	445	52	569	35	3	71	109	15	420	34	469	24	3	7	34	1181
17:00	23	88	8	119	7	1	14	22	4	108	8	120	4	2	2	8	269
17:15	15	93	9	117	8	2	11	21	5	91	6	102	7	1	1	9	249
17:30	19	90	9	118	10	1	20	31	5	119	4	128	11	0	4	15	292
17:45	17	80	14	111	11	0	12	23	2	126	14	142	9	2	0	11	287
Total	74	351	40	465	36	4	57	97	16	444	32	492	31	5	7	43	1097
Grand Total	220	1470	117	1807	131	10	299	440	38	1667	105	1810	135	10	39	184	4241
Apprch %	12.2	81.4	6.5		29.8	2.3	68		2.1	92.1	5.8		73.4	5.4	21.2		
Total %	5.2	34.7	2.8	42.6	3.1	0.2	7.1	10.4	0.9	39.3	2.5	42.7	3.2	0.2	0.9	4.3	
General Traffic	213	1420	117	1750	129	10	287	426	38	1610	102	1750	134	9	39	182	4108
% General Traffic	96.8	96.6	100	96.8	98.5	100	96	96.8	100	96.6	97.1	96.7	99.3	90	100	98.9	96.9
Truck Traffic	7	50	0	57	2	0	12	14	0	57	3	60	1	1	0	2	133
% Truck Traffic	3.2	3.4	0	3.2	1.5	0	4	3.2	0	3.4	2.9	3.3	0.7	10	0	1.1	3.1
U-Turn Traffic	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% U-Turn Traffic	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0



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798 Executive Drive, Suite A

Oviedo, Florida 32765

info@accuratetraffic.com

Counter: 0676

Counted by: Nino

Weather: Clear

Location: S Hancock Rd at Kings Ridge Bv

File Name : S Hancock Rd at Kings Ridge Bv-Heritage Hills Bv_0676

Site Code : 00000676

Start Date : 1/14/2016

Page No : 2

	S Hancock Rd Southbound				Heritage Hills Bv Westbound				S Hancock Rd Northbound				Kings Ridge Bv Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:30 to 09:15 - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:30																	
07:30	5	89	0	94	9	0	19	28	1	91	1	93	5	0	5	10	225
07:45	7	97	3	107	5	0	25	30	0	93	5	98	9	1	3	13	248
08:00	14	107	5	126	11	0	19	30	0	138	6	144	12	0	2	14	314
08:15	7	93	3	103	10	0	21	31	0	123	6	129	5	0	2	7	270
Total Volume	33	386	11	430	35	0	84	119	1	445	18	464	31	1	12	44	1057
% App. Total	7.7	89.8	2.6		29.4	0	70.6		0.2	95.9	3.9		70.5	2.3	27.3		
PHF	.589	.902	.550	.853	.795	.000	.840	.960	.250	.806	.750	.806	.646	.250	.600	.786	.842

Peak Hour Analysis From 16:00 to 17:45 - Peak 1 of 1

Peak Hour for Entire Intersection Begins at 16:15

16:15	13	135	13	161	10	0	25	35	6	91	7	104	1	0	0	1	301
16:30	26	122	13	161	11	0	16	27	3	111	8	122	9	1	4	14	324
16:45	18	106	21	145	6	0	15	21	5	112	9	126	5	1	1	7	299
17:00	23	88	8	119	7	1	14	22	4	108	8	120	4	2	2	8	269
Total Volume	80	451	55	586	34	1	70	105	18	422	32	472	19	4	7	30	1193
% App. Total	13.7	77	9.4		32.4	1	66.7		3.8	89.4	6.8		63.3	13.3	23.3		
PHF	.769	.835	.655	.910	.773	.250	.700	.750	.750	.942	.889	.937	.528	.500	.438	.536	.921



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Counter: 0676

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Location: S Hancock Rd at Kings Ridge Bv

File Name : S Hancock Rd at Kings Ridge Bv-Heritage Hills Bv_0676

Site Code : 00000676

Start Date : 1/14/2016

Page No : 1

Groups Printed- General Traffic

Start Time	S Hancock Rd Southbound				Heritage Hills Bv Westbound				S Hancock Rd Northbound				Kings Ridge Bv Eastbound				Int. Total
	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	
07:30	4	89	0	93	9	0	19	28	1	88	1	90	5	0	5	10	221
07:45	6	94	3	103	5	0	24	29	0	90	4	94	9	0	3	12	238
Total	10	183	3	196	14	0	43	57	1	178	5	184	14	0	8	22	459
08:00	14	102	5	121	10	0	18	28	0	134	6	140	11	0	2	13	302
08:15	7	93	3	103	10	0	21	31	0	120	6	126	5	0	2	7	267
08:30	8	62	3	73	5	0	19	24	1	88	3	92	14	0	1	15	204
08:45	11	57	2	70	5	2	19	26	0	103	7	110	7	1	4	12	218
Total	40	314	13	367	30	2	77	109	1	445	22	468	37	1	9	47	991
09:00	7	93	3	103	8	1	24	33	4	86	4	94	20	0	2	22	252
09:15	14	64	6	84	7	0	22	29	1	56	6	63	8	0	6	14	190
*** BREAK ***																	
Total	21	157	9	187	15	1	46	62	5	142	10	157	28	0	8	36	442
*** BREAK ***																	
16:00	14	80	5	99	7	3	13	23	1	97	9	107	9	1	2	12	241
16:15	10	112	13	135	10	0	23	33	6	90	7	103	1	0	0	1	272
16:30	26	120	13	159	11	0	13	24	3	107	8	118	9	1	4	14	315
16:45	18	104	21	143	6	0	15	21	5	111	9	125	5	1	1	7	296
Total	68	416	52	536	34	3	64	101	15	405	33	453	24	3	7	34	1124
17:00	23	87	8	118	7	1	14	22	4	108	8	120	4	2	2	8	268
17:15	15	93	9	117	8	2	11	21	5	89	6	100	7	1	1	9	247
17:30	19	90	9	118	10	1	20	31	5	117	4	126	11	0	4	15	290
17:45	17	80	14	111	11	0	12	23	2	126	14	142	9	2	0	11	287
Total	74	350	40	464	36	4	57	97	16	440	32	488	31	5	7	43	1092
Grand Total	213	1420	117	1750	129	10	287	426	38	1610	102	1750	134	9	39	182	4108
Apprch %	12.2	81.1	6.7		30.3	2.3	67.4		2.2	92	5.8		73.6	4.9	21.4		
Total %	5.2	34.6	2.8	42.6	3.1	0.2	7	10.4	0.9	39.2	2.5	42.6	3.3	0.2	0.9	4.4	



Accurate Traffic Counts, Inc.

798 Executive Drive, Suite A

Oviedo, Florida 32765

info@accuratetraffic.com

Counter: 0676

Counted by: Nino

Weather: Clear

Location: S Hancock Rd at Kings Ridge Bv

File Name : S Hancock Rd at Kings Ridge Bv-Heritage Hills Bv_0676

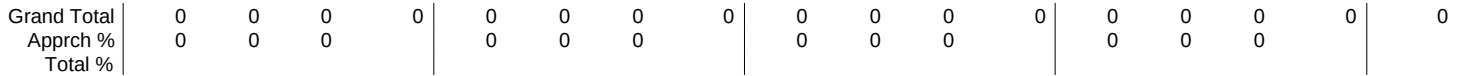
Site Code : 00000676

Start Date : 1/14/2016

Page No : 1

Groups Printed- Truck Traffic

Start Time	S Hancock Rd Southbound				Heritage Hills Bv Westbound				S Hancock Rd Northbound				Kings Ridge Bv Eastbound				Int. Total
	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	
07:30	1	0	0	1	0	0	0	0	0	3	0	3	0	0	0	0	4
07:45	1	3	0	4	0	0	1	1	0	3	1	4	0	1	0	1	10
Total	2	3	0	5	0	0	1	1	0	6	1	7	0	1	0	1	14
08:00	0	5	0	5	1	0	1	2	0	4	0	4	1	0	0	1	12
08:15	0	0	0	0	0	0	0	0	0	3	0	3	0	0	0	0	3
08:30	1	1	0	2	0	0	0	0	0	1	1	2	0	0	0	0	4
08:45	0	0	0	0	0	0	0	0	0	17	0	17	0	0	0	0	17
Total	1	6	0	7	1	0	1	2	0	25	1	26	1	0	0	1	36
09:00	0	5	0	5	0	0	1	1	0	5	0	5	0	0	0	0	11
09:15	0	6	0	6	0	0	2	2	0	2	0	2	0	0	0	0	10
*** BREAK ***																	
Total	0	11	0	11	0	0	3	3	0	7	0	7	0	0	0	0	21
*** BREAK ***																	
16:00	1	2	0	3	1	0	2	3	0	9	1	10	0	0	0	0	16
16:15	3	23	0	26	0	0	2	2	0	1	0	1	0	0	0	0	29
16:30	0	2	0	2	0	0	3	3	0	4	0	4	0	0	0	0	9
16:45	0	2	0	2	0	0	0	0	0	1	0	1	0	0	0	0	3
Total	4	29	0	33	1	0	7	8	0	15	1	16	0	0	0	0	57
17:00	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
17:15	0	0	0	0	0	0	0	0	0	2	0	2	0	0	0	0	2
17:30	0	0	0	0	0	0	0	0	0	2	0	2	0	0	0	0	2
*** BREAK ***																	
Total	0	1	0	1	0	0	0	0	0	4	0	4	0	0	0	0	5
Grand Total	7	50	0	57	2	0	12	14	0	57	3	60	1	1	0	2	133
Apprch %	12.3	87.7	0		14.3	0	85.7		0	95	5		50	50	0		
Total %	5.3	37.6	0	42.9	1.5	0	9	10.5	0	42.9	2.3	45.1	0.8	0.8	0	1.5	



LAKE COUNTY, FLORIDA

BICYCLES MOVEMENT SUMMARY

CODE: 2CITY: ClermontCOUNTY: LakeSTATE ROUTE S Hancock RdINTERSECTING ROUTE: Kings Ridge Bv (EB)OBSERVER NinoHeritage Hills Bv

MILEPOST _____

GPS COORDINATES

REMARKS _____

Latitude	Longitude

FORM COMPLETED BY SantiagoDATE 01/14/16S. Hancock Road

SB ST NAME

7:30-8:30	8:30-9:30				16:00-17:00	17:00-18:00		Total
0	0				0	0		0
0	0				0	0		0
0	0				0	0		0



7:30-8:30	0	0	
8:30-9:30	0	0	
16:00-17:00	0	0	
17:00-18:00	0	0	
Total	0	0	0

Kings Ridge Bv

EB ST NAME

Heritage Hills Bv

WB ST NAME

7:30-8:30	0	0	
8:30-9:30	0	0	
16:00-17:00	0	0	
17:00-18:00	0	0	
Total	0	0	0

7:30-8:30	8:30-9:30				16:00-17:00	17:00-18:00		Total
0	0				0	0		0
0	0				0	0		0
0	0				0	0		0

S. Hancock Road

NB ST NAME

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
TRAFFIC ENGINEERING **CONDITION DIAGRAM**, FORM 750-020-04

LOCATION: S. Hancock Road @ Kings Ridge Blvd./Heritage Hills Blvd.

COUNTY: Lake

CITY: Clermont

DRAWN BY: Bart Ciambella, P.E.

DATE: 11-Jan-16

S. Hancock Road (north leg)

Pavement: 55' asphalt

400' N of Intersection Taper Begins

Kings Ridge Blvd.

Pavement: 24' EB asphalt
12' median, 24' WB asphalt

No Sidewalk

Both Medians Missing Delineators

Stop Bar 25' behind edge of lane

Stop Sign Control

8' Multi-Use Concrete Path

Kings Ridge Blvd.

S. Hancock Road (south leg)

Pavement: 54' asphalt

Available Sight Distance
> 500'



Available Sight Distance
> 500'

Heritage Hills Blvd.

Pavement: 13' eb asphalt
19' median, 24' wb asphalt

Check the SB approach grade

5' Sidewalk

Stop Sign Control

Stop bar 33' behind
edge of lane

Heritage Hills Blvd.

No Marked Crosswalk South Leg

Sign Does Not Impede Sight Distance

5' Sidewalk

400' S of Intersection Taper Begins

SYMBOLS

	TREES		POWER POLE		SIGN (1 POST)
	SHRUBS		TELEPHONE POLE		SIGN (2 POSTS)
	HEDGE		COMBINATION POLE		OVERHEAD SIGN
	BUILDING		TRAFFIC SIGNAL POLE		TRAFFIC SIGNAL HEAD
	RIGHT OF WAY LINE		HYDRANT		PED. SIGNAL HEAD
	FENCE		CONTROLLER CABINET		PED. PUSHBUTTON
	GUARDRAIL		VEHICLE DETECTOR LOOP		RR SIGNAL (W/GATE)



Heritage Hills Blvd. WB @ S. Hancock



Kings Ridge Blvd. EB @ S. Hancock



S. Hancock St SB at Kings Ridge Blvd.



S. Hancock St NB at Kings Ridge Blvd.



Kings Ridge Blvd, looking north at S. Hancock Road



Kings Ridge Blvd, looking south at S. Hancock Road

State of Florida Department of Transportation
TRAFFIC SIGNAL WARRANT SUMMARY

Form 750-020-01
TRAFFIC ENGINEERING
10/15

City: **Clermont**
County: **11 – Lake**
District: **Five**

Engineer: _____
Date: **January 20, 2016**

Major Street: **S. Hancock Road** Lanes: **1** Major Approach Speed: **45**
Minor Street: **Kings Ridge Blvd.** Lanes: **1** Minor Approach Speed: **25**

MUTCD Electronic Reference to Chapter 4: <http://mutcd.fhwa.dot.gov/pdfs/2009r1r2/part4.pdf>

Volume Level Criteria

1. Is the posted speed or 85th-percentile of major street > 40 mph (70 km/h)? ☒ Yes ☐ No
 2. Is the intersection in a built-up area of an isolated community with a population < 10,000? ☐ Yes ☒ No
- "70%" volume level **may** be used if Question 1 **or** 2 above is answered "Yes" ☒ 70% ☐ 100%

WARRANT 1 - EIGHT-HOUR VEHICULAR VOLUME

Warrant 1 is satisfied if Condition A or Condition B is "100%" satisfied for eight hours. ☒ Yes ☐ No

Warrant 1 is also satisfied if both Condition A and Condition B are "80%" satisfied (should only be applied after an adequate trial of other alternatives that could cause less delay and inconvenience to traffic has failed to solve the traffic problems). ☐ Yes ☒ No

Condition A - Minimum Vehicular Volume

Condition A is intended for application at locations where a large volume of intersecting traffic is the principal reason to consider installing a traffic control signal.

100% Satisfied: ☐ Yes ☒ No
80% Satisfied: ☐ Yes ☒ No
70% Satisfied: ☐ Yes ☒ No

Number of Lanes for moving traffic on each approach		Vehicles per hour on major-street (total of both approaches)			Vehicles per hour on minor-street (one direction only)		
Major	Minor	100% ^a	80% ^b	70% ^c	100% ^a	80% ^b	70% ^c
1	1	500	400	350	150	120	105
2 or more	1	600	480	420	150	120	105
2 or more	2 or more	600	480	420	200	160	140
1	2 or more	500	400	350	200	160	140

^a Basic Minimum hourly volume

^b Used for combination of Conditions A and B after adequate trial of other remedial measures

^c May be used when the major-street speed exceeds 40 mph or in an isolated community with a population of less than 10,000

Record 8 highest hours and the corresponding major-street and minor-street volumes in the Instructions Sheet.

Street	Eight Highest Hours							
	7:15 AM	8:15 AM	9:15 AM	1:30 PM	2:30 PM	3:30 PM	4:30 PM	5:30 PM
Major	1,365	608	592	758	1,022	1,012	1,032	822
Minor	106	107	101	115	94	95	98	87

Existing Volumes

State of Florida Department of Transportation

TRAFFIC SIGNAL WARRANT SUMMARY

Form 750-020-01
TRAFFIC ENGINEERING
10/15

Condition B - Interruption of Continuous Traffic

Condition B is intended for application where Condition A is not satisfied and the traffic volume on a major street is so heavy that traffic on the minor intersecting street suffers excessive delay or conflict in entering or crossing the major street.

Applicable: ☒ Yes ☐ No
 100% Satisfied: ☐ Yes ☒ No
 80% Satisfied: ☐ Yes ☒ No
 70% Satisfied: ☒ Yes ☐ No

Number of Lanes for moving traffic on each approach		Vehicles per hour on major-street (total of both approaches)			Vehicles per hour on minor-street (one direction only)		
Major	Minor	100% ^a	80% ^b	70% ^c	100% ^a	80% ^b	70% ^c
1	1	750	600	525	75	60	53
2 or more	1	900	720	630	75	60	53
2 or more	2 or more	900	720	630	100	80	70
1	2 or more	750	600	525	100	80	70

^a Basic Minimum hourly volume

^b Used for combination of Conditions A and B after adequate trial of other remedial measures

^c May be used when the major-street speed exceeds 40 mph or in an isolated community with a population of less than 10,000

Record 8 highest hours and the corresponding major-street and minor-street volumes in the Instructions Sheet.

Eight Highest Hours								
Street	7:15 AM	8:15 AM	9:15 AM	1:30 PM	2:30 PM	3:30 PM	4:30 PM	5:30 PM
Major	1,365	608	592	758	1,022	1,012	1,032	822
Minor	106	107	101	115	94	95	98	87

Existing Volumes

State of Florida Department of Transportation
TRAFFIC SIGNAL WARRANT SUMMARY

Form 750-020-01
TRAFFIC ENGINEERING
10/15

City: **Clermont**
County: **11 – Lake**
District: **Five**

Engineer: _____
Date: **January 20, 2016**

Major Street: **S. Hancock Road** Lanes: **1** Major Approach Speed: **45**
Minor Street: **Kings Ridge Blvd.** Lanes: **1** Minor Approach Speed: **25**

MUTCD Electronic Reference to Chapter 4: <http://mutcd.fhwa.dot.gov/pdfs/2009r1r2/part4.pdf>

Volume Level Criteria

1. Is the posted speed or 85th-percentile of major street > 40 mph (70 km/h)? ☒ Yes ☐ No
 2. Is the intersection in a built-up area of an isolated community with a population < 10,000? ☐ Yes ☒ No
- "70%" volume level **may** be used if Question 1 or 2 above is answered "Yes" ☒ Yes ☐ No

WARRANT 2 - FOUR-HOUR VEHICULAR VOLUME

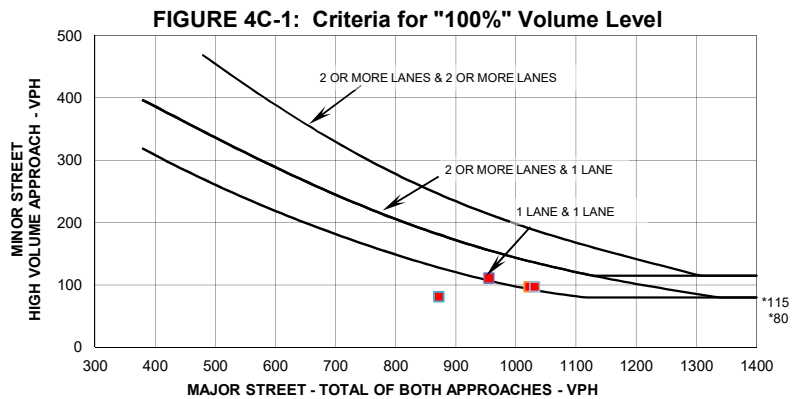
If all four points lie above the appropriate line, then the warrant is satisfied.

Applicable: ☒ Yes ☐ No
Satisfied: ☒ Yes ☐ No

Plot four volume combinations on the applicable figure below.

100% Volume Level

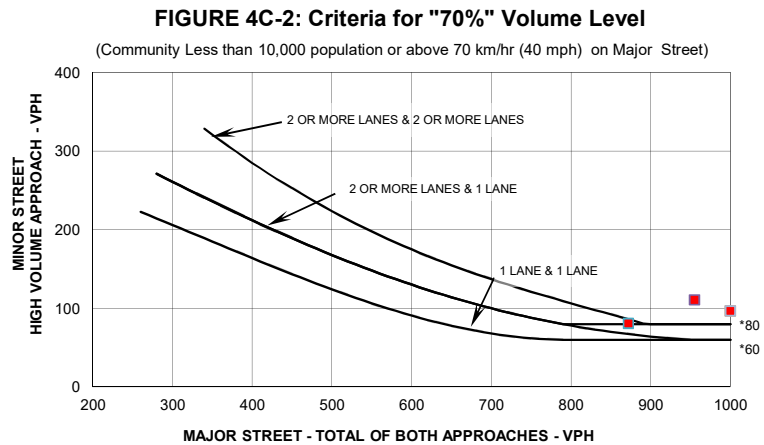
Four Highest Hours	Volumes	
	Major Street	Minor Street
7:30 AM	955	111
2:45 PM	872	81
3:45 PM	1022	97
4:45 PM	1031	97



* Note: 115 vph applies as the lower threshold volume for a minor street approach with two or more lanes and 80 vph applies as the lower threshold volume threshold for a minor street approach with one lane.

70% Volume Level

Four Highest Hours	Volumes	
	Major Street	Minor Street
7:30 AM	955	111
2:45 PM	872	81
3:45 PM	1022	97
4:45 PM	1031	97



* Note: 80 vph applies as the lower threshold volume for a minor street approach with two or more lanes and 60 vph applies as the lower threshold volume threshold for a minor street approach with one lane.

State of Florida Department of Transportation
TRAFFIC SIGNAL WARRANT SUMMARY

Form 750-020-01
TRAFFIC ENGINEERING
10/15

City: **Clermont**
County: **11 - Lake**
District: **Five**

Engineer: _____
Date: **January 20, 2016**

Major Street: **S. Hancock Road** Lanes: **1** Major Approach Speed: **45**
Minor Street: **Kings Ridge Blvd.** Lanes: **1** Minor Approach Speed: **25**

MUTCD Electronic Reference to Chapter 4: <http://mutcd.fhwa.dot.gov/pdfs/2009r1r2/part4.pdf>

Volume Level Criteria

1. Is the posted speed or 85th-percentile of major street > 40 mph (70 km/h)? ☒ Yes ☐ No
2. Is the intersection in a built-up area of an isolated community with a population < 10,000? ☐ Yes ☒ No
"70%" volume level **may** be used if Question 1 or 2 above is answered "Yes" ☒ 70% ☐ 100%

WARRANT 3 - PEAK HOUR

*If all three criteria are fulfilled **or** the plotted point lies above the appropriate line, then the warrant is satisfied.*

Applicable: ☒ Yes ☐ No
Satisfied: ☒ Yes ☐ No

Unusual condition justifying use of warrant:

Volume on major street does not allow gaps, double the threshold criteria.

Record hour when criteria are fulfilled and the corresponding delay or volume in boxes provided.

Peak Hour 100% Volume		
Time	Major Vol.	Minor Vol.

Peak Hour 70% Volume		
Time	Major Vol.	Minor Vol.
4:30 PM	996	98

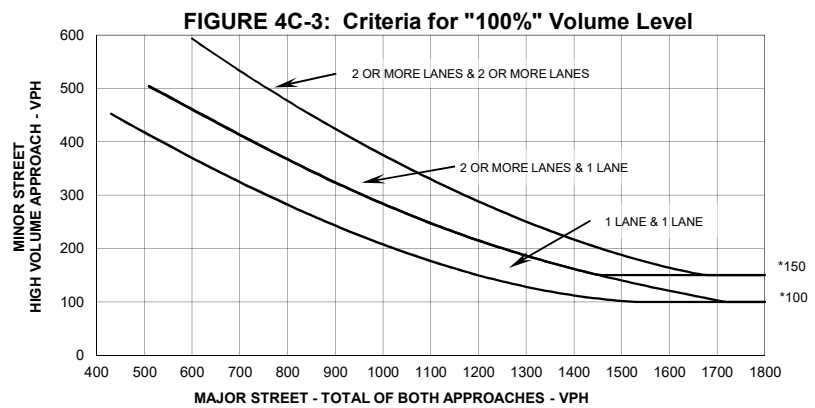
Criteria

1. Delay on Minor Approach *(vehicle-hours)		
Approach Lanes	1	2
Delay Criteria*	4.0	5.0
Delay*		
Fulfilled?:	☐ Yes	☒ No

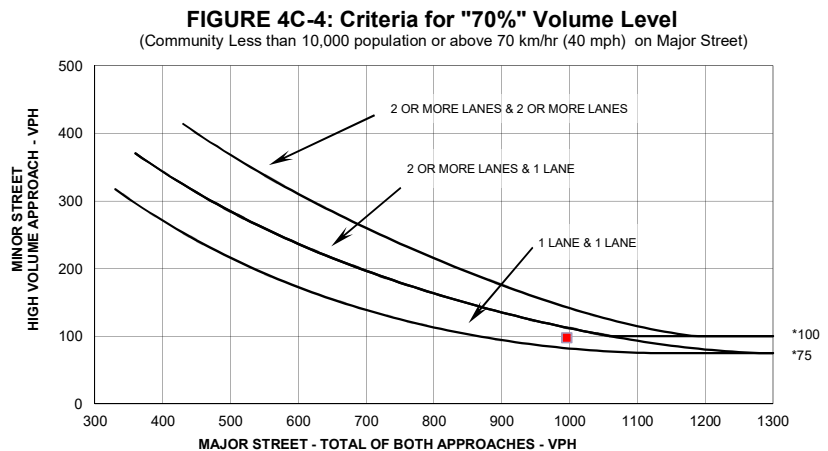
2. Volume on Minor Approach One-Direction *(vehicles per hour)		
Approach Lanes	1	2
Volume Criteria*	100	150
Volume*		130
Fulfilled?:	☐ Yes	☒ No

3. Total Intersection Entering Volume *(vehicles per hour)		
No. of Approaches	3	4
Volume Criteria*	650	800
Volume*		1,151
Fulfilled?:	☒ Yes	☐ No

Plot volume combination on the applicable figure below.



* Note: 150 vph applies as the lower threshold volume for a minor street approach with two or more lanes and 100 vph applies as the lower threshold volume threshold for a minor street approach with one lane.



* Note: 100 vph applies as the lower threshold volume for a minor street approach with two or more lanes and 75 vph applies as the lower threshold volume threshold for a minor street approach with one lane.

State of Florida Department of Transportation

TRAFFIC SIGNAL WARRANT SUMMARY

Form 750-020-01
TRAFFIC ENGINEERING
10/15

City: **Clermont**
County: **11 – Lake**
District: **Five**

Engineer: _____
Date: **January 20, 2016**

Major Street: **S. Hancock Road**
Minor Street: **Kings Ridge Blvd.**

Lanes: **1** Major Approach Speed: **45**
Lanes: **1** Minor Approach Speed: **25**

MUTCD Electronic Reference to Chapter 4: <http://mutcd.fhwa.dot.gov/pdfs/2009r1r2/part4.pdf>

Volume Level Criteria

1. Is the posted speed or 85th-percentile of major street > 40 mph (70 km/h)?
2. Is the intersection in a built-up area of an isolated community with a population < 10,000?

☒ Yes ☐ No

☐ Yes ☐ No

"70%" volume level **may** be used if Question 1 **or** 2 above is answered "Yes"

☒ 70% ☐ 100%

WARRANT 4 - PEDESTRIAN VOLUME

For each of any 4 hours of an average day, the plotted points lie above the appropriate line, then the warrant is satisfied.

Applicable: ☒ Yes ☐ No

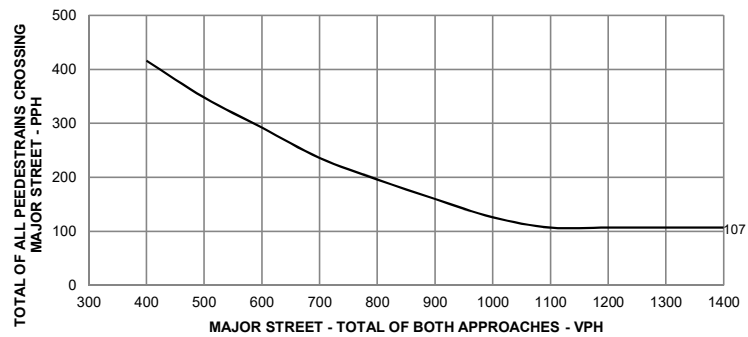
Satisfied: ☐ Yes ☒ No

Plot four volume combinations on the applicable figure below.

100% Volume Level

Four Highest Hours	Volumes	
	Major Street	Pedestrian Total

Figure 4C-5. Criteria for "100%" Volume Level

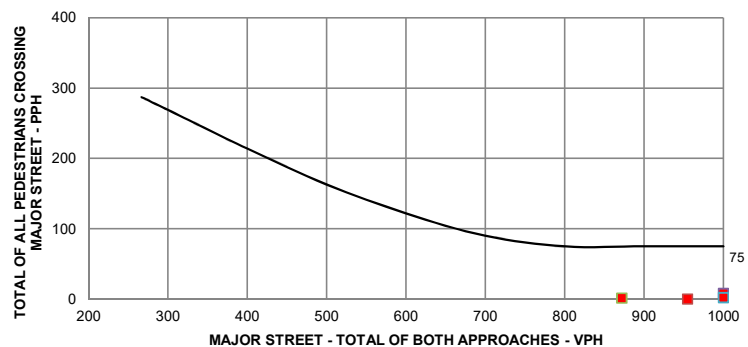


* Note: 107 pph applies as the lower threshold volume

70% Volume Level

Four Highest Hours	Volumes	
	Major Street	Pedestrian Total
7:30 AM	955	
2:45 PM	872	1
3:45 PM	1022	8
4:45 PM	1031	2

Figure 4C-6 Criteria for "70%" Volume Level



* Note: 75 pph applies as the lower threshold volume

WARRANT 4 - PEDESTRIAN VOLUME

For 1 hour (any four consecutive 15-minute periods) of an average day, the plotted point falls above the appropriate line, then the warrant is satisfied.

Applicable: ☒ Yes ☐ No

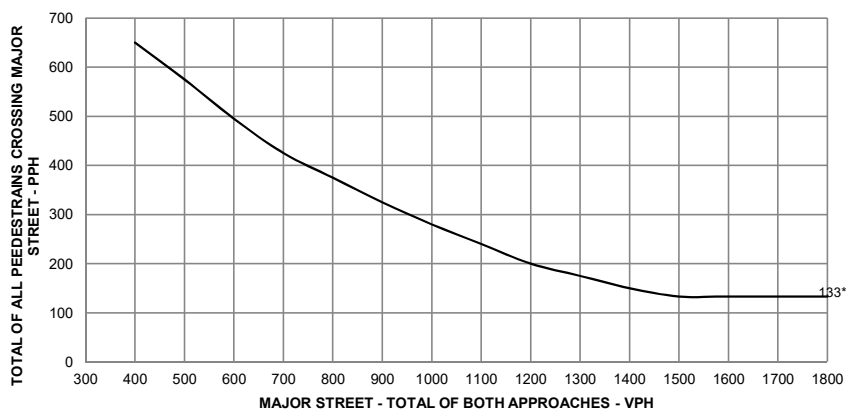
Satisfied: ☐ Yes ☒ No

Plot one volume combination on the applicable figure below.

100% Volume Level

Peak Hour	Volumes	
	Major Street	Pedestrian Total

Figure 4C-7. Criteria for "100%" Volume Level - Peak Hour

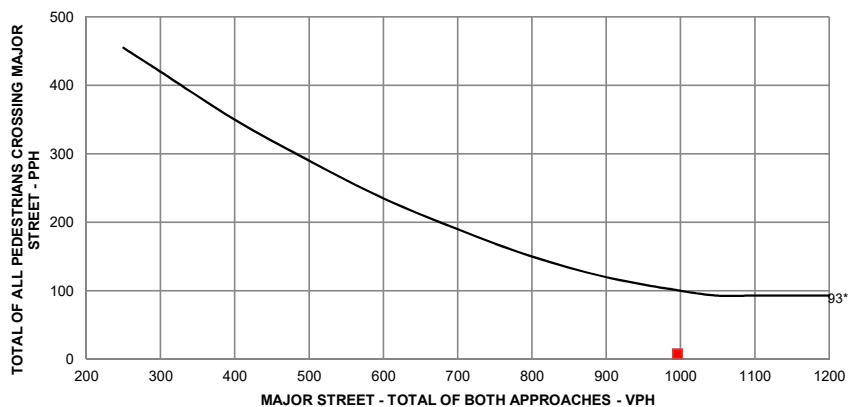


* Note: 133 pph applies as the lower threshold volume

70% Volume Level

Peak Hour	Volumes	
	Major Street	Pedestrian Total
4:30 PM	996	8

Figure 4C-8 Criteria for "70%" Volume Level - Peak Hour



* Note: 93 pph applies as the lower threshold volume

State of Florida Department of Transportation
TRAFFIC SIGNAL WARRANT SUMMARY

Form 750-020-01
TRAFFIC ENGINEERING
10/15

City: **Clermont**
County: **11 – Lake**
District: **Five**

Engineer: _____
Date: **January 20, 2016**

Major Street: **S. Hancock Road** Lanes: **1** Major Approach Speed: **45**
Minor Street: **Kings Ridge Blvd.** Lanes: **1** Minor Approach Speed: **25**

MUTCD Electronic Reference to Chapter 4: <http://mutcd.fhwa.dot.gov/pdfs/2009r1r2/part4.pdf>

WARRANT 5 - SCHOOL CROSSING

Record hours where criteria are fulfilled and the corresponding volume or gap frequency in the boxes provided. The warrant is satisfied if all three of the criteria are fulfilled.

Applicable: ☒ Yes ☐ No

Satisfied: ☐ Yes ☒ No

Criteria				Fulfilled?	
				Yes	No
1. There are a minimum of 20 students crossing the major street during the highest crossing hour.	Students: 8	Hour: 4:00:00 PM			
2. There are fewer adequate gaps in the major street traffic stream during the period when the children are using the established school crossing than the number of minutes in the same period.		Minutes: 	Gaps: 		
3. The nearest traffic signal along the major street is located more than 300 ft. (90 m) away, or the nearest signal is within 300 ft. (90 m) but the proposed traffic signal will not restrict the progressive movement of traffic.					

State of Florida Department of Transportation
TRAFFIC SIGNAL WARRANT SUMMARY

Form 750-020-01
 TRAFFIC ENGINEERING
 10/15

City: **Clermont**
 County: **11 – Lake**
 District: **Five**

Engineer: _____
 Date: **January 20, 2016**

Major Street: **S. Hancock Road** Lanes: **1** Major Approach Speed: **45**
 Minor Street: **Kings Ridge Blvd.** Lanes: **1** Minor Approach Speed: **25**

MUTCD Electronic Reference to Chapter 4: <http://mutcd.fhwa.dot.gov/pdfs/2009r1r2/part4.pdf>

WARRANT 6 - COORDINATED SIGNAL SYSTEM

Indicate if the criteria are fulfilled in the boxes provided. The warrant is satisfied if either criterion is fulfilled. This warrant should not be applied when the resulting signal spacing would be less than 300 m (1,000 ft.).

Applicable: ☐ Yes ☒ No
 Satisfied: ☐ Yes ☒ No

Criteria	Fulfilled?	
	Yes	No
1. On a one-way street or a street that has traffic predominately in one direction, the adjacent signals are so far apart that they do not provide the necessary degree of vehicle platooning.		
2. On a two-way street, adjacent signals do not provide the necessary degree of platooning, and the proposed and adjacent signals will collectively provide a progressive operation.		

State of Florida Department of Transportation
TRAFFIC SIGNAL WARRANT SUMMARY

Form 750-020-01
 TRAFFIC ENGINEERING
 10/15

City: **Clermont**
 County: **11 – Lake**
 District: **Five**

Engineer: _____
 Date: **January 20, 2016**

Major Street: **S. Hancock Road**
 Minor Street: **Kings Ridge Blvd.**

Lanes: **1** Major Approach Speed: **45**
 Lanes: **1** Minor Approach Speed: **25**

MUTCD Electronic Reference to Chapter 4: <http://mutcd.fhwa.dot.gov/pdfs/2009r1r2/part4.pdf>

WARRANT 7 - CRASH EXPERIENCE

Record hours where criteria are fulfilled, the corresponding volume, and other information in the boxes provided. The warrant is satisfied if all three of the criteria are fulfilled.

Applicable: ☒ Yes ☐ No

Satisfied: ☐ Yes ☒ No

Criteria		Hour								Volume		Met?		Fulfilled?	
										Major	Minor	Yes	No	Yes	No
1. One of the warrants to the right is met.	Warrant 1, Condition A (80% satisfied)	Y	Y	Y	Y	Y	Y	Y	Y	600/420	60/42	X		X	
	Warrant 1, Condition B (80% satisfied)	Y	Y	Y	Y	Y	Y	Y	Y			X			
	Warrant 4, Pedestrian Volume at 80% of volume requirements: # ped/hr for four (4) hours or # ped/hr for one (1) hour.												X		
2.	Adequate trial of other remedial measure has failed to reduce crash frequency.	Measure tried:													X
3.	Five or more reported crashes, of types susceptible to correction by signal, have occurred within a 12-month period.	Observed Crash Types:								Number of crashes per 12 months:			2		X

TRAFFIC SIGNAL WARRANT SUMMARY

City: **Clermont**
 County: **11 – Lake**
 District: **Five**

Engineer: _____
 Date: **January 20, 2016**

Major Street: **S. Hancock Road**
 Minor Street: **Kings Ridge Blvd.**

Lanes: **1** Major Approach Speed: **45**
 Lanes: **1** Minor Approach Speed: **25**

MUTCD Electronic Reference to Chapter 4: <http://mutcd.fhwa.dot.gov/pdfs/2009r1r2/part4.pdf>

WARRANT 8 - ROADWAY NETWORK

Record hours where criteria are fulfilled, and the corresponding volume or other information in the boxes provided. The warrant is satisfied if at least one of the criteria is fulfilled and if all intersecting routes have one or more of the Major Route characteristics listed.

Applicable: ☒ Yes ☐ No

Satisfied: ☒ Yes ☐ No

Criteria							Met?		Fulfilled?		
							Yes	No	Yes	No	
1. Both of the criteria to the right are met.	a. Total entering volume of at least 1,000 veh/hr during a typical weekday peak hour.			Entering Volume:			X		X		
				1,205							
	b. Five-year projected volumes that satisfy one or more of Warrants 1, 2, or 3.			Warrant:	1	2	3	X			
				Satisfied?:	Y	Y	Y				
2. Total entering volume at least 1,000 veh/hr for each of any 5 hrs of a non-normal business day (Sat. or Sun.)							← Hour				
							← Volume				

Characteristics of Major Routes						Met?		Fulfilled?	
						Yes	No	Yes	No
1. Part of the street or highway system that serves as the principal roadway network for through traffic flow.	Major Street:						X	X	
	Minor Street:						X		
2. Rural or suburban highway outside of, entering, or traversing a city.	Major Street:						X		
	Minor Street:						X		
3. Appears as a major route on an official plan.	Major Street:					X			
	Minor Street:						X		

State of Florida Department of Transportation
TRAFFIC SIGNAL WARRANT SUMMARY

Form 750-020-01
TRAFFIC ENGINEERING
10/15

City: **Clermont**
County: **11 – Lake**
District: **Five**

Engineer: _____
Date: **January 20, 2016**

Major Street: **S. Hancock Road** Lanes: **1** Major Approach Speed: **45**
Minor Street: **Kings Ridge Blvd.** Lanes: **1** Minor Approach Speed: **25**

MUTCD Electronic Reference to Chapter 4: <http://mutcd.fhwa.dot.gov/pdfs/2009r1r2/part4.pdf>

Approach Lane Criteria

1. How many approach lanes are there at the track crossing?

☐ 1 ☐ 2 or

If there is 1 lane, use Figure 4C-9 and if there are 2 or more, use Figure 4C-10.

☐ Fig 4C-9 ☐ Fig 4C-10

WARRANT 9 - INTERSECTION NEAR A GRADE CROSSING

This signal warrant should be applied only after adequate consideration has been given to other alternatives or after a trial of an alternative has failed to alleviate the safety concerns associated with the grade crossing.

Indicate if both criteria are fulfilled in the boxes provided. The warrant is satisfied if both criteria are met.

Applicable: ☐ Yes ☐ No
Satisfied: ☐ Yes ☐ No

Criteria	Fulfilled?	
	Yes	No
1. A grade crossing exists on an approach controlled by a STOP or YIELD sign and the center of the track nearest to the intersection is within 140 feet of the stop line or yield line on the approach; and	☐	☐
2. During the highest traffic volume hour during which the rail uses the crossing, the plotted point falls above the applicable curve for the existing combination of approach lanes over the track and the distance D (clear storage distance).	☐	☐

Use the following tables (4C-2, 4C-3, and 4C-4 to appropriately adjust the minor-street approach volume).

Inputs

Occurrences of Rail traffic per day
% of High Occupancy Buses on Minor-Street Approach
Enter D (feet)
% of Tractor-Trailer Trucks on Minor-Street Approach

Adjustment Factors from Tables

1.00

0.50

Table 4C-2. Adjustment Factor for Daily Frequency of Rail Traffic

Rail Traffic per Day	Adjustment Factor
1	0.67
2	0.91
3 to 5	1.00
6 to 8	1.18
9 to 11	1.25
12 or more	1.33

Table 4C-3. Adjustment Factor for Percentage of High-Occupancy Buses

% of High-Occupancy Buses* on Minor Street Approach	Adjustment Factor
0%	1.00
2%	1.09
4%	1.19
6% or more	1.32

* A high-occupancy bus is defined as a bus occupied by at least 20 people

Table 4C-4. Adjustment Factor for Percentage of Tractor-Trailer Trucks

% of Tractor-Trailer Trucks on Minor-Street Approach	Adjustment Factor	
	D less than 70 feet	D of 70 feet or more
0% to 2.5%	0.50	0.50
2.6% to 7.5%	0.75	0.75
7.6% to 12.5%	1.00	1.00
12.6% to 17.5%	2.30	1.15
17.6% to 22.5%	2.70	1.35
22.6% to 27.5%	3.28	1.64
More than 27.5%	4.18	2.09

Input the major and minor street volumes before
adjustment factors are applied

1 Approach Lane		

D (ft) Major Vol. Minor Vol.

After adjustment factors are applied

1 Approach Lane w/Factors		

D (ft) Major Vol. Minor Vol.

Input D and the major and minor street volumes before
adjustment factors are applied

2 or more Approach Lanes		

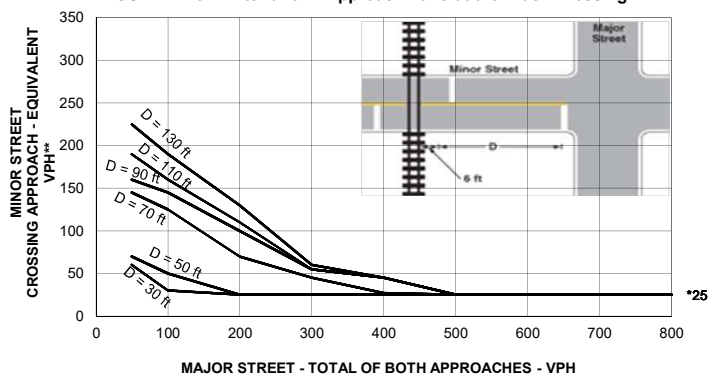
D (ft) Major Vol. Minor Vol.

After adjustment factors are applied

2+ Approach Lane w/Factors		

D (ft) Major Vol. Minor Vol.

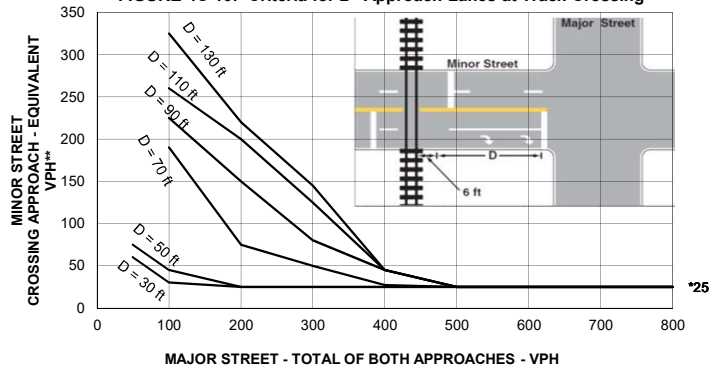
FIGURE 4C-9: Criteria for 1 Approach Lane at the Track Crossing



* Note: 25 vph applies as the lower threshold volume

* *Note: VPH after applying the adjustment factors in Tables 4C-2, 4C, and or 4C-4, if appropriate

FIGURE 4C-10: Criteria for 2+ Approach Lanes at Track Crossing



* Note: 25 vph applies as the lower threshold volume

* *Note: VPH after applying the adjustment factors in Tables 4C-2, 4C, and or 4C-4, if appropriate

State of Florida Department of Transportation

TRAFFIC SIGNAL WARRANT SUMMARY

Form 750-020-01
TRAFFIC ENGINEERING
10/15

City: **Clermont**
County: **11 – Lake**
District: **Five**

Engineer: _____
Date: **January 20, 2016**

Major Street: **S. Hancock Road**
Minor Street: **Kings Ridge Blvd.**

Lanes: **1** Major Approach Speed: **45**
Lanes: **1** Minor Approach Speed: **25**

MUTCD Electronic Reference to Chapter 4: <http://mutcd.fhwa.dot.gov/pdfs/2009r1r2/part4.pdf>

CONCLUSIONS

Remarks: **Warrants 1, 2, 3, and 8 are met at this intersection for a signal. There are adequate existing turn lanes.**
Existing traffic along S. Hancock exceeds 1600 vph and does not allow adequate gaps for entering or exiting vehicle

WARRANTS SATISFIED:

☒ Warrant 1	☐ Not Applicable
☒ Warrant 2	☐ Not Applicable
☒ Warrant 3	☐ Not Applicable
☐ Warrant 4	☐ Not Applicable
☐ Warrant 5	☐ Not Applicable
☐ Warrant 6	☒ Not Applicable
☐ Warrant 7	☐ Not Applicable
☒ Warrant 8	☐ Not Applicable
☐ Warrant 9	☒ Not Applicable

Wednesday, January 27, 2016 9:43 AM

Bart Ciambella made phone calls on 1/20/16 to assess concerns of facilities along S. Hancock

Windy Hill Middle School - 352-394-2123 William Roberts, Principal

Talked with William on 1/21, he expressed several concerns,

- they do discharge into only a single lane of traffic, but the exiting traffic is backed up because of the difficulty in exiting SB, there is a conflict with SB vehicles entering and SB vehicles going through (sounds like a gap issue) speeds are reduced, we could suggest skip lines through the drive area which would allow exiting vehicles to better judge there merge area.
- Not significant accidents, generally 3 around the school area, 2 rear ends and 1 hit a fixed object over the last 5 years.
- He also had a concern with pedestrians walking to school and several parents not yielding to the students within the cross-walks.
- Safe Schools - 352-253-6675 Reginald Young, admin. said he is aware of the issues at the school and is the best person to talk with, Left Mssg.

Clermont Environmental Services - 352-241-0178 Heather Wooding Admin. Asst.

She was very helpful and gave an overview of each of the issues along S. Hancock,

- she said light at Johns Lake is functioning well to allow vehicles out of John Lake,
- S. Hancock SB coming to Sunburst is an issue because cars can't see the stopped vehicles on the ridge. (An initial review by Metro has noted the approximately 4-5% grade flattens out as you approach Sunburst. There may be one or several areas along this upward curve, that cars stopped for the left hand turn on to Sunburst, are difficult to be spotted. The Stopping Sight Distance should be evaluated along this approach.)
- Heading South down Hancock, the next point of discussion was the Parent/Student Pick-up lines in front of Windy Hill Middle School. She thought the cars queued up SB extended beyond the existing left turn lane, and the NB cars queued up approximately 40-50 cars and pulled off along the shoulder. Other NB cars pass with caution and appear to comply with the school zone speed limits.
- We discussed using S. Hancock as a bypass instead of continuing NB on 27 and then EB on SR 50, she said that is a frequent maneuver unless school is letting out. She mentioned some of the traffic along Hartwood Marsh as well and noted the location of the four schools in the relative neighborhood. That includes a school on Hartwood Marsh, Windy Hill, the Elementary on Johns Lake, and the HS and Middle school campus on Hooks Street.

Clermont Arts and Recreation, Hancock Recreation Area - 352-394-3500

Sandra Ramdass

Not aware of any issues. Location has access on S. Hancock and Sunburst, they lease fields to different organizations, including softball and soccer. They also have some basketball and other fields there.

21JAN2016 Phone calls

Thursday, January 21, 2016 9:51 AM

Kings Ridge Community Association, Inc.
1900 Kings Ridge Boulevard
Clermont, Florida 34711
Kim Myers, Community Association Manager
Leland Management, Inc., at 352-242-9653
http://www.kings-ridge.org/KingsRidge/outside_home.asp

9:30 am Kim Myers 407.721.9664 cell

Her personal experience:

- Excessive speed does not seem to be a problem (probably because of the rolling terrain)
- Drivers going east on Kings Ridge Blvd, making a left turn onto S. Hancock Rd, have to look 3 ways at once: for cars coming south, going north and coming out of the subdivision across the street (Heritage Hills). Often don't put on their turn signal, so can't tell which way they are going.
- When Windy Hill MS lets out many cars wait along the side of the road to turn into the school. NB drivers have to go into the opposite lane to get around, or wait.
- When there is an event at Hancock Park there is congestion up by Sunburst Lane. Sometimes the parking lot fills and cars park along the shoulders. Makes it hard for drivers coming out at Capland Ave.
- As part of her responsibilities, Kim sometimes drives west from Hancock onto the dirt road opposite from Sunburst Ln. Coming back it is hard to see to the north because of trees & shrubs on the lot to the north.
- As Association Manager she gets all the complaints from residents and has not heard about this being a problem. At the Association Annual Meeting on Jan. 27 she will ask and call me back if I need to talk, or meet with, anyone else.

Magnolia Park Homeowners Association
Community Association Manager, Barbara Rights at 352-243-4595 ext.
Sentry Management, Inc.
1645 E Highway 50, Suite 201
Clermont, FL 34711
P: 352-243-4595

From <http://www.magnoliaparkclermont.com/magnoliaparkclermont/page.html?page_id=25>

10:15 am Barbara Rights

Her personal experience:

- Driving south on Hancock Road it is hard to see where Sunburst Lane is - easy to miss and have to turn around. Needs a bigger street name sign.
- Making a left from Sunburst onto Hancock, it's hard to see cars coming from the north.
- She will ask the Association about any problems / concerns they have and get back to me. (Sent email with specifics for her to send, asking for replies by January 31.

27JAN2016 Magnolia Park input regarding Sunburst and Hancock

Monday, February 1, 2016 8:09 AM

Meeting Date: 1/28/2016 10:00 AM

Location: 1645 E Hwy 50, Clermont, FL 34711

Link to Outlook Item: [click here](#)

Invitation Message

Participants

-  [Fraser Howe](#) (Meeting Organizer)
-  [Barbara Rights](#), Community Association Manager, Sentry Management
-  [Joseph Harmer Jr](#), 2880 WHITE MAGNOLIA LOOP

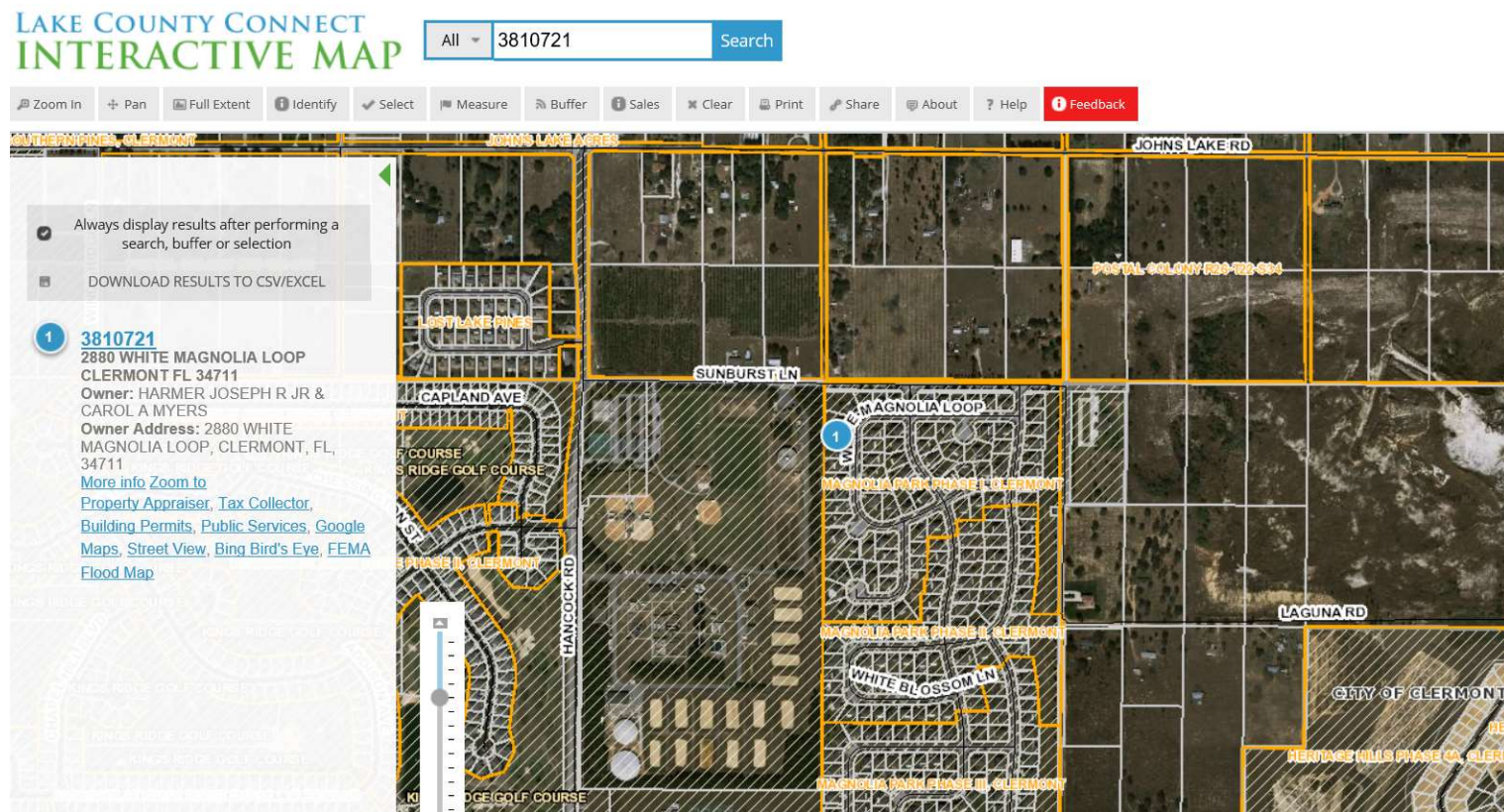
Notes

Mr. Harmer advised that he had asked the Community Association Manager to request the City of Clermont to look into the concerns he and his neighbors have about turning from Sunburst Lane onto and off of S. Hancock Road:

- Very hard to see the street name sign on the SE corner - both because of the shrubs around it (northbound) and coming up the hill (southbound)
- Vehicles on S. Hancock Road often go very fast
- Traveling southbound from Johns Lake Road, it's hard to see a car stopped waiting to make a left turn onto Sunburst Lane - there have been crashes at the intersection.
- There are not enough spaces in the parking lot for some of the activities at Hancock Park, so cars park on Sunburst Lane and on the shoulder of Hancock Rd.

They asked that the following be investigated:

- Replace and move the Sunburst Lane street name sign (or remove the tree) so it is easier to see
- Lower the speed limit on S. Hancock Rd
- Install a sign to warn motorists southbound on Hancock Road that vehicles may be stopped ahead
- Make the intersection a 3-way stop
- Add left turn lanes
- Construct a road connecting Sunburst Lane to Johns Lake Road so residents in Magnolia Park have another way in / out.



Lake County Connect
http://gis.lakecountyfl.gov/gisweb/?query=3810721#?x=430990.1673949577&y=1522014.4294192658&l=13&query=3810721&_suid=14543326828570535832784821459
2/1/2016 8:18 AM - Screen Clipping

**City of Clermont
MINUTES
PLANNING AND ZONING COMMISSION
APRIL 5, 2016**

Page 3

The applicant is proposing to renovate an existing commercial building of approximately 3,000 square feet, located at 750 West Desoto St. The remodel will create a themed wedding/ banquet destination in downtown Clermont. The applicant states this location will be a one of a kind venue.

The applicant also has an agreement with the First United Methodist Church across the street to allow for parking on their parcel. Staff has included a condition for this Conditional Use Permit to maintain a parking agreement with the church in order to address their parking needs (Section 1 #11). If this agreement is voided by either party, the owner would be required to amend the Conditional Use Permit to address their parking needs.

Michael Latham, GatorSkitch Architects, 609 W. Montrose Street, stated that he agrees with staff's recommendation.

Darren Johnson, 1075 W. Lakeshore Dr., stated that he plans to convert the old feed store into a rustic chic wedding venue. He stated that this will allow people to get married in a barn setting. He stated that it will be a focal point for downtown Clermont.

Commissioner Whitehead asked if there is sufficient land for the outdoor events.

Mr. Latham stated that the space is limited to 150 people for inside and outdoors.

Commissioner Proli asked about handicapped parking.

Mr. Latham stated that there will be one handicapped parking space in front of the building and the events will have valet parking.

Jim Hanks, 757 W. Montrose St., stated that he wants to make sure there will be a separation of the properties such as fencing.

Mr. Latham stated that there is fencing there currently, and there will be a landscape buffer inside the fencing area.

Commissioner Whitehead moved to recommend approval of the conditional use permit; seconded by Commissioner Solis. The vote was unanimous to recommend approval.

4. REQUEST FOR CONDITIONAL USE PERMIT

REQUEST: To allow an amendment to Resolution 2014-35 for a planned unit development to allow the removal of a condition for a sidewalk along Hartwood Marsh Road, reduce right-of-way width from 60 feet to 50 feet in Phase 7, private and gated streets in Phase 7, and street construction of brick pavers instead of asphalt in Phase 7 for the Heritage Hills Subdivision.

Planning Manager Henschel presented the staff report as follows:

Request for a Conditional Use Permit amendment to allow for the removal of a required sidewalk along Hartwood Marsh Rd, and to allow for amendments to Phase 7 to include brick paver streets, a 50-foot right-of-way, and to allow for a sidewalk on only one side of the right-of way.

**City of Clermont
MINUTES
PLANNING AND ZONING COMMISSION
APRIL 5, 2016**

Page 4

The applicant is requesting to amend the existing conditional use permit (Resolution #2014-35) to allow for the elimination of the public sidewalk on Hartwood Marsh Rd., and to allow for adjustments to the non-age restricted Phase 7 of Heritage Hills.

The existing resolution requires a public sidewalk to be constructed along the north side of Hartwood Marsh right-of-way. This is a typical requirement for any development within the city. When this requirement was included as part of the resolution it was assumed the right-of-way for Hartwood Marsh would remain as is. The Lake County engineering office has informed city staff that this is now not the case anymore. Lake County staff is now working with the Center Lake sand mine to relocate Hartwood Marsh Rd. to the eastern side of their property. This would leave a cul-de-sac just to the west of the Heritage Hills entrance on Hartwood Marsh Rd. For this reason, the applicant is requesting not to construct the sidewalk in this area. Lake County staff has also included a letter that states this sidewalk will be of no use because of the internal connectivity of the existing development.

The second amendment request is to allow for prick paver streets within phase 7. The developer is seeking a themed look within this section and is looking to provide either stamped asphalt (to create a paver look) or install actual brick pavers. Pavers have been accepted for driveways in the past, but a hold harmless agreement has been executed prior to any construction.

The third amendment request is to allow for 50 foot rights-of-way for phase 7. Current city code requires 60 foot rights-of-way for all developments. The developer seeks to create a subdivision brand set apart from other subdivisions. This is strictly for enhancing the look and feel for the community.

The final amendment request is to allow a sidewalk on only one side of the right-of-way. City code requires a sidewalk on both sides of the right-of-way. Again, the developer is seeking to create an overall brand for this community and enhancing the landscape.

Staff can support the request for eliminating the Hartwood Marsh sidewalk based on the proposed realignment of Hartle/Hartwood Marsh Road, and the request for paved streets within the development for a themed look. Staff agrees these two requests do make sense for the development, however, the request for narrower rights-of-way, and sidewalks on only one side of the street do not create a development that staff can agree with. Staff recommends denial of these two requests for the Conditional Use Permit amendment.

All previously approved changes from the conditional use permit amendments in 2009 and 2013 are included in the current proposed Conditional Use Permit amendment.

Dwayne Booth, 902 N. Sinclair Ave., Tavares, stated that they anticipate Lake County widening Hartwood Marsh Road to the west of the Hartle Road right-of-way changing the grade where the sidewalk is proposed. He stated that he would not meet grade in the curve of the right-of-way. He stated that it would be challenge to put a handicap accessible sidewalk in that area. He stated that since Lake County will eventually realign Hartwood Marsh Road at some point, they are asking to eliminate the sidewalk for that section of the road.

Mark McDonald, Lennar Homes, 6750 Forum Dr., Orlando, stated that being there are only 42 homes they are wanting to build an upscale high-end community with limited floor plans and elevations. He stated that having sidewalks only on one side encourages the people that live in the community to meet their neighbors. He stated that they haven't decided if they are going with brick pavers or a brick stamped

**City of Clermont
MINUTES
PLANNING AND ZONING COMMISSION
APRIL 5, 2016**

Page 5

roads. He stated that because they will eventually hand the homeowner's association over to the residents in two years, they are reluctant to agree to the hold harmless agreement.

Ed Barnhill, 3743 Sanibel St., asked about the portion of Hartwood Marsh Road where the sidewalk is proposed not to go.

Mr. Henschel stated that there is no sidewalk at this time. He stated that Heritage Hills is requesting to not put the sidewalk in on the north side of the road which is required as part of their development.

Mr. Booth stated that if Lake County follows through with four laning Hartwood Marsh Road, they would tear out the sidewalk and replace it.

Harry Mason, 3667 Caladesi Road, stated that he has been elected to the HOA as an elected community representative. He stated that there are provisions to expand the sand mine into what the residents thought was their backyards. He stated that they are moving the chain link fence closer to the backyards. He stated that there is no money budgeted for the widening of Hartwood Marsh Road.

Sally Majoros, 3621 Serena Lane, stated that her concern is how pleasant the living conditions will be for Phase 7 with the sand mine being so close.

Michael Sail, 3788 Serena Lane, stated that at the residents advisory committee meeting the residents were told that Lennar is moving the existing fence between Heritage Hills and the sand mine. He stated that the fence is a rusty chain link with barred tops. He stated that the fence will be within 20 feet of the walking path. He stated that the residents paid a premium for that lot. He stated that they need to replace the fence with better quality material. He stated there is landscaping between the property owners and the fence, however some of it is thin and dying or already dead.

Ed Barnhill, 3743 Sanibel, stated that if the Council chooses to eliminate the sidewalk then maybe Lennar could possibly replace the fence with a better looking fence.

Rob Bonin, Lennar Homes, Land Development, stated that the fence is the mine's fence that happened to come up at the same time as this application. He stated that Lennar got an easement agreement that allowed Lennar to use that property during construction. He stated that Lennar is holding up their obligation to move the fence back to the property line.

Debbie Running, 3649 Corsica Lane, stated that she is concerned about the sidewalks being proposed in Phase 7. She stated that it's a safety issue if the sidewalks are only on one side of the road.

Commissioner Whitehead stated that sidewalks are needed on both sides of the road not only for children, but also for the handicapped who utilize motorized chairs. She stated that she has an issue with the 50-foot right-of-way and the stamping of the roads. She stated that it will not hold up with Florida's weather and the cost will be passed onto the homeowners.

Commissioner Proli stated that they need to put sidewalks on both sides of the road. She stated that she is in agreement with staff's recommendation.

Chairman Jones asked if the sidewalks are a cost issue.

**City of Clermont
MINUTES
PLANNING AND ZONING COMMISSION
APRIL 5, 2016**

Page 6

Mr. Bonin stated that eliminating the sidewalk west of Hartle Road is not a cost issue, it was to disconnect the two communities.

Chairman Jones expressed his concerns about communities being too restrictive with codes, and that we are inhibiting true creative talent that engineers and architects can give the community through something beautiful and outstanding.

Commissioner Proli stated that she agrees with being artistic and creative, however she believes they should still follow the city codes.

Commissioner Smith stated that he agrees the sidewalks are needed in Phase 7, however he agrees that the sidewalk along Hartwood Marsh Road should be eliminated.

Commissioner Whitehead moved to recommend approval of the brick paved streets and denial of the elimination of the sidewalk along Hartwood Marsh Road and denial of sidewalks on one side of the street in Phase 7 for this conditional use permit; seconded by Commissioner Proli. The vote was unanimous to recommend approval.

5. REQUEST FOR CONDITIONAL USE PERMIT

REQUEST: To amend Resolution 2013-17 for a planned unit development to allow an updated site plan, remove conditions that have been completed, decrease minimum lot size and allow a two-family dwelling product, shared sidewalk entry on the property lines between two-family dwellings, new minimum side yard setbacks for two-family dwellings, reduced yard setbacks for select lots, and extend waiver to allow existing billboards to remain until January 31, 2025 for the Highland Ranch Subdivision.

Senior Planner Kruse presented the staff report as follows:

The owner, Taylor Morrison of Florida, is requesting several amendments to an existing Planned Unit Development known as Highland Ranch. The project is currently permitted under Resolution 2013-17. The owner wishes to make adjustments to the conditional use permit due to market changes and buyer preferences. One of the main changes is the demand for a smaller, clustered single-family detached dwelling and the addition of a two-family dwelling (duplex), known as a “twin villas” product. The proposed amendments will not increase the total number of residential units within the Highland Ranch Planned Unit Development, which will stay at the current 1,200 dwelling units. The owner would like to offer these market driven products in the development and has indicated that these changes are desired along with a few other changes to remove language on items that have been completed or otherwise been extended. The proposed amendments have been addressed in the attached Resolution 2013-17 language. Strikethroughs indicate deletions and underlines indicate additions.

The proposed amendments to the existing Planned Unit Development are as follows:

Under Section 1, General Conditions, update the Planned Unit Development site plan to show the addition of the typical lot layout for the twin villa and smaller lot, as prepared by Waldrop Engineering, dated March 14, 2016.

Remove conditions under Section 3, Site Development, that have been completed in the Planned Unit Development.



CITY OF CLERMONT
CONDITIONAL USE PERMIT (CUP)
APPLICATION

DATE: Feb 29, 2016

FEE: \$1,500.00

PROJECT NAME (if applicable): Heritage Hills

APPLICANT: Lennar Homes, LLC

CONTACT PERSON: Rob Bonin, V.P. Land

Address: 6750 Forum Drive, Suite 310

City: Orlando State: FL Zip: 32821

Phone: 407-586-4063 Fax: 407-877-6902

E-Mail: rob.bonin@lennar.com

OWNER: same as Applicant

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____

Address of Subject Property: Alternate Key #3823713

General Location: N.E. corner of Hartwood Marsh Rd. & future
Hartle Rd. intersection.

Legal Description (include copy of survey): See property record card for
legal description. Survey on file with original CUP application.

Land Use (City verification required): Master Planned Development

Zoning (City verification required): PUD



CITY OF CLERMONT
CONDITIONAL USE PERMIT (CUP)
APPLICATION
Page 2

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

1. Resolution 2014-35, Section 6, Item 5; request to remove condition for sidewalk along Hartwood Marsh Rd. due to realignment of Hartwood Marsh Rd. and Hartle Rd. by Lake County. Letter attached from Lake County.
2. Reduce right of way width in Phase 7 from 60' to 50' roadway to be private and gated.
2. Allow brick paver street instead of asphalt. Roadway to be privately owned and structurally stronger than City standard.

Rob Bonin
Applicant Name (print)

X 
Applicant Name (signature)

Rob Bonin
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. 34712-021 9
(352) 394-4083 Fax: (352) 394-3542



February 8, 2016

Mr. Duane K Booth, P.E.
Booth, Ern, Straughan, & Hiott, Inc.
902 N Sinclair Ave
Tavares, Florida 32778

Re: Heritage Hills, Phase 6A and 6B, sidewalk and intersection concurrency with Lake County.

Dear Duane,

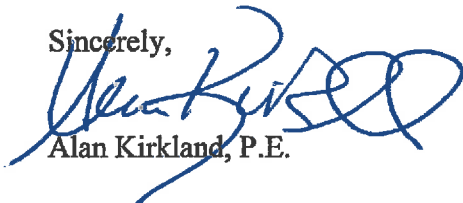
After reviewing your proposed drawings for Heritage Hills 6B, Lake County will not need a sidewalk along the northern section of Hartwood Marsh Road. This would be from Heritage Hills Blvd. to the future Hartle Road. This connectivity will be taking place within the Heritage Hills Phases 6A and 6B.

When Hartle Road is extended south to Hartwood Marsh Rd, a proposed cul-de-sac will terminate Hartwood Marsh to the southwest of the intersection of Heritage Hills Blvd. The sidewalk connection plan through Heritage Hills Phase 6A, and 6B will suffice for the County due to the termination of Hartwood Marsh. The community being Active Adult and gated, should have little to no children utilizing these sidewalks for getting to school, but future connectivity must exist through the Heritage Hills community to access both Imagine South Lake Charter School, and Windy Hill Middle School.

It is our understanding that Hartwood Marsh south side sidewalk, would be constructed with the development that comes into the south.

Please let us know if we can help further.

Sincerely,



Alan Kirkland, P.E.

Cc: Fred Schneider, P.E.
Jim Hitt
Curt Henschel
Terry Dykehouse, P.E.

PUBLIC WORKS DEPARTMENT • ENGINEERING DIVISION
P.O. Box 7800 • TAVARES, FL 32778 • P 352.253.6000 • F 352.253.9082
Board of County Commissioners • www.lakecountyfl.gov

TIMOTHY I. SULLIVAN
District 1

SEAN M. PARKS, AICP, QEP
District 2

JIMMY CONNER
District 3

LESLIE CAMPIONE
District 4

WELTON G. CADWELL
District 5

PROPERTY RECORD CARD

General Information

Owner Name:

LENNAR HOMES LLC

Alternate Key:

3823713

Mailing Address:

700 NW 107TH AVE STE 400
MIAMI, FL 33172
[Update Mailing Address](#)

Parcel Number:

02-23-26-000100000400

Millage Group and City:

000C (Clermont)

Total Millage Rate:

18.65210

Trash/Recycling/Water/Info:

[My Public Services Map](#)

Property Location:

CLERMONT FL 34711
[Update Property Location](#)

Property Name:

[Submit Property Name](#)

School Locator:

[School and Bus Map](#)

FROM N 1/4 COR OF SEC RUN S 0-17-01 W ALONG W LINE OF NE 1/4 |
A DIST OF 1318.96 FT FOR POB, RUN S 89-38-50 E ALONG N LINE |
OF S 1/2 OF NE 1/4 A DIST OF 2647.84 FT, S 0-22-14 W ALONG E |
LINE OF NE 1/4 A DIST OF 1288.41 FT TO N'LY R/W LINE OF |
HARTWOOD MARSH RD, N 89-33-05 W ALONG SAID R/W LINE 2031.70 |
FT TO THE POINT OF CURVATURE OF A CURVE CONCAVE S'LY, HAVING |
A RADIUS OF 676 FT, THENCE ALONG SAID CURVE THRU A CENTRAL |
ANGLE OF 29-37-34 FOR A DIST OF 349.54 FT TO THE POINT OF |
TANGENCY, THENCE S 60-49-22 W 581.58 FT TO A POINT OF |
CURVATURE OF A CURVE CONCAVE SE'LY HAVING A RADIUS OF 422 |
FT, THENCE ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE |
OF 60-07-10 FOR A DIST OF 442.80 FT TO THE POINT OF |
TANGENCY, THENCE S 0-42-12 W 59.22 FT TO A POINT ON A |
NON-TANGENT CURVE CONCAVE SE'LY & HAVING A RADIUS OF 6222.73 |
FT, THENCE DEPARTING SAID R/W FROM A TANGENT BEARING OF S |
60-40-56 W, RUN SW'LY ALONG THE ARC OF SAID CURVE THRU A |
CENTRAL ANGLE OF 03-37-29 FOR A DIST OF 393.66 FT TO THE |
POINT OF TANGENCY, THENCE S 57-03-27 W 851.32 FT, S 89-59-59 |
W TO W LINE OF SEC, N ALONG SAID W LINE OF SEC TO N LINE OF |
S 1/2 OF NW 1/4, S 89-43-10 E ALONG N LINE OF S 1/2 OF NW |
1/4 A DIST OF 2648.47 FT TO POB--LESS HERITAGE HILLS PH 2 PB |
63 PG 1-7 & LESS A STRIP OF LAND DEDICATED BEING 40 FT OF |
EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: FROM NW COR |
OF SW 1/4 OF NE 1/4 RUN S 89-37-38 E ALONG N LINE OF SAID SW |
1/4 OF NE 1/4 A DIST OF 843.30 FT FOR POB, RUN S 36-15-27 E |
440.08 FT, S 34-59-04 E 131.40 FT TO THE POINT OF CURVATURE |
OF A CURVE CONCAVE SW'LY HAVING A RADIUS OF 957 FT, THENCE |
RUN ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF |
10-10-03 AN ARC DIST OF 169.82 FT, THENCE RUN S 09-59-56 E |
52.19 FT TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE |
CONCAVE W'LY & HAVING A RADIUS OF 945 FT TO WHICH A RADIAL |
LINE BEARS N 68-14-36 E, THENCE RUN S'LY ALONG THE ARC OF |
SAID CURVE THRU A CENTRAL ANGLE OF 21-13-47 AN ARC DIST OF |
350.15 FT TO A POINT OF TANGENCY, THEN RUN S 0-31-37 E |
287.28 FT TO A POINT ON THE N R/W LINE OF HARTWOOD MARSH RD & |
THE TERMINUS OF THE DESCRIBED CENTERLINE FOR RD R/W & LESS |
HERITAGE HILLS PH 5 PB 64 PGS 86-89 & LESS FROM THE MOST |
S'LY COR OF TRACT K HERITAGE HILLS PHASE 2 PB 63 PGS 1-7, |
SAID COR BEING ON THE W'LY R/W LINE OF HARTWOOD MARSH RD & A |
CURVE CONCAVE SE'LY HAVING A RADIUS OF 422 FT TO WHICH A |
RADIAL LINE BEARS N 44-17-53 W, THENCE RUN SW'LY ALONG SAID |
W'LY R/W LINE & THE ARC OF SAID CURVE THRU A CENTRAL ANGLE |
OF 36-28-42 268.67 FT FOR POB, THENCE DEPARTING SAID W'LY |
R/W LINE RUN S 36-56-11 W 261.98 FT TO A PT ON A NON-TANGENT |
CURVE CONCAVE SE'LY HAVING A RADIUS OF 6222.73 FT TO WHICH A |
RADIAL LINE BEARS N 30-55-26 W, THENCE RUN NE'LY ALONG ARC |
OF SAID CURVE THRU A CENTRAL ANGLE OF 01-36-37 174.89 FT TO |
THE W'LY R/W LINE OF HARTWOOD MARSH RD AS DESCRIBED IN ORB |
1299 PG 1952, THENCE RUN N 0-42-12 E ALONG SAID W'LY R/W |
LINE 59.22 FT TO THE BEG OF A CURVE CONCAVE SE'LY HAVING A |
RADIUS OF 422 FT, THENCE RUN NE'LY ALONG THE ARC OF SAID |
CURVE & THE W'LY R/W LINE OF HARTWOOD MARSH RD TO POB & LESS |
HERITAGE HILLS PHASE 4A PB 65 PG 37-40 & LESS HERITAGE HILLS |
PHASE 6A PB 66 PG 21-24 AND LESS HERITAGE HILLS PHASE 4A |
EAST PB 66 PG 97-98-- |
ORB 2464 PG 599 |

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	NON AGRICULTURAL ACREAGE (9900)	0	0		31.55	AC	\$0.00		\$265,020.00
3	WASTELANDS (9600)	0	0		0.44	AC	\$0.00		\$20.00

Miscellaneous Improvements

There is no improvement information to display.

Sales History

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
2464 / 599	12/4/2003	Warranty Deed	Multi-Parcel	Vacant	\$8,837,600.00

[Click here to search for mortgages, liens, and other legal documents.](#)

Values and Estimated Ad Valorem Taxes

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$265,040	\$265,040	\$265,040	5.30510	\$1,406.06
LAKE COUNTY MSTU AMBULANCE	\$265,040	\$265,040	\$265,040	0.46290	\$122.69
SCHOOL BOARD STATE	\$265,040	\$265,040	\$265,040	5.69700	\$1,509.93
SCHOOL BOARD LOCAL	\$265,040	\$265,040	\$265,040	1.50000	\$397.56
CITY OF CLERMONT	\$265,040	\$265,040	\$265,040	4.20610	\$1,114.78
ST JOHNS RIVER FL WATER MGMT DIST	\$265,040	\$265,040	\$265,040	0.30230	\$80.12
LAKE COUNTY VOTED DEBT SERVICE	\$265,040	\$265,040	\$265,040	0.16000	\$42.41
LAKE COUNTY WATER AUTHORITY	\$265,040	\$265,040	\$265,040	0.25540	\$67.69
SOUTH LAKE HOSPITAL DIST	\$265,040	\$265,040	\$265,040	0.76330	\$202.31
				Total: 18.6521	Total: \$4,943.55

Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

First Homestead Exemption (up to \$25,000)	Learn More	View the Law
Additional Homestead Exemption (up to an additional \$25,000)	Learn More	View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More	View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000)	Learn More	View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More	View the Law
Widow / Widower Exemption (up to \$500)	Learn More	View the Law
Blind Exemption (up to \$500)	Learn More	View the Law
Disability Exemption (up to \$500)	Learn More	View the Law
Total Disability Exemption (amount varies)	Learn More	View the Law
Veteran's Disability Exemption (\$5000)	Learn More	View the Law
Veteran's Total Disability Exemption (amount varies)	Learn More	View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More	View the Law
Deployed Servicemember Exemption (amount varies)	Learn More	View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More	View the Law
Conservation Exemption (amount varies)	Learn More	View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More	View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More	View the Law
Government Exemption (amount varies)	Learn More	View the Law

Exemption Savings

The exemptions marked with a ✓ above are providing a tax dollar savings of: **\$0.00**

Assessment Reduction Information (3% cap, 10% cap, Agricultural, Portability, etc.)

This property is benefitting from the following assessment reductions with a checkmark ✓

Save Our Homes Assessment Limitation (3% assessed value cap)	Learn More	View the Law
Save Our Homes Assessment Transfer (Portability)	Learn More	View the Law
Non-Homestead Assessment Limitation (10% assessed value cap)	Learn More	View the Law
Conservation Classification Assessment Limitation	Learn More	View the Law
Agricultural Classification	Learn More	View the Law

Assessment Reduction Savings

The assessment reductions marked with a ✓ above are providing a tax dollar savings of: **\$0.00**

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Property data last updated on 21 February 2016.

LEGAL NOTICE

Notice is hereby given that the City of Clermont will consider a request for a Conditional Use Permit to amend Resolution 2014-35 for a Planned Unit Development to allow the removal of a condition for a sidewalk along Hartwood Marsh Road, the reduction of right-of-way width from 60 feet to 50 feet in Phase 7, private and gated streets in Phase 7, and street construction of brick pavers instead of asphalt in Phase 7, at the following location:

LOCATION

Heritage Hills Subdivision
442 acres +/-

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

This request will be considered by the Planning & Zoning Commission on Tuesday, April 5, 2016 at 6:30pm.

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

All meetings will be held in City Hall located at 685 West Montrose Street.

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

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

Tracy Ackroyd Howe, MMC
City Clerk

Daily Commercial
March 29 & April 19, 2016



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date	
Tuesday, April 26, 2016	
Agenda Item Name	
Resolution No. 2016-10 <i>Highland Ranch</i>	
Requested Action	
Move to recommend approval of Resolution 2016-10 with the exception of the billboards timeframe extension.	
Staff Report	
The owner, Taylor Morrison of Florida, is requesting several amendments to an existing planned unit development (PUD) known as Highland Ranch. The project is currently permitted under Resolution 2013-17. The owner wishes to make adjustments to the conditional use permit (CUP) due to market changes and buyer preferences. One of the main changes is the demand for a smaller, clustered single-family detached dwelling and the addition of a two-family dwelling (duplex), known as a "twin villas" product. The proposed amendments will not increase the total number of residential units within the Highland Ranch PUD, which will stay at the current 1,200 dwelling units. The owner would like to offer these market-driven products in the development and has indicated that these changes are desired along with a few other changes to remove language on items that have been completed or otherwise been extended. The proposed amendments have been addressed in the attached Resolution 2013-17 language. Strike-throughs indicate deletions and underlines indicate additions. The proposed amendments to the existing PUD are as follows: (1) Under Section 1, General Conditions, update the PUD site plan to show the addition of the typical lot layout for the twin villa and smaller lot, as prepared by Waldrop Engineering, dated March 14, 2016. (2) Remove conditions under Section 3, Site Development, that have been completed in the PUD. (3) Remove conditions under Section 4, Transportation Improvements, that have been completed in the PUD. (4) Under Section 9, allow lot sizes smaller than one acre, down to 4,000 square feet. This modification will allow for a lot type "A-1", a two-family dwelling unit with a 35-foot minimum lot width and a lot type "A-2" with a single-family detached dwelling with a 45-foot minimum lot width. This lot type is only applicable to Phases AR-1 through AR-4, as shown on the PUD site plan. (5) Under Section 9, allow shared sidewalks to be located on the property lines between the two-family dwellings. (6) Under Section 9, add a new minimum side yard setback of 0'/7.5' for the two-family dwellings. (7) Under Section 9, allow a rear yard setback of 8 feet for the principal structure and 5 feet for accessory structures for lots 43-48 and 60-63 within Highland Ranch Esplanade Phase 1 only. This is being requested to develop a model center for prospective customers to visit and see the available models. (8) Under Section 9, extend the waiver to allow the existing billboards to remain until January 31, 2025. The request for the two-family dwelling and smaller detached dwelling is consistent with other developments, such as Heritage Hills, Kings Ridge (4,000 sf lot) and Water Brooke. The spacing between the dwellings will still maintain full compliance with the fire and building codes. The proposed changes appear to be consistent with other developments in the area and allow the flexibility within the PUD. The only exception is the extension of the billboards time frame. The billboards are existing nonconforming signs that were granted approval to remain until the year 2021. Therefore, staff is unable to support the request for the billboards extension time frame. Staff is able to support the requests for the other amendments sought by the applicant.	

Staff recommends approval of the proposed changes with the exception of the billboards time frame extension.

At the Planning & Zoning Commission meeting April 5, 2016, Commissioner Judy Proli moved to recommend denial of the conditional use permit; seconded by Commissioner Cuqui Whitehead. The vote was unanimous to recommend denial.

Additional Analysis

Fiscal Impact Summary

Fiscal Impact

Fund Number and Description

Available Budget Amount

Exhibits Attached (copies of original agreements)

- | | | |
|----|----------------------------------|---|
| 1. | Resolution | Resolution 2016-10 Highland Ranch.docx |
| 2. | Site plan | Highland Ranch PUD-2016-03-14 Site Plan.pdf |
| 3. | Location Map | Location Map.pdf |
| 4. | CUP with strikethrough/underline | 2016 CUP Conditions Strikethrough Underline.doc |
| 5. | CUP Conditions | 2016 Highland Ranch CUP Conditions.docx |
| 6. | P&Z minutes | P&Z minutes.pdf |
| 7. | Application | Application.pdf |
| 8. | Legal ad | Highland Ranch CUP Ad.docx |

**CITY OF CLERMONT
RESOLUTION NO. 2016-10**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING AN AMENDMENT TO A CONDITIONAL USE PERMIT TO AMEND RESOLUTION 2013-17 FOR A PLANNED UNIT DEVELOPMENT TO ALLOW AN UPDATED SITE PLAN, REMOVE CONDITIONS THAT HAVE BEEN COMPLETED, DECREASE MINIMUM LOT SIZE AND ALLOW A TWO-FAMILY DWELLING PRODUCT, SHARED SIDEWALK ENTRY ON THE PROPERTY LINES BETWEEN TWO-FAMILY DWELLINGS, NEW MINIMUM SIDE YARD SETBACKS FOR TWO-FAMILY DWELLINGS, REDUCED REAR YARD SETBACKS FOR SELECT LOTS, AND EXTEND WAIVER TO ALLOW EXISTING BILLBOARDS TO REMAIN UNTIL JANUARY 31, 2025.

WHEREAS, the project was approved under Resolution 2013-17 for a Planned Unit Development for a mixed use development with up to 1,200 dwelling units and up to 100,000 square feet of commercial on 579 acres with the conditions contained in Resolution 2013-17.

WHEREAS, on February 26, 2016, the developer has requested several amendments to the existing Planned Unit Development, to include: an updated site plan, remove conditions that have been completed, decrease minimum lot size and allow a two-family dwelling product, shared sidewalk entry on the property lines between two-family dwellings, new minimum side yard setbacks for two-family dwelling, reduced rear yard setbacks for select lots, and extend waiver to allow existing billboards to remain until January 31, 2025.

WHEREAS, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida at a meeting held April 5, 2016 recommended denial of the amendments to the Conditional Use Permit to allow for a Planned Unit Development in the UE Urban Estate Zoning District; at the following location:

LOCATION:

579 acres north of Old Highway 50 and
Southwest of the Florida Turnpike

The City Council deems it advisable in the interest of the general welfare of the City of Clermont, Lake County, Florida to grant this Conditional Use Permit. This Resolution replaces Resolution No. 2013-17.

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

This application for a Conditional Use Permit to allow a Planned Unit Development in the UE Urban Estate Zoning District; be granted subject to the following conditions:

CITY OF CLERMONT
RESOLUTION NO. 2016-10

CONDITIONAL USE PERMIT 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. The property shall be developed in substantial accordance with the Conceptual Site Plan dated March 14, 2016 prepared by Waldrop Engineering. Formal construction plans, incorporating all conditions stated in this permit shall be submitted for review and approval by the Site Review Committee prior to the issuance of a Zoning Clearance of other development permits. The Conceptual Site Plans submitted with the Conditional Use Permit application are not the approved construction plans.
3. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.
4. The Conditional Use Permit must be executed and processed through the office of the City Clerk within 90 days of its date of grant by the City Council or the permit shall become null and void.
5. 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.
6. This permit shall become null and void if substantial construction work has not begun within two (2) years of the date that this Conditional Use Permit is executed and signed by the permittee. "Substantial construction work" means the commencement and continuous prosecution of construction of required improvements ultimately finalized at completion.
7. The structure shall be inspected by the Fire Marshal for life safety requirements. All requirements must be met prior to any Certificate of Occupancy being issued.
8. The structure shall be inspected by the City Building Inspector and all Building Code violations must be corrected prior to a Certificate of Occupancy being issued.
9. The final Certificate of Occupancy shall not be issued until each of the stated conditions has been met.

CITY OF CLERMONT
RESOLUTION NO. 2016-10

10. If any of the stated conditions are violated, the applicant understands and agrees that the City Council may revoke this Conditional Use Permit by resolution.

Section 2- Land Use

1. This Planned Unit Development is for a mixed use development with up to 1,200 dwelling units and up to 100,000 square feet of commercial on 579 acres. The City's Site Review Committee must approve the site plan prior to the construction plan approval.
2. This Planned Unit Development includes a mix of up to 500 age-restricted and up to 700 non-age-restricted units. The maximum number of age-restricted units may increase by up to 10% (to 550 units) so long as there is a corresponding decrease in the maximum number of non-age-restricted such that the total number of units does not exceed 1,200. Likewise, the maximum number of non-age-restricted units may increase by up to 10% (to 770) so long as there is a corresponding decrease in the maximum number of age-restricted units such that the total number of units does not exceed 1,200. Increases of more than 10% to the maximum number of units in either category are not allowed, unless the City has verified that the project amenities have been adjusted in proportion to the change being sought.
3. The applicant/owner must coordinate with the Lake County School District for capacity review and requirements pertaining to schools, and in conformance with City Code, prior to issuance of any building permits.

Section 3 – Site Development

1. Detailed grading, erosion control, and dust abatement plans for the entire site shall be submitted to and approved by the Site Review Committee prior to construction plan approval and the initiation of development activity. The dust abatement plan shall detail measures to be taken to eliminate the migration of dust particles from the site.
2. All excavated material shall be stored in a location approved by the City Engineer.
3. Geo-technical information regarding the soil characteristics of the site shall be submitted to the City as part of the Final Site Review process.
4. The permittee/developers shall provide both temporary and permanent grassing including fertilizer application on all disturbed areas where construction is not immediately intended. Said plan shall be provided in accordance with an approved ground cover plan acceptable to the City in accordance with Best Management Practices (BMP) of the United States Department of Agriculture Soil Conservation Service.
5. All platting must be completed in accordance with City Codes.

CITY OF CLERMONT
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6. The off-site reclaim line shall be a 16-inch main line based on the Tetra Tech hydraulic analysis report. **Condition Completed**
7. The developer shall extend the off-site reclaim line to the project from the point of connection depicted on the Conditional Use Permit prior to issuance of a Certificate of Completion for the infrastructure constructed pursuant to the phase 2 or the next phase of construction proposed. The 229 acre restricted and primary phase 1 lots will be serviced in the interim by the internal reclaim line which will be jumped off of the potable system. The developer will install internal reclaim lines within all of the subdivision streets for service. **Condition Completed**

Section 4 – Transportation Improvements

1. Sidewalks shall be required along Old Highway 50 and within the development, in accordance with Florida Department of Transportation regulations and City Codes.
2. The City may require that transportation improvements, necessitated by the portion of the project for which a building permit is sought, be made at the time of construction. Project specific on-site and off-site transportation designs are the sole responsibility of the developer. **Condition Completed**
3. A traffic study in accordance with City Codes shall be required to address level of service (LOS) for the area. The applicant/owner must coordinate with Lake County and the Lake~Sumter Metropolitan Planning Organization (MPO) for compliance with the Transportation Management System (TMS). **Condition Completed**
4. The permittee shall be responsible for funding a traffic signal at the intersection of Hancock Road and Diamond Club Drive, if and when the signal becomes warranted and permitted by the applicable governmental agency. **Condition Completed**
5. The approximately 50-foot-wide strip of land located north of Lake Patterson and adjacent to the former CSX right-of-way may not be used for automobile access to the property, but may be used as a trail or other multi-modal purpose.

Section 5 – Utilities and Stormwater

1. The permittee shall be responsible for purchasing, installing, and maintaining fire hydrants within the project. They shall be installed according to City Code.
2. The project shall be plumbed for reuse water with purple piping. Irrigation in common areas shall be provided for by well.

CITY OF CLERMONT
RESOLUTION NO. 2016-10

Section 6 – Landscaping

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

Section 7 - Architectural Design Standards

1. All structures shall be designed and constructed in accordance with the Architectural Standards of the City of Clermont.
2. All fencing within public view shall be ornamental metal, brick or decorative wood fencing with stone columns, as approved by the Site Review Committee.

Section 8 – Fire Design Standards

1. Any residential structures not meeting the separation distances set forth in table R302.1 will be required to provide a residential sprinkler system meeting the standards of NFPA 13D.

Section 9 – Variances included within the Planned Unit Development

Specific considerations/variances within the Planned Unit Development are as follows:

- 1) To allow for private streets with gates.
- 2) A grading request for up to twenty-five feet of cut/fill rather than ten feet per Code, provided that the maximum cut/fill (25 feet) shall be limited to no more than 2% of the total project acreage of 578.93 acres. This limitation does not apply to cut/fill that causes elevation changes of less than twenty-five feet.
- 3) Increasing the grading between multi-level developments from five-to-one slope to a four-to-one slope.
- 4) Allowing retaining walls to be ten feet in height rather than a maximum of six feet. However, retaining walls that are located along the external boundary of the Planned Unit Development (where they would be adjacent to property that is located outside of the Planned Unit Development) shall be a maximum of six feet in height.
- 5) To allow lot sizes smaller than one acre, down to 4,000 square feet. This modification will allow for a lot type “A-1”, a two-family dwelling unit with a 35-foot minimum lot width and a lot type “A-2” with a single-family detached dwelling with a 45-foot minimum lot

CITY OF CLERMONT
RESOLUTION NO. 2016-10

width. This lot type is only applicable to Phases AR-1 through AR-4, as shown on the Planned Unit Development Site Plan, dated March 14, 2016 prepared by Waldrop Engineering.

- 6) To allow sidewalks to be located five feet off the back of the right-of-way line; within the right-of-way, rather than located on the edge of the right-of-way, and to allow sidewalks to be located on the shared lot lines between two-family dwellings where a minimum of five feet of pervious area is provided between the sidewalk and the dwelling.
- 7) Increase total impervious surface coverage areas for individual lots from fifty-five percent to seventy-five percent and from forty-five percent to sixty-five percent for the principal structure.
- 8) Reduce front yard setbacks from thirty-five feet to fifteen feet.
- 9) Reduce the side yard setback from fifteen feet to five feet for single-family detached dwellings, and 0/7 ½ feet for two-family dwellings.
- 10) Reduce the rear yard setback from twenty-five feet to twenty feet. Lots 43-48 and 60-63 within Highland Ranch Esplanade Phase 1 (PB 66, Page 31-36) are permitted a reduced rear yard setback of 8 feet for principal structures and 5 feet for accessory structures.
- 11) Reduce the seven and one-half foot side yard utility easements to match the side yard setbacks.
- 12) The project includes a waiver to allow the existing billboards on the property to remain in place, but on a temporary basis. Billboards shall be removed no later than January 31, 2025. The purpose of this waiver is to avoid a conflict between the Code and the legal obligations of the owner under the billboard leases.

CITY OF CLERMONT
RESOLUTION NO. 2016-10

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 26th day of April, 2016.

CITY OF CLERMONT

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

WAIVER REQUESTS:

WAIVERS RELATED TO GRADING & WALLS

- Waiver 1 – Section 94–195(b)(3)
Increase, in specific areas, the allowable maximum depth of cut or fill for construction of any roadway to be 25 feet measured at the center line of the roadway.
- Waiver 2 – Section 94–195(c)(1)
Increase the allowable area to be graded to include the entire lot and tract area.
- Waiver 3 – Section 94–195(c)(2)
Increase in specific areas as shown on Sheet 2 of the PD plans, the allowable maximum change in topography from 10 ft. to 25 ft.
- Waiver 4 – Section 94–195(d)(5)
Increase the allowable maximum slope from 5:1 to 4:1
- Waiver 5 – Section 94–195(d)(5)
Increase the maximum height of each retaining wall from 6 ft. to 10 ft.

WAIVERS RELATED TO LOT SIZE & SETBACKS

- Waiver 6 – Section 122–84(1), Section 122–84(2), Section 122–84(3), Section 122–85(1), Section 122–85(2), Section 122–85(3), Section 110 121(6), Section 110 212(3)(a and b)
Modification of the lot size, setbacks, impervious surface, & utility easements to match proposed lot data chart on this page.

WAIVERS RELATED TO ROADWAYS

- Waiver 7 – Section 110–192
Allow private streets at the discretion of the developer in accordance with the private road conditions of this section.

WAIVER RELATED TO BILL BOARDS

- Waiver 8 – Section 122–83
A waiver is granted so that horizontal construction may occur anywhere on the property prior to removal of the existing billboards that are located on the property adjacent to the Turnpike. In addition, houses may be constructed and occupied prior to removal of the existing billboards, so long as such houses are located more than 200' feet away from the billboards. All construction must occur in accordance with the City's construction plan approval process.

WAIVER RELATED ROADWAY CROSS SECTION & SIDEWALK

- Waiver 9 – Section 110–194(3)
The roadway cross section and sidewalk location shall match the section provided on this sheet.

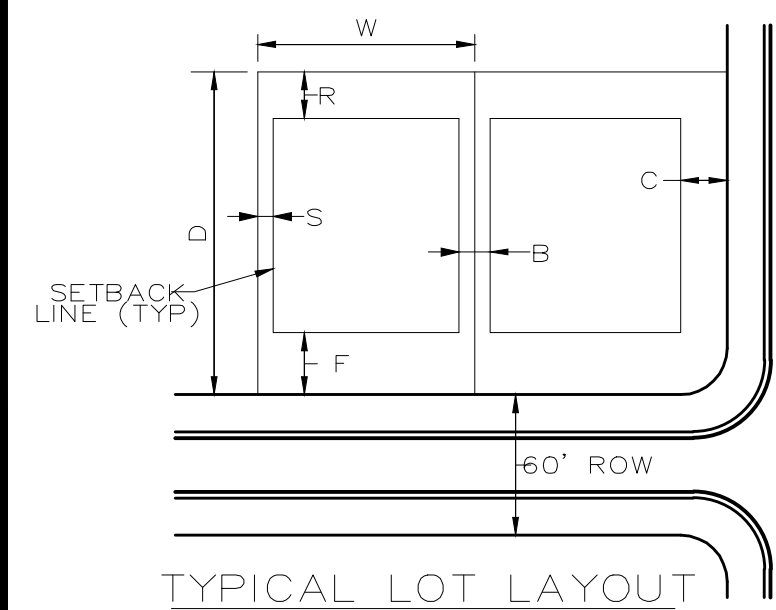
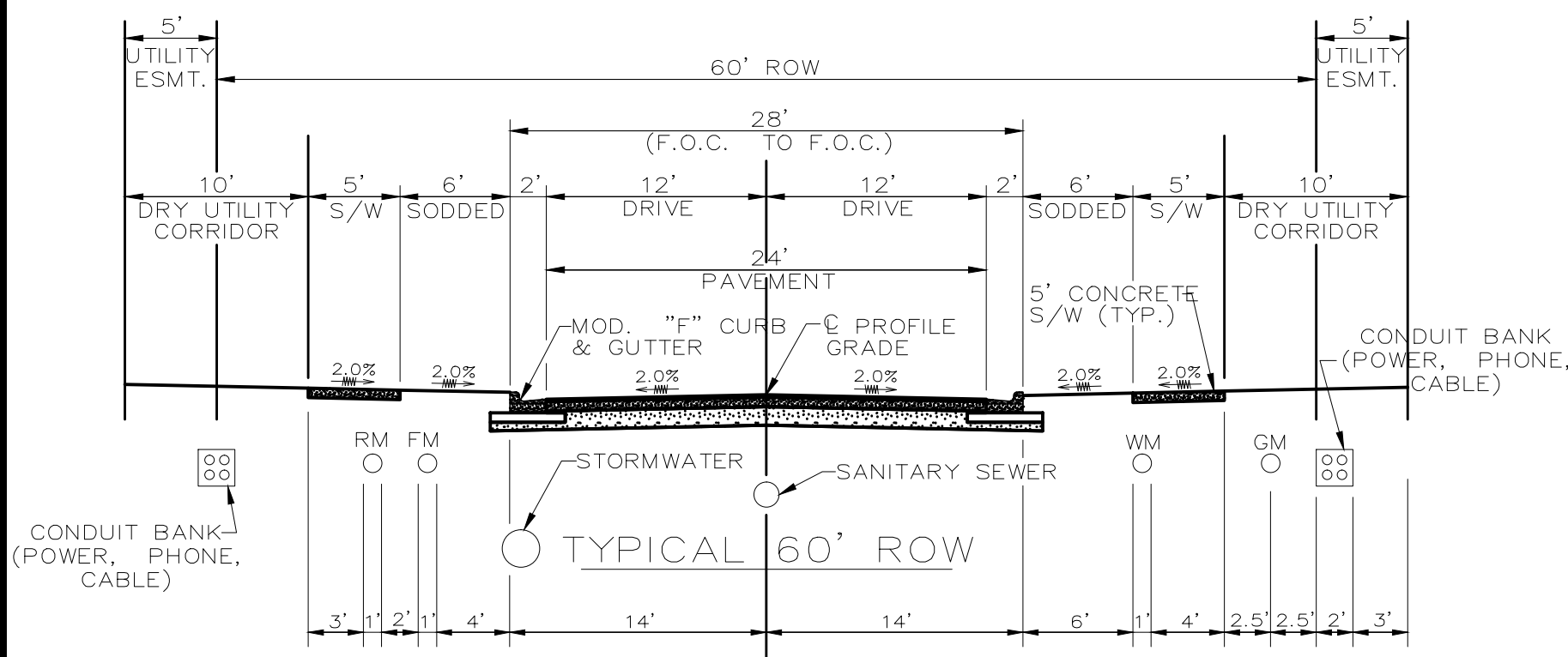
SITE DATA

1. PROJECT ACREAGE: 578.93 ac.
2. RESIDENTIAL DEVELOPABLE ACREAGE: 483 ac.
3. PROPOSED RESIDENTIAL UNITS: 1200 units**
4. PROPOSED RESIDENTIAL DENSITY (GROSS): 2.07 du/ac
5. PROPOSED COMMERCIAL AREA: 10.00 ac. / 100,000 s.f.

- **MIX OF AGE-RESTRICTED AND NON-AGE-RESTRICTED UNITS, SUBJECT TO CONDITIONAL USE PERMIT CONDITIONS, SECTION 2.2.

NOTES:

- 1.) THERE ARE NO PROPOSED WETLAND IMPACTS.
2.) THERE ARE NO 100 YR ENCROACHMENTS FOR LOT DEVELOPMENT. MINOR ENCROACHMENTS WITH MITIGATION FOR BOULEVARD/INFRASTRUCTURE ROADWAY.
3.) PRIVATE ROADS AND GATED ENTRIES MAY BE ALLOWED WITHIN THE PUD, AT THE DEVELOPER'S ELECTION, IN WHICH CASE PRIVATE ROADS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
4.) AGRICULTURE MAY CONTINUE AS A PERMITTED USE ON AREAS WITHIN THE PUD THAT HAVE NOT DEVELOPED WITH RESIDENTIAL OR COMMERCIAL USES.
5.) PROJECT MAY BE DEVELOPED IN MULTIPLE PHASES WHICH CAN BE BUILT IN ANY SEQUENCE AT THE DEVELOPERS DISCRETION.
6.) AN EASEMENT FOR ACCESS AND UTILITIES MAY BE PROVIDED TO THE OUT PARCEL CURRENTLY OWNED BY PAUL AND ELIZABETH BETHUNE.
7.) THIS PROJECT WILL BE SUBJECT TO ST. JOHNS WATER MANAGEMENT PERMITTING.
8.) FOR HOMES OVER 5000 S.F. ADDITIONAL FIRE HYDRANTS MAY BE NEEDED TO MEET FIRE FLOW REQUIREMENTS.
9.) UTILITY EASEMENTS– NO INVASIVE TREES SHALL BE PLANTED IN THE UTILITY EASEMENTS PROVIDED ON-SITE.



PROPOSED LOT DATA									
MINIMUM LOT SIZE (FT.)		MINIMUM PRIMARY STRUCTURE SETBACK (FT.)					IMPERVIOUS COVER (%)		
LOT I.D.	W	D	F	R	S	C	B	TOTAL*	BUILDING*
A-1	35	115	15	20	0/7.5	15	15	75	65
A-2	45	115	15	20	5	15	10	75	65
A	50	110	15	20	5	15	10	75	65
B	55	110	15	20	5	15	10	75	65
C	60	110	15	20	5	15	10	75	65
D	65	110	15	20	5	15	10	75	65
E	70	120	15	20	5	15	10	75	65
F	75	120	15	20	5	15	10	75	65

* BUILDING IMPERVIOUS COVER EXCLUDES PORCH AND POOL AREAS.
* SIDE YARD UTILITY EASEMENTS TO MATCH SIDE YARD SETBACKS

REQUIRED OFF-SITE RECLAIM LINE INSTALLATIONS:

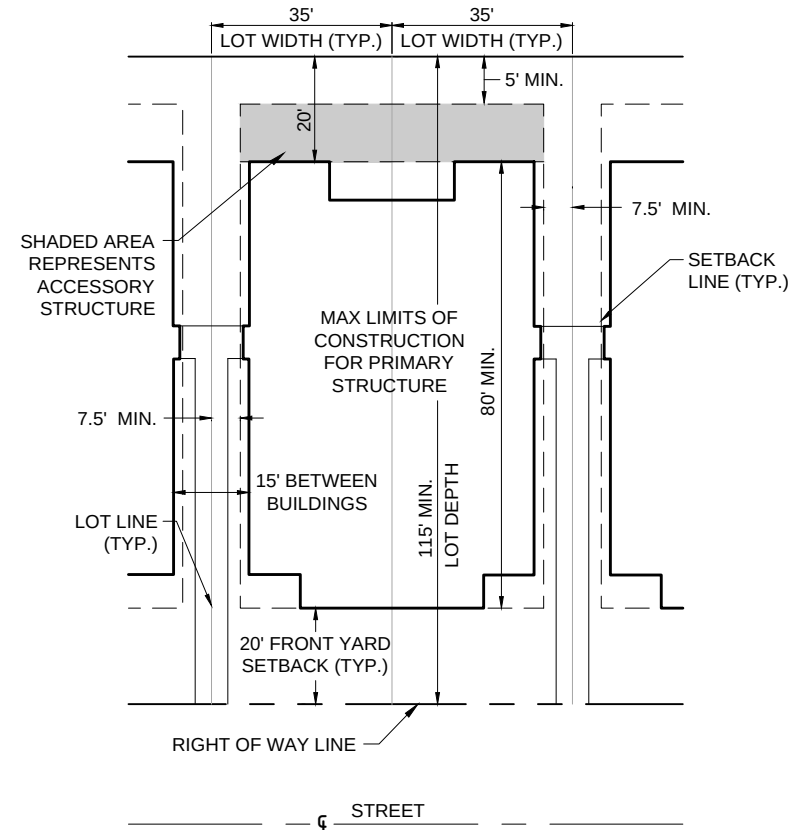
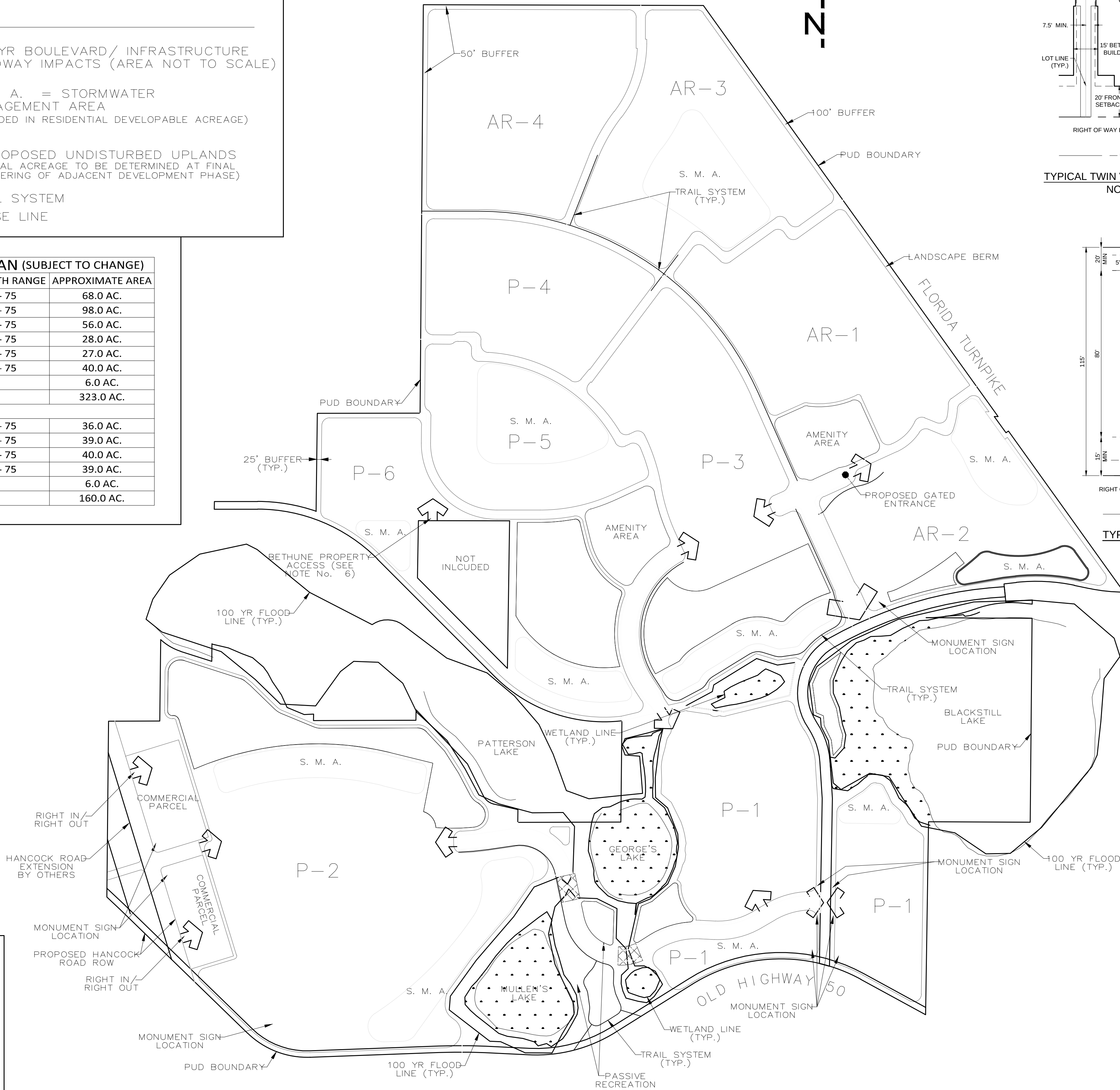
THE DEVELOPER SHALL EXTEND THE OFF-SITE RECLAIM LINE TO THE PROJECT FROM THE POINT OF CONNECTION DEPICTED ON THE CUP PRIOR TO ISSUANCE OF A CERTIFICATE OF COMPLETION FOR THE INFRASTRUCTURE CONSTRUCTED PURSUANT TO THE PHASE 2 CONSTRUCTION PLANS. THE 229 AGE RESTRICTED AND PRIMARY PHASE 1 LOTS WILL BE SERVICED IN THE INTERIM BY THE INTERNAL RECLAIM LINE WHICH WILL BE JUMPED OFF OF THE POTABLE SYSTEM. THE DEVELOPER WILL INSTALL INTERNAL RECLAIM LINES WITHIN ALL OF THE SUBDIVISION STREETS FOR SERVICE.

LEGEND

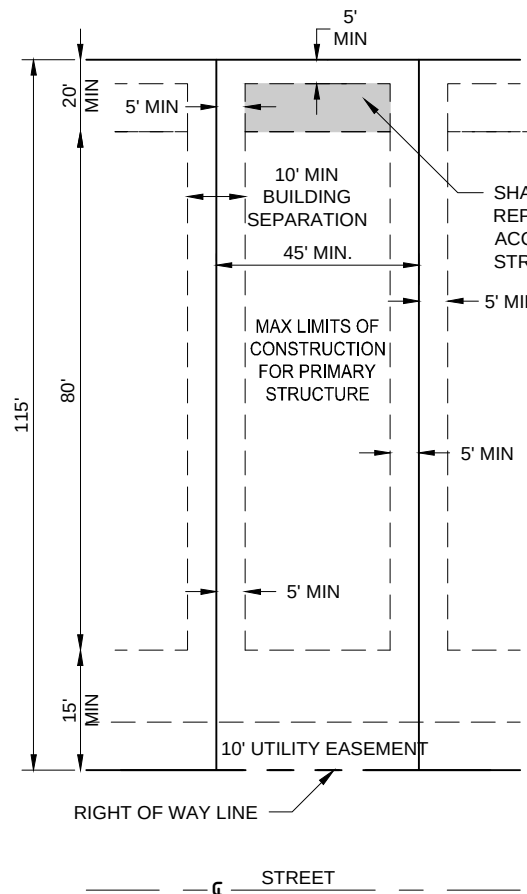
- 100 YR BOULEVARD/ INFRASTRUCTURE ROADWAY IMPACTS (AREA NOT TO SCALE)
- S. M. A. = STORMWATER MANAGEMENT AREA (INCLUDED IN RESIDENTIAL DEVELOPABLE ACREAGE)
- PROPOSED UNDISTURBED UPLANDS (ACTUAL ACREAGE TO BE DETERMINED AT FINAL ENGINEERING OF ADJACENT DEVELOPMENT PHASE)
- TRAIL SYSTEM PHASE LINE

PHASING PLAN (SUBJECT TO CHANGE)		
PHASE	LOT WIDTH RANGE	APPROXIMATE AREA
P-1	50 - 75	68.0 AC.
P-2	50 - 75	98.0 AC.
P-3	50 - 75	56.0 AC.
P-4	50 - 75	28.0 AC.
P-5	50 - 75	27.0 AC.
P-6	50 - 75	40.0 AC.
AMENITY		6.0 AC.
TOTAL		323.0 AC.

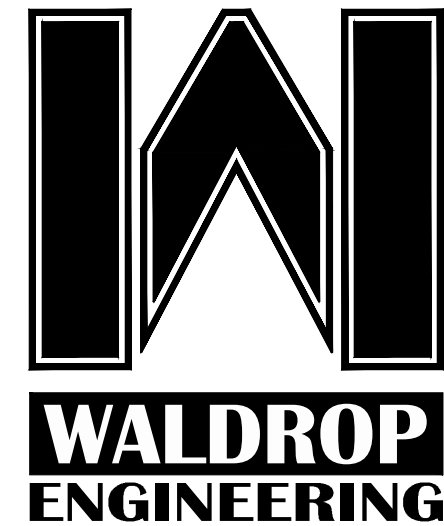
AR-1	35 - 75	36.0 AC.
AR-2	35 - 75	39.0 AC.
AR-3	35 - 75	40.0 AC.
AR-4	35 - 75	39.0 AC.
AMENITY		6.0 AC.
TOTAL		160.0 AC.



TYPICAL TWIN VILLA 35' X 115' LOT (A-1)
NOT TO SCALE



TYPICAL 45'x115' LOT (A-2)
NOT TO SCALE



CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS
9432 CAMDEN FIELD PARKWAY
RIVERVIEW, FL 33575
P: 813-443-8282 F: 813-443-8285
EMAIL: info@waldropengineering.com
FLORIDA CERTIFICATE OF AUTHORIZATION #6636

HIGHLAND RANCH
(F.K.A. BLACK WEST)
P.U.D. SITE PLAN

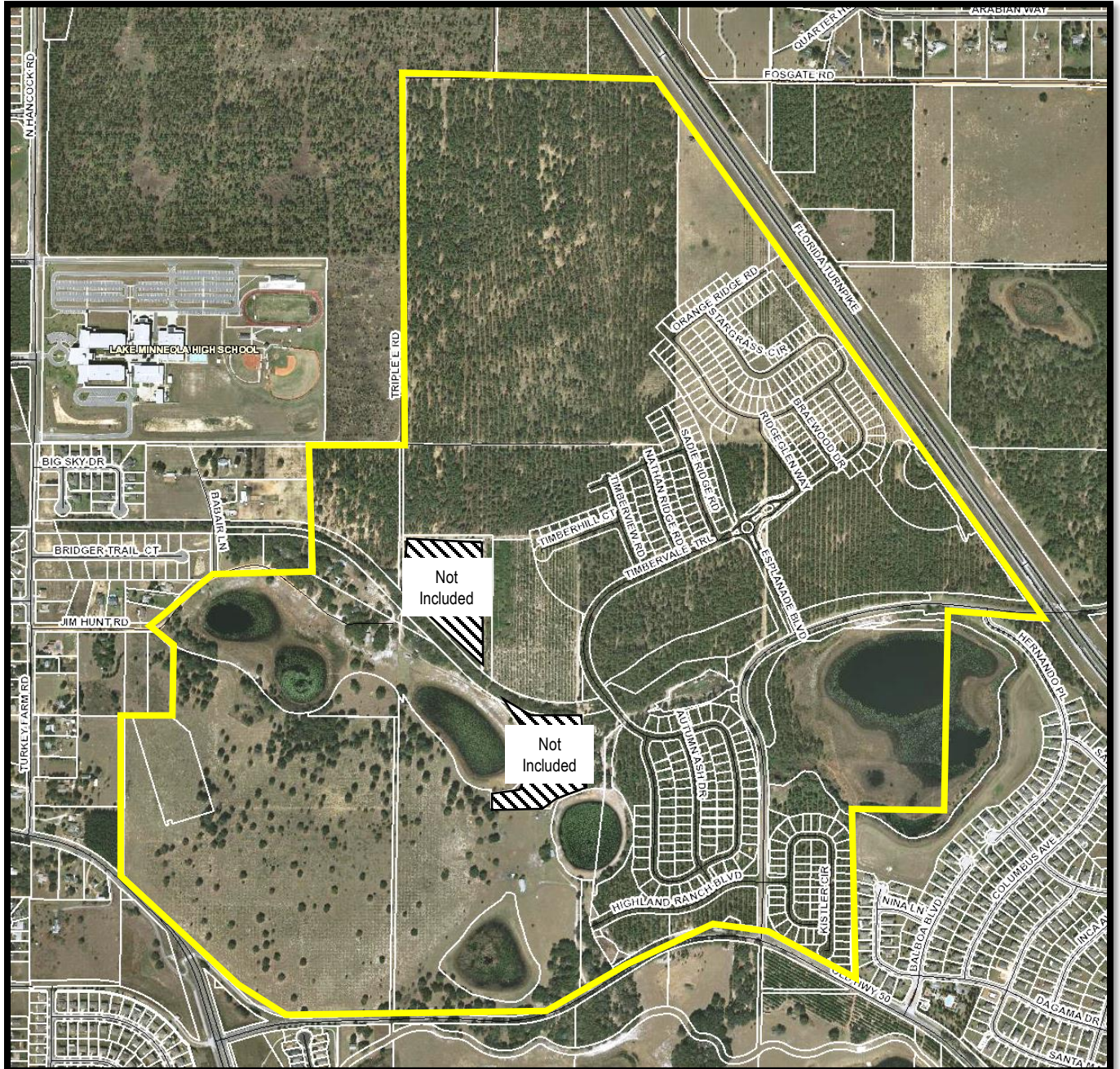
0 200 400 800
SCALE IN FEET

PREPARED FOR:



FILE NAME: 51100E1601
UPDATED: 03/14/2016

Highland Ranch Project



CONDITIONAL USE PERMIT 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. The property shall be developed in substantial accordance with the conceptual site plan dated ~~August 26, 2013 prepared by Bowyer Singleton~~ March 14, 2016 prepared by Waldrop Engineering. Formal construction plans, incorporating all conditions stated in this permit shall be submitted for review and approval by the Site Review Committee prior to the issuance of a zoning clearance of other development permits. The conceptual site plans submitted with the Conditional Use Permit application are not the approved construction plans.
3. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.
4. The Conditional Use Permit must be executed and processed through the office of the City Clerk within 90 days of its date of grant by the City Council or the permit shall become null and void.
5. 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.
6. This permit shall become null and void if substantial construction work has not begun within two (2) years of the date that this Conditional Use Permit is executed and signed by the permittee. "Substantial construction work" means the commencement and continuous prosecution of construction of required improvements ultimately finalized at completion.
7. The structure shall be inspected by the Fire Marshal for life safety requirements. All requirements must be met prior to any Certificate of Occupancy being issued.
8. The structure shall be inspected by the City Building Inspector and all building code violations must be corrected prior to a Certificate of Occupancy being issued.

9. The final Certificate of Occupancy shall not be issued until each of the stated conditions has been met.
10. If any of the stated conditions are violated, the applicant understands and agrees that the City Council may revoke this Conditional Use Permit by resolution.

Section 2- Land Use

1. This Planned Unit Development is for a mixed use development with up to 1,200 dwelling units and up to 100,000 square feet of commercial on 579 acres. The City's Site Review Committee must approve the site plan prior to the construction plan approval.
2. This Planned Unit Development includes a mix of up to 500 age-restricted and up to 700 non-age-restricted units. The maximum number of age-restricted units may increase by up to 10% (to 550 units) so long as there is a corresponding decrease in the maximum number of non-age-restricted such that the total number of units does not exceed 1,200. Likewise, the maximum number of non-age-restricted units may increase by up to 10% (to 770) so long as there is a corresponding decrease in the maximum number of age-restricted units such that the total number of units does not exceed 1,200. Increases of more than 10% to the maximum number of units in either category are not allowed, unless the City has verified that the project amenities have been adjusted in proportion to the change being sought.
3. The applicant/owner must coordinate with the Lake County School District for capacity review and requirements pertaining to schools, and in conformance with City Code, prior to issuance of any building permits.

Section 3 – Site Development

1. Detailed grading, erosion control, and dust abatement plans for the entire site shall be submitted to and approved by the Site Review Committee prior to construction plan approval and the initiation of development activity. The dust abatement plan shall detail measures to be taken to eliminate the migration of dust particles from the site.
2. All excavated material shall be stored in a location approved by the City Engineer.
3. Geo-technical information regarding the soil characteristics of the site shall be submitted to the City as part of the final site review process.
4. The permittee/developers shall provide both temporary and permanent grassing including fertilizer application on all disturbed areas where construction is not immediately intended. Said plan shall be provided in accordance with an approved ground cover plan acceptable to the City in accordance with Best Management Practices (BMP) of the United States Department of Agriculture Soil Conservation Service.
5. All platting must be completed in accordance with City Codes.

6. The off-site reclaim line shall be a 16-inch main line based on the Tetra Tech hydraulic analysis report. [Condition Completed]
7. The developer shall extend the off-site reclaim line to the project from the point of connection depicted on the Conditional Use Permit prior to issuance of a Certificate of Completion for the infrastructure constructed pursuant to the phase 2 or the next phase of construction proposed. The 229 age restricted and primary phase 1 lots will be serviced in the interim by the internal reclaim line which will be jumped off of the potable system. The developer will install internal reclaim lines within all of the subdivision streets for service. [Condition Completed]

Section 4 – Transportation Improvements

1. Sidewalks shall be required along Old Highway 50 and within the development, in accordance with Florida Department of Transportation regulations and City Codes.
2. The City may require that transportation improvements, necessitated by the portion of the project for which a building permit is sought, be made at the time of construction. Project specific on-site and off-site transportation designs are the sole responsibility of the developer. [Condition Completed]
3. A traffic study in accordance with City Codes shall be required to address level of service (LOS) for the area. The applicant/owner must coordinate with Lake County and the Lake~Sumter Metropolitan Planning Organization (MPO) for compliance with the Transportation Management System (TMS). [Condition Completed]
4. The permittee shall be responsible for funding a traffic signal at the intersection of Hancock Road and Diamond Club Drive, if and when the signal becomes warranted and permitted by the applicable governmental agency. [Condition Completed]
5. The approximately 50 foot-wide strip of land located north of Lake Patterson and adjacent to the former CSX right-of-way may not be used for automobile access to the Property, but may be used as a trail or other multi-modal purpose.

Section 5 – Utilities and Stormwater

1. The permittee shall be responsible for purchasing, installing, and maintaining fire hydrants within the project. They shall be installed according to City Code.
2. The project shall be plumbed for reuse water with purple piping. Irrigation in common areas shall be provided for by well.

Section 6 – Landscaping

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

Section 7 - Architectural Design Standards

1. All structures shall be designed and constructed in accordance with the *Architectural Standards* of the City of Clermont.
2. All fencing within public view shall be ornamental metal, brick or decorative wood fencing with stone columns, as approved by the Site Review Committee.

Section 8 – Fire Design Standards

1. Any residential structures not meeting the separation distances set forth in table R302.1 will be required to provide a residential sprinkler system meeting the standards of NFPA 13D.

Section 9 – Variances included within the Planned Unit Development

Specific considerations/variances within the Planned Unit Development are as follows:

- 1) To allow for private streets with gates.
- 2) A grading request for up to twenty-five feet of cut/fill rather than ten feet per code, provided that the maximum cut/fill (25 feet) shall be limited to no more than 2% of the total project acreage of 578.93 acres. This limitation does not apply to cut/fill that causes elevation changes of less than twenty-five feet.
- 3) Increasing the grading between multi level developments from five-to-one slope to a four-to-one slope.
- 4) Allowing retaining walls to be ten feet in height rather than a maximum of six feet. However, retaining walls that are located along the external boundary of the Planned Unit Development (where they would be adjacent to property that is located outside of the Planned Unit Development) shall be a maximum of six feet in height.
- 5) To allow lot sizes smaller than one acre, down to ~~5,500~~ 4,000 square feet. This modification will allow for a lot type “A-1”, a two-family dwelling unit with a 35-foot minimum lot width and a lot type “A-2” with a single-family detached dwelling with a 45-foot minimum lot width. This lot type is only applicable to Phases AR-1 through AR-

4, as shown on the PUD site plan, dated March 14, 2016 prepared by Waldrop Engineering.

- 6) To allow sidewalks to be located five feet off the back of the right-of-way line; within the right-of-way, rather than located on the edge of the right-of-way, and to allow sidewalks to be located on the shared lot lines between two-family dwellings where a minimum of five feet of pervious area is provided between the sidewalk and the dwelling.
- 7) Increase total impervious surface coverage areas for individual lots from fifty-five percent to seventy-five percent and from forty-five percent to sixty-five percent for the principal structure.
- 8) Reduce front yard setbacks from thirty-five feet to fifteen feet.
- 9) Reduce the side yard setback from fifteen feet to five feet for single-family detached dwellings, and 0/7 ½ feet for two-family dwellings.
- 10) Reduce the rear yard setback from twenty-five feet to twenty feet. Lots 43-48 and 60-63 within Highland Ranch Esplanade Phase 1 (PB 66, Page 31-36) are permitted a reduced rear yard setback of 8 feet for principal structures and 5 feet for accessory structures.
- 11) Reduce the seven and one-half foot side yard utility easements to match the side yard setbacks.
- 12) The project includes a waiver to allow the existing billboards on the property to remain in place, but on a temporary basis. Billboards shall be removed no later than January 31, ~~2021~~ 2025. The purpose of this waiver is to avoid a conflict between the Code and the legal obligations of the owner under the billboard leases.

CONDITIONAL USE PERMIT 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. The property shall be developed in substantial accordance with the conceptual site plan dated March 14, 2016 prepared by Waldrop Engineering. Formal construction plans, incorporating all conditions stated in this permit shall be submitted for review and approval by the Site Review Committee prior to the issuance of a zoning clearance or other development permits. The conceptual site plans submitted with the Conditional Use Permit application are not the approved construction plans.
3. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.
4. The Conditional Use Permit must be executed and processed through the office of the City Clerk within 90 days of its date of grant by the City Council or the permit shall become null and void.
5. 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.
6. This permit shall become null and void if substantial construction work has not begun within two (2) years of the date that this Conditional Use Permit is executed and signed by the permittee. "Substantial construction work" means the commencement and continuous prosecution of construction of required improvements ultimately finalized at completion.
7. The structure shall be inspected by the Fire Marshal for life safety requirements. All requirements must be met prior to any Certificate of Occupancy being issued.
8. The structure shall be inspected by the City Building Inspector and all building code violations must be corrected prior to a Certificate of Occupancy being issued.
9. The final Certificate of Occupancy shall not be issued until each of the stated conditions has been met.

10. If any of the stated conditions are violated, the applicant understands and agrees that the City Council may revoke this Conditional Use Permit by resolution.

Section 2- Land Use

1. This Planned Unit Development is for a mixed use development with up to 1,200 dwelling units and up to 100,000 square feet of commercial on 579 acres. The City's Site Review Committee must approve the site plan prior to the construction plan approval.
2. This Planned Unit Development includes a mix of up to 500 age-restricted and up to 700 non-age-restricted units. The maximum number of age-restricted units may increase by up to 10% (to 550 units) so long as there is a corresponding decrease in the maximum number of non-age-restricted such that the total number of units does not exceed 1,200. Likewise, the maximum number of non-age-restricted units may increase by up to 10% (to 770) so long as there is a corresponding decrease in the maximum number of age-restricted units such that the total number of units does not exceed 1,200. Increases of more than 10% to the maximum number of units in either category are not allowed, unless the City has verified that the project amenities have been adjusted in proportion to the change being sought.
3. The applicant/owner must coordinate with the Lake County School District for capacity review and requirements pertaining to schools, and in conformance with City Code, prior to issuance of any building permits.

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1. Detailed grading, erosion control, and dust abatement plans for the entire site shall be submitted to and approved by the Site Review Committee prior to construction plan approval and the initiation of development activity. The dust abatement plan shall detail measures to be taken to eliminate the migration of dust particles from the site.
2. All excavated material shall be stored in a location approved by the City Engineer.
3. Geo-technical information regarding the soil characteristics of the site shall be submitted to the City as part of the final site review process.
4. The permittee/developers shall provide both temporary and permanent grassing including fertilizer application on all disturbed areas where construction is not immediately intended. Said plan shall be provided in accordance with an approved ground cover plan acceptable to the City in accordance with Best Management Practices (BMP) of the United States Department of Agriculture Soil Conservation Service.
5. All platting must be completed in accordance with City Codes.
6. The off-site reclaim line shall be a 16-inch main line based on the Tetra Tech hydraulic analysis report. **Condition Completed**

7. The developer shall extend the off-site reclaim line to the project from the point of connection depicted on the Conditional Use Permit prior to issuance of a Certificate of Completion for the infrastructure constructed pursuant to the phase 2 or the next phase of construction proposed. The 229 age restricted and primary phase 1 lots will be serviced in the interim by the internal reclaim line which will be jumped off of the potable system. The developer will install internal reclaim lines within all of the subdivision streets for service. **Condition Completed**

Section 4 – Transportation Improvements

1. Sidewalks shall be required along Old Highway 50 and within the development, in accordance with Florida Department of Transportation regulations and City Codes.
2. The City may require that transportation improvements, necessitated by the portion of the project for which a building permit is sought, be made at the time of construction. Project specific on-site and off-site transportation designs are the sole responsibility of the developer. **Condition Completed**
3. A traffic study in accordance with City Codes shall be required to address level of service (LOS) for the area. The applicant/owner must coordinate with Lake County and the Lake~Sumter Metropolitan Planning Organization (MPO) for compliance with the Transportation Management System (TMS). **Condition Completed**
4. The permittee shall be responsible for funding a traffic signal at the intersection of Hancock Road and Diamond Club Drive, if and when the signal becomes warranted and permitted by the applicable governmental agency. **Condition Completed**
5. The approximately 50-foot-wide strip of land located north of Lake Patterson and adjacent to the former CSX right-of-way may not be used for automobile access to the Property, but may be used as a trail or other multi-modal purpose.

Section 5 – Utilities and Stormwater

1. The permittee shall be responsible for purchasing, installing, and maintaining fire hydrants within the project. They shall be installed according to City Code.
2. The project shall be plumbed for reuse water with purple piping. Irrigation in common areas shall be provided for by well.

Section 6 – Landscaping

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

Section 7 - Architectural Design Standards

1. All structures shall be designed and constructed in accordance with the *Architectural Standards* of the City of Clermont.
2. All fencing within public view shall be ornamental metal, brick or decorative wood fencing with stone columns, as approved by the Site Review Committee.

Section 8 – Fire Design Standards

1. Any residential structures not meeting the separation distances set forth in table R302.1 will be required to provide a residential sprinkler system meeting the standards of NFPA 13D.

Section 9 – Variances included within the Planned Unit Development

Specific considerations/variances within the Planned Unit Development are as follows:

- 1) To allow for private streets with gates.
- 2) A grading request for up to twenty-five feet of cut/fill rather than ten feet per code, provided that the maximum cut/fill (25 feet) shall be limited to no more than 2% of the total project acreage of 578.93 acres. This limitation does not apply to cut/fill that causes elevation changes of less than twenty-five feet.
- 3) Increasing the grading between multi-level developments from five-to-one slope to a four-to-one slope.
- 4) Allowing retaining walls to be ten feet in height rather than a maximum of six feet. However, retaining walls that are located along the external boundary of the Planned Unit Development (where they would be adjacent to property that is located outside of the Planned Unit Development) shall be a maximum of six feet in height.
- 5) To allow lot sizes smaller than one acre, down to 4,000 square feet. This modification will allow for a lot type “A-1”, a two-family dwelling unit with a 35-foot minimum lot width and a lot type “A-2” with a single-family detached dwelling with a 45-foot minimum lot width. This lot type is only applicable to Phases AR-1 through AR-4, as shown on the PUD site plan, dated March 14, 2016 prepared by Waldrop Engineering.

- 6) To allow sidewalks to be located five feet off the back of the right-of-way line; within the right-of-way, rather than located on the edge of the right-of-way, and to allow sidewalks to be located on the shared lot lines between two-family dwellings where a minimum of five feet of pervious area is provided between the sidewalk and the dwelling.
- 7) Increase total impervious surface coverage areas for individual lots from fifty-five percent to seventy-five percent and from forty-five percent to sixty-five percent for the principal structure.
- 8) Reduce front yard setbacks from thirty-five feet to fifteen feet.
- 9) Reduce the side yard setback from fifteen feet to five feet for single-family detached dwellings, and 0/7 ½ feet for two-family dwellings.
- 10) Reduce the rear yard setback from twenty-five feet to twenty feet. Lots 43-48 and 60-63 within Highland Ranch Esplanade Phase 1 (PB 66, Page 31-36) are permitted a reduced rear yard setback of 8 feet for principal structures and 5 feet for accessory structures.
- 11) Reduce the seven and one-half foot side yard utility easements to match the side yard setbacks.
- 12) The project includes a waiver to allow the existing billboards on the property to remain in place, but on a temporary basis. Billboards shall be removed no later than January 31, 2025. The purpose of this waiver is to avoid a conflict between the Code and the legal obligations of the owner under the billboard leases.

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Mr. Bonin stated that eliminating the sidewalk west of Hartle Road is not a cost issue, it was to disconnect the two communities.

Chairman Jones expressed his concerns about communities being too restrictive with codes, and that we are inhibiting true creative talent that engineers and architects can give the community through something beautiful and outstanding.

Commissioner Proli stated that she agrees with being artistic and creative, however she believes they should still follow the city codes.

Commissioner Smith stated that he agrees the sidewalks are needed in Phase 7, however he agrees that the sidewalk along Hartwood Marsh Road should be eliminated.

Commissioner Whitehead moved to recommend approval of the brick paved streets and denial of the elimination of the sidewalk along Hartwood Marsh Road and denial of sidewalks on one side of the street in Phase 7 for this conditional use permit; seconded by Commissioner Proli. The vote was unanimous to recommend approval.

5. REQUEST FOR CONDITIONAL USE PERMIT

REQUEST: To amend Resolution 2013-17 for a planned unit development to allow an updated site plan, remove conditions that have been completed, decrease minimum lot size and allow a two-family dwelling product, shared sidewalk entry on the property lines between two-family dwellings, new minimum side yard setbacks for two-family dwellings, reduced yard setbacks for select lots, and extend waiver to allow existing billboards to remain until January 31, 2025 for the Highland Ranch Subdivision.

Senior Planner Kruse presented the staff report as follows:

The owner, Taylor Morrison of Florida, is requesting several amendments to an existing Planned Unit Development known as Highland Ranch. The project is currently permitted under Resolution 2013-17. The owner wishes to make adjustments to the conditional use permit due to market changes and buyer preferences. One of the main changes is the demand for a smaller, clustered single-family detached dwelling and the addition of a two-family dwelling (duplex), known as a “twin villas” product. The proposed amendments will not increase the total number of residential units within the Highland Ranch Planned Unit Development, which will stay at the current 1,200 dwelling units. The owner would like to offer these market driven products in the development and has indicated that these changes are desired along with a few other changes to remove language on items that have been completed or otherwise been extended. The proposed amendments have been addressed in the attached Resolution 2013-17 language. Strikethroughs indicate deletions and underlines indicate additions.

The proposed amendments to the existing Planned Unit Development are as follows:

Under Section 1, General Conditions, update the Planned Unit Development site plan to show the addition of the typical lot layout for the twin villa and smaller lot, as prepared by Waldrop Engineering, dated March 14, 2016.

Remove conditions under Section 3, Site Development, that have been completed in the Planned Unit Development.

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Remove conditions under Section 4, Transportation Improvements, that have been completed in the Planned Unit Development.

Under Section 9, allow lot sizes smaller than one acre, down to 4,000 square feet. This modification will allow for a lot type "A-1", a two-family dwelling unit with a 35-foot minimum lot width and a lot type "A-2" with a single-family detached dwelling with a 45-foot minimum lot width. This lot type is only applicable to Phases AR-1 through AR-4, as shown on the Planned Unit Development site plan.

Under Section 9, allow shared sidewalks to be located on the property lines between the two-family dwellings.

Under Section 9, add a new minimum side yard setback of 0'/7.5' for the two-family dwellings.

Under Section 9, allow a rear yard setback of 8 feet for the principal structure and 5 feet for accessory structures for lots 43-48 and 60-63 within Highland Ranch Esplanade Phase 1 only. This is being requested to develop a model center for prospective customers to visit and see the available models.

Under Section 9, to extend the waiver to allow the existing billboard to remain until January 31, 2025.

The request for the two-family dwelling and smaller detached dwelling is seen in other developments, such as Heritage Hills, Kings Ridge (4,000 sf lot) and WaterBrooke. The spacing between the dwellings will still maintain full compliance with the fire and building codes. The proposed changes appear to be consistent with other developments in the area and allow the flexibility within the Planned Unit Development. The only exception is the extension of the billboard timeframe. The billboard is an existing nonconforming sign that was granted approval to exist until the year 2021. Therefore, staff is unable to support the request for the billboard extension timeframe. Staff is able to support the requests for the other amendments sought by the owner.

Staff recommends approval of the proposed changes with the exception of the billboard timeframe extension.

Alexis Crespo, 429 S. Keller Rd., Orlando, representing Taylor Morrison, stated that when Taylor Morrison acquired the property there was a lease already in place for the billboards. She stated that request is to allow the condition to run with the time-frame of the lease agreement. She presented the two-family villas. She stated that the owner will own the property along with the dwelling. She stated that they are not increasing the density in the community. She stated that they did have an HOA meeting to explain to the residents. She stated that they will agree to add a condition to preclude the two-family villas from being built in those areas already being developed, so that these villas will only go in the new phases that have not been developed.

Mario Impellizeri, 2568 Orange Ridge Road, stated that he just bought his house. He stated that that he bought in Highland Ranch because he was impressed with the community. He stated that he is asking for the denial of the two-family dwellings.

The Commission received a letter in opposition to the request from George Rector, 2562 Sawgrass Circle.

John Nelson, 2666 Stargrass Circle, stated that he has been a resident of Highland Ranch for the past four months. He stated that none of the residents were informed that there would be two-family dwellings put in Highland Ranch. He is opposed to allowing them.

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Jill Ogden, 2550 Stargrass Circle, stated that they were the fourth family that moved in. She stated that they were told the gates and amenity center would be in by October when they purchased their home. She stated that they are now working on those items, however it's not fair to the newer residents. She stated that the Commission needs to consider what the real motivation is for them doing this.

Doug Ruisseau, 1038 Timbervale Trail, stated that he was the first resident in the community. He stated that they were told certain things and commitments are broken on a regular basis. He stated that the residents are uneasy with this idea.

Commissioner Proli stated that people trust developers and once they buy their homes the developers always seem to make changes to the communities.

Commissioner Hubbard stated that he is against the villas.

Ms. Crespo stated that there will not be any multi-family.

Commissioner Solis stated that the whole parcel was brought before them before as single-family detached homes. He stated that he has less problems with the billboards than he does with the villas.

Commissioner Proli moved to recommend denial of the conditional use permit; seconded by Commissioner Whitehead. The vote was unanimous to recommend denial.

6. REQUEST FOR REZONING

REQUEST: To change the zoning from C-2 General Commercial to Planned Unit Development for The Vue.

Commissioner Solis moved to table the rezoning to May 3, 2016; seconded by Commissioner Whitehead. The vote was unanimous to table the rezoning.

Chairman Jones stated that he would not be present for the May Planning and Zoning Commission meeting.

There being no further business, the meeting was adjourned at 8:32 pm.

Nick Jones, Chairman

ATTEST:

Rae Chidlow – Planning Specialist



CITY OF CLERMONT
CONDITIONAL USE PERMIT (CUP)
APPLICATION

DATE: February 26, 2016

FEE: \$1,500

PROJECT NAME (if applicable): Highland Ranch Planned Unit Development

APPLICANT: Waldrop Engineering, P.A.

CONTACT PERSON: Alexis Crespo, AICP

Address: 28100 Bonita Grande Drive, Suite 305

City: Bonita Springs State: FL Zip: 34135

Phone: (239) 405-7777 Fax: (239) 405-7899

E-Mail: alexis.crespo@waldropengineering.com

OWNER: Taylor Morrison - Orlando Division

Address: 2600 Lake Lucien Drive, Suite 350

City: Maitland State: FL Zip: 32751

Phone: (407) 629-0077 Fax: _____

Address of Subject Property: N/A

General Location: 579 acres generally located north of Old Highway 50 and southwest of the Florida Turnpike.

Legal Description (include copy of survey): See attached.

Land Use (City verification required): Master Planned Development Land Use District

Zoning (City verification required): (C-2) General Commercial Zoning District

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

THIS INSTRUMENT WAS PREPARED BY
AND SHOULD BE RETURNED TO:

Nicholas A. Pope, Esquire
Lowndes, Drosdick, Doster, Kantor & Reed, P.A.
215 North Eola Drive
Post Office Box 2809
Orlando, FL 32802-2809
(407) 843-4600



FOR RECORDING DEPARTMENT USE ONLY

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and executed as of the 14th day of November, 2013, by **CENTER LAKE PROPERTIES, LLLP**, a Florida limited liability limited partnership, whose mailing address is 102 W. Pineloch Avenue, Suite 10, Orlando, Florida 32806 (hereinafter referred to as the "Grantor") to **TAYLOR MORRISON OF FLORIDA, INC.**, a Florida corporation, whose mailing address is 151 Southhall Lane, Suite 200, Maitland, Florida 32751 (hereinafter referred to as the "Grantee").

(Whenever used herein, the terms "Grantor" and "Grantee" shall be deemed to include the parties to this Special Warranty Deed and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations. The singular shall be deemed to include the plural, and vice versa, where the context so permits.)

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations, the receipt and sufficiency of which are hereby acknowledged has granted, bargained, sold, conveyed, and confirmed and by these presents does grant, bargain, sell, convey, and confirm, unto the Grantee, all that certain land situate in Lake County, Florida, as more particularly described on Exhibit "A" attached hereto and by this reference made a part hereof.

TOGETHER WITH all licenses, approvals, tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND Grantor hereby covenants with said Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the

Exhibit "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LAKE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

A TRACT OF LAND LYING IN SECTIONS 9, 10, 15 AND 16, TOWNSHIP 22 SOUTH, RANGE 26 EAST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINES OF THE VACATED RIGHTS OF WAY LYING NORTH AND WEST OF LOT 36 ACCORDING TO THE PLAT OF LAKE HIGHLANDS COMPANY AS RECORDED IN PLAT BOOK 3, PAGE 24 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, THENCE S89°51'12"E, A DISTANCE OF 1814.43 FEET; TO THE WESTERLY RIGHT OF WAY OF THE FLORIDA TURNPIKE, THENCE S35°37'32"E, ALONG SAID RIGHT OF WAY A DISTANCE OF 3278.71 FEET, THENCE N89°30'35"W, A DISTANCE OF 24.76 FEET, THENCE S35°37'32"E, A DISTANCE OF 129.79 FEET; THENCE N54°22'28"E, A DISTANCE OF 20.00 FEET; THENCE S35°37'32"E, ALONG SAID RIGHT OF WAY A DISTANCE OF 1285.25 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N00°02'53"W, A RADIAL DISTANCE OF 1085.92 FEET, THENCE DEPARTING SAID RIGHT OF WAY RUN WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 11°55'21", A DISTANCE OF 225.96 FEET; THENCE N78°07'32"W, A DISTANCE OF 98.80 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 1205.92 FEET AND A CENTRAL ANGLE OF 180°00'; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 378.85 FEET, THENCE S83°52'28"W, A DISTANCE OF 80.50 FEET; THENCE S08°07'32"E, A DISTANCE OF 120.00 FEET, THENCE N 83°52'28"E, A DISTANCE OF 80.50 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S06°08'21"E, A RADIAL DISTANCE OF 1079.81 FEET, THENCE EASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 04°50'23", A DISTANCE OF 91.21 FEET, THENCE S00°32'28"W, A DISTANCE OF 26.56 FEET, THENCE N84°34'01"W, A DISTANCE OF 72.37 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 681.52 FEET AND A CENTRAL ANGLE OF 25°44'32"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 308.20 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 836.52 FEET AND A CENTRAL ANGLE OF 06°03'04"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 88.35 FEET; THENCE S75°44'31"W, A DISTANCE OF 11.62 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 888.23 FEET AND A CENTRAL ANGLE OF 14°36'34"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 221.39 FEET; THENCE S89°38'55"E, A DISTANCE OF 687.00 FEET; THENCE S00°32'28"W, A DISTANCE OF 1321.37 FEET, THENCE N80°47'14"W, A DISTANCE OF 658.44 FEET; THENCE S00°53'05"W, A DISTANCE OF 1250.54 FEET TO THE NORTH RIGHT OF WAY OF OLD HIGHWAY 50, THENCE N61°22'59"W, ALONG SAID RIGHT OF WAY A DISTANCE OF 478.59 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 1083.00 FEET AND A CENTRAL ANGLE OF 60°38'48", THENCE WESTERLY ALONG THE ARC A DISTANCE OF 1146.34 FEET; THENCE S57°58'13"W, A DISTANCE OF 585.43 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 967.00 FEET AND A CENTRAL ANGLE OF 34°43'50", THENCE WESTERLY ALONG THE ARC A DISTANCE OF 586.16 FEET, THENCE N87°17'57"W, A DISTANCE OF 287.93 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 3533.00 FEET AND A CENTRAL ANGLE OF 04°50'20", THENCE WESTERLY ALONG THE ARC A DISTANCE OF 298.39 FEET; THENCE S87°51'43"W, A DISTANCE OF 835.26 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 552.00 FEET AND A CENTRAL ANGLE OF 46°18'02", THENCE WESTERLY ALONG THE ARC A DISTANCE OF 448.07 FEET, THENCE N45°50'15"W, A DISTANCE OF 1156.00 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 4100.00 FEET AND A CENTRAL ANGLE OF 01°35'38", THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 114.06 FEET; THENCE N00°34'44"E DEPARTING SAID RIGHT OF WAY A DISTANCE OF 1139.62 FEET, THENCE N89°50'34"E, A DISTANCE OF 332.02 FEET, THENCE N00°36'31"E, A DISTANCE OF 527.19 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES

N42°37'52"E, A RADIAL DISTANCE OF 350.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 245°1'20", A DISTANCE OF 151.83 FEET, THENCE S72°13'27"E, A DISTANCE OF 210.58 FEET THENCE N00°38'18"E, A DISTANCE OF 114.24 FEET, THENCE S49°07'42"E, A DISTANCE OF 4.92 FEET, THENCE S77°00'13"E, A DISTANCE OF 106.27 FEET; THENCE S66°53'30"E, A DISTANCE OF 97.15 FEET, THENCE S89°38'01"E, A DISTANCE OF 70.81 FEET; THENCE S49°12'12"E, A DISTANCE OF 93.33 FEET, THENCE S36°07'18"E, A DISTANCE OF 46.74 FEET; THENCE S28°22'18"E, A DISTANCE OF 66.02 FEET, THENCE S34°02'10"E, A DISTANCE OF 102.57 FEET, THENCE S24°13'15"E, A DISTANCE OF 89.75 FEET, THENCE S67°30'27"E, A DISTANCE OF 120.31 FEET, THENCE N87°22'32"E, A DISTANCE OF 61.07 FEET, THENCE S00°41'52"W, A DISTANCE OF 41.80 FEET; THENCE N89°50'34"E, A DISTANCE OF 664.04 FEET, THENCE N00°45'26"E, A DISTANCE OF 68.04 FEET, THENCE S43°29'30"E, A DISTANCE OF 482.63 FEET; THENCE S26°30'08"E, A DISTANCE OF 231.90 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 50°41'58"; THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 88.49 FEET; THENCE S77°12'06"E, A DISTANCE OF 160.34 FEET; THENCE S00°42'34"W, A DISTANCE OF 83.58 FEET; THENCE N89°49'24"E, A DISTANCE OF 667.98 FEET, THENCE N00°39'41"E, A DISTANCE OF 658.45 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N06°35'37"W, A RADIAL DISTANCE OF 1004.93 FEET, THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 51°38'56", A DISTANCE OF 905.89 FEET, THENCE N44°56'40"W, A DISTANCE OF 1075.62 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 1095.92 FEET AND A CENTRAL ANGLE OF 45°00'00"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 860.73 FEET, THENCE N89°56'31"W, A DISTANCE OF 281.03 FEET, THENCE N00°41'53"E, A DISTANCE OF 49.99 FEET; THENCE S89°56'40"E, A DISTANCE OF 280.47 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S00°09'45"W, A RADIAL DISTANCE OF 1171.07 FEET, THENCE EASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 185°2'55", A DISTANCE OF 385.93 FEET, THENCE N00°41'53"E, A DISTANCE OF 635.73 FEET; THENCE N89°54'02"E, A DISTANCE OF 666.09 FEET; THENCE N00°27'48"E, A DISTANCE OF 2648.07 FEET TO THE POINT OF BEGINNING.

CONTAINING 592.984 ACRES

NOT INCLUDING. A PORTION OF TRACT 13, LAKE HIGHLANDS COMPANY SUBDIVISION AS RECORDED IN PLAT BOOK 3, PAGE 32, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING IN SECTION 16, TOWNSHIP 22 SOUTH, RANGE 28 EAST LYING NORTH OF THE ABANDONED RAILROAD RIGHT-OF-WAY, LESS THE EAST 75 FEET & LESS THE NORTH 33.15 FEET OF SAID TRACT 13

CONTAINING 9.014 ACRES

TOGETHER WITH

THAT PORTION OF TRACT 43 AND ITS ADJOINING VACATED RIGHT OF WAY OF THE ATLANTIC COASTLINE RAILROAD COMPANY, S. & ST P R.R.-SANFORD TO TRILBY BRANCH AS PER THE RIGHT-OF-WAY AND TRACK MAP DATED JUNE 30, 1917 LYING SOUTH OF OLD HIGHWAY 50, ACCORDING TO THE PLAT OF LAKE HIGHLANDS COMPANY OF FLORIDA, FILED SEPTEMBER 11, 1917 AND RECORDED IN PLAT BOOK 3, PAGE 32 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT THE SOUTHWEST CORNER OF TRACT 43 ACCORDING TO THE PLAT OF LAKE HIGHLANDS COMPANY AS RECORDED IN PLAT BOOK 3, PAGE 32 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE S00°29'28"W ALONG THE WEST LINE OF SAID TRACT FOR A DISTANCE OF 116.15 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF OLD HIGHWAY 50 (A 66 FOOT WIDE RIGHT OF WAY), THENCE

DEPARTING SAID WEST LINE OF TRACT 43 AND RUN S45°50'15"E ALONG SAID SOUTHERLY RIGHT OF WAY FOR A DISTANCE OF 167 46 FEET TO THE SOUTH LINE OF TRACT 43, THENCE DEPARTING SAID RIGHT OF WAY AND RUN S89°45'04"E ALONG SAID SOUTH LINE OF TRACT 43 FOR A DISTANCE OF 121 13 FEET TO THE POINT OF BEGINNING

CONTAINING 0 161 ACRES

LESS AND EXCEPT A PORTION OF BLACKSTILL LAKE ROAD

CONTAINING 5 081 ACRES

TOTAL ACREAGE REMAINING IS 579 05 ACRES

[illegible][illegible]

	1978-83 ac.
1. PROJECT ACREAGE:	
2. RESIDENTIAL DEVELOPABLE ACREAGE:	1250 ac.
3. PROPOSED RESIDENTIAL DENSITY (DROPS):	2.07 du/ac
4. PROPOSED RESIDENTIAL DENSITY (GROSS):	10.00 ac. / 100,000 s.f.
5. PROPOSED COMMERCIAL AREA:	

UP TO 1,000 OF THE PROPOSED RESIDENTIAL UNITS MAY BE RESTRICTED AT THE DEVELOPER'S ELECTION.

12. THERE ARE NO PROPOSED WETLAND IMPACTS
13. THERE ARE NO PROPOSED CULTURAL IMPACTS
14. THERE ARE NO PROPOSED HISTORIC IMPACTS
15. THERE ARE NO PROPOSED AESTHETIC IMPACTS
16. THERE ARE NO PROPOSED AIR QUALITY IMPACTS
17. THERE ARE NO PROPOSED SOIL QUALITY IMPACTS
18. THERE ARE NO PROPOSED WATER QUALITY IMPACTS
19. THERE ARE NO PROPOSED CLIMATE IMPACTS
20. THERE ARE NO PROPOSED LAND USE IMPACTS
21. THERE ARE NO PROPOSED BIODIVERSITY IMPACTS
22. THERE ARE NO PROPOSED SOCIAL IMPACTS
23. THERE ARE NO PROPOSED ECONOMIC IMPACTS
24. THERE ARE NO PROPOSED POLITICAL IMPACTS
25. THERE ARE NO PROPOSED LEGAL IMPACTS
26. THERE ARE NO PROPOSED ETHICAL IMPACTS
27. THERE ARE NO PROPOSED RELIGIOUS IMPACTS
28. THERE ARE NO PROPOSED CULTURAL HERITAGE IMPACTS
29. THERE ARE NO PROPOSED SCIENTIFIC IMPACTS
30. THERE ARE NO PROPOSED TECHNICAL IMPACTS
31. THERE ARE NO PROPOSED MANAGEMENT IMPACTS
32. THERE ARE NO PROPOSED MONITORING IMPACTS
33. THERE ARE NO PROPOSED EVALUATION IMPACTS
34. THERE ARE NO PROPOSED REPORTING IMPACTS
35. THERE ARE NO PROPOSED DISCLOSURE IMPACTS
36. THERE ARE NO PROPOSED CONSULTATION IMPACTS
37. THERE ARE NO PROPOSED PARTICIPATION IMPACTS
38. THERE ARE NO PROPOSED TRANSPARENCY IMPACTS
39. THERE ARE NO PROPOSED ACCOUNTABILITY IMPACTS
40. THERE ARE NO PROPOSED RESPONSIBILITY IMPACTS
41. THERE ARE NO PROPOSED ETHICS IMPACTS
42. THERE ARE NO PROPOSED INTEGRITY IMPACTS
43. THERE ARE NO PROPOSED HONESTY IMPACTS
44. THERE ARE NO PROPOSED FAITH IMPACTS
45. THERE ARE NO PROPOSED TRUST IMPACTS
46. THERE ARE NO PROPOSED RESPECT IMPACTS
47. THERE ARE NO PROPOSED DIGNITY IMPACTS
48. THERE ARE NO PROPOSED WORTH IMPACTS
49. THERE ARE NO PROPOSED VALUE IMPACTS
50. THERE ARE NO PROPOSED IMPORTANCE IMPACTS
51. THERE ARE NO PROPOSED MEANING IMPACTS
52. THERE ARE NO PROPOSED PURPOSE IMPACTS
53. THERE ARE NO PROPOSED REASON IMPACTS
54. THERE ARE NO PROPOSED LOGIC IMPACTS
55. THERE ARE NO PROPOSED RATION IMPACTS
56. THERE ARE NO PROPOSED PRINCIPLE IMPACTS
57. THERE ARE NO PROPOSED LAW IMPACTS
58. THERE ARE NO PROPOSED JUSTICE IMPACTS
59. THERE ARE NO PROPOSED EQUITY IMPACTS
60. THERE ARE NO PROPOSED FREEDOM IMPACTS
61. THERE ARE NO PROPOSED SECURITY IMPACTS
62. THERE ARE NO PROPOSED STABILITY IMPACTS
63. THERE ARE NO PROPOSED ORDER IMPACTS
64. THERE ARE NO PROPOSED CLEANLINESS IMPACTS
65. THERE ARE NO PROPOSED BEAUTY IMPACTS
66. THERE ARE NO PROPOSED COMFORT IMPACTS
67. THERE ARE NO PROPOSED CONVENIENCE IMPACTS
68. THERE ARE NO PROPOSED EFFICIENCY IMPACTS
69. THERE ARE NO PROPOSED EFFECTIVENESS IMPACTS
70. THERE ARE NO PROPOSED PRODUCTIVITY IMPACTS
71. THERE ARE NO PROPOSED PROFITABILITY IMPACTS
72. THERE ARE NO PROPOSED GROWTH IMPACTS
73. THERE ARE NO PROPOSED DEVELOPMENT IMPACTS
74. THERE ARE NO PROPOSED PROGRESS IMPACTS
75. THERE ARE NO PROPOSED INNOVATION IMPACTS
76. THERE ARE NO PROPOSED CREATIVITY IMPACTS
77. THERE ARE NO PROPOSED IMAGINATION IMPACTS
78. THERE ARE NO PROPOSED INSPIRATION IMPACTS
79. THERE ARE NO PROPOSED MOTIVATION IMPACTS
80. THERE ARE NO PROPOSED ENTHUSIASM IMPACTS
81. THERE ARE NO PROPOSED PASSION IMPACTS
82. THERE ARE NO PROPOSED COMMITMENT IMPACTS
83. THERE ARE NO PROPOSED DEDICATION IMPACTS
84. THERE ARE NO PROPOSED DEVOTION IMPACTS
85. THERE ARE NO PROPOSED SACRIFICE IMPACTS
86. THERE ARE NO PROPOSED GIVING IMPACTS
87. THERE ARE NO PROPOSED SERVING IMPACTS
88. THERE ARE NO PROPOSED HELPING IMPACTS
89. THERE ARE NO PROPOSED SUPPORTING IMPACTS
90. THERE ARE NO PROPOSED ENCOURAGING IMPACTS
91. THERE ARE NO PROPOSED UPLIFTING IMPACTS
92. THERE ARE NO PROPOSED INSPIRING IMPACTS
93. THERE ARE NO PROPOSED EMPOWERING IMPACTS
94. THERE ARE NO PROPOSED ENLIGHTENING IMPACTS
95. THERE ARE NO PROPOSED ENRICHING IMPACTS
96. THERE ARE NO PROPOSED FULFILLING IMPACTS
97. THERE ARE NO PROPOSED SATISFYING IMPACTS
98. THERE ARE NO PROPOSED REWARDING IMPACTS
99. THERE ARE NO PROPOSED BENEFICIAL IMPACTS
100. THERE ARE NO PROPOSED POSITIVE IMPACTS

INDICATED LOT STRUCTURE											
MINIMUM LOT SIZE (F2)		MINIMUM PRIMARY STRUCTURE SETBACK (F2)									
LEVEL I.D.	W	D	P	R	S	C	B	A	H	G	F
A-2	15	15	15	15	15	15	15	15	15	15	15
A-1	15	15	15	15	15	15	15	15	15	15	15
A	50	110	15	20	5	15	10	5	15	10	5
B	50	110	15	20	5	15	10	5	15	10	5
C	50	110	15	20	5	15	10	5	15	10	5
D	50	110	15	20	5	15	10	5	15	10	5
E	70	120	15	20	5	15	10	5	15	10	5
F	70	120	15	20	5	15	10	5	15	10	5
G	70	120	15	20	5	15	10	5	15	10	5
H	70	120	15	20	5	15	10	5	15	10	5

* SEE TABLE UTILITY EASEMENTS TO MANHO HOLES AND SETBACKS
 * SEE TABLE UTILITY EASEMENTS TO MANHO HOLES AND SETBACKS
 * SEE TABLE UTILITY EASEMENTS TO MANHO HOLES AND SETBACKS

THE DEVELOPER SHALL EXTEND THE OFF-SITE RECLAIM LINE TO THE PROJECT FROM THE POINT OF CONNECTION DEPicted ON THE CUP PRIOR TO ISSUANCE OF A CERTIFICATE OF COMPLETION FOR THE INFRASTRUCTURE CONSTRUCTED PURSUANT TO THE PHASE 2 CONSTRUCTION PLANS. THE 220 ACRE RESTRICTED AND PRIMARY PHASE 1 LOTS WILL BE SERVED IN THE INTERIM BY THE INTERNAL RECLAIM LINE WHICH WILL BE JUMPED OFF OF THE POTABLE SYSTEM. THE DEVELOPER WILL INSTALL INTERNAL RECLAIM LINES WITHIN ALL OF THE SUBDIVISION STREETS FOR A 300' WIDE

100 YR BOULEVARD / INFRASTRUCTURE
ROADWAY IMPACTS (AREA NOT TO SCALE)

 S. M. A. = STORMWATER
MANAGEMENT AREA
(INCLUDED IN RESIDENTIAL DEVELOPABLE ACREAGE)

 PROPOSED UNDISTURBED UPLANDS
(ACTUAL ACREAGE TO BE DETERMINED AT FINAL
ENGINEERING OF ADJACENT DEVELOPMENT PHASE)

— TRAIL SYSTEM
— PHASE LINE

PHASE	LOT	WIDTH RANGE	APPROXIMATE AREA
P-1	50-75	66.0 AC	
P-2	50-75	96.0 AC	
P-3	50-75	50.0 AC	
P-4	50-75	28.0 AC	
P-5	50-75	27.0 AC	
P-6	50-75	6.0 AC	
ANENITY		323.0 AC	
TOTAL			
AR-1	35-75	96.0 AC	
AR-2	35-75	35.0 AC	
AR-3	35-75	40.0 AC	
AR-4	35-75	39.0 AC	
ANENITY		6.0 AC	
TOTAL		180.0 AC	

[illegible][illegible][illegible]

CHAS. E. HENNINGSEN & SONS
DEVELOPMENT CONSULTANTS
P.O. BOX 10000, MILWAUKEE, WI 53210
TEL: 414/353-1100
FAX: 414/353-1101
E-MAIL: charles@henningesen.com

FILE NAME
UPDATED
31100E1601
03/27/2016



**Highland Ranch Conditional Use Permit Amendment
Proposed Conditions**

**The following are the proposed CUP conditions based upon Conditional Use Permit 2013-1. The Applicant's proposed changes are shown in strike-through/underline format.*

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. The property shall be developed in substantial accordance with the conceptual site plan dated ~~August 26, 2013 prepared by Bowyer Singleton~~ dated February 26, 2016 prepared by Waldrop Engineering. Formal construction plans, incorporating all conditions stated in this permit shall be submitted for review and approval by the Site Review Committee prior to the issuance of a zoning clearance of other development permits. The conceptual site plans submitted with the Conditional Use Permit application are not the approved construction plans.
3. No person, firm, corporation or entity shall erect, construct, enlarger, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.
4. The Conditional Use Permit must be executed and processed through the office of the City Clerk within 90 days of its date of grant by the City Council or the permit shall become null and void.
5. 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.
6. This permit shall become null and void if substantial construction work has not begun within two (2) years of the date that this Conditional Use Permit is executed and signed by the permittee. "Substantial construction work" means the commencement and continuous prosecution of construction of required improvements ultimately finalized at completion.
7. The structure shall be inspected by the Fire Marshall for life safety requirements. All requirements must be met prior to any Certificate of Occupancy being issued.
8. The structure shall be inspected by the City Building Inspector and all building code violations must be corrected prior to a Certificate of Occupancy being issued.
9. The final Certificate of Occupancy shall not be issued until each of the stated conditions has been met.

10. If any of the stated conditions are violated, the applicant understands and agrees that the City Council may revoke this Conditional Use Permit by resolution.

Section 2 – Land Use

1. This Planned Unit Development is for a mixed use development with up to 1,200 dwelling units and up to 100,000 square feet of commercial on 579 acres. The City's Site Review Committee must approve the site plan prior to the construction plan approval.
2. This PUD includes a mix of up to 500 age-restricted and up to 700 non-age-restricted units. The maximum number of age-restricted units may increase by up to 10%(to 550 units) so long as there is a corresponding decrease in the maximum number of non-age-restricted such that the total number of units does not exceed 1,200. Likewise, the maximum number of non-age-restricted units may increase by up to 10%(to 770) so long as there is a corresponding decrease in the maximum number of age-restricted units such that the total number of units does not exceed 1,200. Increases of more than 10% to the maximum number of units in either category are not allowed, unless the City has verified that the project amenities have been adjusted in proportion to the change being sought.
3. The applicant/owner must coordinate with the Lake County School District for capacity review and requirements pertaining to schools, and in conformance with City Code, prior to issuance of any building permits.

Section 3 – Site Development

1. Detailed grading, erosion control, and dust abatement plans for the entire site shall be submitted to and approved by the Site Review Committee prior to construction plan approval and the initiation of development activity. The dust abatement plan shall detail measures to be taken to eliminate the migration of dust particles from the site.
2. All excavated material shall be stored in a location approved by the City Engineer.
3. Geo-technical information regarding the soil characteristics of the site shall be submitted to the City as part of the final site review process.
4. The permittee/developers shall provide both temporary and permanent grassing including fertilizer application on all disturbed areas where construction is not immediately intended. Said plan shall be provided in accordance with an approved ground cover plan acceptable to the City in accordance with Best Management Practices (BMP) of the United States Department of Agriculture Soil Conservation Service.
5. All platting must be completed in accordance with City Codes.
- ~~6. The off site reclaim line shall be a 16 inch main line based on the Tetra Tech hydraulic analysis report.~~
[Condition Completed]
- ~~7. The developer shall extend the off site reclaim line to the project from the point of connection depicted on the Conditional Use Permit prior to issuance of a Certificate of Completion for the infrastructure constructed pursuant to the phase 2 or the next phase of construction proposed. The 229 age restricted and primary phase 1 lots will be serviced in the interim by the internal reclaim line which will be jumped off by the potable system. The developer will install internal reclaim lines within all of the subdivision streets for service.~~
[Condition Completed]

Section 4 – Transportation Improvements

- ~~1. Sidewalks shall be required along Old Highway 50 and within the development, in accordance with Florida Department of Transportation regulations and City Codes. [Condition Completed]~~
- ~~2. The City may require that transportation improvements, necessitated by the portion of the project for which a building permit is sought, be made at the time of construction. Project specific on-site and off-site transportation designs are the sole responsibility of the developer. [Condition Completed]~~
- ~~3. A traffic study in accordance with City Codes shall be required to address level of service (LOS) for the area. The applicant/owner must coordinate with Lake County and the Lake Sumter Metropolitan Planning Organization (MPO) for compliance with the Transportation Management System (TMS). [Condition Completed]~~
- ~~4. The permittee shall be responsible for funding a traffic signal at the intersection of Hancock Road and Diamond Club Drive, if and when the signal becomes warranted and permitted by the applicable governmental agency. [Condition Completed]~~
5. The approximately 50 foot-wide strip of land located north of Lake Patterson and adjacent to the former CSX right-of-way may not be used for automobile access to the Property, but may be used as a trail or other multi-modal process.

Section 5 – Utilities and Stormwater

1. The permittee shall be responsible for purchasing, installing, and maintaining fire hydrants within the project. They shall be installed according to City Code.
2. The project shall be plumbed for reuse water with purple piping. Irrigation in common areas shall be provided for by well.

Section 6 – Landscaping

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

Section 7 – Architectural Design Standards

1. All structures shall be designed and constructed in accordance with the *Architectural Standards* of the City of Clermont.
2. All fencing within public view shall be ornamental metal, brick or decorative wood fencing with stone columns, as approved by the Site Review Committee.

Section 8 – Fire Design Standards

1. Any residential structures not meeting the separation distances set forth in table R302.1 will be required to provide a residential sprinkler system meeting the standards of NFPA 13D.

Section 9 – Variances included within the planned Unit Development

Specific considerations/variances within the PUD are as follows:

- 1) To allow for private streets with gates.

- 2) A grading request for up to twenty-five feet of cut/fill rather than ten feet per code, provided that the maximum cut/fill (25 feet) shall be limited to no more than 2% of the total project acreage of 578.93 acres. This limitation does not apply to cut/fill that causes elevation changes of less than twenty-five feet.
- 3) Increasing the grading between multi-level developments from five-to-one slope to a four-to-one slope.
- 4) Allowing retaining walls to be ten feet in height rather than a maximum of six feet. However, retaining walls that are located along the external boundary of the PUD (where they would be adjacent to property that is located outside of the PUD) shall be a maximum of six feet in height.
- 5) To allow lot sizes smaller than one acre, down to ~~5,500~~ 4,000 square feet.
- 6) To allow sidewalks to be located five feet off the back of the right-of-way line; within the right-of-way, rather than located on the edge of the right-of-way, and to allow for sidewalks to be located on the shared lot lines between two-family dwellings where a minimum of five feet of pervious area is provided between the sidewalk and the dwelling.
- 7) Increase total impervious surface coverage areas for individual lots from fifty-five percent to seventy-five percent and from forty-five percent to sixty-five percent for the principal structure.
- 8) Reduce front yard setbacks from thirty-five feet to fifteen feet.
- 9) Reduce the side yard setback from fifteen feet to five feet for single-family detached dwellings, and 0/7 ½ feet for two-family dwellings.
- 10) Reduce the rear yard setback from twenty-five feet to twenty feet. Lots 43-48 and 60-63 within Highland Ranch Esplanade Phase 1 (Plat Book 66, Page 31-36) are permitted a reduced rear yard setback of 8 feet for principal structures and 3 feet for accessory structures.
- 11) Reduce the seven and one-half foot side yard utility easements to match the side yard setbacks.
- 12) The project includes a waiver to allow the existing billboards on the property to remain in place, but on a temporary basis. Billboards shall be removed no later than January 31, ~~2024~~2025. The purpose of this waiver is to avoid a conflict between the Code and the legal obligations of the owner under the billboard leases.



WALDROP ENGINEERING

CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS

28100 BONITA GRANDE DR. #305
BONITA SPRINGS, FL 34135
P: 239-405-7777
F: 239-405-7889

Highland Ranch (FKA Black West) Conditional Use Permit Amendment Request Narrative

Taylor Morrison of Florida, Inc. is the owner of the Highland Ranch Planned Unit Development (PUD), which totals 579+/-acres, and is generally located north of Old Hwy 50 and southwest of the Florida Turnpike (the "Property") in the City of Clermont. The Property was formerly known as Black West, and is partially built out with single-family residential uses, amenities, and site infrastructure.

The Future Land Use Map designation of the Property is Master Planned Development, and the zoning district is General Commercial ("C-2"). The City of Clermont approved the Planned Unit Development and Conditional Use Permit in 2013 pursuant to Resolution 2013-17.

Taylor Morrison has begun development of the Property as a residential community consisting of single-family detached homes pursuant to the approved PUD site plan, the Conditional Use Permit conditions, associated waivers, and site development regulations.

The CUP amendment proposes the following changes to the PUD site plan and Conditions:

- Section 1, Condition 2: Update to reflect proposed PUD site plan dated February 26, 2016 prepared by Waldrop Engineering.
- Sections 3, Conditions 6-7: Remove as conditions have been completed.
- Section 4, Conditions 1-4: Remove as conditions have been completed.
- Section 9, Condition 5: Decrease the minimum lot size from 5,500 SF to 4,000 SF. This modification will allow for Lot Type "A-1", a two-family dwelling with 35-foot minimum lot width; and Lot Type A-2, a single-family detached dwelling with a 45-foot minimum lot width. This lot type is only applicable to Phases AR-1 through AR-4, as shown on the PUD site plan.
- Section 9, Condition 6: Allow the sidewalk to be located on the property lines between two-family dwellings, as shown on the Typical Lot Detail on the PUD site plan.
- Section 9, Condition 9: Add a new minimum side yard setback of 0'/7.5' for two-family dwellings.
- Section 9, Condition 10: Allow for reduced rear yard setbacks for Lots 43-48 and 60-63 within Highland Ranch Esplanade Phase 1 (Plat Book 66, Page 31-36) to permit the development of these lots with an alternative dwelling type than originally intended at the time of platting.
- Section 9, Condition 12: extend waiver to allow existing billboard to remain until January 31, 2025.

Since the 2013 CUP approval, the market has experienced significant changes in terms of buyer preferences. Specifically, there has been a strong increase in demand for smaller, clustered single-family detached dwellings and two-family dwelling, more commonly known as “twin villas”. These dwellings and the associated lots have smaller yards and lower maintenance requirements for the property owner, which is particularly attractive for buyers in 55+, or age-restricted communities. This trend is evident in other developments throughout the City that have introduced two-family or twin villa products, such as Heritage Hills.

The proposed CUP amendment will allow for the development of smaller, single-family detached dwellings and two-family dwellings to respond to changes in market demand in the “age-restricted” tracts identified on the PUD Master Plan (AR-1 through AR-4). As demonstrated on the enclosed PUD site plan, the smaller lot sizes are only proposed in the “AR” portions of the project, and not within the “P” phases. From a land use planning perspective, the smaller lots will provide an appropriate transition from lower density/larger dwelling types in the southern portions of the project, to smaller dwellings adjacent to the intensive Florida Turnpike boundary along the project’s northeastern boundary.

These changes will not increase the number of residential units within the Highland Ranch PUD, or increase the developable acreage within the project. The smaller lots will maintain compliance with the minimum impervious surface coverage area of 75% for the overall lot, and 65% for the principal structure. Additionally, the proposed modifications will not reduce the designated amenity areas, buffers, or open space within the PUD.

The Applicant is also requesting reduced rear yard setbacks for a limited number of platted lots within Highland Ranch Esplanade Phase 1. Lots 43-48 and 60-63 were platted for a specific, shallower product type, and due to changes in market demand, these product types are no longer appropriate on these lots. The proposed 8’ principal rear yard setback and 3’ accessory rear yard setback will allow Taylor Morrison to develop these lots with a deeper product that is more desirable by the targeted buyer. Appropriate separation between structures will be maintained in full compliance with the fire and building codes.

In order to provide the existing residents of Highland Ranch with information about the proposed CUP amendments, Taylor Morrison and its project team will conduct a meeting with the homeowners association prior to the first public hearing on the application. Taylor Morrison will coordinate with City staff regarding the date/time of the meeting, and the process utilized to notify residents.

In summary, Taylor Morrison is requesting modifications to lot sizes and setbacks within AR-1 through AR-4 of the Highland Ranch project to address changes in market demand since the CUP approval in 2013. The changes will not impact the application’s consistency with the Land Development Code and Comprehensive Plan. Furthermore, the proposed modifications uphold the City’s intent for flexibility within Planned Unit Developments provided by the Conditional Use Permit process.

LEGAL NOTICE

Notice is hereby given that the City of Clermont will consider a request for a Conditional Use Permit to amend Resolution 2013-17 for a Planned Unit Development to allow an updated site plan, remove conditions that have been completed, decrease minimum lot size and allow a two-family dwelling product, shared sidewalk entry on the property lines between two-family dwellings, new minimum side yard setbacks for two-family dwellings, reduced rear yard setbacks for select lots, and extend waiver to allow existing billboard to remain until January 31, 2025, at the following location:

LOCATION

Highland Ranch Planned Unit Development (FKA Black West)
579 acres +/-

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

This request will be considered by the Planning & Zoning Commission on Tuesday, April 5, 2016 at 6:30pm.

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

All meetings will be held in City Hall located at 685 West Montrose Street.

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

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

Tracy Ackroyd Howe, MMC
City Clerk

Daily Commercial
March 29 & April 19, 2016



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, April 26, 2016		
Agenda Item Name		
Ordinance No. 2016-17 The Vue		
Requested Action		
Move to table Ordinance 2016-17 to May 24, 2016.		
Staff Report		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Ordinance REZ ORD 2016-17 with Conditions.docx 2. P&Z Minutes P&Z Minutes.pdf 3. Legal ad REZ legal ad.docx		

CITY OF CLERMONT
ORDINANCE No. 2016-17

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

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

SECTION 1:

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

LEGAL DESCRIPTION

PARCEL 1 (FEE SIMPLE ESTATE)

That part of Section 28, Township 22 South, Range 26 East, Lake County, Florida, described as follows: Commence at the East 1/4 corner of said Section 28; thence run North 00°42'51" East along the East line of the Northeast 1/4 of said Section 28 for a distance of 664.12 feet to the Northeast corner of the South 1/4 of the Northeast 1/4 of said Section 28; thence run South 89°24'16" West along the North line of said South 1/4 for a distance of 1335.19 feet to a point on a non-tangent curve concave Westerly having a radius of 270.00 feet and a chord bearing of South 01°23'58" West and the Point of Beginning; thence run Southerly along the arc of said curve through a central angle of 23°36'59" for a distance of 111.29 feet to the point of compound curvature of a curve concave Northwesterly having a radius of 25.00 feet and a chord bearing of South 63°07'26" West; thence run Southwesterly along the arc of said curve through a central angle of 99°49'56" for a distance of 43.56 feet to the point of reverse curvature of a curve concave Southerly having a radius of 1750.00 feet and a chord bearing of North 87°56'35" West and the North right of way line of Hook Street, as described in Official Records Book 2010, Page 316, of the Public Records of Lake County, Florida; thence run Westerly along said North right of way line and the arc of said curve through a central angle of 41°57'58" for a distance of 1281.78 feet to a non-radial line and the East right of way line of an Unnamed right of way, according to the plat of LAKE HIGHLANDS COMPANY, as recorded in Plat Book 2, Page 28, of said Public Records; thence run North 00°10'52" East along said East right of way line for a distance of 718.43 feet to the South right of way line of State Road Number 50; thence run North 89°24'19" East along said South right of way line for a distance of 1127.57 feet; thence run South 89°29'29" East along said South right of way line for a distance of 150.11 (120.11) feet to the West line of the East 60 feet of Tract 19, of said LAKE HIGHLANDS COMPANY; thence run South 00°26'52" West along said West line for a distance of 445.90 feet to the point of curvature of a curve concave Easterly having a radius of 280.00 feet; thence run Southerly along the arc of said curve through a central angle of 15°45'47" for a distance of 77.03 feet to the point of tangency; thence run South 15°18'56" East for a distance of 105.46 feet to the point of curvature of a curve concave Westerly having a

CITY OF CLERMONT
ORDINANCE No. 2016-17

radius of 270.00 feet and a chord bearing of South 12°51'43" East; thence run Southerly along the arc of said curve through a central angle of 04°54'24" for a distance of 23.12 feet to the Point of Beginning.

LESS AND EXCEPT therefrom that parcel conveyed by Maynard K. Knapp, individually and as Trustee to Akram Ismail, M.D., by Special Warranty Deed recorded April 17, 2015, in Official Records Book 4613, Page 945, described as follows: A portion of the Southwest 1/4 of the Northeast 1/4 of Section 28, Township 22 South, Range 26 East, Lake County, Florida, described as follows: Commence at the Northeast corner of said Section 28; thence S01°07'06"W along the East line of said Northeast 1/4, a distance of 1372.13 feet to a point; thence N89°06'23"W, a distance of 1322.25 to a point on the South right-of-way line of State Road No. 50. (Right-of-Way varies per Right-of-Way Map Section 11070); thence continue N89°06'23"W, a distance of 60.00 feet to the POINT OF BEGINNING; thence S00°51'39"W, along the West right-of-way line of Miss Florida Avenue (ORB 2345, Page 748), also being parallel to and 60.00 feet West of the East line of said Southwest 1/4 of the Northeast 1/4 of Section 28 and the East line of Tract 19 of Lake Highlands Company, according to the Plat thereof as recorded in Plat Book 2, Page 28, of the Public Records of Lake County, Florida, a distance of 369.94 feet to a point; thence N89°08'21"W, a distance of 291.58 feet to a point; thence N00°51'39"E, a distance of 230.29 feet to a point; thence S89°08'21"E, a distance of 64.35 feet to a point; thence N00°51'39"E, a distance of 139.00 feet to a point on the South line of an unnamed unimproved street, also being the North line of said Tract 19; thence N89°50'25"E, along the North line of said Tract 19, a distance of 42.23 feet to a point on said South right-of-way line of State Road No. 50; thence S89°06'23"E, along said South right-of-way line of State Road 50, a distance of 185.01 feet to the POINT OF BEGINNING.

Containing 744,665 Sq. Ft. of 17.100 Acres more or Less.

PARCEL 2 (EASEMENT ESTATE)

Together with that certain Non-Exclusive Ingress-Egress Easement granted by Akram Ismail to Maynard K. Knapp, Trustee, to Reciprocal Easement Agreement recorded April 17, 2015, in Official Records Book 4613, Page 948, Public Records of Lake County, Florida.

PARCEL 3 (SOUTHERN PORTION)

Tract 29 and Tract 30, as shown on the Lake Highlands Company Plat of Section 28, Township 22 South, Range 26 East, recorded in Plat Book 2, Page 28, of the Public Records of Lake County, Florida; Less that portion lying within and North of the Right of Way for Hook Street.

SECOND SURVEY

That portion of the north/south roadway between Tracts 20, 21, 28, and 29 as shown on the Lake Highland's Company plat of Section 28, Township 22 South, Range 26 East, recorded in Plat Book 2, Page 28, Public Records of Lake County, Florida; lying northerly of Hook Street, and southerly of State Road No. 50, being more particularly described as follow: Commence at the NE corner of Section 28, Township 22 South, Range 26 East, Lake County, Florida, thence S 0°17'37" W, a distance of 1372.13 feet; thence N 89°55'52" W, a distance of 1322.25 feet to a point on the south right of way line of State Road No. 50 (a variable width public right of way); thence the following four (4) courses and distances along said south right of way line, continue N 89°55'52" W, a distance of 60.00 feet; thence N 89°27'07" W, a distance of 184.98 feet; thence S 89°30'08" W, a distance of 42.24 feet; thence S 89°24'19" W, a distance of 1020.48 feet to the point of beginning; thence departing said south right of way, run S 00°14'51" W, along the west line of Tracts 20 and 29, a distance of 718.43 feet to a point on the northerly right of way line of Hook Street (A 100 foot wide public right of way) said point also being on a non-tangent curve, concave southeasterly,

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ORDINANCE No. 2016-17

and having a radius of 1750.00 feet; thence southwesterly along the arc of said curve, through a central angle of 01°02'34", a distance of 31.85 feet, said curve being subtended by a chord bearing and distance of S 70°37'05" W, 31.85 feet; thence departing said north right of way line, run N 0°14'51" E, a distance of 728.72 feet to a point on the aforementioned southerly right of way line of State Road No. 50; thence N 89°28'03" E, along said north right of way line, a distance of 30.00 feet to the point of beginning.

Containing 0.50 acre, more or less

THIRD SURVEY

That portion of the north/south roadway between Tracts 28, and 29 as shown on the Lake Highland's Company plat of Section 28, Township 22 South, Range 26 East, recorded in Plat Book 2, Page 28, Public Records of Lake County, Florida; lying northerly of Hook Street, and southerly of State Road No. 50, being more particularly described as follow: commence at the NE corner of Section 28, Township 22 South, Range 26 East, Lake County, Florida; thence S 0°17'37" W, a distance of 1372.13 FEET; thence N 89°55'52" W, a distance of 1322.25 feet to a point on the south right of way line of State Road No. 50 (A variable width public right of way); thence the following four (4) courses and distances along said south right of way line, continue N 89°55'52" W, a distance of 60.00 feet; thence N 89°27'07" W, a distance of 184.98 feet; thence S 89°30'08" W, a distance of 42.24 feet; thence S 89°24'19" W, a distance of 1020.48 feet; thence departing said south right of way, run S 00°14'51" W, along the west line of Tracts 20 and 29, a distance of 824.65 feet to a point on the southerly right of way line of Hooks Street (A 100 foot wide public right of way); thence departing said southerly right of way line, run S 0°14'51" W, along the west line of said Tract 29, a distance of 473.42 feet to the southwest corner of said Tract 29; thence S 89°28'17" W, a distance of 30.00 feet to the southeast corner of aforementioned Tract 28; thence N 0°14'51" E, along the east line of said Tract 28, a distance of 462.39 feet to a point on the southerly right of way line of aforementioned Hook Street, said point also being on a non-tangent curve, concave southeasterly, and having a radius of 1650.00 feet; thence southwesterly along the arc of said curve, through a central angle of 01°06'54", a distance of 32.11 feet, to the point of beginning, said curve being subtended by a chord bearing and distance of N 69°22'29" E, 32.11 feet.

Containing 0.32 acres, more or less

FOURTH SURVEY

Tracts 21 and 28 as shown on the Lake Highland's Company plat of Section 28, Township 22 South, Range 26 East, recorded in Plat Book 2, Page 28, Public Records of Lake County, Florida; less that portion of Tract 28, lying south of Hook Street, (County District NO. 2-1346).

LOCATION

South of Highway 50, west of Miss Florida Avenue
Alternate keys 1028272 & 3334566

FROM: C-2 General Commercial
TO: Planned Unit Development

CITY OF CLERMONT
ORDINANCE No. 2016-17

SECTION 2 - General Conditions:

This application for a Planned Unit Development to allow for a multi-family residential Planned Unit Development along with C-2 General Commercial uses; be granted subject to the following conditions:

1. The conditions as set forth in this Planned Unit Development shall be legally binding upon any heirs, assigns and successors in title or interest.
2. The property shall be developed in substantial accordance with the Conceptual Site Plan prepared by B&S Engineering Consultants, LLC, dated 3-24-16, Sheet C-2.1, Overall Site Plan, Exhibit A. Formal construction plans incorporating all conditions stated in this permit shall be submitted for review and approved by the Site Review Committee prior to the issuance of a zoning clearance or other development permits.
3. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.

SECTION 3 - Land Uses and Specific Conditions:

1. A total of up to 333 multifamily dwelling units may be permitted on the site, not to exceed a density of 12 units per acre within the project.
2. 6 acres along SR 50 shall be designated as C-2 General Commercial use.
3. Setbacks for Multifamily
 - From SR 50 50 feet from the property line
 - From Hooks Street: 50 feet from the property line
 - Side: 12 feet from the property line plus 15 feet for each story in excess of two (2)
 - Rear: 25 feet from the property line
 - Between Buildings: 10 feet plus 15 feet for each story in excess of two (2)
4. The multifamily development shall provide internal connections for pedestrian access to the commercial portions of the development.
5. The project will have private gated streets that will be maintained by the developer or designated party.
6. Parking for the multifamily portion will be constructed at a minimum ratio of 1.8 spaces per dwelling unit.

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7. Maximum building height will be 64 feet, measured at the highest point for the multifamily portion.
8. Driveway access and parking for the C-2 General Commercial portion may be below the centerline of SR 50 and will be subject to the approval of the City Engineer.
9. The project may have elevation changes of up to 20 feet in height over the project site through the use of cut and fill. These changes will be submitted to the City Engineer at the time of final engineering.
10. Retaining wall heights up to 16 feet in height are allowed to deal with the extreme grades on the site.
11. Parking space dimensions for the multifamily portion shall be at a minimum 9 feet wide by 18 feet deep.
12. A reduced landscape buffer along SR 50 is requested due to the presence of a large berm. The landscape buffer shall be a minimum of 7 feet in width and shall have the 3 canopy trees and 5 understory trees for every 100 linear feet, or fractinal part thereof along with a continous hedge.
13. The project shall be developed according to the C-2 General Commercial zoning designation in the Land Development Code, unless expressly stated above.
14. If the multifamily portion of the project has not commenced by January 1, 2018, the entire project reverts back to the previous zoning of C-2 General Commercial and all the above conditions become null and void.

SECTION 4:

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

SECTION 5:

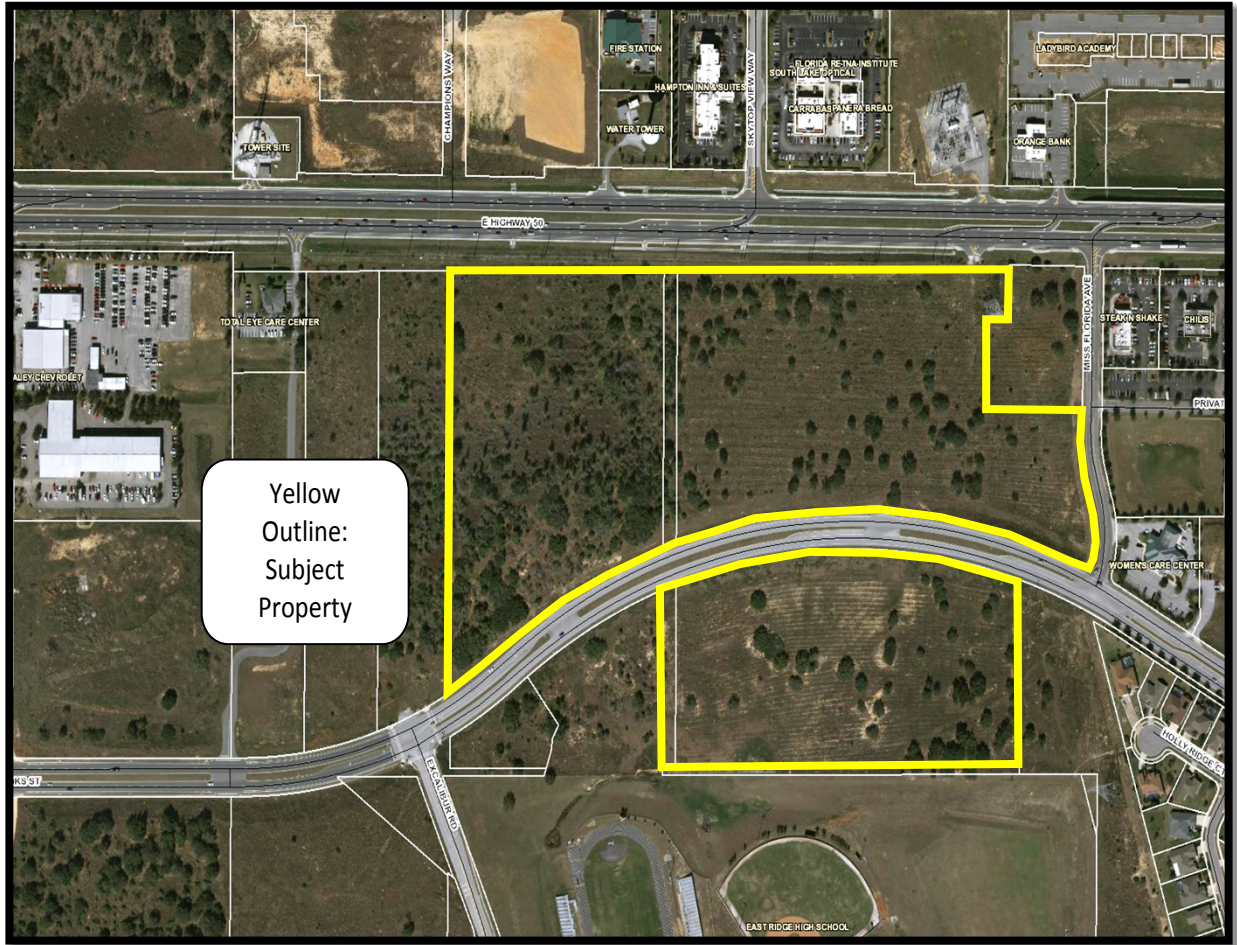
Should any Section or part of this Section be declared invalid by any court of competent jurisdiction, such adjudications shall not apply to or affect any other provision of this Ordinance, except to the extent that the entire Section or part of the Section may be inseparable in meaning and effect from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

SECTION 6:

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. 2016-17

Location map:



CITY OF CLERMONT
ORDINANCE No. 2016-17

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 26th day of April, 2016.

CITY OF CLERMONT

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

**City of Clermont
MINUTES
PLANNING AND ZONING COMMISSION
APRIL 5, 2016**

Page 8

Jill Ogden, 2550 Stargrass Circle, stated that they were the fourth family that moved in. She stated that they were told the gates and amenity center would be in by October when they purchased their home. She stated that they are now working on those items, however it's not fair to the newer residents. She stated that the Commission needs to consider what the real motivation is for them doing this.

Doug Ruisseau, 1038 Timbervale Trail, stated that he was the first resident in the community. He stated that they were told certain things and commitments are broken on a regular basis. He stated that the residents are uneasy with this idea.

Commissioner Proli stated that people trust developers and once they buy their homes the developers always seem to make changes to the communities.

Commissioner Hubbard stated that he is against the villas.

Ms. Crespo stated that there will not be any multi-family.

Commissioner Solis stated that the whole parcel was brought before them before as single-family detached homes. He stated that he has less problems with the billboards than he does with the villas.

Commissioner Proli moved to recommend denial of the conditional use permit; seconded by Commissioner Whitehead. The vote was unanimous to recommend denial.

6. REQUEST FOR REZONING

REQUEST: To change the zoning from C-2 General Commercial to Planned Unit Development for The Vue.

Commissioner Solis moved to table the rezoning to May 3, 2016; seconded by Commissioner Whitehead. The vote was unanimous to table the rezoning.

Chairman Jones stated that he would not be present for the May Planning and Zoning Commission meeting.

There being no further business, the meeting was adjourned at 8:32 pm.

Nick Jones, Chairman

ATTEST:

Rae Chidlow – Planning Specialist

LEGAL NOTICE

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

ORDINANCE NO. 2016-17

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

LOCATION

South of Highway 50, west of Miss Florida Avenue
Alternate keys 1028272 & 3334566

LEGAL DESCRIPTION

All of that tract or parcel of land lying and being in Section 26, Township 22 South, Range 26 East, Lake County, Florida, and being more particularly described as follows:

PARCEL 1 (FEE SIMPLE ESTATE)

That part of Section 28, Township 22 South, Range 26 East, Lake County, Florida, described as follows:

Commence at the East 1/4 corner of said Section 28; thence run North 00°42'51" East along the East line of the Northeast 1/4 of said Section 28 for a distance of 664.12 feet to the Northeast corner of the South 1/4 of the Northeast 1/4 of said Section 28; thence run South 89°24'16" West along the North line of said South 1/4 for a distance of 1335.19 feet to a point on a non-tangent curve concave Westerly having a radius of 270.00 feet and a chord bearing of South 01°23'58" West and the Point of Beginning; thence run Southerly along the arc of said curve through a central angle of 23°36'59" for a distance of 111.29 feet to the point of compound curvature of a curve concave Northwesterly having a radius of 25.00 feet and a chord bearing of South 63°07'26" West; thence run Southwesterly along the arc of said curve through a central angle of 99°49'56" for a distance of 43.56 feet to the point of reverse curvature of a curve concave Southerly having a radius of 1750.00 feet and a chord bearing of North 87°56'35" West and the North right of way line of Hook Street, as described in Official Records Book 2010, Page 316, of the Public Records of Lake County, Florida; thence run Westerly along said North right of way line and the arc of said curve through a central angle of 41°57'58" for a distance of 1281.78 feet to a non-radial line and the East right of way line of an Unnamed right of way, according to the plat of LAKE HIGHLANDS COMPANY, as recorded in Plat Book 2, Page 28, of said Public Records; thence run North 00°10'52" East along said East right of way line for a distance of 718.43 feet to the South right of way line of State Road Number 50; thence run North 89°24'19" East along said South right of way line for a distance of 1127.57 feet; thence run South 89°29'29" East along said South right of way line for a distance of 150.11 (120.11) feet to the West line of the East 60 feet of Tract 19, of said LAKE HIGHLANDS COMPANY; thence run South 00°26'52" West along said West line for a distance

of 445.90 feet to the point of curvature of a curve concave Easterly having a radius of 280.00 feet; thence run Southerly along the arc of said curve through a central angle of 15°45'47" for a distance of 77.03 feet to the point of tangency; thence run South 15°18'56" East for a distance of 105.46 feet to the point of curvature of a curve concave Westerly having a radius of 270.00 feet and a chord bearing of South 12°51'43" East; thence run Southerly along the arc of said curve through a central angle of 04°54'24" for a distance of 23.12 feet to the Point of Beginning.

LESS AND EXCEPT therefrom that parcel conveyed by Maynard K. Knapp, individually and as Trustee to Akram Ismail, M.D., by Special Warranty Deed recorded April 17, 2015, in Official Records Book 4613, Page 945, described as follows: A portion of the Southwest 1/4 of the Northeast 1/4 of Section 28, Township 22 South, Range 26 East, Lake County, Florida, described as follows: Commence at the Northeast corner of said Section 28; thence S01°07'06"W along the East line of said Northeast 1/4, a distance of 1372.13 feet to a point; thence N89°06'23"W, a distance of 1322.25 to a point on the South right-of-way line of State Road No. 50. (Right-of-Way varies per Right-of-Way Map Section 11070); thence continue N89°06'23"W, a distance of 60.00 feet to the POINT OF BEGINNING; thence S00°51'39"W, along the West right-of-way line of Miss Florida Avenue (ORB 2345, Page 748), also being parallel to and 60.00 feet West of the East line of said Southwest 1/4 of the Northeast 1/4 of Section 28 and the East line of Tract 19 of Lake Highlands Company, according to the Plat thereof as recorded in Plat Book 2, Page 28, of the Public Records of Lake County, Florida, a distance of 369.94 feet to a point; thence N89°08'21"W, a distance of 291.58 feet to a point; thence N00°51'39"E, a distance of 230.29 feet to a point; thence S89°08'21"E, a distance of 64.35 feet to a point; thence N00°51'39"E, a distance of 139.00 feet to a point on the South line of an unnamed unimproved street, also being the North line of said Tract 19; thence N89°50'25"E, along the North line of said Tract 19, a distance of 42.23 feet to a point on said South right-of-way line of State Road No. 50; thence S89°06'23"E, along said South right-of-way line of State Road 50, a distance of 185.01 feet to the POINT OF BEGINNING.

Containing 744,665 Sq. Ft. of 17.100 Acres more or Less.

PARCEL 2 (EASEMENT ESTATE)

Together with that certain Non-Exclusive Ingress-Egress Easement granted by Akram Ismail to Maynard K. Knapp, Trustee, to Reciprocal Easement Agreement recorded April 17, 2015, in Official Records Book 4613, Page 948, Public Records of Lake County, Florida.

PARCEL 3 (SOUTHERN PORTION)

Tract 29 and Tract 30, as shown on the Lake Highlands Company Plat of Section 28, Township 22 South, Range 26 East, recorded in Plat Book 2, Page 28, of the Public Records of Lake County, Florida; Less that portion lying within and North of the Right of Way for Hook Street.

SECOND SURVEY

That portion of the north/south roadway between Tracts 20, 21, 28, and 29 as shown on the Lake Highland's Company plat of Section 28, Township 22 South, Range 26 East, recorded in Plat Book 2, Page 28, Public Records of Lake County, Florida; lying northerly of Hook Street, and southerly of State Road No. 50, being

more particularly described as follow: Commence at the NE corner of Section 28, Township 22 South, Range 26 East, Lake County, Florida, thence S 0°17'37" W, a distance of 1372.13 feet; thence N 89°55'52" W, a distance of 1322.25 feet to a point on the south right of way line of State Road No. 50 (a variable width public right of way); thence the following four (4) courses and distances along said south right of way line, continue N 89°55'52" W, a distance of 60.00 feet; thence N 89°27'07" W, a distance of 184.98 feet; thence S 89°30'08" W, a distance of 42.24 feet; thence S 89°24'19" W, a distance of 1020.48 feet to the point of beginning; thence departing said south right of way, run S 00°14'51" W, along the west line of Tracts 20 and 29, a distance of 718.43 feet to a point on the northerly right of way line of Hook Street (A 100 foot wide public right of way) said point also being on a non-tangent curve, concave southeasterly, and having a radius of 1750.00 feet; thence southwesterly along the arc of said curve, through a central angle of 01°02'34", a distance of 31.85 feet, said curve being subtended by a chord bearing and distance of S 70°37'05" W, 31.85 feet; thence departing said north right of way line, run N 0°14'51" E, a distance of 728.72 feet to a point on the aforementioned southerly right of way line of State Road No. 50; thence N 89°28'03" E, along said north right of way line, a distance of 30.00 feet to the point of beginning.

Containing 0.50 acre, more or less

THIRD SURVEY

That portion of the north/south roadway between Tracts 28, and 29 as shown on the Lake Highland's Company plat of Section 28, Township 22 South, Range 26 East, recorded in Plat Book 2, Page 28, Public Records of Lake County, Florida; lying northerly of Hook Street, and southerly of State Road No. 50, being more particularly described as follow: commence at the NE corner of Section 28, Township 22 South, Range 26 East, Lake County, Florida; thence S 0°17'37" W, a distance of 1372.13 FEET; thence N 89°55'52" W, a distance of 1322.25 feet to a point on the south right of way line of State Road No. 50 (A variable width public right of way); thence the following four (4) courses and distances along said south right of way line, continue N 89°55'52" W, a distance of 60.00 feet; thence N 89°27'07" W, a distance of 184.98 feet; thence S 89°30'08" W, a distance of 42.24 feet; thence S 89°24'19" W, a distance of 1020.48 feet; thence departing said south right of way, run S 00°14'51" W, along the west line of Tracts 20 and 29, a distance of 824.65 feet to a point on the southerly right of way line of Hooks Street (A 100 foot wide public right of way); thence departing said southerly right of way line, run S 0°14'51" W, along the west line of said Tract 29, a distance of 473.42 feet to the southwest corner of said Tract 29; thence S 89°28'17" W, a distance of 30.00 feet to the southeast corner of aforementioned Tract 28; thence N 0°14'51" E, along the east line of said Tract 28, a distance of 462.39 feet to a point on the southerly right of way line of aforementioned Hook Street, said point also being on a non-tangent curve, concave southeasterly, and having a radius of 1650.00 feet; thence southwesterly along the arc of said curve, through a central angle of 01°06'54", a distance of 32.11 feet, to the point of beginning, said curve being subtended by a chord bearing and distance of N 69°22'29" E, 32.11 feet.

Containing 0.32 acres, more or less

FOURTH SURVEY

Tracts 21 and 28 as shown on the Lake Highland's Company plat of Section 28, Township 22 South, Range 26 East, recorded in Plat Book 2, Page 28, Public Records of Lake County, Florida; less that portion of Tract 28, lying south of Hook Street, (County District NO. 2-1346).

FROM C-2 General Commercial
TO Planned Unit Development

This request will be considered by the Planning & Zoning Commission on Tuesday, April 5, 2016 at 6:30 p.m.

A public meeting to consider the request will be held before the City Council on Tuesday, April 26, 2016 at 6:30 p.m. for final enactment.

The April 5, 2016 meeting will be held at the Clermont City Center located at 620 West Montrose Street, Room B. The April 26, 2016 meeting will be held at City Hall, located at 685 W. Montrose Street.

This ordinance is available for public inspection in the office of the City Clerk, 685 W. Montrose St., Monday through Friday between the hours of 8:00 A.M. and 5:00 P.M.

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

Tracy Ackroyd Howe, MMC
City Clerk

Daily Commercial
March 29 and April 12, 2016