



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

Legislative Update - Gray Robinson

PUBLIC COMMENTS

REPORTS

CONSENT AGENDA

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

Item No. 1 - Meeting Minutes

Consider approval of the April 26, 2016 Regular Council Meeting minutes.

Item No. 2 - Surplus Request

Consider the surplus of inventory items from Environmental Services, Police Department, and Public Works which have reached their end of life service, is found or abandoned property.

Item No. 3 - Scope of Services and Budget Amendment

Consider approval of professional engineering services for phase two for the Victory Pointe (West Lake Wetlands Project) by GAI Consultants, Inc., in the amount of \$486,155 and a budget amendment to the Stormwater Fund in the amount of \$486,155.

Item No. 4 - Resolution No. 2016-19

Consider Resolution approval of the Local Mitigation Strategy: Multi-Jurisdictional Plan as part of the ongoing planing efforts of Lake County.

Item No. 5 - Resolution No. 2016-22

Consider Resolution approval of an Agreement for downtown temporary parking and liability at 705 W. Minneola Avenue.

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| Item No. 6 - Resolution No. 2016-24 | Consider approval of 2016 Lake County Water Authority Grant Program Agreement and award in the amount of \$643,030 for the Victory Pointe (aka West Lake Wetlands Project). |
| Item No. 7 - Event Fee Variance Request | Consider a 100% fee variance of grounds fees to Christian Men in Action for their Kick-It-Off 2016 Back to School Bash at McKinney Park on August 6, 2016. |
| Item No. 8 - Event Fee Variance & Open Container Request | Consider a 100% fee variance of grounds fees with an open container area request to Festivals of Florida Inc. for their "Lake Water Sports & Seafood Festival" to be held at Waterfront Park on October 1st and 2nd. Staff recommends the applicant pay for all grounds fees. |

UNFINISHED BUSINESS

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| Item No. 9 - Ordinance No. 2016-10 <i>Final</i>
<i>Hartle Grove Large-Scale Comprehensive Plan</i>
<i>Amendment</i> | Consider an ordinance to change the future land use from Lake County Urban Low Density to Master Planned Development for property located south of Highway 50, east and west of Hartle Road. |
| Item No. 10 - Resolution No. 2016-12
<i>Walmart</i> | Consider a conditional use permit (Resolution 1316) amendment to allow for an expansion to the existing building located at 1450 Johns Lake Road. |
| Item No. 11 - Resolution No. 2016-15
<i>The Vue</i>
<i>Table to June 28, 2016</i> | Consider a conditional use permit to allow for multi-family residential for property located south of Highway 50, west of Miss Florida Avenue and north of Hooks Street. |
| Item No. 12 - Ordinance No. 2016-17 <i>Final</i>
<i>The Vue</i>
<i>Table to June 28, 2016</i> | Consider ordinance to change the zoning from C-2 General Commercial and Urban Estate to Planned Unit Development for property located south of Highway 50 and west of Miss Florida Avenue and north of Hooks Street. |

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Item No. 13 - Ordinance No. 2016-21 *Final*
The Vue
Table to June 28, 2016

Consider ordinance to close the right-of-way on property located south of Highway 50, north and south of Hooks Street, and west of Miss Florida Avenue.

Item No. 14 - Ordinance No. 2016-22 *Final*
Parks and Recreation

Consider ordinance to create City Code Chapter 55 , "Parks and Recreation Areas" and to define guidelines for those areas.

NEW BUSINESS

Item No. 15 - Ordinance No. 2016-23 *Introduction*
Citrus Tower Self Storage

Consider ordinance introduction to annex property into the city limits, located at 423 Citrus Tower Blvd.

Item No. 16 - Ordinance No. 2016-24 *Introduction*
Citrus Tower Self Storage

Consider ordinance introduction for a comprehensive plan amendment to change the future land use from Lake County Regional Office to City of Clermont Industrial, located at 423 Citrus Tower Blvd.

Item No. 17 - Ordinance No. 2016-25 *Introduction*
Citrus Tower Self Storage

Consider ordinance introduction to change the zoning from UE Urban Estate to C-2 General Commercial, located at 423 Citrus Tower Blvd.

Item No. 18 - Ordinance No. 2016-26 *Introduction*
Field Monumentation

Consider ordinance introduction to amend Chapter 110 Subdivisions, Section 110-263 Field Monumentation of the Land Development Code.

Item No. 19 - Ordinance No. 2016-27 *Introduction*
Automotive Dealerships

Consider ordinance introduction to amend Chapter 122 Zoning, Section 122-223 Permitted Uses and Section 122-224 Conditional Uses of the Land Development Code.

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.

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

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
April 26, 2016

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

INVOCATION

Pastor Van Green gave the invocation followed by the Pledge of Allegiance.

PRESENTATIONS

Heather Wooding; Environmental Services Administrative Assistant, presented the winners of the Drop Saver Poster Contest.

PROCLAMTION

City Clerk Ackroyd Howe read the Water Reuse Week proclamation aloud. Mayor Ash presented the proclamation to Environmental Services Director Roy.

City Clerk Ackroyd Howe read the Drinking Water Week proclamation aloud. Mayor Ash presented the proclamation to Environmental Services Director Roy.

City Clerk Ackroyd Howe read the Water Conservation Month proclamation aloud. Mayor Ash presented the proclamation to Environmental Services Director Roy.

Mayor Ash commented the City has a phenomenal Environmental Services Department and thanked Environmental Services Director Roy and staff.

PUBLIC COMMENTS

Matthew Modica expressed concern regarding the trees removed at The Moorings development and requested the City approach the developer on landscaping the property.

REPORTS

City Manager Gray announced the Dragon Boat Race begins at 9am on Saturday, April 30, 2016. A Council workshop will be held at 9am on Monday, June 6, 2016.

City Attorney Mantzaris provided an update of the Cemex appeal of the Lake County Board of County Commissioners decision to deny the Cemex Conditional Use Permit. The Lake County Circuit Court is requiring the parties involved to respond. The City will maintain the position of the sand mine operation being inconsistent with the adopted Sector Plan.

Council Member Bates reported Water Safety Day will be held at Waterfront Park on May 14, 2016 at 10am. State Representative Larry Metz will hold a Town Hall meeting at the Clermont City Center on May 12, 2016 at 6pm.

Council Member Goodgame acknowledged Ann Dupee for her accomplishments over the years.

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Council Member Mullins reported the Sales Tax Oversight Committee met on April 18, 2016. The Relay for Life will be held at East Ridge High School on April 29, 2016. Music on Montrose will be held at City Hall Park on Friday, May 6, 2016 beginning at 5:30pm.

Council Member Travis reminded everyone of the Annual Ride of Silence at Waterfront Park on May 18, 2016 at 6pm.

Mayor Ash reported she attended the Citizens Academy at the Police Department, the Grand Opening of Kiddie Academy, the Mike Conley Hospice House Gala, the Sail Boat Regatta, welcomed the delegates at the 90th Annual Convention of the Florida Confederation of Garden Clubs, the honoring of Ann Dupee as a Living Legend of Lake County, the Citizens Academy at Fire Station #1, the Law Enforcement Torch Run, a meeting at the Arts and Recreation Center by the VFW Post, reached out to veterans, and attended National Help Horse Day.

CONSENT AGENDA

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

Item No. 1 – 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.

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.

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| 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. |

Council Member Goodgame pulled Items 1, 2 and 8.

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

Council Member Goodgame requested maps and plats be printed on larger size paper and with bolder print.

Council Member Goodgame inquired of a biography for the Firefighter Pension Board 5th Member.

Finance Director VanZile stated Mr. Moore was a current firefighter with the Clermont Fire Department.

City Attorney Mantzaris noted the appointment was for Council ratification. The appointment is made by the four Firefighter Pension Board members and; under Florida Statute, the Council has no choice but to ratify the appointment.

Council Member Goodgame commented the Daughters of the American Revolution has held a Memorial Day event for years and expressed concern of possible conflict.

City Manager Gray stated the event was new and would not interfere with the Daughters of the American Revolution event.

Susan Saunders; the applicant, commented the event honors Police Officers, Firefighters, Emergency Medical Services, and Military veterans. The purpose is to provide veterans with available resources. The event is open to everyone, and other organizations are welcome to participate. The Daughters of the American Revolution are invited to attend.

Council Member Travis confirmed the trail would not be closed.

Council Member Mullins moved to only charge Celebration of Heroes for Public Works and Police Officers as determined by the City Manager; seconded by Council Member Bates. The motion passed with all members present voting aye.

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Council Member Goodgame moved to approve Items 1 and 2 of the Consent Agenda; seconded by Council Member Mullins. The motion passed with all members present voting aye.

UNFINISHED BUSINESS

Item No. 9 – Variance Request; Ayyoob

Senior Planner Kruse presented the variance requests for a side yard setback of 5 feet, a front yard setback of 10 feet, a minimum lot width of 60 feet, and allow for a driveway to be placed up to the side lot line. The property is located at 990 West Montrose Street. The request was tabled at staff's request at the January 26, 2016 City Council meeting to allow for additional documentation. The applicant is in the process of converting an existing single-family home to a two-dwelling unit. Staff recommended denial of the variance requests.

Robert Brown; General Contractor, stated the property does not have adequate space in the front yard for parking. The owner was led to believe the property was approved for a duplex when he purchased the property.

Bruce Hancock; Real Estate Broker, represented the current property owner. The seller had used the rental property as a duplex and had made alterations to the property for access to the second floor. The current owner is unable to meet the appropriate parking requirements unless the parking is located in the rear.

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

Council Member Mullins moved to grant the variances as request; seconded by Council Member Goodgame. The motion passed with all members present voting aye.

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

City Clerk Ackroyd Howe read Ordinance 2016-07 aloud by title only.

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.

Finance Director VanZile presented the ordinance request. The first change removes the requirement to purchase prior service within three months of the date of hire with the City of Clermont. The amendment adds another payment option to purchase the prior service. The second change creates a Share Plan, pursuant to the recently approved Collective Bargaining Agreement with the Police Officers Union. The amendments have been approved by the Police Officers Pension Board of Trustees and there is no cost to the City.

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

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Council Member Mullins clarified a retiree's monthly retirement benefit would increase with no additional cost to the City.

Council Member Bates inquired of the reason for the prior service purchase change. Finance Director VanZile commented concerns were raised regarding new hires not receiving information of the purchase option before the three-month time frame expired.

Council Member Goodgame asked of the method in determining the distribution of the Share Plan money. Finance Director VanZile stated the money is distributed based on years of service with the City.

Council Member Mullins asked of the location of the Share Plan money. Finance Director VanZile commented the money is part of the Pension Trust Fund and will move to a separate fund for each officer.

Council Member Goodgame moved for adoption of Ordinance 2016-07; seconded by Council Member Mullins. The motion passed 5 to 0 on a roll call vote.

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

City Clerk Ackroyd Howe read Ordinance 2016-08 aloud by title only.

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.

Finance Director VanZile presented the ordinance request. The change removes the requirement to purchase prior service within three months of the date of hire with the City of Clermont. The amendment adds another payment option to purchase the prior service. The Share Plan is under discussion with the Firefighters Union and is anticipated to return before Council. The Firefighter Pension Board of Trustees has approved the amendments.

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

Council Member Mullins moved to adopt Ordinance 2016-08; seconded by Council Member Goodgame. The motion passed 5 to 0 on a roll call vote.

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

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

City Clerk Ackroyd Howe read Ordinance 2016-14 aloud by title only.

An Ordinance of the City Council of the City of Clermont, Lake County, Florida, providing for the annexation of a certain parcel of land contiguous to the present City boundaries; providing for an effective date, severability, recording, and publication.

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

City Clerk Ackroyd Howe read Ordinance 2016-15 aloud by title only.

An Ordinance of the City Council of the City of Clermont, Lake County, Florida, adopting the Large Scale Comprehensive Plan Amendment for the City of Clermont, Florida, pursuant to the Local Government Comprehensive Planning Act, Chapter 163, Part II, Florida Statutes; setting forth the authority for adoption of the Large Scale Comprehensive Plan Amendment; setting forth the purpose and intent of the Large Scale Comprehensive Plan Amendment; providing for the adoption of the Large Scale Comprehensive Plan Amendment; establishing the legal status of the Large Scale Comprehensive Plan Amendment; providing a severability clause and providing an effective date.

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

City Clerk Ackroyd Howe read Ordinance 2016-16 aloud by title only.

An Ordinance under the Code of Ordinances of the City of Clermont, Lake County, Florida amending the Official Zoning Map of the City of Clermont referred to in Chapter 122 of Ordinance No. 289-C, Code of Ordinances; rezoning the real properties described herein as shown below; providing for severability, effective date, and publication.

Senior Planner Kruse presented the request to annex the automotive dealership located at 15859 State Road 50. The owner recently acquired ten acres north of the dealership with the intent to expand. The property is receiving water and sewer services from the City. Staff recommended approval of the annexation request.

Senior Planner Kruse presented the request for a Large Scale Comprehensive Plan Amendment to change the future land use from Lake County's Regional Commercial and Regional Office to the City's Commercial future land use designation for property located at 15859 State Road 50. The Commercial designation would allow the continuance of the automotive dealership and allow for expansion. Staff recommends approval of the transmittal of the Large Scale Comprehensive Plan Amendment.

Senior Planner Kruse presented the request to rezone the existing automotive dealership and vacant property located at 15859 State Road 50. The property consists of five acres used for an existing dealership and ten acres for expansion. The proposed rezoning is from Urban Estate to the City's C-2 General Commercial zoning classification. Staff recommended approval of the rezoning request.

Scott Glass, Esquire; representing The Napleton Group, was available to answer any questions.

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

Council Member Goodgame asked of the old railroad right-of-way location and status. Senior Planner Kruse will research the status of the railroad right-of-way.

Council Member Mullins moved to approve Ordinance 2016 –14; seconded by Council Member Godgame. The motion passed 5 to 0 on a roll call vote.

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Council Member Mullins moved to approve Ordinance 2016-15; seconded by Council Member Goodgame. The motion passed with all members present voting aye.

Council Member Mullins moved to approve Ordinance 2016-16; seconded by Council Member Goodgame. The motion passed 5 to 0 on a roll call vote.

NEW BUSINESS

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

City Clerk Ackroyd Howe read Resolution 2016-08 aloud by title only.

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.

Planning Manager Henschel reported on the request to allow a banquet facility in the Central Business District. The applicant proposed to renovate the existing 3,000 square foot commercial building located at 750 West Desoto Street for a themed wedding and banquet facility. The applicant has a parking agreement with First United Methodist Church. Staff recommended approval of the request.

Mike Latham; GatorSketch Architects, was present on behalf of the applicant.

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

Council Member Bates requested clarification regarding parking.

Planning Manager Henschel stated the owner has an agreement with First United Methodist Church to allow use of the church's parking lot during events.

Mr. Latham commented the events would occur on Thursday, Friday, and Saturday night. The agreement requires three-months advanced scheduling with the church and must be valet parking.

Council Member Travis inquired of the maximum occupancy. Mr. Latham stated the maximum occupancy is 160 people.

Council Member Goodgame moved for approval of Item 15; seconded by Council Member Mullins. The motion passed with all members present voting aye.

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Item No. 16 – Resolution No. 2016-09; *Heritage Hills*

City Clerk Ackroyd Howe read Resolution 2016-09 aloud by title only.

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.

Planning Manager Henschel reported on the four amendments to Resolution 2014-35.

The first amendment requested was to allow the elimination of the public sidewalk on the north side of the Hartwood Marsh Road right-of-way. The Lake County engineering office informed City staff the County was working with the Center Lake Sand Mine to relocate Hartwood Marsh Road to the eastern side of the Center Lake property. Lake County staff indicated a sidewalk on Hartwood Marsh Road would not be useful, due to the internal connectivity of the development.

The second amendment requested was to allow for brick paver streets within Phase 7.

The third amendment requested was to allow for 50-foot rights-of-way for Phase 7.

The fourth amendment requested was to allow a sidewalk on only one side of the street.

Staff recommended approval of brick paver streets.

Staff recommended denial of the request to eliminate the Hartwood Marsh Road sidewalk, the 50 foot rights-of-way, and internal sidewalks on only one side of street.

Duane Booth; Project Engineer, commented Phase 7 was a small phase and will not share the amenities in Heritage Hills. Mr. Booth withdrew the request for allowing sidewalks on only one side of the street, and withdrew the request for brick paver streets.

Mark McDonald; Lennar Homes, stated Phase 7 fronts Johns Lake and will be named Hidden Lake. The homes will have front porches, balconies, and accentuate the natural setting of the property. The current plan has approximately 20 home sites fronting Johns Lake, with the 100-year flood plain coming through the site. The community design requires an additional 10 feet of right-of-way in the flood plain area. The request to reduce the rights-of-way to 50 feet would decrease the amount of green space between the curb and sidewalk, and decrease the impact on the flood plain area.

Rob Monet; Lennar Homes, commented on meeting with members of the Heritage Hills neighborhood, and Lennar has agreed to install a permanent six-foot chain link fence on the southern boundary of Heritage Hills in lieu of a sidewalk.

Mayor Ash opened the public hearing.

Ed Barnhill and Stuart Kinniburgh spoke in favor of removing the requirement for a sidewalk on Heritage Hills Boulevard.

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Deborah Running requested clarification of the location of the proposed sidewalks. Ms. Running spoke in opposition of the request to remove the requirement for a sidewalk.

Planning Manager Henschel showed the existing sidewalk and where the future sidewalk would be located.

Mayor Ash closed the public hearing.

Council Member Mullins inquired of placing money into an account for installing a sidewalk when Lake County completes Hartwood Marsh Road, and returning the funds should Lake County no longer need the sidewalk.

City Attorney Mantzaris stated the applicant could set money aside in either a cash or bond format.

City Manager Gray noted Hartwood Marsh Road will remain a Lake County road. Staff is requesting the sidewalk construction on Hartwood Marsh Road remain as a condition, due to future development of properties east of Phase 7.

Mayor Ash asked of the expected completion time for Phase 7. Mr. McDonald stated Phase 7 should be completed in one year.

Council Member Travis spoke in favor of installing the sidewalk during the development of Phase 7.

Council Member Mullins opined the installation of the sidewalk was a waste of time and money until Lake County completes Hartwood Marsh Road.

Council Member Goodgame was in agreement with Council Member Mullins.

City Manager Gray asked staff to provide the variances requested. Senior Planner Henschel stated the variances requested were to remove the Hartwood Marsh public sidewalk connection, and reduce the rights-of-way to 50 feet.

Council Member Mullins expressed concern of the flood plain area and possible cut-and-fill.

Council Member Travis was in agreement with Council Member Mullins concerns.

Planning Manager Henschel commented the State required municipalities to adopt new codes addressing flood plain areas. The developer would be required to comply with the codes.

Mayor Ash inquired of advising potential homeowners of the flood plain.

Duane Booth stated a FEMA map amendment would be submitted to the St. Johns River Water Management District and the Federal Emergency Management Agency for approval. The approval would remove the area from the 100-year flood plain.

Council Member Goodgame asked of the floor elevations. Mr. Booth commented the finished floor elevation would be 18 inches above the 100-year flood plain.

Council Member Mullins clarified the variance request was for a reduction of rights-of-way.

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Mr. Booth stated the rights-of-way were not an issue until Lake County required additional right-of-way from the westerly side of the proposed development.

Council Member Mullins commented less environmental damage would occur if the rights-of-way reduction request was approved.

Council Member Mullins moved to not require the sidewalk at this time, but a sufficient amount of money be placed in an escrow account for the sidewalk to be built once Lake County redesigns and rebuilds Hartwood Marsh.

The motion died for lack of a second.

Council Member Travis moved to deny the request and require them to put in a sidewalk; seconded by Council Member Goodgame. The motion passed 3 to 2 with Council Members Mullins and Bates voting in opposition.

Council Member Mullins moved to grant the 50-foot rights-of-way; seconded by Council Member Bates. The motion passed with all members present voting aye.

Mayor Ash recessed the meeting at 8:49pm. Mayor Ash reconvened the meeting at 9:00pm.

Item No. 17 – Resolution No. 2016-10; *Highland Ranch*

City Clerk Ackroyd Howe read Resolution 2016-10 aloud by title only.

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.

Senior Planner Kruse presented the request to amend the existing Planned Unit Development for Highland Ranch. The project is currently permitted under Resolution 2013-17. The proposed amendments are as follows:

- (1) Update the Planned Unit Development Site Plan to show the typical lot layout for a Twin Villa;
- (2) Remove the conditions which have been completed under Section 3, Site Development;
- (3) Remove the conditions which have been completed under Section 4, Transportation Improvements;
- (4) Under Section 9, allow smaller than one-acre lot sizes. The modification would 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. The lot type is only applicable to Phases AR-1 through AR-4, as shown on the Planned Unit Development Site Plan;
- (5) Under Section 9, allow shared sidewalks located on property lines between the two-family dwellings;
- (6) Under Section 9, add a new minimum side yard setback of 0 feet/7.5 feet for the two-family dwellings;

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- (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 requested to develop a model center.
- (8) Under Section 9, extend waiver to allow the existing billboards to remain until January 31, 2025.

Staff recommended approval of the amendment requests; however, recommended denial of the billboard waiver extension.

Alexis Crespo; Waldrop Engineering, presented the requests which would be limited to the undeveloped age restricted section. The developer would like to add a Garden Home and Twin Villa to the AR2 and AR4 locations, and to a strip located along the turnpike. The request will not increase the number of lots in the subdivision, and will create more open space areas. Community meetings were held to seek input and address concerns.

Ms. Crespo addressed the request to extend the billboard waiver until 2025. The billboard lease was inherited by the developer when the property was purchased.

Mayor Ash opened the public hearing.

Mario Impellizeri, John Nelson, Sue Thompson, Denise Purinton, Michael Ziccardi, Thomas Cook, Larry Sample, Pat DeRuisseau, Jim Perkins, Ed Ogden, Jim Thompson, Hector Segui, Renee Beauregard, and Carol Impellizeri spoke in opposition of the Twin Villas; citing the subdivision was presented to the owners as a single-family subdivision, concerns of lack of promised amenities, concerns the demographics would change, lack of honoring commitments, density concerns, decreased property values, and breaking the continuity of the community.

Mayor Ash closed the public hearing.

Chris Tyree; Taylor Morrison Homes, was available to answer questions.

Council Member Mullins and Council Member Bates disclosed meeting individually with Mr. Tyree and Mr. Stevenson regarding the floor plans.

Council Member Travis asked of the prices. Mr. Tyree stated the prices would range from the low- to mid- \$200,000 range.

Council Member Mullins expressed concern of the residents losing confidence in Taylor Morrison Homes.

Council Member Travis commented the proposed homes would not lower property values and would sell. Ms. Travis stated she understood the residents' concerns.

Council Member Bates was in agreement with Council Member Travis and asked of other available options.

Mr. Tyree commented the residents were opposed to the Twin Villas; however, the Garden Homes have a greater setback and are single-family homes.

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Council Member Bates suggested tabling to provide Taylor Morrison Homes time to address the residents' concerns.

Council Member Goodgame expressed concern of placing the proposed homes within the current community.

Mayor Ash expressed concern of smaller homes abutting the existing larger homes and suggested tabling the request.

Council Member Bates moved to table to the May 10, 2016 meeting; seconded by Council Member Mullins. The motion passed with all members present voting aye.

Item No. 18 – Ordinance No. 2016-17, *The Vue*

City Clerk Ackroyd Howe read Ordinance 2016-17 aloud by title only.

An Ordinance under the Code of Ordinances of the City of Clermont, Lake County, Florida amending the Official Zoning Map of the City of Clermont referred to in Chapter 122 of Ordinance No. 289-C, Code of Ordinances; rezoning the real properties described herein as shown below; providing for severability, effective date, and publication.

Council Member Mullins moved to table to the May 24, 2016 Council meeting; seconded by Council Member Bates. The motion passed with all members present voting aye.

ADJOURN: With no further comments, this meeting was adjourned at 9:56pm.

APPROVED:

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

**AGENDA ITEM**

Meeting Date	
Tuesday, June 14, 2016	
Agenda Item Name	
Surplus Request	
Requested Action	
Recommend to approve and declare surplus end of life inventory from the Environmental Services, Police Department, and Public Works Department, and dispose of in accordance with the Purchasing Policy.	
Staff Report	
The Purchasing Department on behalf of the Environmental Services Department, Police Department, and the Public Works Department, recommends approval of the above action. The following inventory has reached their end of life service and approval to surplus these items is being requested. Environmental Services Department (1) Gearbox (Flender) used in in Airbay #1 (1) 1997 Ford Ambulance Dodge Pick-Up - 239,746 miles (1) 1999 Dodge Pick-Up - 75,333 miles (1) 2002 Ford F150 Pick-Up - 97,717 miles Police Department (1) Silver Coin (1) Repeater (1) LEA Surveillance Camera (1) AID Bodywire Receiver (1) LEA Wristwatch Bodywire (1) AID Bodywire (1) LEA Bodywire Receiver (1) LEA Bodywire (2) Watec Camera (1) Cosmicare Pinhole Camera (1) LEA Hat Transmitter (1) LEA Dat Recorder (1) Lanier Cassette Eraser (1) AMS Program Display Light (1) LEA Rechargeable Battery (1) LEA Mini Repeater (1) LEA Wireless Wristband Rec (1) Sony Digital Handy Cam (1) LEA Digital Recorder/Trans (1) LEA Digital Audio Recorder Public Works	

- (1) 2000 Chevy 3500 Crew Cab - 84,841 miles
- (1) 1998 Dodge Ram 1500 - 104,225 miles
- (1) 2000 Dodge Ram 2500 - 127,922 miles
- (1) 2002 Dodge Ram 2500 - 113,025 miles
- (1) 2003 Ford Explorer - 122,295 miles
- (1) 2004 Chevy Blazer - 128,572 miles
- (1) 2007 Dodge Charger - 117,891 miles
- (1) 2007 Dodge Charger - 116,166 miles
- (1) 2007 Harley Davidson Road King - 36,272 miles
- (1) 9000 lbs Cherokee two post lift

Salvageable surplus property will be sold through GovDeals.com, an electronic auction website for government property. Non-salvageable property will be disposed of appropriately.

Additional Analysis		
Fiscal Impact Summary		
Surplus property is anticipated to be sold for approximately \$38,000		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Environmental Services Property Disposal Form	Environmental Services Property Disposal Form.pdf	
2. Police Department Property Disposal Form	Police Department Property Disposal Form.pdf	
3. Public Works Property Disposal Form	Public Works Property Disposal Form.pdf	

PROPERTY DISPOSAL FORM

Department: Environmental Services Asset Tag#: _____
Contact Person: Heather Wooding Phone: 352-241-0178
Year / Make / Model: Flender Gearbox, Model H3BV11 Vehicle No. _____
Miles / Hours: _____ Serial / VIN: 329748-3-1
Description of Property Gearbox for Airbay #1

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

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

- ☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.
- ☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).
- ☐ **TRADE-IN:** Returned to vendor. Submit any other information as to the asset(s) description, trade-in value, etc.
- ☐ **NON-REPAIRABLE:** A piece of equipment that is not repairable or not cost effective to repair.
- ☒ **OBSOLETE:** Refers to any item or material that is of no use to the City.
- ☒ **SCRAP:** Any metallic material that can be dissolved to produce new metals.
- ☐ **OTHER:** not worth rebuilding - too expensive

Director Signature: _____ Date: May 12, 2016

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

Date Approved by City Council: _____ Agenda Item: _____

Method of Disposal: _____ Date Disposed: _____

Purchasing Manager: _____

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

Asset Number: _____

Completed by: _____ Date: _____

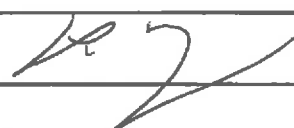
PROPERTY DISPOSAL FORM

Department: Environmental Services Asset Tag#: _____
Contact Person: Heather Wooding Phone: 352-241-0178
Year / Make / Model: 1999 Dodge Vehicle No. 5205
Miles / Hours: 75,333 Serial / VIN: 1B7HC16X5209824
Description of Property Dodge pick-up truck

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

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

- ☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.
- ☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).
- ☐ **TRADE-IN:** Returned to vendor. Submit any other information as to the asset(s) description, trade-in value, etc.
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- ☐ **OBSOLETE:** Refers to any item or material that is of no use to the City.
- ☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.
- ☒ **OTHER:** Purchased new vehicle - no longer need

Director Signature:  Date: 5/12/16

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

Date Approved by City Council: _____ Agenda Item: _____

Method of Disposal: _____ Date Disposed: _____

Purchasing Manager: _____

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

Asset Number: _____

Completed by: _____

Date: _____

PROPERTY DISPOSAL FORM

Department: Environmental Services Asset Tag#: _____
Contact Person: Heather Wooding Phone: 352-241-0178
Year / Make / Model: 1997 Ford Ambulance Vehicle No. 5252
Miles / Hours: 239,746 Serial / VIN: 1FDKF37FXVEC82219
Description of Property Ford Ambulance converted to Camera Truck

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

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

- ☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.
- ☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).
- ☐ **TRADE-IN:** Returned to vendor. Submit any other information as to the asset(s) description, trade-in value, etc.
- ☐ **NON-REPAIRABLE:** A piece of equipment that is not repairable or not cost effective to repair.
- ☐ **OBSOLETE:** Refers to any item or material that is of no use to the City.
- ☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.
- ☒ **OTHER:** Purchased new TV/Camera truck - no longer need

Director Signature:  Date: 5/12/16

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

Date Approved by City Council: _____ Agenda Item: _____

Method of Disposal: _____ Date Disposed: _____

Purchasing Manager: _____

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

Asset Number: _____

Completed by: _____ Date: _____

PROPERTY DISPOSAL FORM

Department: Environmetal Services Asset Tag#: _____
Contact Person: Heather Wooding Phone: 352-241-0178
Year / Make / Model: 2002 Ford F150 Vehicle No. 4243
Miles / Hours: 97,717 Serial / VIN: 1FTRF17W52NA62392
Description of Property Ford F150 pick-up truck

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

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

- ☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.
- ☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).
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- ☐ **OBSOLETE:** Refers to any item or material that is of no use to the City.
- ☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.
- ☐ **OTHER:** _____

Director Signature:  Date: May 13, 2016

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

Date Approved by City Council: _____ Agenda Item: _____

Method of Disposal: _____ Date Disposed: _____

Purchasing Manager: _____

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

Asset Number: _____

Completed by: _____ Date: _____

PROPERTY DISPOSAL FORM

Department: Police Dept Asset Tag#: N/A
 Contact Person: Andy Niederdorfer Phone: 352-394-5588 x131
 Year / Make / Model: N/A Vehicle No. N/A
 Miles / Hours: N/A Serial / VIN: N/A
 Description of Property Silver in color coin unknown value

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

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

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

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

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

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

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

☒ **OTHER:** _____

Director Signature: 

Date: 5-2-16

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

Date Approved by City Council: _____

Agenda Item: _____

Method of Disposal: _____

Date Disposed: _____

Purchasing Director: _____

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

Asset Number: _____

Completed by: _____

Date: _____

PROPERTY DISPOSAL FORM

Department: Police Asset Tag#: See list
Contact Person: Brent Joyner Phone: 394 5588 x124
Year / Make / Model: See list Vehicle No. _____
Miles / Hours: _____ Serial / VIN: See list
Description of Property See list

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

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

- ☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.
- ☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).
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- ☒ **OBSOLETE:** Refers to any item or material that is of no use to the City.
- ☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.
- ☐ **OTHER:** _____

Director Signature: 

Date: 4-11-16

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

Date Approved by City Council: _____

Agenda Item: _____

Method of Disposal: _____

Date Disposed: _____

Purchasing Director: _____

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

Asset Number: _____

Completed by: _____

Date: _____

DISPOSITION SUMMARY

1. The Department Director makes the determination that the equipment, item or material requires disposal. If the property being disposed of is capital (value of \$1,000 or greater), remove the asset tag sticker and submit it with completed Property Disposal Form to the Purchasing Department.
2. The Purchasing Department will process an agenda item for City Council approval.
3. When conducting a trade-in, the full cost of the new purchase must budgeted by the Department (do not include the trade in value).
4. When disposal or trade-in is complete, the Purchasing Director will forward the completed form to the Finance Department.

DEFINITIONS

Surplus Property – All City property that is obsolete, excess, or no longer needed by the owning Department. All vehicles, equipment, desk, chairs, tables, office equipment, etc. shall be reported to the Purchasing Department for disposition coordination.

	ITEM		MODEL	SERIAL NUMBER
CIS	Repeater			10585
CIS	LEA Surveillance Camera		5000	J5TB00119
CIS	AID Bodywire Receiver		500	1298
CIS	LEA Wristwatch Bodywire		1200	26174
CIS	AID Bodywire		500	
CIS	LEA Bodywire Receiver		3000	6306A
CIS	LEA BODYWIRE		1200	15164
CIS	Watec Camera		500	25200
CIS	Cosmicare Pinhole Camera		500	
CIS	LEA Hat Trans			145722
CIS	LEA Dat Recorder			19128
CIS	Lanier Cassette Eraser		20	
CIS	Watec Camera		500	2655
CIS	AMS Program Display Light		150	54899A
CIS	L.E.A. Rechargeable Battery		250	
CIS	L.E.A. Mini Repeater		3000	6364
CIS	L.E.A. Wireless Waistband Re		7000	21317
CIS	Sony Digital Handy Cam		700	1555399
CIS	L.E.A. Digital Recorder/Trans		2500	21903
CIS	L.E.A. Digital Audio Recorder		200	

PROPERTY DISPOSAL FORM

Department: Police Dept. Asset Tag#: _____
 Contact Person: Andy Niederdorfer Phone: 352-394-5588x131
 Year / Make / Model: _____ Vehicle No. _____
 Miles / Hours: _____ Serial / VIN: _____
 Description of Property 5 iPads + 1 cord

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

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

- ☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.
- ☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).
- ☐ **TRADE-IN:** Returned to vendor. Submit any other information as to the asset(s) description, trade-in value, etc.
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- ☐ **OBSOLETE:** Refers to any item or material that is of no use to the City.
- ☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.
- ☒ **OTHER:** Abandoned - unknown owner

Director Signature:  Date: 5-31-16

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

Date Approved by City Council: _____ Agenda Item: _____
 Method of Disposal: _____ Date Disposed: _____
 Purchasing Director: _____

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

Asset Number: _____
 Completed by: _____ Date: _____

PROPERTY DISPOSAL FORM

Department: Police Dept Asset Tag#: _____
Contact Person: Andy Niederlander Phone: 352-394-5588 x131
Year / Make / Model: _____ Vehicle No. _____
Miles / Hours: _____ Serial / VIN: _____
Description of Property Silver in color chain necklace

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

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

- ☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.
- ☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).
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- ☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.
- ☒ **OTHER:** Abandoned - unknown owner

Director Signature: Chad Bass Date: 5-31-16

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

Date Approved by City Council: _____ Agenda Item: _____
Method of Disposal: _____ Date Disposed: _____
Purchasing Director: _____

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

Asset Number: _____
Completed by: _____ Date: _____

PROPERTY DISPOSAL FORM

Department: PUBLIC WORKS Asset Tag#: _____
Contact Person: TIM CAYTON Phone: 352-394-7177
Year / Make / Model: CHEROKEE TWO POST LIFT Vehicle No. _____
Miles / Hours: _____ Serial / VIN: _____
Description of Property CHEROKEE TWO POST LIFT

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

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

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

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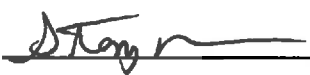
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☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.

☐ **OTHER:** _____

Director Signature: 

Date: 6-1-16

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

Date Approved by City Council: _____

Agenda Item: _____

Method of Disposal: _____

Date Disposed: _____

Purchasing Director: _____

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

Asset Number: _____

Completed by: _____

Date: _____

PROPERTY DISPOSAL FORM

Department: POLICE

Asset Tag#: _____

Contact Person: TIM CAYTON

Phone: 352-394-7177

Year / Make / Model: 2007 DODGE CHARGER

Vehicle No. 2157

Miles / Hours: 116166

Serial / VIN: 2B3KA43G27H628641

Description of Property BLACK AND WHITE DODGE CHARGER

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

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

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

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

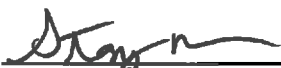
☐ **TRADE-IN:** Returned to vendor. Submit any other information as to the asset(s) description, trade-in value, etc.

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

☐ **OTHER:** _____

Director Signature: 

Date: 5-1-16

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

Date Approved by City Council: _____

Agenda Item: _____

Method of Disposal: _____

Date Disposed: _____

Purchasing Director: _____

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

Asset Number: _____

Completed by: _____

Date: _____

PROPERTY DISPOSAL FORM

Department: POLICE Asset Tag#: _____

Contact Person: TIM CAYTON Phone: 352-394-7177

Year / Make / Model: 2007 DODGE CHARGER Vehicle No. 2156

Miles / Hours: 117891 Serial / VIN: 2B3KA43G07H628640

Description of Property BLACK AND WHITE DODGE CHARGER

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

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

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

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☐ **OTHER:** _____

Director Signature: 

Date: 6-1-16

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

Date Approved by City Council: _____ Agenda Item: _____

Method of Disposal: _____ Date Disposed: _____

Purchasing Director: _____

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

Asset Number: _____

Completed by: _____

Date: _____

PROPERTY DISPOSAL FORM

Department: PUBLIC WORKS Asset Tag#: _____
Contact Person: TIM CAYTON Phone: 352-394-7177
Year / Make / Model: 2004 CHEVY BLAZER Vehicle No. 1117
Miles / Hours: 128572 Serial / VIN: 1GNDT13X04K152868
Description of Property WHITE CHEVY BLAZER

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

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

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

Director Signature: 

Date: 6-1-16

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

Date Approved by City Council: _____

Agenda Item: _____

Method of Disposal: _____

Date Disposed: _____

Purchasing Director: _____

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

Asset Number: _____

Completed by: _____

Date: _____

PROPERTY DISPOSAL FORM

Department: FIRE Asset Tag#: _____
Contact Person: TIM CAYTON Phone: 352-394-7177
Year / Make / Model: 2003 FORD EXPLORER Vehicle No. 3102
Miles / Hours: 122295 Serial / VIN: 1FMZU72E72UA14823
Description of Property RED AND WHITE FORD EXPLORER

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

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

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

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☐ **OTHER:** _____

Director Signature: 

Date: 6-1-16

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

Date Approved by City Council: _____

Agenda Item: _____

Method of Disposal: _____

Date Disposed: _____

Purchasing Director: _____

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

Asset Number: _____

Completed by: _____

Date: _____

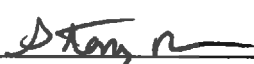
PROPERTY DISPOSAL FORM

Department: ENVIRONMENTAL SERVICES Asset Tag#: _____
Contact Person: TIM CAYTON Phone: 352-394-7177
Year / Make / Model: 2002 DODGE RAM 2500 Vehicle No. 5228
Miles / Hours: 113025 Serial / VIN: 3B7KC26ZX2M243283
Description of Property WHITE DODGE 2500 PICKUP TRUCK

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

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

- ☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.
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- ☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.
- ☐ **OTHER:** _____

Director Signature: 

Date: 6-1-16

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

Date Approved by City Council: _____

Agenda Item: _____

Method of Disposal: _____

Date Disposed: _____

Purchasing Director: _____

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

Asset Number: _____

Completed by: _____

Date: _____

PROPERTY DISPOSAL FORM

Department: PUBLIC WORKS Asset Tag#: _____

Contact Person: TIM CAYTON Phone: 352-394-7177

Year / Make / Model: 2000 DODGE RAM 2500 Vehicle No. 5224

Miles / Hours: 127922 Serial / VIN: 3B7KC26Z5YM232555

Description of Property WHITE DODGE 2500 PICK UP TRUCK

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

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

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

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☐ **OTHER:** _____

Director Signature: 

Date: 6-1-16

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

Date Approved by City Council: _____

Agenda Item: _____

Method of Disposal: _____

Date Disposed: _____

Purchasing Director: _____

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

Asset Number: _____

Completed by: _____

Date: _____

PROPERTY DISPOSAL FORM

Department: PUBLIC WORKS

Asset Tag#: _____

Contact Person: TIM CAYTON

Phone: 352-394-7177

Year / Make / Model: 1998 DODGE RAM 1500

Vehicle No. 4220

Miles / Hours: 104225

Serial / VIN: 1B7HC16Y6WS631233

Description of Property WHITE DODGE 1500 PICK UP TRUCK

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

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

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

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

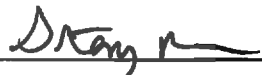
☐ **TRADE-IN:** Returned to vendor. Submit any other information as to the asset(s) description, trade-in value, etc.

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

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

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

☐ **OTHER:** _____

Director Signature: 

Date: 6-1-16

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

Date Approved by City Council: _____

Agenda Item: _____

Method of Disposal: _____

Date Disposed: _____

Purchasing Director: _____

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

Asset Number: _____

Completed by: _____

Date: _____

PROPERTY DISPOSAL FORM

Department: PUBLIC WORKS Asset Tag#: _____
Contact Person: TIM CAYTON Phone: 352-394-7177
Year / Make / Model: 2000 CHEVY 3500 CREW CAB Vehicle No. 4242
Miles / Hours: 84841 Serial / VIN: 1GCGC33R1YF463534
Description of Property WHITE CHEVY CREW CAB PICKUP

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

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

- ☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.
- ☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).
- ☐ **TRADE-IN:** Returned to vendor. Submit any other information as to the asset(s) description, trade-in value, etc.
- ☒ **NON-REPAIRABLE:** A piece of equipment that is not repairable or not cost effective to repair.
- ☒ **OBSOLETE:** Refers to any item or material that is of no use to the City.
- ☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.
- ☐ **OTHER:** _____

Director Signature: Atany B Date: 6-1-16

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

Date Approved by City Council: _____ Agenda Item: _____
Method of Disposal: _____ Date Disposed: _____
Purchasing Director: _____

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

Asset Number: _____
Completed by: _____ Date: _____

PROPERTY DISPOSAL FORM

Department: POLICE

Asset Tag#: _____

Contact Person: TIM CAYTON

Phone: 352-394-7177

Year / Make / Model: 2007 HARLEY DAVIDSON ROAD KING

Vehicle No. 2160

Miles / Hours: 36272

Serial / VIN: 1HD1FHM1X7Y682349

Description of Property BLACK HARLEY DAVIDSON ROAD KING MOTORCYCLE

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

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

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

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

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

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

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

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

☐ **OTHER:** _____

Director Signature: 

Date: 6-2-16

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

Date Approved by City Council: _____

Agenda Item: _____

Method of Disposal: _____

Date Disposed: _____

Purchasing Director: _____

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

Asset Number: _____

Completed by: _____

Date: _____



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date	
Tuesday, June 14, 2016	
Agenda Item Name	
Scope of Services and Budget Amendment	
Requested Action	
Recommend to approve phase two of professional engineering services proposed for the Victory Pointe (West Lake Wetlands Project) final design engineering and bid phase from GAI Consultants, Inc. in the amount of \$486,155 and a budget amendment to the Stormwater Fund in the amount of \$486,155.	
Staff Report	
In 2015, the Clermont City Council approved a master plan that will serve as the blueprint for the city—especially the downtown-waterfront district—for the next 5, 10 and 20 years. The Victory Pointe (West Lake Wetlands Project) is the number one priority master plan project to initiate the City's master plan and foster economic development. The Victory Pointe (West Lake Wetlands Project) plan represents a regional utility stormwater management facility serving the western portion of downtown Clermont. Currently, development of parcels in downtown are constrained by on-site stormwater requirements. Consultants to the City of Clermont recommended the creation this regional utility stormwater pond that would polish the storm runoff before reaching the lake and also would free up lakefront land for park and amenity development. This area will also be designated as a park space and event venue that includes a filter marsh to polish the storm runoff before it reaches Lake Minneola. Phase one schematic and preliminary design are complete and the project is ready to proceed to the Final Design and bid phase. Staff recommends approval of this proposal for \$486,155.00 for professional engineering services with GAI Consultants, Inc.	
Additional Analysis	
Fiscal Impact Summary	
Project is not included in the current year approved Stormwater Fund budget. A budget amendment to the Stormwater Fund budget is necessary.	

Fiscal Impact		Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)			
1.	Victory Pointe Scope of Services	Clermont Scope_Victory Pointe_2016 05 20.pdf	



Orlando Office
618 East South Street
Suite 700
Orlando, Florida 32801

T 407.423.8398
F 407.843.1070

May 8, 2016
Revised May 13, 2016
Revised May 20, 2016

GAI Project No. A151186.01

Mr. James Kinzler, CPM, EA
Assistant City Manager
City of Clermont
685 West Montrose Street
Clermont, Florida 34711

**Proposal for Professional Services
Victory Pointe Contract Documents
Clermont, Florida**

Dear Mr. Kinzler:

GAI Consultants, Inc. ("GAI" or "the Consultant") is pleased to submit this Scope of Services/Fee Proposal for Professional Services to the City of Clermont, Florida ("the Client" or "the City") for the above-referenced project. This proposal reflects the anticipated Scope and related costs for services to be provided based on GAI's understanding of the project.

Project Understanding

GAI is completing the schematic design and preliminary engineering for Victory Pointe (previously named "The West Lake Wetland Park") and the City has requested a final proposal for construction documents, permitting, and minor bid phase support.

Victory Pointe is a project that has been identified as being critical to the success of the future disposition of downtown. Approximately 14 acres in size, the project area is defined as area between the Clermont Historic Village and Lily's on the Lake to the east; the existing lumberyard to an area just east of the boat house on the west; an area south of Minneola Avenue on the south; and the Lake Minneola waterfront park on the north. Also included is Osceola Street from West Avenue to 7th Street. The extent of the project area is indicated on the attached "2016 Project Area Plan".

The Scope of Work includes the completion of 100% contract documents and minor bid phase support services for the project. The services included herein are:

- Survey of the approximately 6 acres of new project area described above and identified on the "Project Area Plan", indicating area topography and fixed improvements.
- Environmental services indicating the extent of wetlands and any threatened and/or endangered species which may be located on site.
- Final engineering design to include complete stormwater design plans, utility plans, grading and drainage, and roadway plans.

Note: Osceola St. design plans will consist of the proposed storm sewer piping, trenching and bedding details, and pavement restoration. No streetscape elements are provided within this scope of services.

- Lighting and electrical design for Victory Pointe Park.

- Structural design for the Minneola Avenue Bridge, the observation tower, and the previously described building at the waterfront.

Note: The design of the various retaining walls for the stormwater pond and filter marsh will be provided by the contractor.

- Architectural services for the design of a building to house restrooms and a small office along with outdoor covered stage at the waterfront.
- Landscape Architectural design including all public hardscape and landscape areas including:
 - A terraced, functioning, stormwater filter marsh.
 - Perimeter pedestrian walkways, boardwalks, open spaces, hardscape/plaza/event space and overlook tower at the stormwater pond and filter marshes.
 - Hardscapes, pedestrian bridge, relocated South Lake Trail, beach(es), gathering plaza, seat wall(s) and the creation of a stream bed for runoff discharge, all at the Lake Minneola Waterfront.
 - Site furnishings selections and plan.
 - Site lighting fixture selections. Coordination with the project electrical engineer.
 - Aesthetic enhancements to the proposed Minneola Avenue bridge.
 - Determination of retaining wall aesthetics and construction techniques/materials for the stormwater pond and filter marshes. Coordination with the project structural engineer.
 - Low Impact Design (LID) concepts as a part of the overall stormwater system design.
- Environmental Resource Permit through the St. Johns River Water Management District.

In addition to the specific services detailed below (the “Services”), GAI will coordinate our work with the Client’s representatives and the project team, monitor the project schedule as it relates to the scope contained herein, and provide timely invoicing and reporting of project progress.

Scope of Services

Based on our understanding of the project requirements/criteria provided to date by the Client and the schematic design phase progression, GAI will perform the following described Scope of Services:

Task 1 - Survey

- 1.1 Perform a survey of the project area as per Rule Chapter 5J-17 of the Florida Administrative Code in compliance with the standards of practice of surveying and mapping of the State of Florida.
 - Topographic information.
 - Location of existing visible above ground improvements & visible utilities within right-of-way.
 - Existing trees.
 - Wetland limits.

The additional survey will supplement the topographic information collected within the Schematic Phase.

Task 2 – Geotechnical Engineering

- 2.1 A geotechnical engineering report summarizing the field and laboratory services performed and providing an engineering analysis of the project area soil and groundwater conditions with regards to drainage, pavement and foundation design will be provided to the City by the GAI.

The additional geotechnical engineer report will supplement the soil investigation provided within the Schematic Phase. The supplemental report will focus on pavement and foundation design along with providing groundwater table information for LID designs within the City streets.

Task 3 – Subsurface Utility Engineering (Add Alternate)

- 3.1 Completion of subsurface explorations of existing utilities to determine their locations and depths in order to accurately locate proposed project elements with minimal disruption and conflict. The location of these explorations will be determined once the schematic design phase is complete. A total of 20 subsurface utility exploratory borings are included as a part of this scope of services. If it is agreed that additional borings are required the work shall be considered an additional service to this agreement and will be completed for additional compensation to be determined at that time.

Task 4 – Design Development Documents (60% Construction Documents)

This task includes advancing the construction plans from the approved Schematic Design Plans to a Design Development set of plans.

- 4.1 Using surveys, soils report, environmental report, and the reviewed schematic design plans, GAI will prepare design development plans and details sufficient to demonstrate size, type, and location of civil engineering site infrastructure elements.

- 4.2 Based upon the reviewed Schematic Design plans GAI will produce Design Development drawings to fix and describe the overall character of the project. This work will include the development of design plans indicating quantities, types, sizes, and materials of the surrounding paving, site furnishings, landscaping, irrigation, boardwalks and decking, retaining walls, site lighting fixtures, overlook, West Minneola Avenue pond crossing, and specialty features, if any, which may include planters or small structures. The plans will include dimensioned layout drawings (as needed) including the selection of materials, colors and patterns.

This task also include 60% plans for the design and construction of the lakefront building as described above including necessary structural, electrical and mechanical design

- 4.3 Advance the utility coordination with all utility providers.

- 4.4 Coordinate and identify the locations for subsurface utility engineering work (ground penetrating radar and soft digs – to be provided by the City of Clermont) to identify potential conflicts with existing utilities. This information will be incorporated into the topographic survey. This task includes:

- Review and evaluation of all utility maps received during the utility coordination efforts shown in task 4.3.
- Reviewing the utility maps and the existing survey for discrepancies and omissions.
- Updating the existing survey map with unidentified utilities.
- Review of the proposed limits and potential utility impacts
- Completion of a utility matrix spreadsheet to identify all utility crossings and the possibility of conflicts.

- Reviewing the conflict matrix with the City to determine the necessity for further underground utility investigation. Includes recommendations from GAI on locations for requiring additional information.
 - Evaluating the completed underground utility investigation and updating the utility matrix.
 - Updating the existing survey based upon the information supplied in the underground utility investigation.
 - Final review and updates to the project plans based upon final utility coordination efforts.
- 4.5 Develop strategic approach and conduct pre-application meetings with the SJRWMD to discuss stormwater permitting requirements and the anticipated Environmental Resource Permit (ERP). This task includes:
- Periodic meetings with the SJRWMD to provide progress updates and receive input on critical design elements and permitting requirements.
 - Detailed agendas and project updates will be provided prior to the meetings with the district.
 - Stormwater graphics, calculations, and models will be provided in presentable format for review and evaluation by the district.
 - Meetings will be followed with minutes outlining all critical discussions items and additional items to complete prior to our next meeting.
- 4.6 Lead and direct utility coordination meetings with utility providers to coordinate service to the proposed project. Discuss potential conflicts with their facilities and conflicts/crossings.
- 4.7 Lead design team meetings/conference calls as requested by the Client, providing assistance on any project related issues/items during the DD Phase.
- 4.8 Coordinate the GAI and sub-consultant design team for consistency of base drawings; incorporation of all disciplines most recent design into the civil engineering design development drawings and for team distribution and review to conclude this phase.

Task 5 – Final Construction Documents (100% Construction Drawings)

This task includes advancing the construction plans from the Design Development Phase Plans to the final set of Construction Plans for permitting review and approval.

- 5.1 Based upon the approved Design Development plans, GAI will provide the required engineering design/calculations, CAD generated construction drawings, and CSI formatted specifications related to the project elements including grading, excavation and filling for utility systems, supply lines for potable and fire water systems, sanitary sewer service line(s), on-site stormwater drainage/collection system (including final storm sewer modeling), stormwater management facility design, horizontal and vertical control, vehicular pavement areas, on-site regulatory pavement markings and traffic signage, curb modifications, concrete and decorative sidewalks, and driveways. The plans will contain the following information:
- Cover Sheet.
 - General Notes Sheets.
 - Stormwater Pollution Prevention Plan (SWPPP).
 - Site Demolition Plan.
 - Site Plan
 - Horizontal Control Plan.
 - Signage and Marking Plan.

- Paving, Grading, and Drainage Plan.
 - Hardscape Plans and Details.
 - Site Furnishings Plan and Details.
 - West Minneola Avenue Pond Crossing Plan.
 - Lighting and Electrical Plans.
 - Architectural Plans.
 - Structural Plans.
 - Utility Plans.
 - Landscape Plans and Details.
 - Irrigation Plans and Details.
- 5.2 Coordinate the location of electrical, site lighting, landscape area drains, sanitary sewer, and fire/domestic water connection points.
- 5.3 Develop a site demolition plan, including details and specifications (in the form of notes on the plans). This task does not include any environmental remediation design or consultation due to encountered environmental issues.
- 5.4 Prepare a required Stormwater Pollution Prevention Plan (SWPPP).
- 5.5 Lead and Direct final utility coordination efforts.
- 5.6 Lead and Direct up to two, one hour coordination meetings with the Utility Companies.
- 5.7 GAI will prepare a Utility Plan for the construction of a gravity sanitary sewer collection system and for providing potable water to the site. The Utility Plan will also finalize the location of the proposed Fire Hydrants for the site.
- 5.8 Attend design team meetings/conference calls, providing assistance with project related issues/items for a one hour meeting time allotment as requested by the Client. Approximately 220 hours is reserved for the CD Phase.
- 5.9 GAI will prepare a Quality Assurance/Quality Control (QA/QC) analysis on the plans and calculations to be submitted to the governing agencies including a final QA/QC of the construction plans for submittal for bidding by licensed general contractors.
- 5.10 GAI will prepare final construction documents and CSI formatted specifications related to the site landscape architecture including the landscape, hardscape, furnishings, site amenities and irrigation portions of the projects described in Task IV, Section 4.2, above.
- 5.11 The Construction Documents will include complete electrical circuiting and lighting plans, coordinated with the local electrical utility provider. The plans will include location of transformers, electrical panels and complete electrical distribution including any required power/electrical outlets. Lighting fixtures and area lights will be located and selected. Electrical services for Osceola Avenue will be limited to street lighting and conduit for future special event power requirements.
- 5.12 Structural plans will be completed as required by a Florida licensed engineer.
- 5.13 Architectural plans will be completed for the waterfront building.
- 5.14 The landscape plans and details will indicate specific locations for all proposed plant materials, identify all plant material by botanical and common name, specify quantities and sizes to be installed, and outline planting procedures to be followed and guarantees required.

- 5.15 Provide complete plans and construction details for an electric automatic irrigation system including meter(s), backflow preventer(s), controllers, valves, spray heads, drip emitters and gear drive heads, and automatic shut-off (per Florida law). Coordinate with the project civil engineer regarding the irrigation Point of Connection, meter and backflow preventer locations, and meter size.
- 5.16 Site furnishings plans will indicate the location and installation requirements of trash receptacles, benches, bollards and any other furnishings indicated during the previous Schematic Design phase.
- 5.17 Coordinate with the Client and the project engineer and provide grading coordination including landscape areas. Coordinate the location, type and elevations of landscape area underdrains.
- 5.18 The project specifications shall be completed in standard C.S.I. format and prepared utilizing Microsoft Word software formatted for 8 1/2" x 11" printing. The City will provide GAI with their standard "front-end" contract documents for review to assure that the specifications do not conflict with the City's standard contract language.
- 5.19 Provide a set of PDF and reproducible drawings and specifications for construction.

Task 6 – Permitting

This task includes permitting the construction plans through the various agencies for approval for construction.

- 6.1 Conduct one site assessment to evaluate the presence of threatened and endangered species, critical habitat, natural communities, and the ground truth the location, landward extent, and quality of potentially jurisdictional wetlands.

This additional site assessment will supplement the site assessment provided in the Schematic Phase. This additional site assessment is based on the additional beach area added to the project scope.

- 6.2 Field flag the landward extent of wetlands potentially within the jurisdiction of governmental agencies with statutory permitting authority following the 2010 Final Supplement to the 1987 Federal Manual for the Identification of Wetlands and the Unified Wetland Delineation Methodology for the State of Florida, dated 1 July 1994.

This additional wetland flagging will supplement the wetland flagging provided in the Schematic Phase. This additional wetland flagging is based on the additional beach area added to the project scope.

- 6.3 Prepare an Ecological Assessment Report for inclusion in the Environmental Resource Permit application which will include the following information pertinent to the project site:
 - Existing site conditions (including a FLUCCS map).
 - Approximate landward extent of wetlands.
 - Potential for occurrence of listed plant and animal species, including wetland dependent animal species.
 - Projected wetland or surface water impacts and analysis of proposed wetland impacts utilizing the Unified Mitigation Assessment Methodology (UMAM) and/or Wetland Rapid Assessment Process (WRAP), if necessary.
 - A discussion of secondary and cumulative impacts associated with the project.
 - A discussion of avoidance and minimization of wetland or surface water impacts associated with the project (alternate site plans must be prepared if required by the agencies).

- Proposed use of an approved mitigation bank to off-set projected wetland impacts, if necessary.
- 6.4 Participate in pre-application conference with the St. Johns River Water Management District to present the final stormwater permitting package. The final stormwater package will include:
- Stormwater Management Report, including the following supporting information:
 - Narrative describing the project and the stormwater system design
 - Stormwater Graphics – Existing Condition Maps (Aerial to show existing impervious area and historic developments), Basin Maps, Storm Sewer System Layout, Modeling Maps, 100 Year Flood Compensation Maps, Stormwater Stage vs. Storage Maps and details, Future Development Maps, Off Site Compensation Maps, Supporting graphics for Environmental Engineering Permits (SJRWMD, FDEP, and the State), Lake Minneola Staging Graphic
 - Stormwater Calculations – Treatment Volume, Orifice Recovery Analysis, Stormwater Recovery Analysis, Stormwater Modeling (ADICPR), 100 Year Flood Calculations, Pollutant Removal Calculations, Off Site Compensation Calculations, Future Development Calculations.
 - Property Ownership and applicant supporting documentation.
 - Standard Stormwater Graphics – Existing Conditions Map, Aerial Map, Soils Map, FEMA Flood Map, Location Map, and USGS Topo Map.
 - Final Construction Documents
 - Supporting documentation from Geotechnical Engineer, Environmental Engineer, and Surveyor
- 6.5 GAI will prepare and submit an Environmental Resource Permit (ERP) through the District for the on-site improvements. Prepare responses to Requests for Additional Information (RAI) from the District. Note that permit fees are to be provided by the applicant. This task includes:
- Meetings with the district to discuss the final package and their RAI comments
 - Revising the above noted stormwater management package based upon comments and direction from the district.
 - Submitting the revised package for additional review and permitting.
- 6.6 Schedule and lead site reviews with representatives of the District for review and verification of the landward extent of jurisdictional wetland limits.
- 6.7 Prepare and submit a letter of determination to the Florida Department of Environmental (FDEP) for the removal and replacement of the existing sanitary sewer system within Minneola Avenue. *Note: It is anticipated that the project is exempt from permitting.*
- 6.8 Prepare and submit a letter of determination to the Florida Department of Environmental (FDEP) for the removal and replacement of the existing potable watermain within Minneola Avenue. *Note: It is anticipated that the project is exempt from permitting.*
- 6.9 If required, GAI will prepare, submit for, and receive approval from the Florida Department of Environmental (FDEP) for the removal and replacement of the existing sanitary sewer within Minneola Avenue. *Note: If required, permit fees are to be provided by the City.*
- 6.10 If required, GAI will prepare, submit for, and receive approval from the Florida Department of Environmental (FDEP) for the removal and replacement of the existing sanitary sewer within Minneola Avenue. *Note: If required, permit fees are to be provided by the City.*

- 6.11 Provide the construction drawings and specifications to the City for their submission of a construction permit.

Note: This task assumes that the City is handling all permitting internally. GAI is not expected to receive significant comments and is not required to provide significant effort to permit the project through the City of Clermont. Any revisions to the construction plans during the permitting process through the City of Clermont will be provided on an hourly basis.

- 6.12 Prepare a required FDEP and NPDES permit package including a required SWPPP for the Contractor's submittal.

Anticipated Permit Fees (to be paid for by the City) are as follows:		
SJRWMD Environmental Resource Permit	=	\$5,610
FDEP NPDES Permitting	=	\$400

Task 7 – Bidding Phase Services

- 7.1 Based on the engineer's opinion of probable construction costs developed in the design phase, GAI will provide a schedule of values form to incorporate into the Bid Documents. The Bid tabulation will include a quantity take-off by GAI, and a separate column for the contractor to fill in quantities for verification. FDOT pay-items will be utilized where applicable.
- 7.2 GAI will attend the pre-bid conference, answering any questions which may arise during the bidding process, will prepare any addenda that may be necessary (for distribution by the City), will attend the bid opening, and will assist the City in the review of the bids received.

Task 8 – Bidding Phase Services – Allowance – Add Alternate

- 8.1 Review City provided bid documents such as: bid invitation, instructions to bid, contract forms, bid bond forms, general conditions, supplemental general conditions, construction administration procedures, etc.
- 8.2 Support the City in compiling Unified Bid Packages to potential bidders for pick-up at the City of Clermont. The fees for bid packages (to be paid for by potential contractors) will be determined by Clermont based on reproduction, number of reports, etc. Advertising for bids will be performed and coordinated by the City (Fees for major reproduction of bid packages are not included in this proposal).
- 8.3 Meet with the City to develop an appropriate agenda for the City led pre-bid meeting.
- 8.4 Support the City in Contractor Prequalification (if the City chooses to utilize this technique). A prequalification process will allow the City to select three (3) or more contractors with demonstrated experience in similar situations. GAI will support in the selection and scoring to confirm that the contractors are uniquely qualified for construction projects of similar nature. The benefits of this process are as follows:
- Uniquely qualified contractor with specific relevant experience (such as Historic City Infrastructure retrofit, Lakefront, Stormwater, Environmental Parks, etc).
 - Prequalified contractors are selected based on experience, then compete on fees using traditional low-bid process.
 - Greater likelihood of consistent bids with similar assumptions by the contractors, which will prevent the City from wide bid spreads, reducing change orders during construction.
- 8.5 Assist the City with Contractor Stipend (if the City chooses to utilize this technique). The Contractor Stipend process allows for the selected contractor to participate in the engineering

refinement and crucial implementation of the project for a relatively small consultation fee. Our experience on projects of similar complexity is that each contractor will approach the construction process, materials requirements and where the resulting opportunities may be to save time or cost. Valuable information as to the constructability, phasing or staging, and other construction issue/challenges can be identified that would typically not be discussed in a hard bid process. The benefits of this process are as follows:

- Change order control due to contractor's participation prior to construction
- Identifying and close contract document ambiguities
- Construction documents will receive a constructability review by three (3) separate contractors.
- Time and money saving construction alternatives, means, and methods will be identified
- Relationship building with the City and design team
- Contractor product knowledge
- Value engineering

Additional Services

GAI will provide Additional Services as mutually agreed between GAI and the Client. An equitable adjustment to GAI's Scope of Services and Compensation will be made through a Supplement to this Work Order for any Additional Services. These may include but are not limited to:

- Revise drawings, specifications or other documents when such revisions are:
 - Inconsistent with approval or instructions previously given by the Client, including revisions made necessary by adjustments in the Client's program or project budget
 - Required by the enactment or revision of codes, laws or regulations subsequent to the preparation of such documents
 - Due to changes required as a result of the Client's failure to render decisions in a timely manner
 - Due to a phased design approach determined after execution of this Proposal
- Significant changes to the overall project size
- Conduct quantitative population surveys for any on-site protected plant and/or animal species.
- Develop management plans for any on-site protected plant and/or animal species.
- Develop and/or implement mitigation plans for any wetland impacts (beyond the use of a mitigation bank) or on-site protected plant and/or animal species.
- Provide additional subsurface utility explorations beyond those included in the scope above.
- Additional Meetings
- Maintenance of Traffic Plans. It is anticipated that MOT plans will be provided by the contractor.
- FDEP water and sanitary permitting (outside of the Minneola Avenue utility adjustments and services for the pavilion).
- Lift Station/ Pumping station or force main design

Schedule

GAI will begin work upon receipt of a copy of this Proposal executed and authorized below. GAI will endeavor to complete its Scope of Services and deliver the project deliverable within the timeframe of the Client's schedule to complete the project, subject to excused delay occasioned by factors beyond GAI's reasonable control.

Compensation

Compensation for services rendered by GAI will be on a lump sum and Hourly basis in accordance with the rates agreed to in the Master Agreement for Professional Services between GAI and the City of Clermont. GAI will perform the above described professional services for the fee summarized below.

Task	Description	Method of Payment	Total
1	Survey	Lump Sum	\$15,500
2	Geotechnical Engineering	Allowance	\$15,000
3	Subsurface Utility Engineering	Add Alternate Hourly Allowance (Not Included in Below Total)	\$20,000
4	Design Development Documents	Lump Sum	\$175,410
5	Final Construction Documents	Lump Sum	\$201,695
6	Permitting	Lump Sum	\$67,980
7	Bidding Phase Services	Hourly NTE	\$10,570
8	Bidding Phase Services	Add Alternate Hourly Allowance (Not Included in Below Total)	\$31,500
Total (not including add alternates and reimbursables)			\$486,155

Sub-Consultants

The following sub-consultant firms are proposed for the project:

- Geotechnical Engineer - Andreyev Engineering
- Electrical and Lighting - Clear Engineering LLC
- Structural Engineering - TLC Engineering
- Architecture - Powell Studio Architects

Reimbursable Expenses

Reimbursable expenses may include in-house and out-of-house projected costs required to perform and deliver the survey, ecological assessment and design documents, such as postage, courier services, overnight deliveries, and mileage. General reproduction will be provided by the Client for progress printing and permit submittals. Reimbursable Expenses are estimated at \$6,000.

Reimbursable expenses will be invoiced separately on an actual cost basis.

Payment

Unless otherwise specified in the GAI Standard Terms and Conditions for Professional Services, attached hereto as Exhibit A, GAI will prepare invoices monthly and payment will be due within 30 days of the date of the invoice. All other payment terms will be in accordance with Exhibit A.

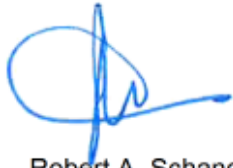
Assumptions and Understandings

GAI's Scope of Services, Schedule, and Compensation as set forth above have been prepared on the basis of the following assumptions and understandings:

1. Access to the project site(s) or other land upon which GAI is to conduct any field work will be available to GAI personnel in a timely manner.
2. All exploration locations will be marked and cleared by the Client for the existence of buried utility/piping structures.
3. Client has provided all its requirements for GAI's scope of services and all criteria and/or specifications that GAI should utilize at the time this Proposal is authorized. This includes any requirement for any statement of professional opinion or certification.
4. Client has provided all available information pertinent to GAI's scope of services, including previous reports/drawings; utility information; topo information, etc. at the time this Proposal is authorized. Unless otherwise noted, GAI may rely upon such information.
5. Client will give GAI prompt notice whenever it observes or otherwise becomes aware of any development that affects the scope or timing of GAI's performance.
6. Client will examine and provide comments and/or decisions with respect to any GAI interim or final deliverables within a period mutually agreed upon.
7. Any of Client's other consultant(s)/contractor(s) will cooperate and coordinate with GAI in a timely and efficient manner.
8. GAI's proposed compensation and schedule are based on receipt of authorization to proceed within thirty (30) calendar days of the date of this Proposal. GAI reserves the right to adjust its compensation if authorization to proceed is not received within thirty (30) calendar days.

Please do not hesitate to contact me at 407.423.8398 if you have any questions or wish to discuss this Proposal. If this Proposal is acceptable, please sign where indicated below and return one copy for our file. This also will serve as authorization for GAI to proceed. GAI's performance of the Scope of Services will be governed by the GAI Standard Terms and Conditions for Professional Services, attached hereto as Exhibit A and incorporated herein by reference.

Sincerely,
GAI Consultants, Inc.



Robert A. Schanck, PE
Vice President | Sr. Director of Engineering



Frank Bellomo, PLA
Senior Director , Landscape Architecture

REQUESTED AND AUTHORIZED BY:
City of Clermont

BY:

PRINTED NAME:

TITLE:

DATE:

RAS/FB/atd

Attachments: Exhibit A - GAI Standard Terms and Conditions for Professional Services
Exhibit B - Proposed Project Area

EXHIBIT A
GAI Standard Terms and Conditions for Professional Services

EXHIBIT B

Proposed Project Area



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date								
Tuesday, June 14, 2016								
Agenda Item Name								
Resolution No. 2016-19								
Requested Action								
Recommend approval of Resolution 2016-19 mitigation strategy								
Staff Report								
The purpose of the LMS is to provide an on-going process that will encourage hazard mitigation efforts as part of the ongoing planning efforts of Lake County. The LMS encourages evaluation of natural hazards to evaluate vulnerabilities and develop goals, objectives, plan, programs, and projects to lessen the effects of those hazards and prioritize implementation of projects to further these goals. City of Clermont Projects: project priority ranking <table border="0"> <tr> <td>89</td> <td>29-Jul-09 LA-0099 Center Lake Flood Control Project \$3,500,000.00 City of Clermont Flood Regular Budget or Grant(s) Open >2 Years</td> </tr> <tr> <td>18</td> <td>31-Jan-05 LA-0054 Retrofit Storm Water System in Bloxam \$1,600,000.00 City of Clermont Flood Regular Budget or Grant(s) Completed >2 Years</td> </tr> <tr> <td>17</td> <td>20-Aug-04 LA-0001 Emerald Lake Mobile Home Park Purchase/Relocation \$15,000,000.00 City of Clermont Flood Regular Budget or Grant(s) Open >2 Years</td> </tr> </table>			89	29-Jul-09 LA-0099 Center Lake Flood Control Project \$3,500,000.00 City of Clermont Flood Regular Budget or Grant(s) Open >2 Years	18	31-Jan-05 LA-0054 Retrofit Storm Water System in Bloxam \$1,600,000.00 City of Clermont Flood Regular Budget or Grant(s) Completed >2 Years	17	20-Aug-04 LA-0001 Emerald Lake Mobile Home Park Purchase/Relocation \$15,000,000.00 City of Clermont Flood Regular Budget or Grant(s) Open >2 Years
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Additional Analysis								
Fiscal Impact Summary								
Fiscal Impact	Fund Number and Description	Available Budget Amount						
Exhibits Attached (copies of original agreements)								
1.	Resolution	2016-19 Hazard Mitigation Plan.doc						
2.	local mitigation strategy	2016_Local_Mitigation_Strategy.pdf						
3.	FDEM-FEMA approval letter	FDEM.FEMAApprovalLetter.Lake.2.11.16.pdf						
4.	Lake approval letter	FEMA.ApprovalLetter.Lake.2.11.16.pdf						

CITY OF CLERMONT
RESOLUTION NO. 2016-19

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
CLERMONT, LAKE COUNTY, FLORIDA, ADOPTING THE LAKE
COUNTY MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN
AND PROVIDING AN EFFECTIVE DATE**

WHEREAS, The Florida Division of Emergency Management and the Federal Emergency Management Agency recommends that all local governments, in cooperation with their local county department of emergency management, develop and maintain a hazard mitigation plan; and

WHEREAS, The City of Clermont desires to have and participate in this Plan to protect the life and property of its citizens; and

WHEREAS, The City of Clermont, in cooperation with Lake County, has developed the plan, policies and procedures necessary to plan and develop projects to protect the citizens of the City of Clermont and Lake County from hazards;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Clermont, Lake County, Florida that the City of Clermont adopts the proposed Lake County Multi-Jurisdictional Hazard Mitigation Plan dated February, 2016, identifying the hazards and strategies to mitigate those hazards.

This Resolution shall become effective upon its passage and adoption according to law.

CITY OF CLERMONT
RESOLUTION NO. 2016-19

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

Lake County, Florida

Local Mitigation Strategy: Multi-Jurisdictional Plan



2016-2021



Administered by:
Lake County Public Safety Department
Emergency Management Division
425 West Alfred Street, Tavares, FL
Tavares, Florida 32778

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Summary of Changes:

The Summary of Changes will list the routine updates that will be made to the LMS Plan once it has been accepted. Changes made to the 2010 plan will be archived by Lake County Emergency Management. This plan is a living document and can be changed at any time by the LMS Working Group. Continual citizen participation and input by all interest parties is encouraged.

Change	Comments/Purpose	Date	Pages
Plan Revision	Plan was revamped and revised in entirety.	February 2016	All

Executive Summary

Lake County is vulnerable to a variety of natural, technological, and human-caused hazards which threaten the health and wellbeing of the community, affect economic health, and pose harm to the environment. Lake County Emergency Management has convened a group of individuals representing the county, the municipalities, and other interested parties to comprise the members of the Lake County Local Mitigation Strategy Working Group (LMS Working Group) to monitor and update this continual planning process.

This document is the result of a multi-jurisdictional approach to mitigation planning. Lake County along with its municipalities formally adopted the existing Lake County Local Mitigation Strategy (2010) and once this revision is approved, this updated document will be presented for adoption via a new resolution.

The LMS Working Group conducted research to identify the hazards threatening Lake County in order to estimate risk, impacts, and potential consequences relating to public, responder safety, continuity of operations, continuity of government, property, facilities, infrastructure, environment, economic issues, and public confidence in the county. The natural hazards in the LMS are mirrored in the Comprehensive Emergency Management Plan (CEMP) for continuity and to facilitate an all-hazards approach to planning.

Proposed projects and programs intended to reduce impacts of future natural disasters are called mitigation projects. Mitigation projects are included in the project list and continue to be developed and added to the list by the LMS Working Group as new hazard research is available; risk increases; and as resources and opportunities become available. Implementing the LMS will help make Lake County more resistant to the effects of major disasters.

The LMS will continue to be updated and expanded in the future to address changing hazards, reflect the experiences of future disasters, and changes in the participating jurisdictions. The update process and future versions of the LMS will be used to inform the public and encourage other interested parties to participate more in making Lake County resilient.

General

Introduction:

Mitigation is any action taken to permanently reduce or eliminate the risk to people and their property from the effects of hazards. Overall, the Lake County Local Mitigation Strategy attempts to reduce some of the risk associated with hazards by implementing projects within Lake County and municipalities. The LMS process is also intended to be a framework for documenting the activities of the LMS Working Group and the future mitigation activities within Lake County. This plan includes the updated bylaws of the LMS Working Group – and the overall planning process is intended to make the LMS Working Group more active in the coming years and to find ways to further promote public participation. The LMS Working Group has been established to prepare the community to be more resistant and resilient to the effects of future disasters.

Purpose:

The purpose of the LMS is to provide an on-going process that will encourage hazard mitigation efforts as part of the ongoing planning efforts of Lake County. The LMS encourages evaluation of natural hazards to evaluate vulnerabilities and develop goals, objectives, plan, programs, and projects to lessen the effects of those hazards and prioritize implementation of projects to further these goals.

Planning Process:

The LMS Working Group is made up of representatives from Lake County governmental agencies, incorporated municipalities, organizations and associations representing key business industry, community interest groups, other governmental entities, and non-profit or faith based groups. Interested citizens are always welcome and encouraged to become involved in the process. The Lake County LMS Working Group by-laws are located in Appendix II of this document and were updated in this planning process.

The LMS Working Group encourages involvement in the mitigation planning process by each jurisdiction in Lake County. Jurisdictions are encouraged to identify others that should be participating on the LMS Working Group. Annual meetings were held in December of each year for the purpose of preparing the annual update to be submitted. The update kick-off meeting

was held on March 12, 2015 with Lake County Emergency Management representatives followed by a meeting on June 18, 2015 with the LMS Working Group. The LMS Working Group was noticed through email distribution with follow-up phone calls from the LMS Coordinator. The formal public meetings were held on July 30, 2015 and August 24, 2015 with the LMS Working Group noticed via email distribution, website notice, and public notification by a notice in the Orlando Sentinel in the Lake County Section for at least ten (10) days. Further efforts by the Chair and Vice-Chair to encourage participation and attention at meetings continued after July 30th in preparation for the August 24th meeting prior to submission to the Florida Division of Emergency Management.

Participating Organizations:

Lake County encourages participation from all of its jurisdictions and enables any entity within the jurisdictions or unincorporated county to be involved in the planning effort. Those involved in the process include: Astatula, Clermont, Eustis, Fruitland Park, Groveland, Howey-in-the-Hills, Lady Lake, Lake County, Leesburg, Mascotte, Minneola, Montverde, Mount Dora, Tavares, Umatilla, and The Villages.

This is the inclusive list of all jurisdictions that must approve the LMS as a multi-jurisdictional plan. Each jurisdiction is responsible for actual implementation of the plan within their boundaries and ensuring that their projects meets the needs of the communities. Participation will be identified by attendance at meetings, both in person and virtual, and active involvement in the process. These are the same jurisdictions that were involved in the 2010 plan. The desire of this plan is to foster further participation from all municipalities and to meet on a more consistent basis in the future.

Participation in the planning process at meetings included the following entities:

<i>BESH Engineering</i>	<i>Lake County Emergency Management</i>
<i>City of Clermont</i>	<i>Lake County Public Works Department</i>
<i>City of Eustis</i>	<i>Lake County Schools</i>
<i>City of Leesburg</i>	<i>Lake County Stormwater Division</i>
<i>City of Mount Dora</i>	<i>Lake Emergency Medical Services</i>
<i>City of Tavares</i>	<i>Town of Montverde</i>
<i>City of Umatilla</i>	<i>Villages Community Development District</i>
<i>Florida Department of Health in Lake County</i>	<i>Withlacoochee Forest Center</i>

The LMS Working Group has had participation from all remaining jurisdictions due to contact with each entity by members of the Emergency Management Division to obtain updated information for the LMS Update. In the 2010 plan, the regional planning council was involved however they did not participate in this revision as the position was not filled. Email meeting notices are sent to any and all interested parties both within and outside of Lake County to encourage participation.

Public Participation:

The LMS Working Group has benefited from the assistance and support of its many members and support staff and intends to continue its efforts to engage more members of the community in the planning process, including more representatives of the private sector. The public will have additional opportunities to provide input on this updated LMS Plan, such as through the Lake County website and municipal meetings where the plan will be formally adopted by resolution within each Lake County community. A copy of the existing Local Mitigation Strategy for Lake County resides on its website available to the public 24/7 at the location listed below. This webpage also provides other mitigation information to the public along with a contact link back to the Emergency Management Division.

https://www.lakecountyfl.gov/departments/public_safety/emergency_management/local_mitigation_strategy.aspx

The LMS Working Group welcomes public input and encourages participation through legal notices of upcoming public meetings. Future meetings which may be conducted utilized web conferencing will also include a gathering at the Emergency Operations Center for interested parties to attend, listen, and participate in the planning process. Once the updated plan is posted on the website, opportunity for public comment and input will be available prior to adoption.

Once the plan is adopted, it will remain on the website, available for public comment and input in an ongoing process. In addition to this planning process, many of the jurisdictions maintain their own efforts to inform the public about potential hazards, hazard mitigation, and this planning process. Lake County and the LMS Working Group will continue efforts to develop a more robust planning process and encourage more participation and involvement from the jurisdictions, interested parties, and the public.

Update Process:

During the 2015 Lake County LMS Update, the LMS Working Group took the following actions:

- In 2011, 2012, 2013, and 2014 annual meetings of the LMS Working Groups were noticed to the public and held with attendance and meeting minutes provided to document the process.
- In March 2015, Lake County Emergency Management hired a consultant to assist in the update process.
- The plan was reviewed and rewritten to be compliant with the *2014 Florida Local Mitigation Strategy Crosswalk* and the *Disaster Mitigation Act of 2000*.
- The General Section include the Introduction, purpose, and planning process and was revised to reflect the current approach.
- The Risk Assessment Section was reviewed for applicable hazards and to be consistent with the Lake County Comprehensive Emergency Management Plan (CEMP).
- Mitigation Goals Section includes the goals, projects list, National Flood Insurance (NFIP) and Community Rating System (CRS) and was updated to reflect the current list, current NFIP and CRS information.
- Plan Maintenance Section include monitoring and evaluation; the update process; and process for project implementation and was updated to reflect the current approach.
- LMS Working Group By-Laws Appendix contains the policies of the LMS Working Group and was updated to include the current practices.

The Draft Plan was provided to the LMS Working Group for their review and comment. Another meeting will be conducted to review the Final Draft and approve all changes. The LMS Working Group will continue to solicit input from anyone who may have an interest in the process and include any additional parties as needed as required by Florida Administrative Code 27P-22.

Risk Assessment:

Hazards:

In this section the potential hazards that may affect the residents and visitors to Lake County are reviewed. Each jurisdiction will be addressed individually however we begin with a general overview at the county level of each of the hazards. This plan is in line with FEMA's guidance by focusing entirely on natural hazards specifically:

- Drought: A period of dry weather, especially a long one that is injurious to crops.
- Flooding: A great flowing or overflowing of water, especially over land not usually submerged.
- Hail: Showery precipitation in the form of irregular pellets or balls of ice, falling from a cumulonimbus cloud.
- Heat: A hot condition of the atmosphere or physical environment; hot season or weather.
- Tropical Cyclone Events: Violent, tropical, cyclonic storms of the western North Atlantic, having wind speeds of or in excess of 74.
- Thunderstorms/Wind/Lightning: A transient storm of lightning and thunder, usually with rain and gusty winds, sometimes with hail or snow, produced by cumulonimbus clouds/ Air in natural motion, as that moving horizontally at any velocity along the earth's surface/ A brilliant electric spark discharge in the atmosphere, occurring within a thundercloud, between clouds, or between a cloud and the ground.
- Sinkholes/ subsidence: A natural depression in a land surface formed by the dissolution and collapse of a cavern roof. Sinkholes are roughly funnel-shaped and on the order of tens of meters in size. They generally occur in limestone regions and are connected to subterranean passages.
- Tornadoes: A rotating column of air ranging in width from a few yards to more than a mile and whirling at destructively high speeds, usually accompanied by a funnel- shaped downward extension of a cumulonimbus cloud.
- Wildland fire: Any large fire that spreads rapidly and is hard to extinguish.
- Erosion: The process by which the surface of the earth is worn away by the action of water, glaciers, winds, waves, etc.
- Winter storm/Freeze: A disturbance of the normal condition of the atmosphere, manifesting itself by winds of unusual force or direction, accompanied by frozen

precipitation such as snow or ice/In meteorology a widespread occurrence of temperatures below 32°F (0°C) persisting for at least several days.

- Dam/levee failure: The failure of a barrier that obstructs the flow of water, esp. one of earth, masonry, etc., built across a stream or river. The failure of an embankment designed to prevent the flooding of a river.

(All definitions courtesy of Dictionary.com)

Some hazards are not listed due to the geographic location and characteristics of the planning area, and are not relevant to Lake County and the participating jurisdictions, i.e. volcanoes and earthquakes. There are no volcanoes in the Southeast United States that would impact Lake County. Also, past impacts and future possible impacts from earthquakes are so negligible that it was decided not to keep earthquakes as a hazard in the plan.

Probability Summary:

Each hazard is described is ranked based on relative risk using probability and severity as the identified measures.

Probability based on historical information and takes into account the likelihood that Lake County will see an impact by the hazard within a given period of time.

- 0 = none: No previous occurrence and considered no threat
- 1=low: Some potential every 16 years or more
- 2=moderate: Potential occurrence every 3 to 15 years
- 3=high: Potential to exist every 1 to 2 years

Based on the history of the hazards occurring and all available information, a summary of probabilities table has been created to determine then likelihood of a hazard occurring within a certain number of years. It is important to note that a hazard with a low probability of occurring can be just as severe as one with a high probability of occurring. It only takes one!

The table on the following page indicates summary probabilities for the hazards in this plan.

Lake County Local Mitigation Strategy (LMS)

Summary Probabilities for Hazards												
	Drought	Flooding	Hail	Excessive Heat	Tropical Cyclone Events	Thunderstorm Lightning/Wind	Sinkholes	Tornadoes	Wildfire	Erosion	Winter Storm Freeze	Dam/Levee Failure
Astatula	M	M	M	M	M	H	M	M	M	L	M	L
Clermont	M	M	M	M	M	H	M	M	M	M	M	L
Eustis	M	M	M	M	M	H	M	M	M	L	M	L
Fruitland Park	M	M	M	M	M	H	M	M	M	L	M	L
Groveland	M	M	M	M	M	H	M	M	M	L	M	L
Howey-in-the-Hills	M	M	M	M	M	H	M	M	M	L	M	L
Lady Lake	M	M	M	M	M	H	M	M	M	L	M	L
Lake County	M	H	M	M	M	H	M	M	M	L	M	L
Leesburg	M	M	M	M	M	H	M	M	M	L	M	L
Mascotte	M	M	M	M	M	H	M	M	M	L	M	L
Minneola	M	M	M	M	M	H	M	M	M	L	M	L
Montverde	M	M	M	M	M	H	M	M	M	L	M	L
Mount Dora	M	M	M	M	M	H	M	M	M	L	M	L
Tavares	M	M	M	M	M	H	M	M	M	L	M	L
Umatilla	M	M	M	M	M	H	M	M	M	L	M	L
Villages, The	M	M	M	M	M	H	M	M	M	L	M	L

Hazard Profiles:

Drought:

There is no way to predict when a drought will occur or how long it may last. Drought conditions existed in Florida from 1965 through 1982, from 1997 to 2002, 2006 to present with some relief the rainy months in 2013 and 2014. The conditions have been particularly severe during certain years, and various areas of the state have been affected to different degrees. During 1977, a two-month dry emergency caused an estimated \$30,000,000 in damages to Florida, and the Governor declared a three-month drought during 1979, the worst since 1971.

The drought from 1997-2002 was considered to be a “very serious” drought according to the St. John’s Water Management District. Lake County instituted water restrictions for itself at the same time that many other counties were doing the same. This drought also played a role in the extensive wildfires that occurred during the summers of this time period.

Generally, throughout the entire central portion of the state, water levels in rivers and lakes became lower, as did the water table. Various local governments and water management districts within the County found it necessary to impose water usage restrictions. Farmers were particularly affected by the drought conditions, as the water table fell and deeper wells had to be drilled for irrigation purposes.

The extent of drought in Florida is generally measured through one of two indices, the Keetch-Byram Drought Index (KBDI) or the U.S. Drought Monitor Index. While Lake County historically has not been immune to regional or statewide droughts, recent population growth has accelerated the depletion of water supplies. The KBDI has a range from 0 for no drought to 800 being the most severe drought. Lake County has experienced mostly moderate drought conditions over the last five years. Heavy rains during the rainy season can reduce the drought index substantially, however dry spells can increase the number in a relatively short time period. It is important to note that during prolonged cold spells when conditions are often windy, it will make conditions dry very quickly. Fires can be triggered from careless activities during extremely dry periods and water consumption may have to be curtailed if consumptions exceeds rainfall and replenishment of the water table. All areas of Lake County are subject to the effects of drought conditions. Since Lake County has a large number of lakes, drought effects of lowered water levels may impact tourism for those that participate in activities on the water. Resident

populations would not be unduly affected other than an inconvenience. Agricultural concerns such as the horticulture, animal services, citrus, and vegetable crops could be affected by a long-term drought which could have a negative economic effect. Critical facilities and infrastructure would likely be unaffected. However no other significant drought events have occurred in Lake County other than what is reflected here. The following table summarized the mean KBDI for Lake County since the last plan update.

Keetch-Byram Drought Index (KBDI) for Lake County, Florida 2011 to 2015 ¹	
Date	KBDI
June 5, 2011	559
December 5, 2011	437
June 5, 2012	367
December 5, 2012	499
June 5, 2013	99
December 5, 2013	454
June 5, 2014	344
December 5, 2014	81
June 5, 2015	449

Flooding:

For the state as a whole, flooding is a problem due to much of the state being at sea level. Lake County is very fortunate to have more elevation than other counties due to its interior location. While flooding can result from either storm surge associated with hurricanes, by riverbank overflow, or by pooling of water, it is the latter two that represent a potential hazard to Lake County. Heavy rains within a drainage area and the inability of a river to accommodate the added runoff can cause flooding resulting in overflow. Storm water runoff is also a problem that occurs because of poor urban development in areas subject to flash flooding. Hurricane-induced flooding can also present problems for low-lying areas of Lake County. These areas may experience flooding from either a "direct hit" or a storm that passes close by. Rainfall varies with each hurricane; however, on the average, the normal hurricane delivers between ten and twelve inches of rain. Non-tropical storm systems can also linger and be significant rainmakers as well.

¹ http://flame.fl-dof.com/fire_weather/KBDI/archive/kbdi-report.html

There are three primary areas within Lake County that would normally be affected by rain events: the St. Johns River area in extreme Northeast Lake County, the Green Swamp area in Southern Lake County and the Wekiva River area that straddles Seminole County to the east. These areas could have issues if heavy rains fell simultaneously in the counties surrounding Lake County, adding to the volume of runoff. Aside from these primary areas, ponding could occur anywhere in Lake County in low areas that are characterized by either poorly drained or supersaturated soils (high water table). There are no specific drainage patterns that aggravate flood conditions in the County, according to the St. John's River Water Management District.

Lake County has more than 1,400 lakes comprising a total of 202 square miles. 45.5 per cent of the county's acreage is in the 100-year floodplain. According to Federal Emergency Management Agency Flood Insurance Rate Maps (FIRM), most of the county's 100-year floodplain area lies in A, ANI, AO, or AH flood zones, with about 21% in the AE Zone. Certain areas of Lake County are low-lying and subject to flooding from rising water. Specific areas include those along the western shores of Lake Apopka, the complete shoreline of Lake Louisa, the western shorelines of Lake Minnehaha and Lake Minneola, the complete shoreline of Lake Dora, Lake Yale, Lake Akron, and along the entire western shoreline of the St. John's River. Many of the lakes could be impacted as well, although drainage wells and improved drainage systems have mitigated problems in these areas.

Lake County has a vested interest in participating in the federal floodplain mapping project and the Community Rating System (CRS), where appropriate, in order to assist homeowners and businesses with decisions about property vulnerability and flood insurance. The National Flood Insurance Program (NFIP) allows property owners in the 100-year flood zone to acquire federal flood insurance policies on land subject to flood hazards. Only the county participates in the CRS, a Federal Emergency Management Agency (FEMA) program, which qualifies residents for reduced rates on flood insurance. These vary depending on the level of activities the jurisdiction performs to reduce its flood potential.

One of the aspects of living in Florida is the frequent downpours from thunderstorms in the summer months and the moisture sources that can feed storm systems, much of which can cause pooling of water along roadways and low-lying areas. Listing every heavy rain event that has taken place within Florida would be virtually impossible. Historic significant events are noted in the 2010 plan. There have been no significant flooding events in Lake County in the last five years. However, worth noting is a rainmaker that happened in 2008 for the purpose of this plan.

- **Tropical Storm Fay Flooding:** In September of 2008, the unincorporated community of Astor in extreme Northeast Lake County experienced flooding from the overflowing of the St. Johns River. The St. Johns River system runs from south to north—existing in Northeast Florida from Jacksonville. Over 20 inches of rain fell in the East Central Florida region. It was not only the rain that affected the rise in water, but also the wind from Tropical Storm Fay, which prohibited the normal outflow of the St. Johns River into the Atlantic Ocean. The winds pushed the waters inland and the water levels along the St. Johns River rose farther south – well after the rain stopped falling.

With regard to determining the extent of magnitude and severity of flooding that has taken place, there is not a scale like hurricanes and tornadoes. Even what has been considered as “minor” flooding could impact roadways, structures and the quality of life of residents. However, one tool that can measure severity along waterways is available from the National Weather Service. A river gauge had been installed at the St. Johns River in Astor to monitor the flood stage of the river to generate forecasts to better warn residents of potential flooding conditions. However, at the time of this writing, it appears that the gauge is out of service.

In summary, Lake County has an abundance of lakes and fresh water bodies within its boundaries. The County itself lies above the aquifer that hydrates much of the Central Florida region. Southwest Lake County is an Area of State Environmental Concern, as it is an environmentally sensitive recharge area. The various maps provided that identify areas within the 100-year flood plain are merely tools to assist in planning. This is not to say that areas outside of the 100-year flood plain will not flood, because that simply is not the case. In recent years in the United States, it has been said that people have been caught off guard because the maps and plans said that they would not flood. However, the reality is that the State of Florida is extremely flat and subject to flooding a great deal more than other states. Lake County and municipal partners need to continue to monitor drainage patterns and reoccurring flood areas to pursue future mitigation activities.

With the exception of the highly elevated areas of Lake County that are out of the reach of areas that could collect water, all areas are subject to the effects of flooding, including those areas identified as being less likely to flood. For this reason, Lake County and municipal partners need to be vigilant about monitoring flood conditions with future events to enhance their planning efforts. Flooding can impact residential areas with their local roadways and lift stations that may be impacted if they become surrounded with water. The Astor area has been particularly

susceptible and damage is limited to individual homes. Areas along the St. Johns River can be impacted however are limited to individual homes that may become isolated. Emerald Lakes in Clermont has an ongoing flooding issue that is currently mitigated by the efforts of the subdivision. However if their efforts were to fail there is a wastewater facility that would be inundated and would result in the need to evacuate the subdivision. Most of the county's businesses and critical facilities are not located in hazardous areas and would likely not suffer impacts that would affect the general population.

Hail:

Hail is the precipitation of small pellets of ice that can cause substantial damage to crops as well as damage to vehicles and other property. Up until January 2010, severe hail in Lake County was defined as three-fourths of an inch (penny size) or larger. However, in January 2010, the National Weather Service raised the hail size criteria for Severe Thunderstorm Warnings from 0.75 inch (penny size) to 1.00 inch (quarter size). According to the National Weather Service, within Florida, this is expected to result in only a small decrease in the number of Severe Thunderstorm Warnings, as many storms which have the potential for 0.75" inch hail also have the potential to produce 50 knot + (58 mph +) winds. Since the wind criteria will remain unchanged, many storms capable of producing 0.75 inch to just below 1 inch size hail will still require Severe Thunderstorm Warnings for 50 knot + (58 mph +) damaging winds. Special Weather Statements will continue to be issued for "strong storms", generally those with 45-57 mph winds and small hail, below 1.00 inch.

Hail storm events occur most often during the late winter and early spring severe weather season and often accompany thunderstorms or tornadoes. Severe thunderstorms can happen anytime of the year in Central Florida and produce hail at any time. Mapping between the years of 1955-2002 indicates fewer than 35 severe hailstorms (using the former criteria) have struck Lake County during that timeframe. The locations were evenly spread throughout Lake County due to the random nature of the development of severe storms that generate hail. All areas of Lake County are susceptible to being impacted by hail. A couple of previous occurrences that produced substantial damage include:

- Winter Storm in 1986: A storm that hit Lake County produced hail the size of golf balls in and around the Leesburg area of Lake County.

- **Hail Storm of 1992:** The most destructive hailstorm in east central Florida history occurred on March 25, 1992 across Lake, Orange, and Seminole counties. An estimated \$60 million dollars in damage occurred, with losses concentrated among nursery greenhouses and car dealerships.

Since 2002, there has been hail within Lake County, however, research did not reveal that any of these storm events were in the severe category. Since 2010 there have been ten documented hail storm events in Lake County with hail ranging in size from .75 to 1.75 inches in diameter. None of these hail storms resulted in property damage or crop damage or any significance. Locations and dates of hail storms are listed in the table that follows. Should hail occur, it could cause damage to car dealerships and the agricultural enterprises which include greenhouses, horticulture, foliage, and citrus crops. Damage to car dealerships has occurred in the past and could happen again in the future. This could result in an economic effect to the County. Tourism, critical facilities, and infrastructure would likely not be impacted. Other than injuries to individuals that may get caught out in the hail storm, populations would not be affected.

Hail Storm Damage in Lake County Florida 2010-Present²			
Location	Date	Size	Damages
Lake Minnehaha	6/15/2011	1.00	-0-
Lake Louisa	4/20/2012	1.50	-0-
Astor Park	4/20/2012	1.75	-0-
Howey-in-the-Hills	7/09/2012	0.75	-0-
South Clermont	3/24/2013	1.00	-0-
Sylvan Shores	4/30/2013	1.00	-0-
Lake Dora	4/30/2013	0.88	-0-
South Clermont	5/19/2013	0.88	-0-
Mount Dora	2/12/2014	1.00	-0-
Groveland	6/10/2014	1.00	-0-

Extreme Heat:

Florida is well known for its mild winters, but during the summer months heat can be very dangerous, as it can induce hyperthermia (heat stroke), heat exhaustion, or dehydration.

² <http://www.ncdc.noaa.gov/stormevents>

Extreme heat is especially hazardous to certain segments of the population such as the elderly and young children. Additionally, heat increases the demand for electricity to operate air conditioners, increasing the likelihood of brownouts and blackouts within the electrical grid.

While there are various definitions for extreme heat (or heat waves), the National Weather Service issues a heat advisory when the daytime temperatures will exceed a certain temperature depending on the time of the year. It is during these times that those vulnerable populations will be especially prone to extreme heat-related illnesses and conditions. Florida is quite accustomed to daytime temperatures in the 90's in the summertime. Also, with Florida being a peninsula, the breezes from both coastlines assists in keeping the temperatures generally below 100° F.

Research from past years did not produce data that revealed extraordinary hot spells within Florida. However, a noteworthy period in Central Florida, including all of Lake County, was the heat wave of June – July 1998, when coastal breezes were impeded – allowing temperatures across the region to range between the upper 90's and 101 degrees. Wildfires became extreme in certain parts of Central Florida (National Weather Service, Melbourne). This time was known as the '98 Florida Firestorm. The table below shows the heat threat levels from the National Weather Service

Excessive Heat Threat Chart ³	
Excessive Heat Threat Level	Threat Level Descriptions
Extreme	"An Extreme Threat to Life and Property from Excessive Heat" Highest heat index 120 degrees (F) or greater.
High	"A High Threat to Life and Property from Excessive Heat" Highest heat index 115-119 degrees (F) or greater.
Moderate	"A Moderate Threat to Life and Property from Excessive Heat" Highest heat index 110-114 degrees (F) or greater.
Low	"A Low Threat to Life and Property from Excessive Heat" Highest heat index 105-109 degrees (F) or greater.
Very Low	"A Very Low Threat to Life and Property from Excessive Heat" Highest heat index around 105 degrees (F) or greater for July and August or...between 102-104 degrees (F) for June through September or...between 99-103 degrees (F) for May through October
Non-Threatening	"No Discernable Threat to Life and Property from Excessive Heat" Warm season weather conditions are non-threatening

³ <http://www.srh.noaa.gov/mlb/ghwo/heat.php>

According to the U.S. Census Bureau, as of 2010, 25.70%⁴ of the population in Lake County was aged 65 years or older, representing a rather sizable portion of the county that is more vulnerable to extended periods of extreme heat (or heat waves). The county continues to be a destination for retirees and will most likely see its elderly population grow in the coming years. Also, urbanization will lead to an increase in the “heat island” effect from the increased amount of impervious surfaces, which only exacerbates extreme heat as a hazard in the future. All areas of Lake County are susceptible to extreme heat in the future and its potential impacts. No other significant heat events have occurred other than what is reflected here. Although unlikely, a significant heat wave could damage crops creating an economic effect, the homeless and elderly who may not be able to find a way to cool themselves, and Lake County may need to open shelters for this population. Tourism would not necessarily be impacted as hot weather is expected in Florida. Critical facilities and infrastructure would not likely be impacted.

Tropical Cyclone Events:

Hurricanes and tropical storms have long affected Florida because of its location. As a narrow peninsula between two warm bodies of water, Florida is regularly affected by hurricanes. The greatest threats to Lake County posed by a hurricane are wind damage and inland flooding. Wind damage from the storm itself is related to wind speed and the accompanying "pressure" that is exerted on structures. When the wind speed doubles, four times more force is exerted on structures. Wind damage can also be caused by hurricane-spawned tornadoes, which can be more destructive than the hurricane itself. Damage can also be caused by wind-borne debris and flood conditions.

Lake County is fortunate to be an inland county, thus not susceptible to storm surge from ocean waters that coastal communities often have to face with hurricanes. Over the course of the past century, a very large number of storms have crossed the Central Florida region from various directions. Lake County is no stranger to tropical systems, which can have severe impacts on health, safety, and the economy. Many of the hurricanes identified as crossing through Lake County were during periods when record keeping did not document a storm name or specific information. Sources of historical hurricane information often provide a large amount of information for coastal locations, but less for interior location. The entire population of Lake County, tourism, agriculture, critical facilities, and infrastructure could be affected by a tropical

⁴ <http://quickfacts.census.gov/qfd/states/12/12069.html>

[illegible]

⁶ NOAA Coastal Services Center

- Hurricane Donna, 1960: This storm impacted Florida as a Category 4 hurricane and traveled northward through the state, heavily impacting the citrus industry up to the Central Florida region.
- Hurricane Charley, 2004: There were some downed trees and power lines in southern Lake County. Three houses were damaged by falling trees. There was no major infrastructure damage (National Weather Service, Melbourne). Orange County and areas to the east of Lake County received substantial damage. This storm is an excellent example of a hurricane that did not lose much potency, despite traveling over land for an extended period of time. The storm exited the state in the Daytona Beach area. If the storm track had been slightly to the west, Lake County could have received substantial damage. The previous LMS notes that Lake County sheltered about 2,000 people during Hurricane Charley.
- Hurricane Frances, 2004: This storm resulted in 417 residences being damaged in Lake County, with 69 destroyed (most mobile homes), 77 business damaged and two (2) destroyed. Damage estimates were near six (6) million dollars (National Weather Service, Melbourne). The previous LMS notes that the damages were higher at approximately \$8.5 million and that Lake County sheltered about 4,000 people during Hurricane Frances.
- Hurricane Jeanne, 2004: The impacts in Lake County were that approximately 2,800 residences were damaged, 111 residences destroyed and 60 businesses damaged (National Weather Service, Melbourne⁷).

As mentioned previously, with Lake County being located inland approximately 50 miles from either coast, it is more protected than other parts of the state from the most devastating winds from hurricanes. The county's interior location is not threatened by storm surge from the ocean waters, with the exception of areas along the St. Johns River. These areas may be susceptible to flooding if the outflow of the river into the Atlantic is adversely impacted due to the storm surge pushing the water inland for a period of time.

It is important to note that Lake County has not received sustained hurricane force winds from a hurricane. The county has certainly experienced high winds and gusts that have impacted the residents and businesses of Lake County. With the population of Lake County continuing to grow, the effects of even minor hurricanes and tropical systems will be felt even more than in the past.

⁷ 2010 Lake County LMS

Storms from the past, like Hurricane Donna, while costly, were not in today's dollars and did not impact nearly as many people than if the storm hit today. Storms like Hurricane Charley, which hit the Orlando metro area with sustained winds of 85 mph, remind public safety officials that predictions are not always accurate. Despite being an interior county, substantial damage can be done away from the coastline. Furthermore, a slight change in path can make all of the difference in the areas that are ultimately impacted by an event. Through the efforts of mitigation activities, areas can be further protected against known hazards. All areas of Lake County are susceptible to tropical cyclone events in the future, which may potentially be stronger than any others that have previously impacted Lake County. No hurricanes have impacted the State of Florida since 2005.

The intensity of hurricanes is measured by the Saffir-Simpson scale, with sustained wind speeds (measured in miles per hour) to measure the extent of a tropical storm or depression. Once a tropical storm reaches wind speeds of greater than 74 miles per hour, it is then classified as a Category 1 hurricane). It is important to note that in 2010, the National Weather Service and National Hurricane Center have changed its criteria by no longer correlating wind speed with storm surge height. No two storms are the same and less intense storms could in fact created storm surge that is comparable to stronger storms.

Saffir-Simpson Scale and Typical Damage ⁸		
Scale	Wind Speed	Typical Damage
Category 1	75-95 mph	Well-constructed frame homes could have damage to roof, shingles, vinyl siding and gutters. Large branches of trees will snap and shallowly rooted trees may be toppled. Extensive damage to power lines and poles likely will result in power outages that could last a few to several days.
Category 2	96-110 mph	Well-constructed frame homes could sustain major roof and siding damage. Many shallowly rooted trees will be snapped or uprooted and block numerous roads. Near-total power loss is expected with outages that could last from several days to weeks.
Category 3	111-129 mph	Well-built framed homes may incur major damage or removal of roof decking and gable ends. Many trees will be snapped or uprooted, blocking numerous roads. Electricity and water will be unavailable for several days to weeks after the storm passes.
Category 4	130-156 mph	Well-built framed homes can sustain severe damage with loss of most of the roof structure and/or some exterior walls. Most trees will be snapped or uprooted and power poles downed. Fallen trees and power poles will isolate residential areas. Power outages will last weeks to possibly months. Most of the area will be uninhabitable for weeks or months.
Category 5	>157 mph	A high percentage of framed homes will be destroyed, with total roof failure and wall collapse. Fallen trees and power poles will isolate residential areas. Power outages will last for weeks to possibly months. Most of the area will be uninhabitable for weeks or months.

⁸ <http://www.nhc.noaa.gov/aboutsshws.php>

Thunderstorms/Wind/Lightning:

Any person who has been a resident of Central Florida during the summer is well aware of the typical weather patterns during this season. Warm mornings give way to afternoon thunderstorms that are typically localized and can be very intense. Compared to many other places in the nation, Central and South Florida receive an exorbitant amount of lightning strikes that are responsible for numerous deaths and property damage every year. The Central Florida region between Tampa and Orlando has been dubbed the “Lightning Capital” of the United States. Here, warm, rising air pulls in sea breezes from the Atlantic Ocean and the Gulf of Mexico. On average, much of Lake County receives 6.0 to 7.5 flashes per square km, a relatively high flash density during storms. With regard to a scale for lightning, there is no scale for (such as weak vs. strong).

It is true that lightning does not cause as much widespread damage as hurricanes, although when looking at data on the ignition source of fires in Central Florida, lightning is a direct cause. Lightning plays a crucial role in the fire based ecologies of the forests; unfortunately, it also plays a role in fires that might threaten human life and property. Many of the fires in 1998⁹ that impacted the State of Florida were ignited by lightning strikes.

Due to Lake County’s location in Central Florida, there are a large number of lightning strikes- and loss of life can primarily be prevented by proper public education. Damage to buildings can also be prevented by lightning rod systems and surge protectors to reduce the risk of fires. All areas of Lake County are susceptible to lightning strikes and their potential effects. Any lightning bolt can kill.

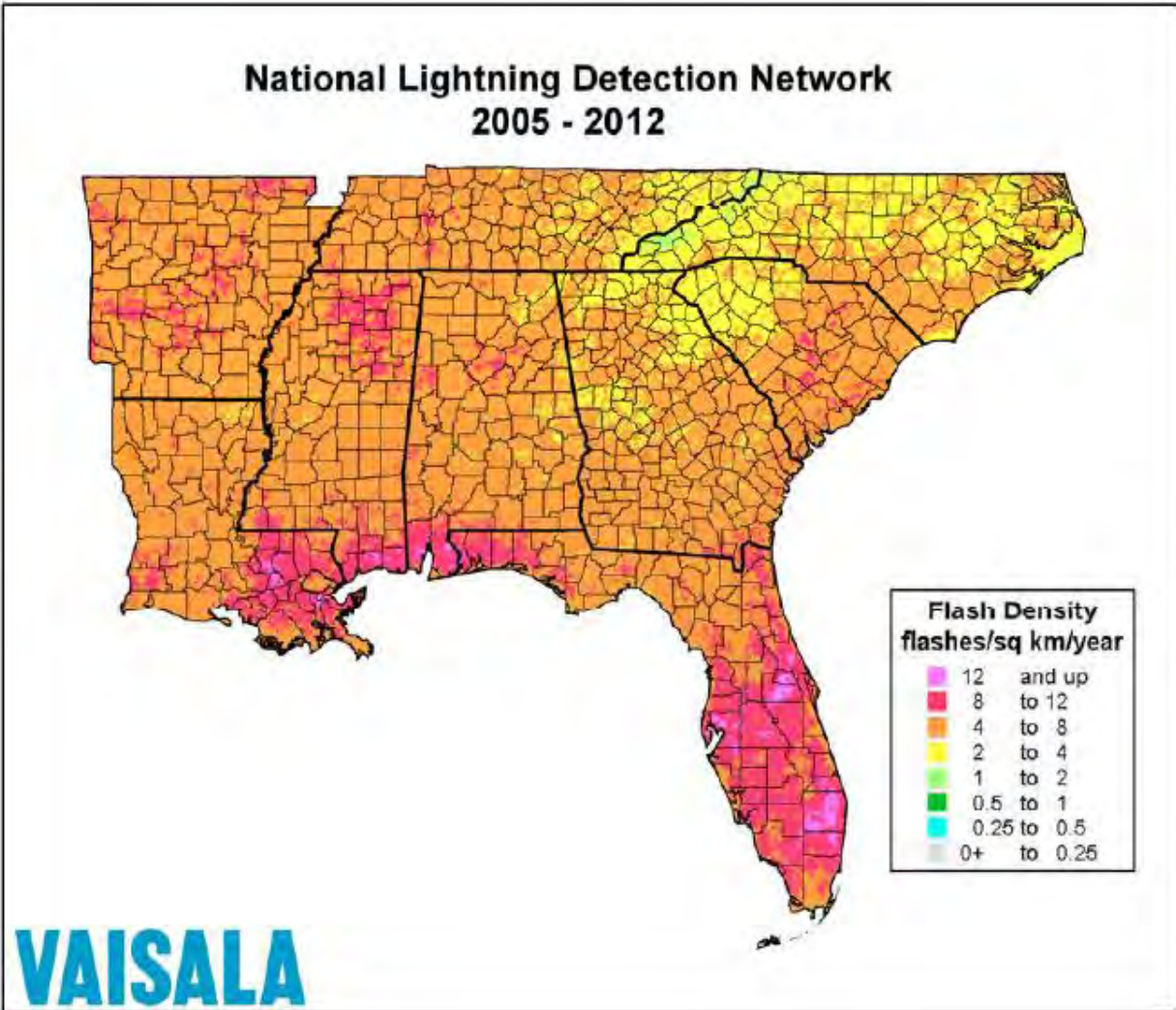
Within Lake County, 13 deaths and 37 injuries occurred between 1959 and 2007, with a total of 449 deaths statewide in the same period. This included a man who was struck and killed in June 1990 while on a golf course in Lake County, and a fourth grade teacher at Eustis Heights Elementary School who was struck and injured in 1988 while standing in an exterior doorway. Since 2010, twenty¹⁰ people have died in Florida from lightning strikes, an average of 3+ people per year, although none in Lake County, while some 25+ people are injured on average in the United States. Lake County could expect 4-12 lightning flashes per square kilometer per year.

⁹ U.S. Fire Administration, 2004

¹⁰ <http://www.lightningsafety.noaa.gov/victims.shtml>

As of this update there have been no other documented cases of death or injuries from lightning in Lake County. A graphic indicating lightning flash density follows.

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Generally speaking, all of Lake County is subject to the effects of Thunderstorms, Wind, or Lightning. It is anticipated since Lake County has experienced lightning storms before, it will likely occur again. Wind events in recent history have averaged from 40 to 70 knots and it is likely that those will occur again as well. The county has certainly experienced high winds and gusts that have impacted the residents and businesses of Lake County. With the population of Lake County continuing to grow, the effects of thunderstorms and wind events will be felt even more than in the past and substantial damage can be experienced by residents. With severe thunderstorms and lightning, segments of the population could be negatively affected.

¹¹ Lightning data from Vaisala.com provided in a media release dated 6/2013

Lake County Local Mitigation Strategy (LMS)

Agriculture concerns could suffer damage and economic losses. Individuals in open areas such as golf courses and parks are at risk as well as those that may be participating in boating or other water activities on the numerous lakes and streams in Lake County. Critical facilities and infrastructure would be possibly impacted in a devastating storm but not in what has occurred normally. Since 2010, there have been 13 thunderstorm/wind events that have impacted Lake County. Details of these impacts are listed in the following table.

Thunderstorm/Wind Events in Lake County 2010-2015 ¹²			
Location	Date	Magnitude	Property Damage
Mascotte	1/25/2011	61 kts EG	\$500K
Ferndale	1/25/2011	56 kts EG	\$20K
Mascotte	3/30/2011	50 kts EG	-0-
Grand Island	3/30/2011	50 kts EG	-0-
Leesburg Airport	3/30/2011	54 kts EG	-0-
Tavares	3/30/2011	50 kts EG	-0-
Astor Park	4/20/2012	52 kts EG	\$.5K
Groveland	5/15/2012	50 kts EG	\$.4K
Lady Lake	8/10/2012	50 kts EG	-0-
South Clermont	3/24/2013	56 kts EG	-0-
Lake Louisa	3/24/2013	70 kts EG	\$250K
Lake Louisa	3/24/2013	65 kts EG	-0-
Mt. Dora	6/11/2013	Heavy Rain	\$10K
Lake Griffin	7/4/2013	50 kts EG	-0-
Minneola	4/30/2014	43 kts EG	\$2K
Tavares	6/10/2014	48 kts EG	\$1K

Sinkholes/Subsidence:

Topographically, Florida is part of a large Karst formation that comprises a section of the southeastern portion of the United States. Karst refers to the rock “foundation” that is slowly eaten through by chemical weathering eventually leading to subsidence or sinkholes. In Florida,

¹² <http://ncdc.noaa.gov/stormevents>

the rock is generally limestone or gypsum, but it can be other types as well. The Karst terrain is also marked by the numerous caves and underground drainages.

Lake County is ranked as number 10 on a list of the top sinkhole prone counties in Florida¹³ and experiences several sinkholes a year, usually on private property. In cases where sinkholes occur in the public right-of-way, the Lake County Department of Public Works and/or the Florida Department of Transportation are notified to assess the sinkhole activity. Sinkholes impact the community generally by physical destruction. Their extent is generally measured in terms of the diameter of the opening and/or their depth (both usually measured in feet). Any size sinkhole is a threat because they can cause harm to people, vehicles or entire structures, as they succumb to the unstable ground.

Although it might be true that some areas of Central Florida are more prone to sinkholes than others, it must be realized that all areas of Lake County are susceptible to sinkholes and their potential effects. The county as a whole has more sinkhole activity in the central portion of the county, with areas outside of the county to the north and east having much more activity, based on sinkhole reports by the U.S. and Florida Geological Surveys. However, this does not mean that extreme damage cannot occur anywhere; all it takes is one sinkhole to severely impact life and property. Sinkholes can be caused by water ponding; canting of fence posts; collapse of bulkheads; and other hydro-geological factors.

According to the Florida Department of Environmental Protection there were approximately 100 sinkholes reported to that agency since 1964 (FDEP Sinkhole Database), not including reports from other agencies. This number is probably lower than the actual amount considering that there are numerous sinkholes that are never reported to the authorities. Subsidence occurs because of settling of soil underneath the foundation of structures and typically results in minor, repairable damage. It can, however, in some cases result in the structure being condemned. Below are some of the more notable sinkhole occurrences that have happened in Lake County:

- June 2000: An extended drought was blamed for a sinkhole 20 feet wide that opened in Lake County.
- February 2004: A sinkhole approximately 30 feet in diameter opened up in Clermont, forcing a family to relocate until it could be filled.

¹³ <http://www.riskmeter.com/RiskMeter/RiskMeter-Announces-Top-Ten-Sinkhole-Prone-Counties.htm>

- November 2005: A large sinkhole forced a Mascotte family out of their home while it was determined if there was a threat to the structural integrity of the house.
- August 2006: A sinkhole opened in Clermont that was approximately 20 feet in diameter and closed Maridru's Lane.
- September 2007: A large, growing sinkhole forced several families in Clermont to relocate after a neighbor's house was condemned.
- June 2011: A sinkhole swallowed part of a Leesburg store building on East Main Street caused by wet weather after a dry spell causing the ground to become too heavy and collapse.
- August 2013: A sinkhole opened up in Clermont at the Summer Bay Resort causing a building to slowly sink and prompting the evacuation of three buildings.
- August 2015: A sinkhole opened up in Groveland which resulted in a boil water notice for some and no water for those closest to the location of the sinkhole including one school.

Depending on the location of the sinkhole, residents' homes, tourists in transient housing, critical facilities, infrastructure, and agricultural concerns could suffer negative effects. Economic effects could vary again depending on the size and location of the sinkhole.

Tornadoes:

Similar to hurricane data, there is only reliable recorded data for tornadoes since 1950. Although the Midwest has the reputation for the worst tornadoes, Florida experiences the most number of tornadoes per square mile of all the states. Florida has averaged 52 tornadoes reported per year since 1961, with an average of two fatalities per year. Florida's tornadoes are generally of shorter duration (3 miles) and have narrower paths (125 yards wide). Mapping indicates that about 95 percent of the county is in the 1 in 250-year risk area, and the remainder in the 1 in 500-year risk area. All areas of Lake County are susceptible to tornadoes and their potential effects.

Because of the unpredictable patterns of tornadoes, and because the entire state of Florida has a relatively high risk, the entire County is vulnerable to tornado-induced damage. The damage potential for a tornado increases as a function of population density. As the number of structures and people increase, the potential damage/injury rate increases. Mobile homes, poorly constructed and/or substandard housing, apartment complexes and low-rent housing projects

are especially susceptible because of their lack of resistance to high winds, and apartment complexes and low-rent projects because of their size and densities.

There have been 51 recorded tornadoes in Lake County since 1950 that have caused somewhere between \$226,470,050 and \$241,320,500 in total damage. These same tornadoes have also been responsible for 231 injuries and 26 deaths.

The Fujita Scale (now the Enhanced Fujita Scale) is used to determine the intensity of tornadoes. Most of the tornadoes that have hit Lake County have been on the lower spectrum, in the F0 or F1 range. On February 1, 2007, the National Weather Service switched from the Fujita Scale to the Enhanced Fujita Scale to better reflect examinations of tornado damage surveys, aligning wind speeds more closely with associated storm damage. The Fujita Scale levels are listed in the table on the next page.

Measuring the Intensity of Tornadoes (Extent ¹⁴)			
Fujita Scale		Enhanced Fujita Scale	
Scale	Wind Speed (mph)	Scale	Wind Speed (mph)
F0	40-72	EF0	65-85
F1	73-112	EF1	86-110
F2	113-157	EF2	111-135
F3	158-206	EF3	136-165
F4	207-260	EF4	166-200
F5	261-318	EF5	>200

Historic significant events are noted in the 2010 plan. There have been few significant tornado events in Lake County in the last five years. However, worth noting is a storm that happened in 2007 for the purpose of this plan.

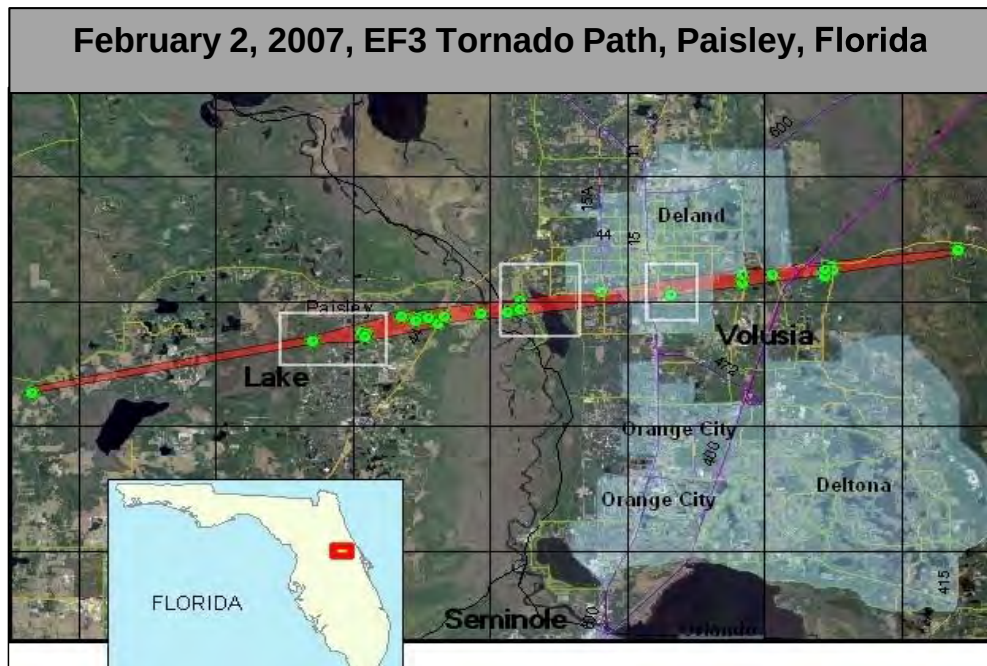
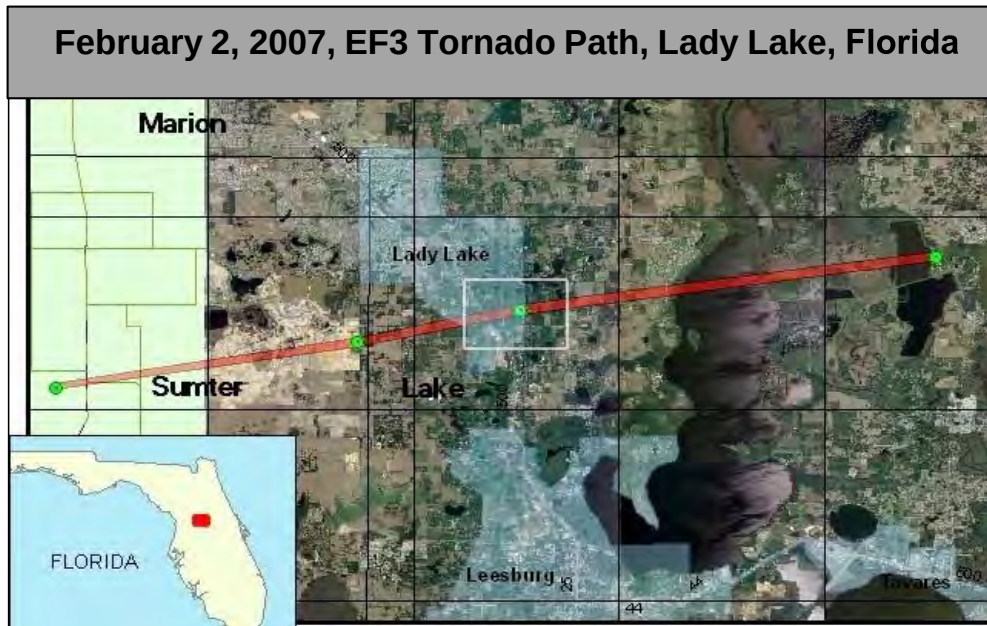
- The Groundhog Day Tornado Outbreak, February 2, 2007: On the morning of February 2, 2007, a powerful storm system moved across Lake County from the west producing three tornadoes, two of which had large impacts on the County and resulted in a Presidential Disaster Declaration. The first tornado touched down in Sumter County, near Wildwood, and moved toward the Villages and Lady Lake. This tornado registered as an

¹⁴ <http://www.srh.noaa.gov/oun/?n=efscale>

The EF scale still is a set of wind estimates (not measurements) based on damage.

EF3 on the Enhanced Fujita Scale and created a swath of destruction along its 17-mile path, killing eight.

The second tornado touched down near County Road 42 in northern Lake County in between Altoona and Paisley. This tornado was responsible for 13 deaths as it traveled its 26-mile path. In addition to killing 21 people in Lake County, these tornadoes caused approximately \$98 million in damages. These storms struck in the early morning hours when many people were sleeping and unable to receive emergency messages. Storm path graphics follow.



This was the worst natural disaster in the county's history and officials were determined not to let it happen again. In February 2011, Lake County launched a new warning system that calls residents directly when there is a public safety emergency. Alert Lake was the new emergency notification system and for tornado warnings (or other significant incidents i.e. natural disasters, warning from law enforcement, chemical spill, flooding, or other emergencies), it automatically calls people on a phone number that is registered. For those who have landlines in their homes, the 911 database is utilized. For those that do not have a house phone but want to know about severe weather when on the go, the Alert Lake system can also send messages straight to a cell phone.

Due to the unpredictable nature of tornadoes, all of Lake County is vulnerable to their impacts. High wind speeds can cause damage to structures with the most significant threat to mobile homes and other older substandard or unreinforced properties. The total mobile home population in Lake County is estimated at 49,776¹⁵ accounting for nearly 16% of the total county population. This population has to have a safe place to go during possible tornadic activity. While everyone can be impacted, the elderly, those with lower income, and the homeless would be most affected. Tornadoes can cause other cascading events like utility outages, economic loss, and transportation issues along with the hardships that result from the disruption of normal life.

The table below lists the incidences of tornadoes in Lake County since 2010.

Tornado/Funnel Cloud Events in Lake County 2010-2015 ¹⁶			
Location	Date	Magnitude	Property Damage
Dona Vista	9/12/2010		-0-
Grand Island	8/5/2011	EF0	\$25K
Lady Lake	9/24/2011		-0-
Lake Louisa	6/24/2012	EF0	-0-
Eustis Airport	6/25/2012		-0-
Tropical Shores	4/30/2013		-0-
Mt. Plymouth	2/23/2014		-0-

¹⁵ Lake County CEMP November 2014

¹⁶ <http://ncdc.noaa.gov/stormevents>

Wildland Fire:

Forest fires pose a serious threat while playing an important role in Florida's ecology. Much of the northeast portion of Lake County lies within the Ocala National Forest, which contains many longleaf pines that are a fire dependent species of tree. It is important to understand that much of the Ocala National Forest is a fire-based ecology, and as such, special precautions should be made by those who reside within it. The "La Nina" weather effect occasionally causes an extended drought period.

Controlled burns reduce the amount of fuel that might build up over years of not having a fire. The Florida and US Divisions of Forestry have incorporated controlled, naturally occurring, and prescribed burns into their forest management plans. Uncontrolled wildfires will continue to threaten Lake County and it is important to understand the actions that can take place to reduce the threats posed by wildfires. All areas of Lake County are vulnerable to wildfires, particularly in the northeast and southern portions of the county outside the most urbanized areas.

There is no scale, per se, to measure the intensity of fires, as all flames burn and even small fires can adversely impact homes and businesses. While certain jurisdictions are more likely to experience direct incidents of forest fires (those in the southern portion and north eastern portion of the county), the effects can be felt throughout the county in terms of redirected personnel to fight the fires and smoke coverage which can affect visibility as well as air quality. These effects can be most severe for the elderly with compromised respiratory systems and the homeless who may not have a place to get away from the smoke. The homeless population in Lake County since 2007 had a high count of 1,019 and a low of 282 according to the Department of Children and Families Council on Homeless 2013 Report. This number is based on a 24 hour count on one day and has an average of 582¹⁷.

All of Lake County may be impacted by wildfires during the especially months with minimal rainfall. Carelessness can lead to wildfires during dry or windy conditions and when burning restrictions are not followed. Even with prescribed burns, Lake County remains at risk for brush fires in unincorporated areas and at the wildland/urban interface areas. Since 2010, the only published account of a burn ban was ordered in Lake County from February to June 2012.

¹⁷ <http://www.dcf.state.fl.us/programs/homelessness/docs/2013CouncilReport.pdf>

The following highlight a few of the more notable forest fires in Lake County, which are briefly summarized.

- Fires of 1998: Unusually extended periods of hot weather coupled with little rainfall created the ideal situation for an outbreak of forest fires in Central Florida in the summer of 1998 (NOAA). Some 2,200 fires occurred that summer, with most of the damage being caused by a few of the very large ones. All jurisdictions within Lake County were affected to some degree by the prolonged heat and wildfire threat.
- Fire of 1999: The smoke from a large brush fire near Groveland was responsible for 5 accidents on March 3, 1999. Seven people were hospitalized. The jurisdictions affected were unincorporated Lake County and the City of Groveland.
- Fires of 2000: High temperatures and an extended dry period allowed for 13 fires to flare up during the summer of 2000 – burning some 4,000 acres of central and southern Lake County. All jurisdictions within Lake County were affected to some degree by this large scale fire.
- Green Swamp Fire of 2001: An illegal trash fire started a 10,000 acre blaze that blanketed much of central and south Lake County in smoke. This smoke was responsible for several accidents due to low visibility on U.S. 27, and respiratory problems for at-risk citizens. The primary jurisdictions affected were Groveland, Clermont, Mascotte, Montverde, and unincorporated Lake County.
- Wekiva River Fire of 2007: Some 36 residences were evacuated near the Wekiva River after a 1,000 acre fire burned within a quarter mile of the homes in May of 2007. The primary jurisdiction affected was unincorporated Lake County.
- Deerhaven Fire of 2008: Approximately 140 homes near Deerhaven (northeast Lake County) were evacuated after a 1,000 acre blaze threatened to close off a main road to these houses. The Deerhaven Wildfire became out of control after 25 mph wind gusts made it difficult to contain. The primary jurisdiction affected was unincorporated Lake County.
- 2012 Groveland Fires: January had a 300 acre fire on County Road 33 which was difficult to contain due to swamp conditions before rain helped firefighters contain the blaze. February had a fire in Clermont that shut down Thompson Place near CR 561 as the fire continued to burn in swampy area. April had a fire north of State Road 50 near Timber Lake Village which had to be contained before reaching a nearby swamp which could have resulted in a muck fire that lasted for weeks.

- April 2012 Sorrento: An illegal burn in a yard spread quickly and threatened homes.

Wildfires in Lake County primarily affect wooded areas with low population density and do not typically pose a danger to highly populated areas. However, wildfires can still impact all jurisdictions in Lake County. Structures, critical facilities, infrastructure, and housing for vulnerable populations have some exposure to impact by wildfires. An exact dollar loss cannot be determined due to the fact impact is undefined. There have been no significant wildfires other than those reflected here.

Erosion:

Erosion occurs when land is worn away by the action of natural forces in waves, currents and wind. Even though erosion is a natural process, it can be either mitigated or enhanced by human activity. Lake County has not seen any large erosion events that have caused widespread damage to property. However, erosion is being addressed along the Wekiva and St. Johns Rivers. Erosion can result in structures adjacent to water bodies becoming damaged or destroyed because they are not able to be supported by the ground. There is no scale, per se, to measure the magnitude or severity of erosion, as even small amounts of erosion can lead to substantial damage to homes and businesses. Erosion is most likely to take place within Lake County along the Wekiva and St. Johns Rivers to the northeast, as well as along streams, creek beds, lakes and other bodies of water that are scattered throughout the county. All residents need to be vigilant about erosion in areas that are adjacent to bodies of water.

According to the St. Johns River Water Management District, the Florida Legislature passed the Wekiva River Protection Act in 1988 which requires the river's surrounding counties to amend their comprehensive plans and land development rules to deter wetlands losses and protect wildlife habitats. The act authorizes local governments to create rules to treat stormwater runoff. Special rules are also in place for development in the basin that require additional stormwater treatment and established protection zones along the waterways to preserve wetlands, uplands and water quality and reduce erosion and groundwater drawdown.

Since 2010, there has been one incident of erosion in Clermont. In April 2013, rainfall of 3 to 4 inches in a short period of time, associated with a strong thunderstorm, caused a steep 30 foot section of ground adjacent to State Road 50 in Clermont to slide into a home. The mudslide destroyed a home on Sunnyside Drive. Mud several feet high entered the home. The drainage system in the area was designed several decades ago and could not handle the excessive rain

rate. Property damage was estimated at \$75,000. There have been no other documented incidents in Lake County. This hazard will be considered for exclusion in the next update due to its limited impact and probability for Lake County. Erosion impacts would be fairly limited in scope as impacts to populations, tourism, agriculture, economic interest, critical facilities and infrastructure have not be realized in the past.

Winter Storm/Freeze:

Each winter, Florida faces the threat of at least a moderate freeze. For Lake County this hazard is a potential problem centered on the vegetable, foliage, and citrus industries. All portions of Lake County have been impacted by episodes of freezing temperatures in the past and are susceptible to freezing temperatures in the future. Episodes of extreme freezing temperatures would be widespread to all locations and not just specific locales, as extremely freezing temperatures are not typical for the Florida climate. If temperatures reach freezing levels for extended periods of time, combined with other climatic factors, crop or landscape damage may occur, having a significant impact on the county's economy and employment base.

The freeze line runs through the northern part of Lake County just north of Altoona although the entire county could be impacted. Personal injury or death due to freezes is not considered a hazard except for the homeless and indirectly through fire caused by incorrect or careless use of space heaters, etc. However the elderly may be impacted as well as young children and since it is anticipated that the elderly population will continue to increase, there is a chance that this population could see some impact from winter storms and freezes. Additionally, consumer demand of electricity during periods of very extreme cold weather may overload the electrical grid, which may cause outages and have a significant impact on electrically-dependent critical facilities and persons. Critical facilities, infrastructure, and tourism would likely not be affected by winter storms and freezes.

One of the most significant freezes took place within Florida in February, 2001, when the president declared a major disaster declaration for Florida to allow funds to reach those individuals impacted by the event. The agricultural industry was severely impacted and resulted in many individuals being out of work. Since 2010, two freeze and one wind chill events occurred in Lake County and none have occurred since. These are outlined in the table below.

Lake County Local Mitigation Strategy (LMS)

Freeze and Wind Chill Events Lake County 2010-2015			
Location	Date	Type	Crop Damage
Lake	12/14/2010	Frost/Freeze	-0-
Lake	12/14/2010	Cold/Wind Chill	-0-
Lake	12/27/2010	Frost/Freeze	\$1.830M

With regard to a scale to measure the magnitude or severity, the National Weather Service issues a threat awareness chart regarding one's vulnerability to the hazard of excessive cold temperatures, especially wind chill. Of the cold weather hazards that can be expected, the most likely for Lake County are the crop-killing freezes. Lake County is not normally subject to the types of winter storms experienced in the panhandle that can include snow precipitation and accumulation; typical effects are from wind, wind chill, and freezes.

Dam or Levee Failure:

According to the Florida Department of Environmental Protection, there are four dams within Lake County. These dams are located in unincorporated Lake County, but could affect not only jurisdictions within Lake County, but also in other locations in Central Florida. To date, there have been no reports of damages as a result of dam failures, however, any issues in the future would likely be as a result of the Burrell Lock and Dam, as well as the Cherry Lake Dam. The Burrell Lock and Dam is located in northwest Lake County north of the City of Leesburg in the vicinity of Lake Griffin. The Cherry Lake Dam is located in southern Lake County, between the Cities of Groveland and Clermont at Cherry Lake.

Dams in Lake County, Florida			
ID	Name	Coordinates	Hazard Rating
GNIS 285216	Lake Apopka Lock and Dam	28-7228093 -81.6846338	Low
FL00708	Burrell Lock and Dam	28.87147762 -81.78334004	High
FL00704	M-1	28.74693623 -81.87480155	Low
FL00707	M-6A	28.64541554 -81.8727474	Low
FL00437	Cherry Lake Outlet	28.59693471 -81.822482	Significant

According to Mr. Ron Hart of the Lake County Water Authority¹⁸:

- “The Burrell Dam has the capacity to cause damages to the low lying property both downstream of the structure as well as around Lake Griffin, especially if discharges out Moss Bluff are not adjusted to accommodate the increases in flow. However, if discharges are managed properly at the Moss Bluff Dam, damages should be limited to low lying areas around Haynes Creek.
- The Cherry Lake Dam can cause damage downstream due to prolonged and excessive discharges that result in the capacity being exceeded at any of the five dams downstream. The dam has a very long levee system that increases the exposure to catastrophic damage and uncontrolled discharges.”

No evaluations or studies have been conducted to determine the extent of damage that might be caused in the event of a failure. It has been determined, however, that the total amount of damages might exceed the cost to repair or replace these dams. Most of the areas impacted would be residential homes with local roadways and lift stations may be impacted causing issues. Specific areas of concern include the following however the impact is limited and isolated in focus:

- Timber Village/Groveland – Residential mobile home community of approximately 50 homes that may become flooded or have limited access.
- Isolated homes along levees that number less than five homes.
- Pasture flooding in an isolated area with no structures involved.
- Homes at the end of Indigo Road which will have limited access and number approximately 15.
- Plantation Golf Course has 3 to 4 holes that would be underway. This was known when the property was developed and golfers can bypass the area to finish playing. The golf course is responsible for repairing any damages.

How Bad Could It Get?

Estimations regarding how bad it could be in the future are based on available information from historical events and other data from the region and the state. Understanding how bad it could

¹⁸ Lake County LMS 2010

Lake County Local Mitigation Strategy (LMS)

be allows officials to better understand worst case scenarios. The table below is a first step in documenting how bad the effects of each hazard could be in the future, including the potential loss of life from each hazard.

How Bad Could It Get?		
Hazard	Effects	Answers
Dam/ Levee Failure	How deep on the ground could flooding be? How many acres affected?	A flooding event due to a dam/levee failure could result in water greater than six inches in depth within the impacted area. Depths would be greatest closest to the breach and likely lessen the greater the distance from the breach.
Drought	How severe on drought index.	Drought within Lake County could reach moderate to severe levels (400 to 800) out of a potential score of 800 on the KBDI Index.
Erosion	How many feet are lost per year?	Less than 1/4 inch of shore or riverfront are lost per year, on average. Erosion debris flow varies.
Extreme Heat	What is the maximum temperature to expect?	The maximum temperature in Florida would be approximately 109 degrees. In some instances, particularly within landlocked counties like Lake County, the temperature could be above 100 degrees due to the lack of a sea breeze.
Flooding	How deep on the ground could flooding be?	Most flooding within Lake County due to ponding of water in low lying areas could result in depths of around six inches. The rising waters of the St. Johns River could result in water that is 3 to 5 feet deep on the roads adjacent to the river, based on past flooding events.
Hail	How big could the hail be?	On average, Lake County has seen hail from .75 to 1.75 inches in diameter. In the future Lake County could receive the same size diameter hail and even greater sizes which can occur from extremely high cloud tops that develop.
Sinkholes	How deep and what diameter could a sinkhole be?	Sinkholes can have a diameter of greater than 200 feet. Sinkholes can be shallow or develop depths that are greater than 100 feet, creating extremely dangerous situations, swallowing entire structures.
Thunderstorms /Wind/Lightning	How much rainfall can be expected? How high can associated winds get? Can lightning start a fire?	Lake County is very susceptible to thunderstorms, high winds, and lightning which may cause fires in the future during dry periods, more so within unincorporated Lake County within forested areas. Lake County is part of lightning capital of the US and could expect 4-12 lightning flashes /sq km per year..
Tornadoes	What category on the Enhanced Fujita Scale could impact the jurisdictions?	A tornado with the greatest intensity of EF5, with winds of greater than 200 MPH, although rare, could occur in Lake County. The maximum that has occurred has been EF3 in February, 2007.
Tropical Cycle	What category on the Saffir Simpson Scale could impact the jurisdictions?	It is not impossible for a Category 5 hurricane, with winds of 155 MPH, to impact Lake County, however, due to inland location the predominant number of storms would be Category 4 or less.
Wildfires	How big or how many acres could be expected to burn?	Due to the amount of forested areas within Lake County and historic activity, wildfires could reach the size of thousands of acres (the greatest has been approximately 4,000 acres in 2000).
Winter Storm Freeze	How cold could it get? What is the worst winter weather precipitation Lake County could get?	Temperatures in Lake County can be as low as single digits, but rarely below zero. Also, light freezing rain has been reported. Frozen precipitation in small amounts, although not commonplace, is possible within Lake County.

Vulnerability:

Per 44 CFR 201.6(c)(2)(ii), the Local Mitigation Strategy must include an assessment of vulnerability to all hazards. For some hazards such as lightning, hail, high winds, excessive heat, and freezes, all jurisdictions are equally at risk to these hazards and have similar vulnerabilities. For other hazards, some areas are more vulnerable than others due to geographical or property characteristics. These hazards include flooding, sinkholes, wildfires and dam/levee failure.

In the 2010 LMS Plan, flooding was ranked as the number one hazard, high winds ranked as the number two hazard, and wildfires were ranked third. At this time there has been no change to the ranking.

Assessing Vulnerabilities:

Repetitive Loss Properties:

The Flood Mitigation Assistance (FMA) Grant Program was created as part of the National Flood Insurance Reform Act (NFIRA) of 1994 to reduce or eliminate claims under the National Flood Insurance Program (NFIP). The FMA Grant program was changed in FY 2013 by the Flood Insurance Reform Act of 2012 (Public Law 112-114). The primary objective of the Repetitive Loss Properties Strategy is to eliminate or reduce the damage to property and the disruption of life caused by repeated flooding of the same properties. A specific target group of repetitive loss properties is identified and serviced separately from other NFIP policies by the Special Direct Facility (SDF). The target group included every NFIP-insurance policy that since 1978 and regardless of an ownership change during that period has experienced:

- Insurance property with 2 flood claims where the repairs equaled or exceeded 25% of the market value of the structure at the time of the flood event.
- Insured property with flood history of 4 or more separate claims of \$5K each with cumulative total exceeding \$20,000 or at least 2 claim payments where the cumulative amount of 2 claims exceeds the market value of the structure.

Although the FMA Grant Program is federally funded, and administered through a partnership with the Florida Division of Emergency Management (FDEM), local and Native American Tribal governments, and the Federal Emergency Management Agency. Authority and responsibility for developing and maintaining a State Mitigation Plan, assisting local and Native American Tribal

governments in developing and maintaining Flood Mitigation Plans, reviewing FMA Grant sub-applications, recommending cost effective sub-applications to FEMA and providing pass-through grant funds to awarded FMA Grant projects from eligible sub-applicants resides with FDEM. They also are responsible for ensuring the projects funded are completed and all reporting requirements are met.

As of 2015 LMS plan update, there are four (4) repetitive loss properties in Lake County (Astor), and all are residential and are located in unincorporated Lake County. There are no documented repetitive loss properties in the municipalities participating in this plan. The Lake County Department of Public Works continues efforts to work with these property owner(s) to find possible solutions to the flooding problems. Total payments made for all repetitive flood loss properties in the past has been \$218,802. Lake County and the jurisdictions are continuing to work with property owners to resolve all issues related to repetitive flooding.

Local Match Requirement/Potential Funding Sources:

A very important component of the application process for mitigation process is the identification of funding source(s) to meet the local match requirements for respective projects. While cash match provided by the applicant is an option, the identification of outside funding sources is often sought to create less financial hardship for the applicant. There are a variety of other programs that could potentially be viable sources for mitigation projects. While they all have their own programmatic rules and requirements, there is often the ability to use these programs as tools and resources to assist in the completion of mitigation projects.

The first source of funding may come from the various programs sponsored by the Florida Division of Emergency Management (FDEM). The Emergency Management Preparedness and Assistance (EMPA) Trust Fund, for example, is one potential source. This program provides grants to county emergency management programs within the State of Florida, which are intended to further state and local emergency management initiatives. Various Federal programs under the direction of the FDEM Mitigation Unit are a potential resource as well, such as the National Flood Insurance Program, the Flood Mitigation Assistance Program, and the Pre-Disaster Mitigation Program. There is also the Residential Construction Mitigation Program (RCMP), which provides technical and financial resources to homeowners for hurricane retrofitting. If homeowners are recommended for the program, they are eligible for a forgivable

loan to complete the retrofitting recommendations. Since, 2010, the Repetitive Flood Claims Program and the Severe Repetitive Loss Program were eliminated.

There are also other programs offered, such as the Community Development Block Grant (CDBG) Program and Florida Communities Trust; the Florida Department of Environmental Protection's Florida Coastal Management Program, and various programs under the US Army Corps of Engineers; US Department of Agriculture; US Department of Commerce; US Department of Homeland Security; and the US Department of Housing and Urban Development. This list is not exhaustive, as there are also various other agencies and organizations that provide funding opportunities. This list will continue to be improved upon and shared with mitigation partners in order to assist them in their planning and funding efforts.

Land Use Trends and Potential Loss:

Land use especially within hazard-prone areas has an impact on vulnerability as some uses may be more prone to disaster related damages than others. Residential and industrial development are examples of this. Individual jurisdictions have the most significant and legal authority over land use policy and can make an analysis of potential land use projects to determine if a mitigation strategy is necessary. Local current land uses and potential for new development reports along with future land use and general development trends are indicative of how future development will impact the LMS for Lake County. Careful consideration of potential risk from various hazards can help guide thoughtful land use to minimize vulnerabilities in the future. When necessary to further local effort, modifications to plans, ordinances, codes and similar policies can be proposed as initiatives for consideration into the LMS.

Critical Facilities and Structures:

Lake County maintains an inventory of critical facilities, infrastructure and structures that are located within hazard area. This list includes but is not limited to emergency services facilities, medical facilities, government facilities, schools, emergency/evacuation shelters, fire and police stations, emergency operation center, facilities used by special needs populations, and any other facilities identified by Emergency Management. This list is updated annually.

The LMS Working Group has identified goals and objectives to guide the development of this plan. These goals and objectives provide focus for the activities of the LMS Working Group toward mitigation efforts that will meet the needs of the jurisdictions.

The goals selected by the LMS Working Group are related to the broad mitigation needs and capabilities of the communities involved, rather than addressing a specific hazard type or category. Therefore, these mitigation goals and objectives are multi-hazard and are the mitigation related capabilities that are important to Lake County. These will be present in each participating jurisdiction in the future as the goals are achieved.

Mitigation Actions:

Each goal is following by several objectives that provide more specific steps to be taken by the LMS Working Group and the jurisdictions to achieve the broad-based, long-range direction for planning. Objectives define the steps that are actionable for implementation by the LMS Working Group and associated community partners.

The objectives are intended to guide selection and implementation of mitigation projects that are included in the project list. The closer the goals and objectives are to reaching a more resilient, disaster community, completion of those projects will further improve the community and achieve the goals of the mitigation planning process.

Since the 2010 plan, Lake County has completed four projects and one was terminated. This list is included in Appendix I. Projects that remain open are generally open due to the fact that match funding is even more difficult to find within local government budgets and mitigation initiatives and generally do not take precedence over providing the basic services that are expected to be provided by local governments to citizens. Also, it is important to note that although a project may be listed as completed, that does not mean it was necessarily funded by FEMA. The initiative may have been completed by the local government on its own or was funded by alternative funding sources. This document is meant to be a planning tool that is not completely reliant on FEMA assistance to add, fund, or complete projects identified within the plan.

It is anticipated that the list of completed projects will grow as there is one mitigation project currently underway as of the plan update that is not yet completed. The intent is to identify a comprehensive range of hazards with involvement by all jurisdictions within Lake County. Every jurisdiction has an identifiable project/action item within the LMS project listing. Appendix I identifies all of the projects, listed by priority score.

Mitigation Goals and Objectives:

Goal 1: Local government will have the capability to develop, implement, and maintain effective mitigation programs.

Objective 1.1: Data and information needed for defining hazards, risk areas, and vulnerabilities will be readily available.

Objective 1.2: Emergency services organizations will have the capability to detect emergency situations and promptly initiate emergency response operations.

Objective 1.3: The capability to effectively utilize available data and information related to mitigation planning and program development will be available.

Objective 1.4: The effectiveness of mitigation initiatives implemented in the community will be measured and documented.

Objective 1.5: There will be a program to derive mitigation “lessons learned” from each significant disaster event occurring in or near the community.

Objective 1.6: Up-to-date technical skills in mitigation planning and programming will be available for the community.

Goal 2: All sectors of the community will work together to create a disaster resistant community.

Objective 2.1: A business continuity and recovery program will be established and implemented in the community.

Objective 2.2: Local agencies and organizations will establish specific interagency agreements for the development and implementation of mitigation-related projects and programs.

Objective 2.3: Local elected governing bodies will promulgate the local mitigation plan and support community mitigation programming.

Objective 2.4: Outreach programs to gain participation in mitigation programs by business, industry, institutions, and community groups will be developed and implemented.

Objective 2.5: The community will be periodically updated regarding local efforts in mitigation planning and programming.

Objective 2.6: The community’s public and private sector organizations will partner to promote hazard mitigation programming throughout the community.

Goal 3: The community will have the capability to initiate and sustain emergency response operations during and after a disaster.

Objective 3.1: Designated evacuation routes will be maintained and improved wherever possible to remain open before, during, and after disaster event.

Objective 3.2: Designated evacuation shelters will be retrofitted or relocated to ensure their operability during and after disaster events.

Objective 3.3: Local emergency services facilities will be retrofitted or relocated to withstand the structural impacts of disasters.

Objective 3.4: Response capabilities will be available to protect visitors, special needs individuals, and the homeless from a disaster's health and safety impacts.

Objective 3.5: Shelters or structures for vehicles and equipment needed for emergency services operation will be retrofitted or relocated to withstand disaster impacts.

Objective 3.6: Utility and communications systems supporting emergency services operations will be retrofitted or relocated to withstand the impacts of disasters.

Objective 3.7: Vehicle access routes to key health care facilities will be protected from blockage as a result of a disaster.

Goal 4: The continuity of local government operations will not be significantly disrupted by disasters.

Objective 4.1: Buildings and facilities used for the routine operations of government will be retrofitted or relocated to withstand the impacts of disasters.

Objective 4.2: Community redevelopment plans will be prepared to guide decision-making and resource allocation by local government in the aftermath of a disaster.

Objective 4.3: Important local government records and documents will be protected from the impacts of disasters.

Objective 4.4: Plans and programs will be available to assist local government employees in retrofitting or relocating their homes to ensure their availability during a disaster.

Objective 4.5: Plans will be developed, and resources identified, to facilitate reestablishing local government operations after a disaster

Objective 4.6: Redundant equipment, facilities, and/or supplies will be obtained to facilitate reestablishing local government operations after a disaster

Goal 5: Mitigation efforts will be a continuing activity to protect the health, safety, and welfare of the community's residents.

Objective 5.1: Adequate systems for notifying the public at risk and providing emergency instruction during a disaster will be available in all identified hazard areas.

Objective 5.2: Effective structural measures will be developed to protect residential areas from the physical impacts of disasters.

Objective 5.3: Facilities in the community posing an extra health or safety risk when damaged or disrupted will be made less vulnerable to the impacts of a disaster.

Objective 5.4: Public and private medical and healthcare facilities in the community will be retrofitted or relocated to withstand the impacts of disasters.

Objective 5.5: Residential structures will be removed or relocated from defined hazard areas.

Objective 5.6: Residential structures will be retrofitted to withstand the physical impacts of disasters.

Objective 5.7: Safety devices on transportation networks will not fail because of a disaster.

Objective 5.8: Structures, facilities, and systems serving visitors to the community will be prepared to meet their immediate health and safety needs.

Objective 5.9: There will be adequate resources, equipment, and supplies to meet victims' health and safety needs after a disaster.

Goal 6: The policies and regulations of local government will support effective hazard mitigation programming throughout the community.

Objective 6.1: All reconstruction or rehabilitation of local government facilities will incorporate techniques to minimize the physical or operational vulnerability to disasters.

Objective 6.2: Land use policies, plans, and regulations will discourage or prohibit inappropriate location of structures or infrastructure components in areas of higher risk.

Objective 6.3: Local governments will ensure that hazard mitigation needs and programs are given appropriate emphasis in resource allocation and decision-making.

Objective 6.4: Local governments will establish and enforce building and land development codes that are effective in addressing the hazards threatening the community.

Objective 6.5: Local governments will protect high hazard natural areas from new or continuing development.

Objective 6.6: Local jurisdictions will participate fully in the National Flood Insurance Program and the associated Community Rating System.

Objective 6.7: New local government facilities will be located outside of hazard areas and/or will be designed to not be vulnerable to the impacts of such hazards.

Objective 6.8: Reconstruction and rehabilitation of structures and utilities in the community will incorporate appropriate hazard mitigation techniques.

Objective 6.9: Regulations will be established and enforced to ensure that public and private property maintenance is consistent with minimizing vulnerabilities to disaster.

Goal 7: Community residents will have homes, institutions, and places of employment that are less vulnerable to disasters.

Objective 7.1: Economic incentive programs for the general public, businesses, and industry to implement structural and non-structural mitigation measures will be established.

Objective 7.2: Local government will support key employers in the community in the implementation of mitigation measures for their facilities and systems.

Objective 7.3: Programs for removal, relocation, or retrofitting of vulnerable structures and utilities in hazard areas will be established and implemented.

Objective 7.4: The vulnerability to disasters of schools, libraries, museums, and other institutions important to the daily lives of the community will be minimized.

Goal 8: The community's economic vitality will be less threatened by a disaster.

Objective 8.1: Components of the infrastructure needed by the community's businesses and industries will be protected from the impacts of disaster.

Objective 8.2: Local government emergency response and disaster recovery plans will appropriately consider the needs of key employers in the community.

Objective 8.3: Local government will encourage community businesses and industries to make their facilities and operations disaster resistant.

Objective 8.4: Local government will establish programs, facilities, and resources to support business resumption activities by impacted local businesses and industry.

Objective 8.5: Local government will implement programs to address public perceptions of community condition and functioning in the aftermath of a disaster.

Objective 8.6: Local government will strive to diversify the employment base of the community.

Goal 9: The community's infrastructure will be better protected and less vulnerable to a disaster.

Objective 9.1: Local governments will encourage hazard mitigation programming by private sector organizations owning or operating key community utilities.

Objective 9.2: Routine maintenance of the community's infrastructure will be done to minimize the potential for system failure because of or during a disaster.

Objective 9.3: Sources of energy normally used by the community will not be unwarrantedly vulnerable to the impacts of a disaster.

Objective 9.4: The telecommunications systems and facilities serving the community will not be unwarrantedly vulnerable to the impacts of a disaster.

Objective 9.5: Transportation facilities and systems serving the community will be constructed and/or retrofitted to minimize the potential for disruption during a disaster.

Objective 9.6: Water and sewer services in the community will not fail because of a disaster.

Goal 10: Members of the community will have the opportunity to learn of the hazards threatening local areas and the techniques to minimize vulnerability to those hazards.

Objective 10.1: All interested individuals will be encouraged to participate in hazard mitigation planning and training activities.

Objective 10.2: Education programs in risk communication and hazard mitigation will be established and implemented.

Objective 10.3: Managers of public facilities will be knowledgeable in hazard mitigation techniques and the components of the community's mitigation plan.

Objective 10.4: Technical training in mitigation planning and programming will be given to appropriate local government employees.

Objective 10.5: The owners and operators of businesses and industries in the community will be knowledgeable in appropriate hazard mitigation techniques.

Objective 10.6: The public living or working in defined hazard areas will be aware of that fact, understand their vulnerability, and know appropriate mitigation techniques.

Objective 10.7: The public will have facilitated access to information needed to understand their vulnerability to disasters and effective mitigation techniques.

Addressing Known Risks and Vulnerabilities:

Proposed mitigations projects, in addition to meeting the long-range intent of the goals and objectives, are used to address known problem areas in the community. These can include

hardening and retrofitting or existing critical facilities as well as addressing stormwater issue in known problem areas. These may not projects can be used to address problems that do not necessarily affect an entire neighborhood but can cause unsafe conditions or damage properties.

National Florida Insurance Program (NFIP) and Community Rating System (CRS):

Flood insurance is designed to provide an alternative to disaster assistance to reduce the escalating costs of repairing damage to buildings and their contents caused by floods. In addition to providing flood insurance and reducing flood damages through floodplain management regulations, the NFIP identifies and maps the Nation's floodplains. Mapping flood hazards creates broad-based awareness of the flood hazards and provides the data needed for floodplain management programs and to actuarially rate new construction for flood insurance. Flood insurance policy information is listed on the next page.

The Lake County Emergency Management Division and the LMS Working Group will continue to promote and educate the community about the benefits of this program and its implications on reducing flood hazards throughout the community. Jurisdictions within Lake County are continuing to conduct a variety of activities associated with the NFIP. Activities include, but are not limited to:

- Collecting flood elevation certificates
- Eliminating repetitive flood loss properties
- Informing residents of map changes
- Adopting new maps

As the jurisdictions of Lake County adopt the Local Mitigation Strategy, the list of actions related to the NFIP within individual jurisdictions will continue to be refined and updated to reflect the most comprehensive list of possible of activities within the LMS relating to the NFIP and CRS.

The Community Rating System (CRS) is a voluntary program for NFIP-participating. The goals of the CRS are to reduce flood losses, facilitate accurate insurance rating, and to promote the awareness of flood insurance. The CRS has been developed to provide incentives in the way of premium discounts for communities to go beyond the minimum floodplain management requirements to develop extra measures to provide protection from flooding. At this update, only Lake County is participating in the CRS and has a rating of 7 as of May 1, 2014.

Lake County Local Mitigation Strategy (LMS)

Flood Insurance in Lake County			
Community Name	Policies In-force	Insurance In-force	Written Premium In-force
Astatula	6	\$917,500	\$2,816
Clermont	230	\$57,826,500	\$100,103
Eustis	100	\$58,530,400	\$47,361
Fruitland Park	22	\$5,084,200	\$11,072
Groveland	106	\$27,272,200	\$51,448
Howey-in-the-Hills	14	\$3,313,000	\$4,547
Lady Lake	148	\$33,037,800	\$70,980
Lake County	2,669	\$625,104,700	\$1,244,111
Leesburg	281	\$72,123,800	\$160,814
Mascotte	14	\$2,999,400	\$7,336
Minneola	58	\$13,169,100	\$32,734
Montverde	23	\$7,038,400	\$13,663
Mount Dora	207	\$58,774,600	\$85,701
Tavares	139	\$30,909,500	\$62,833
Umatilla	11	\$2,041,200	\$3,987

Implementation:

Prioritization of Projects

Prior to the 2010 plan, a program called Mitigation 20/20 was used to rank Lake County's mitigation projects. In preparation for the 2010 update, it was decided to use a different method to rank future projects and the LMS Working Group agreed that it would be acceptable use the STAPLEE method to prioritize the mitigation projects. The STAPLEE model is still the accepted method for rating projects on the project list.

The STAPLEE acronym stands for Social, Technical, Administrative, Political, Legal, Economic, and Environmental factors and the dimensions along which each project is measured. The STAPLEE system assesses each project using a scale that allows for a raw score to be derived. There were 7 different dimensions that were further divided into 22 smaller criteria considerations. The projects were rated using a scale of 1 to 5 for each smaller unit with a 1 being very unfavorable and a 5 being very favorable. A 3 would be considered neither favorable nor unfavorable. The higher a project scored the higher it would be placed on the priority list since this meant it received more "favorable" scores on the criteria consideration.

All projects up until the 2010 plan update have used the old rating criteria. All new projects submitted for consideration to the LMS Working Group since the 2010 update were scored using the STAPLEE criteria. The project listing, as shown within Appendix I, shows the projects ranked using both the old and new criteria. The LMS Working Group wants to ensure that not only is the most user friendly scoring used for this process, but that all municipalities feel the rating criteria results in their projects being fairly ranked for funding consideration. The LMS Working Group will continue to refine the scoring process as needed.

A table outlining the STAPLEE method is on the next page.

Lake County Local Mitigation Strategy (LMS)

Using the STAPLEE method to prioritize projects:		
Dimension	Criteria	Description
Social	Community Acceptance	Will this project not be objectionable to a large majority of the population being impacted by the hazard?
	Effect on Segment of Population	Thinking of all immediate, direct, and indirect side effects of the implementation of this project, what will the effect be on the segment of the population (things to consider: property access, construction noise, inconvenience of actions)?
Technical	Technically Feasible	Most of the projects are at such a scale that they need to be technically feasible at the time they are submitted to the list.
	Long-Term Solution	Does the project in, and of, itself or as a part of a large comprehensive program represent a long term solution to the problem at hand?
	Secondary Impacts	Secondary impacts include things like scalability of solutions and potential re-use of technologies used in the project.
Administrative	Staffing	Do you have enough staff to administer and manage the project?
	Funding Allocation	Are there funds currently budgeted for the project?
	Maintenance/Operations	Will you have enough personnel to maintain and operate the project, if applicable?
Political	Political Support	What do the elected officials think of the project? Are they aware of it? What might they think of it? The existence of a single person or group of persons that is very vocal in their support for a project might make it easier to realize the mitigation action. What does the community think about the project? Do they think it is a fair use of resources?
	Local Champion	The existence of a single person or group of persons that is very vocal in their support for a project might make it easier to realize the mitigation action.
	Public Support	What does the community think about the project? Do they think it is a fair use of resources?
Legal	State Authority	Does the state have jurisdiction with this kind of project?
	Existing Local Authority	Does the municipality have the legal authority to undertake the project?
	Potential Legal Action	Will the project potentially cause legal action?
Economic	Cost of Action	How expensive is the project?
	Benefit of Action	How many and how great are the benefits to the project?
	Contributes to Economic Goals	Does the project align with your community's economic goals?
	Outside Funding Required	Will you need outside funding to finance your share of the cost?
Environmental	Effect on Land and Water	What are the long term effects on the land and water on and adjacent to the site?
	Effect on Endangered Species	Will any endangered species be impacted by the project?
	Consistent with Community Environmental Goals	Will the project be consistent with the community's environmental goals?
	Consistent with Federal Laws	Will the project be in any danger of breaking any federal rules or regulations?

Projects will be submitted to the LMS Working Group for consideration and must include a cost-benefit analysis and a scoring form. Projects can be submitted to the group at any time and action will be taken at the next LMS Working Group meeting. At any time, the LMS Working Group may choose to review the project list and update the prioritization ranking. Environmental factors may dictate that some projects need to be considered due to current conditions that require a project to be moved up on the list for available funding. Other factors may lead to this review include declared disasters, funding availability, new or revised policy development, plan revision cycles, legal or fiscal restraints, and life safety priorities.

Mitigation Project Priority List:

The project priority list is located in Appendix I of this plan and also includes completed and deleted project lists.

Responsible for Mitigation Actions:

The implementation and completion of approved mitigation projects will be administered by the jurisdiction, agency, or organization that proposed the project. On an annual basis, the Lake County Emergency Management Division, in coordination with the LMS Working Group, will check the status of the mitigation initiatives to ensure that efforts have been made to complete any projects on the LMS project list. This approach is utilized as only the jurisdiction, agency, or organization that proposed the project has the authority or responsibility for implementation. During the plan implementation process, the LMS Working Group monitors the status of projects, assigns priorities, and will take other action for support and coordination.

Cost-Benefit Analysis:

When a project is submitted to the LMS Working Group, it must be accompanied by a cost-benefit analysis (CBA) for consideration. Projects not including a CBA will be returned to the proposer for completion of the appropriate information prior to resubmission. A copy of a form that has been accepted for documenting the CBA has been included in the appendix to this plan behind the project lists. This form can be utilized by the proposer to document what the costs are associated with a proposed project and estimate the value that will be received as a benefit resulting from completion of the project. The cost benefit analysis results will be factored into the prioritization process to determine the project ranking.

Actions Completed:

Any project that has been funded and completed will be added to the Completed Project List regardless of the source of funding. Lake County Emergency Management maintains all project lists for Lake County. The project list can change as funding, requirements, etc. change and/or are updated. For deleted projects, an explanation is included to document the action.

Plan Maintenance:

LMS Monitoring and Evaluation:

Lake County continues to maintain the Local Mitigation Strategy as a mechanism to guide mitigation actions that are being pursued in both the incorporated and unincorporated areas. The LMS Plan is housed in the Lake County Emergency Management Division. One of the primary methods by which to maintain the plan is to track the status of the mitigation initiatives. The Lake County Emergency Management Division has devised a database management system that tracks the projects as they are completed in the county to monitor progress. The Lake County LMS Working Group will make attempts to complete projects within five years (before the next plan update) as funding becomes available.

The LMS Working Group will meet at least annually to discuss any projects or changes that might have occurred that would be addressed by the update. Meetings can and will be scheduled following after times of natural disaster events and other times as deemed appropriate by the LMS Working Group Chair. Criteria used to evaluate the LMS Document and activities should include and are not limited the following situations:

- Change in requirements as any governmental level
- Changes in development trends and land use
- Completion of existing mitigation projects and introduction of new goals
- Changes in policy, procedure, or code
- Changes in building codes and practices
- Review of legislative actions that could affect funding of mitigation efforts
- Changes in Flood Insurance Rate Maps, National Flood Insurance Program, etc.

These meetings will be organized by the Lake County Emergency Management Division. This meeting will result in the preparation of the Annual LMS Progress Report that will be submitted to the state and satisfy the annual CRS program requirement as well. The Lake County Emergency Management Division will maintain an up-to-date list of all active working group members will be utilized as a distribution list for notification.

Since the last revision of the LMS there has not been any significant changes to development in Lake County that would impact the hazards identified within this plan. As of this writing, there are

no anticipated development changes or trends that would impact these hazards in the future. This of course is subject to change in the future and will be a topic to be considered at future LMS meetings.

At each LMS meeting, representatives will report on the current status of projects, and if a project's scope or details have changed. It may also be reported that the project has been cancelled all together, in which case the project will be removed from the mitigation initiative prioritization list with an explanation. All changes and activities as a result of the LMS meeting will be considered part of the overall evaluation process, which will be administered and documented by the Emergency Management Division and become an official component of the LMS.

The LMS Working Group will use the following criteria, among others, as a starting point for monitoring the overall LMS process:

- Goals and objectives address current and expected conditions
- The nature, magnitude and/or type of risks have changed
- The current resources are appropriate for implementing the plan
- There are implementation problems, such as technical, political or coordination issues with other agencies
- The outcomes have occurred as expected (demonstrating progress)
- The agencies and other partners participated as originally proposed

LMS Updates:

An important key of the planning process is to begin thinking about the steps to update the plan prior to the next review date, which is in 2020. Revisions to the plan should be well underway in 2019, with Lake County providing drafts to state staff for preliminary comments ahead of time. This will ensure that the plan remains in active status and does not lapse for any period of time between plan review periods. Based on experience, it is easy to underestimate the time that it takes to complete the plan update.

In addition to the ongoing maintenance of the plan and LMS activities, the staff of the Emergency Management Division assigned to handle mitigation activities will be responsible for the Five Year Update. The expectation is that continual review and refinements of the LMS Plan between plan updates will allow future updates to go smoothly. The update of the plan will

take place by reading the document, identifying items to be fixed and utilizing a computer to make edits to the LMS document. This will occur as changes need to be made, instead of doing all of the changes at once for the five-year update. The Emergency Management Division will continue to update the plan and be the responsible organization for this activity. This will be accomplished through continual review of the plan by LMS Working Group and support staff, as well as input from the general public.

Notice of upcoming meetings will be posted for at least ten days prior to the date of the meeting and available by the following means:

- Lake County LMS Website notice
- Email distribution list maintained by Lake County Emergency Management
- Notice published in the Orlando Sentinel in the Lake County Section

Updates will be identified through the input of anyone with sound ideas to improve the plan from Lake County staff, LMS Working Group members and from the general public. Staff from the Emergency Management Division assigned LMS responsibilities will update the electronic version of LMS document. The LMS Working Group will review the plan proposed to be submitted for the next update, guide changes as necessary and have final approval of the updated plan to be forwarded to state and federal counterparts for review and ultimate approval.

Implementation through Existing Plans and Programs:

While some jurisdictions have taken steps towards integrating mitigation actions into their plans, some have not explicitly addressed these matters within their documents. It is important that some or all of the goals and actions of this local mitigation strategy be incorporated into other plans so that they will have a greater chance of being accomplished. Integrating plans can be accomplished by having groups invite each other to each other's meetings. Information sharing can ensure that the common elements are understood and documented within the various plans within Lake County. Through upcoming meetings that will be taking place with jurisdictions to adopt the Lake County LMS, integrating the LMS with their respective planning mechanisms will be discussed and encouraged to promote further continuity.

Some of the county-wide plans identified include the Lake County Comprehensive Use Plan (2012), the Community Wildfire Protection Plan (2012), Lake County Code of Ordinances

Lake County Local Mitigation Strategy (LMS)

Chapter VI – Resource Protection Standards, 6.01.02: Wetlands Impact and Mitigation, and the Lake-Sumter Metropolitan Planning Organization (MPO) Transportation Plan. Below is a listing of other plans, etc. that exist in the municipalities that further the goals and objectives of the LMS.

Astatula	• Policy 1-1.1.3: Firewise (Wildfire) • Policy 1-1.2.1: Wetlands development (Flooding) • Policies 1-1.2.2/5-1.8.2: Floodplain (Flooding) • Policies 1-1.2.4/5-1.2.13: Land development (Sinkholes) • Policies 401.11.1/4-2.1.1/4-2.3.2: Wells/City Connection (Sinkholes/Drought) • Policy 5-1.1.4: Construction (Erosion)
Clermont	• Policies 2-1/2-2: Land Use Density (Flooding) • Policies 2-16/3-5: Land Use Wetlands/Floodplain (Flooding) • Policy 2-2: Public Facilities Septic (Flooding)
Eustis	• Policies 1.4.1/2.1.1/2.1.2: Conservation (Flooding) • Policy 1.2.2: Land Use (Flooding)
Fruitland Park	• Policy 1-2.2: Floodplain (Flooding) • Policy 1-2.4: Setbacks (Sinkholes) • Policies 1-1.2/3-1.4: Open Space
Groveland	• Obj 7.8 Conservation (Flooding/Sinkholes) • Obj 7.2/7.10/7.13: Conservation Development (Flooding)
Howey in the Hills	• Policy 1-2.2.2: Floodplain (Flooding) • Policy 1-1.2.4: Sinkhole filling (Sinkholes) • Policies 4-2.3.1/5-1.7.1: Storm Water/Erosion (Flooding/Erosion) • Policies 5-1.8.1/8-1.2.1: Floodplains Development (Flooding)
Lady Lake	• FLU 1-9.3/2-4.4/3-2.2: Density/Development (Flooding/Erosion) • Goal Pub 6/Policy CIP 102.2/Policy Con 1-11.1: Floodplain (Flooding)
Leesburg	• Policies 1.1.1/1.3.2: Drainage/Elevation (Flooding) • Policy 1.3.3: Floodplain Conservation (Flooding) • Policies 1.2.1.9/1.3.3/Obj 1.4: Conservation (Flooding) • Policies 1.1.6/1.2.19/1.6.4/Obj. 1.7: Conservation (Erosion) • Policy 1.1.5: Land Use Conservation (Flooding/Drought)
Mascotte	• Policies 2.1.12/3.10.7/3.11.9/3.11.13/3.11.14: Land Use (Flooding) • Policies 1.2.9/Obj 1.6: Drainage (Flooding) • Policy 1.2.9: Chemicals (Flooding)
Minneola	• Section 98-12: Required easements and dedications. Drainage and Wetlands (Flooding)
Montverde	• Policies 101.24/5-1.2.13: Development (Sinkholes) • Policy 4-1.4.4: Septic (Flooding) • Policy 5-1.1.13: Development (Erosion)
Mount Dora	• Policies 2f/5f/7e: Floodplain Conservation (Flooding) • Policies 5e/2.2m: Land Use/Water (Sinkholes)
Tavares	• Policies 1-1.1.3/1-1.2.15/1-1.9.1: Floodplain Development (Flooding) • Policies 4-1.2.5/4-1.1/5-1.8.1: Floodplain/Sinkholes (Flooding) • Policies 5-1.2.10/5-1.8.6: Open Space (Sinkholes) • Policy 5-1.2.8: Shoreline (Erosion)

Lake County Local Mitigation Strategy (LMS)

Umatilla	• Policies 5-1.83/5-1.81: Floodplain Preservation (Flooding/Sinkholes) • Policy 1-1.2.2: Development (Flooding)
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The Villages although listed as a municipality is actually a special taxing district and does not have any plans, ordinances, etc. of their own as they follow the Lake County Building Codes and related policies, Fire Safety Codes, and Florida Building Codes as they may apply.

The municipalities utilize the approved LMS in connection with their own plans and procedures to further mitigation efforts working closely with the county to continue making all of Lake County resilient to the hazards identified.

While the majority of the planning efforts are aimed at flooding mitigation it is recognized that all natural hazards should be considered when revising plans and policies especially concerning land use, floodplain management, stormwater, development, etc. The LMS is adopted by all municipalities in Lake County and individual municipal and county-wide plans take mitigation efforts into consideration when making revisions.

Through upcoming meetings that will be taking place with jurisdictions to adopt the Lake County LMS, further integration of the LMS with their respective planning mechanisms will be discussed and encouraged to promote further continuity. Staff from the various organizations responsible for these individual plans will continue communicating with each other to further the process of better integrating these plans and improving overall dialogue about mitigation.

Authorities and References:

Code of Federal Regulations Title 44 201.6. *Local Mitigation Plans*. <http://www.ecfr.gov/cgi-bin/text-idx?rgn=div5&node=44:1.0.1.4.53>

FEMA (2011, Oct 1). *Local Mitigation Plan Review Guidance*, www.fema.gov:7498/plan_review_guide_final_9_30_11.pdf

Florida Administrative Code 27P-22. *Hazard Mitigation Grant Program*, <https://www.flrules.org/gateway/ChapterHome.asp?Chapter=27P-22>

Florida Statutes. *Chapter 252 Emergency Management*. http://www.leg.state.fl.us/STATUTES/index.cfm?App_mode=Display_Index&Title_Request=XVII#TitleXVII

FEMA. *The Stafford Act*. http://www.fema.gov/media-library-data/1383153669955-21f970b19e8eaa67087b7da9f4af706e/stafford_act_booklet_042213_508e.pdf

Appendix I: Project Lists

Astatula

Clermont

Eustis

Fruitland Park

Groveland

Municipalities	Ranking	Date	ID	Initiative Name	Estimate \$	Organization	Hazards	Potential Funding Sources	Status	Desired Completion Date
	88	01-Aug-10	LA-0107	Fire Hydrant Repairs / Upgrade	\$250,000.00	Town of Astatula	Wildfire	Regular Budget or Grant(s)	Open	<2 Years
	89	29-Jul-09	LA-0099	Center Lake Flood Control Project	\$3,500,000.00	City of Clermont	Flood	Regular Budget or Grant(s)	Open	>2 Years
	18	31-Jan-05	LA-0054	Retrofit Storm Water System in Bloxam	\$1,600,000.00	City of Clermont	Flood	Regular Budget or Grant(s)	Completed	>2 Years
	17	20-Aug-04	LA-0001	Emerald Lake MH Park Purchase/Relocation	\$15,000,000.00	City of Clermont	Flood	Regular Budget or Grant(s)	Open	>2 Years
	33	17-Dec-04	LA-0051	Storm Water System Retrofit-Ardice Ave Pond & Land	\$140,000.00	City of Eustis	Flood	Regular Budget or Grant(s)	Open	<2 Years
	33	17-Dec-04	LA-0056	Storm Water System Retrofit-Cardinal St. Pond	\$50,000.00	City of Eustis	Flood	Regular Budget or Grant(s)	Completed	<2 Years
	33	17-Dec-04	LA-0058	Storm Water System Retrofit-Center St. Storm Sewer at Atwater Ave.	\$20,000.00	City of Eustis	Flood	Regular Budget or Grant(s)	Open	<2 Years
	33	17-Dec-04	LA-0059	Storm Water System Retrofit-Edgewater Dr. Stormwater Pond	\$50,000.00	City of Eustis	Flood	Regular Budget or Grant(s)	Open	<2 Years
	33	17-Dec-04	LA-0061	Storm Water System Retrofit-Eustis St. and Gottsche Ave. Storm Sewer and Pond	\$200,000.00	City of Eustis	Flood	Regular Budget or Grant(s)	Completed	<2 Years
	33	17-Dec-04	LA-0062	Frosty Way Storm Culvert and Pond	\$80,000.00	City of Eustis	Flood	Regular Budget or Grant(s)	Completed	<2 Years
	33	17-Dec-04	LA-0063	Getford Ave. Storm Sewer, Swale, and Pond	\$190,000.00	City of Eustis	Flood	Regular Budget or Grant(s)	Completed	<2 Years
	33	17-Dec-04	LA-0064	Storm Water System Retrofit-Getford Ave. Drainage Swales	\$30,000.00	City of Eustis	Flood	Regular Budget or Grant(s)	Completed	<2 Years
	33	17-Dec-04	LA-0068	Storm Water System Retrofit-Lakewood Ave. at Edgewater	\$90,000.00	City of Eustis	Flood	Regular Budget or Grant(s)	Open	<2 Years
	33	17-Dec-04	LA-0069	Storm Water System Retrofit-Northshore Dr. Stormwater Pond	\$90,000.00	City of Eustis	Flood	Regular Budget or Grant(s)	Completed	<2 Years
	33	17-Dec-04	LA-0070	Storm Water System Retrofit-Northshore Dr. Storm Sewer and Pond	\$50,000.00	City of Eustis	Flood	Regular Budget or Grant(s)	Completed	<2 Years
	33	17-Dec-04	LA-0071	Storm Water System Retrofit-Oaklynn Ln. Storm Sewer	\$40,000.00	City of Eustis	Flood	Regular Budget or Grant(s)	Open	<2 Years
	33	17-Dec-04	LA-0073	Storm Water System Retrofit-Storm Sewer Across Bay St. from Eustis St.	\$125,000.00	City of Eustis	Flood	Regular Budget or Grant(s)	Completed	<2 Years
	33	17-Dec-04	LA-0075	Storm Water System Retrofit-Wall St. and Harlem Ave. Pond	\$100,000.00	City of Eustis	Flood	Regular Budget or Grant(s)	Completed	<2 Years
	33	17-Dec-04	LA-0076	Storm Water System Retrofit-Westmoreland Ave. Swale	\$25,000.00	City of Eustis	Flood	Regular Budget or Grant(s)	Open	<2 Years
	33	17-Dec-04	LA-0077	Storm Water System Retrofit-Woodwater Ave. Swale and Sewer	\$40,000.00	City of Eustis	Flood	Regular Budget or Grant(s)	Open	<2 Years
	32	17-Dec-04	LA-0050	Harden Addition (Safe Room) to PW Bldg	\$156,000.00	City of Eustis	High Wind	Regular Budget or Grant(s)	Open	<2 Years
	30	17-Dec-04	LA-0049	Harden Rm at Water Tower for Public Safety Radio System	\$23,000.00	City of Eustis	High Wind	Regular Budget or Grant(s)	Terminated	<2 Years
	30	17-Dec-04	LA-0072	Storm Water System Retrofit-Park Ave. and Northshore Dr. Pond	\$455,200.00	City of Eustis	Flood	Regular Budget or Grant(s)	Completed	<2 Years
	29	17-Dec-04	LA-0048	Alternative Citywide Wireless Comm System	\$23,431.00	City of Eustis	Multi***	Regular Budget or Grant(s)	Terminated	>2 Years
	28	05-Nov-04	LA-0002	Critical Facility Storm Evaluation	\$34,500.00	City of Eustis	High Wind	Regular Budget or Grant(s)	Open	>2 Years
	28	17-Dec-04	LA-0060	Storm Water System Retrofit-Eustis St. and Gottsche Ave. Pond	\$782,095.00	City of Eustis	Flood	Regular Budget or Grant(s)	Completed	>2 Years
	27	17-Dec-04	LA-0057	Storm Water System Retrofit-Center St. & Howard Ln. Pond & Trench	\$1,120,855.00	City of Eustis	Flood	Regular Budget or Grant(s)	Open	>2 Years
	27	17-Dec-04	LA-0065	Storm Water System Retrofit-Grove St. and Bates Ave. Pond	\$1,191,475.00	City of Eustis	Flood	Regular Budget or Grant(s)	Completed	>2 Years
	27	17-Dec-04	LA-0066	Storm Water System Retrofit-Key Ave. and Donnelly St. Pond	\$1,161,345.00	City of Eustis	Flood	Regular Budget or Grant(s)	Open	>2 Years
	27	17-Dec-04	LA-0067	Storm Water System Retrofit-Lakeshore Dr. and Morin St. Pond	\$1,109,722.00	City of Eustis	Flood	Regular Budget or Grant(s)	Completed	>2 Years
	27	17-Dec-04	LA-0074	Storm Water System Retrofit-Sub-Basin Line	\$1,460,786.00	City of Eustis	Flood	Regular Budget or Grant(s)	Open	>2 Years
	22	17-Dec-04	LA-0047	Fire Department Substation	\$253,000.00	City of Eustis	Multi***	Regular Budget or Grant(s)	Open	>2 Years
	25	05-Nov-04	LA-0003	Emergency Back up Power Supply at Government Buildings	\$100,000.00	City of Fruitland Park	High Wind	Regular Budget or Grant(s)	Open	>2 Years
	30	04-Nov-04	LA-0005	Purchase of Two Portable Trash Pumps	\$40,000.00	City of Groveland	Flood	Regular Budget or Grant(s)	Open	<2 Years
	30	19-Jan-05	LA-0040	Harden City Hall	\$50,000.00	City of Groveland	High Wind	Regular Budget or Grant(s)	Open	<2 Years
	29	04-Nov-04	LA-0004	Stand-by Generator at City Hall	\$30,000.00	City of Groveland	High Wind	Regular Budget or Grant(s)	Open	>2 Years
	29	04-Nov-04	LA-0009	Stationary Power Generators	\$243,000.00	City of Groveland	Flood	Regular Budget or Grant(s)	Open	>2 Years
	28	29-Apr-04	LA-0010	Portable Power Generation for Lift Stations	\$40,000.00	City of Groveland	Flood	Regular Budget or Grant(s)	Open	>2 Years
	27	29-Apr-04	LA-0011	Emergency Power Generation for Police Station	\$50,000.00	City of Groveland	Multi***	Regular Budget or Grant(s)	Open	>2 Years
	26	19-Jan-05	LA-0042	Harden, Flood Control Public Safety Complex	\$40,000.00	City of Groveland	High Wind	Regular Budget or Grant(s)	Open	>2 Years
	24	04-Nov-04	LA-0006	Canal Cleaning and Maintenance	\$100,000.00	City of Groveland	Flood	Regular Budget or Grant(s)	Open	>2 Years
	21	04-Nov-04	LA-0007	Installation of Sewer West Side	\$1,000,000.00	City of Groveland	Flood	Regular Budget or Grant(s)	Open	>2 Years
	19	04-Nov-04	LA-0008	Retrofit Storm Water System West Side	\$2,000,000.00	City of Groveland	Flood	Regular Budget or Grant(s)	Open	>2 Years

Howey-in-the-Hills

101	29-Jul-09	LA-0100	Central Avenue Property Acquisition	\$100,000.00	Town of Howey-in-the-Hills	Flood	Regular Budget or Grant(s)	Open	<2 Years
98	29-Jul-09	LA-0089	Police Department Hurricane Hardening /Telephone System Upgrade	\$55,000.00	Town of Howey-in-the-Hills	High Wind	Regular Budget or Grant(s)	Open	<2 Years
98	29-Jul-09	LA-0096	Town Hall Hurricane Hardening / Uninterruptible Power Supply	\$60,000.00	Town of Howey-in-the-Hills	High Wind	Regular Budget or Grant(s)	Open	<2 Years
96	29-Jul-09	LA-0088	Lightning Rod System and Surge Protectors for all Howey Government Buildings	\$100,000.00	Town of Howey-in-the-Hills	Lightning	Regular Budget or Grant(s)	Open	<2 Years
96	29-Jul-09	LA-0101	Equipment to Mitigate Hazards (such as Erosion, Flooding and Fire Controls)	\$75,000.00	Town of Howey-in-the-Hills	Erosion	Regular Budget or Grant(s)	Open	<2 Years
95	29-Jul-09	LA-0090	Public Works Uninterruptible Power Supply for SCADA Water System	\$15,000.00	Town of Howey-in-the-Hills	Flood	Regular Budget or Grant(s)	Open	<2 Years
92	29-Jul-09	LA-0091	Secondary Fuel Supply	\$28,000.00	Town of Howey-in-the-Hills	Multi***	Regular Budget or Grant(s)	Open	<2 Years
91	29-Jul-09	LA-0098	Town Storage Hurricane Hardening	\$12,000.00	Town of Howey-in-the-Hills	High Wind	Regular Budget or Grant(s)	Open	<2 Years
91	29-Jul-09	LA-0106	Ground Storage Tank / High Service Pumps	\$480,000.00	Town of Howey-in-the-Hills	Drought	Regular Budget or Grant(s)	Open	<2 Years
90	29-Jul-09	LA-0097	Town Library Hurricane Hardening/ Uninterruptable Power Supply	\$49,000.00	Town of Howey-in-the-Hills	High Wind	Regular Budget or Grant(s)	Open	<2 Years
28	05-Nov-04	LA-0012	Generator for Well 2 and SCADA System	\$200,000.00	Town of Howey-in-the-Hills	Flood	Regular Budget or Grant(s)	Completed	>2 Years
26	17-Aug-04	LA-0013	Warning Alert and GPS Equipment/ Generator	\$139,962.00	Town of Howey-in-the-Hills	Multi***	Regular Budget or Grant(s)	Terminated	>2 Years

Lady Lake

74	01-Aug-10	LA-0113	Drainage Project - West Lady Lake Boulevard	\$750,000.00	Town of Lady Lake	Flood	Regular Budget or Grant(s)	Open	>2 Years
27	20-Aug-04	LA-0014	Well Site Security System	\$35,000.00	Town of Lady Lake	Drought	Regular Budget or Grant(s)	Completed	>2 Years

Lake County (Unincorporated)

97	24-Jul-09	LA-0103	Emergency Shelter-First Baptist Church of Astor, Family Life Center	\$800,000.00	Astor Area Chamber of Commerce	High Wind	Regular Budget or Grant(s)	Open	<2 Years
95	24-Jun-09	LA-0092	Stormwater Management- James Street, Lisa Street, and Trespass Trail	\$649,000.00	Astor Area Chamber of Commerce	Flood	Regular Budget or Grant(s)	Open	<2 Years
94	24-Jun-09	LA-0093	Stormwater Management-Bass and Indigo Roads	\$1,106,000.00	Astor Area Chamber of Commerce	Flood	Regular Budget or Grant(s)	Open	<2 Years
93	24-Jun-09	LA-0094	Stormwater Management-Ward Street	\$4,010,000.00	Astor Area Chamber of Commerce	Flood	Regular Budget or Grant(s)	Open	<2 Years
85	07-Aug-09	LA-0095	Tornado Shelter Program for Mobile Home Residents	\$150,000.00	Lake County Emergency Management	High Wind	Regular Budget or Grant(s)	Open	>2 Years
35	23-Oct-04	LA-0016	Emergency Notification System	\$100,000.00	Lake County Emergency Management	Multi***	Regular Budget or Grant(s)	Completed	<2 Years
33	24-Oct-04	LA-0015	Weather Monitoring System	\$20,400.00	Lake County Emergency Management	High Wind	Regular Budget or Grant(s)	Completed	<2 Years
33	22-Oct-04	LA-0020	Generators for Fire Stations	\$120,000.00	Lake County Emergency Management	High Wind	Regular Budget or Grant(s)	Open	<2 Years
32	06-Nov-04	LA-0035	Storm Shielding and Emergency Power Backup for Fire Stations	\$460,000.00	Lake County Fire Rescue	High Wind	Regular Budget or Grant(s)	Completed	<2 Years
31	25-Aug-04	LA-0023	Emergency Shelter Guide	\$5,000.00	Lake County Emergency Management	Multi***	Regular Budget or Grant(s)	Terminated	<2 Years
31	20-Jan-05	LA-0039	Harden Facility for Special Needs Shelter	\$250,000.00	LifeStream Behavioral Center	High Wind	Regular Budget or Grant(s)	Open	<2 Years
30	23-Oct-04	LA-0017	County Admin / EOC Facility	\$1,200,000.00	Lake County Emergency Management	Multi***	Regular Budget or Grant(s)	Terminated	<2 Years
29	24-Oct-04	LA-0024	Health Department Facility Development	\$8,000,000.00	Lake County Health Department	High Wind	Regular Budget or Grant(s)	Completed	>2 Years
26	22-Oct-04	LA-0021	Generators for Emergency Shelters	\$45,000.00	Lake County Emergency Management	Multi***	Regular Budget or Grant(s)	Open	>2 Years
26	20-Jan-05	LA-0045	Special Needs Shelter/ Harden Facility	\$185,000.00	Sunrise ARC Inc	High Wind	Regular Budget or Grant(s)	Open	>2 Years
22	22-Oct-04	LA-0018	Harden Lake County EOC	\$200,000.00	Lake County Facilities Maintenance	High Wind	Regular Budget or Grant(s)	Terminated	>2 Years
21	06-Nov-04	LA-0031	Emergency Power Generator at Lake Technical Institute, Eustis	\$35,000.00	Lake Technical Institute	High Wind	Regular Budget or Grant(s)	Open	>2 Years
21	06-Nov-04	LA-0034	Astor Topography Mapping	\$250,000.00	Lake County Public Works	Flood	Regular Budget or Grant(s)	Completed	>2 Years
20	06-Nov-04	LA-0033	Emergency Power Generator at Lake Technical Institute, Tavares	\$25,000.00	Lake Technical Institute	High Wind	Regular Budget or Grant(s)	Open	>2 Years
17	06-Nov-04	LA-0032	Lake Claire Home Flooding	\$250,000.00	Lake County Public Works	Flood	Regular Budget or Grant(s)	Completed	>2 Years
17	28-Jan-05	LA-0052	Harden Four Schools for Hurricane Shelters	\$600,000.00	Lake County School Board	High Wind	Regular Budget or Grant(s)	Open	>2 Years
17	06-Apr-06	LA-0079	Dead River Estate Land Purchase	\$1,780,000.00	Lake County Growth Management	Flood	Regular Budget or Grant(s)	Completed	>2 Years
17	06-Apr-06	LA-0080	Ricketson Property Purchase	\$3,030,000.00	Lake County Growth Management	Flood	Regular Budget or Grant(s)	Open	>2 Years
17	06-Apr-06	LA-0081	Wekiva River Property Purchase	\$2,550,000.00	Lake County Growth Management	Flood	Regular Budget or Grant(s)	Open	>2 Years
17	24-Apr-06	LA-0082	Northeast Community Park Purchase	\$985,000.00	Lake County Growth Management	Flood	Regular Budget or Grant(s)	Completed	>2 Years

Lake County (Unincorporated)/All Municipalities

99	30-Jul-09	LA-0102	Develop a Community Wildfire Protection Plan (CWPP) for Lake County	\$1.00	Division of Forestry	Wildfire	Regular Budget or Grant(s)	Completed	< 1 Year
99	01-Aug-10	LA-0115	Annual Fuel Reduction and Fire Line Project(s)	\$12,000.00	Division of Forestry	Wildfire	Regular Budget or Grant(s)	Open	>2 Years
82	01-Aug-10	LA-0109	Designated Emergency Special Needs Shelter	\$500,000.00	Lake County Emergency Management	Multi***	Regular Budget or Grant(s)	Terminated	>2 Years
30	20-Dec-07	LA-0083	800 MHz Radio System Hardening	\$48,003.00	Lake County Emergency Management	Multi***	Regular Budget or Grant(s)	Completed	<2 Years
N/A	05-Nov-15	LA-0117	Countywide All-Hazards Public Outreach	\$0.00	Lake County Emergency Management	Multi***	N/A	Open	Ongoing

Leesburg

29	17-Mar-05	LA-0055	Harden PW Admin for Field Operations Center	\$185,000.00	City of Leesburg	High Wind	Regular Budget or Grant(s)	Open	>2 Years
28	19-Jan-05	LA-0041	Harden Community Center	\$165,000.00	City of Leesburg	High Wind	Regular Budget or Grant(s)	Completed	>2 Years
25	20-Jan-05	LA-0043	Harden City Hall	\$75,000.00	City of Leesburg	High Wind	Regular Budget or Grant(s)	Open	>2 Years
23	11-Aug-04	LA-0025	SCADA Systems for Lift Stations	\$900,000.00	City of Leesburg	Flood	Regular Budget or Grant(s)	Open	>2 Years
22	20-Jan-05	LA-0044	Harden HQ - Fire Station #1	\$275,000.00	City of Leesburg	High Wind	Regular Budget or Grant(s)	Open	>2 Years
22	26-Jan-05	LA-0046	Harden HQ - Fire Station #2	\$275,000.00	City of Leesburg	High Wind	Regular Budget or Grant(s)	Open	>2 Years
17	06-Nov-04	LA-0036	Lift Station Generator Systems	\$280,000.00	City of Leesburg	Flood	Regular Budget or Grant(s)	Open	>2 Years
17	06-Nov-04	LA-0037	Portable Generator Special Needs Shelter	\$50,000.00	City of Leesburg	Multi***	Regular Budget or Grant(s)	Open	>2 Years
17	06-Nov-04	LA-0038	Reverse "911" System	\$50,000.00	City of Leesburg	Multi***	Regular Budget or Grant(s)	Terminated	>2 Years

Mascotte

71	13-Dec-10	LA-0116	Tuscanooga-50 Stormwater Reservoir	\$1,640,000.00	City of Mascotte	Flood	Regular Budget or Grant(s)	Open	>2 Years
24	30-Jul-04	LA-0026	Public Information Program	\$6,000.00	City of Mascotte	Multi***	Regular Budget or Grant(s)	Open	>2 Years

Minneola

82	01-Aug-10	LA-0111	Harden Minneola City Hall	\$250,000.00	City of Minneola	High Wind	Regular Budget or Grant(s)	Open	>2 Years
80	01-Aug-10	LA-0110	Harden Minneola Fire Station	\$250,000.00	City of Minneola	High Wind	Regular Budget or Grant(s)	Open	>2 Years
80	01-Aug-10	LA-0112	Harden Minneola Water Treatment Facility	\$500,000.00	City of Minneola	High Wind	Regular Budget or Grant(s)	Open	>2 Years
21	08-Sep-04	LA-0027	Retrofit Storm Water System	\$3,580,000.00	City of Minneola	Flood	Regular Budget or Grant(s)	Open	>2 Years

Montverde

28	26-Aug-04	LA-0028	"911" System Enhancement	\$500.00	Town of Montverde	Multi***	Regular Budget or Grant(s)	Open	>2 Years
17	28-Jan-05	LA-0053	Expand Fire Dept Station	\$100,000.00	Town of Montverde	Multi***	Regular Budget or Grant(s)	Open	>2 Years

Mount Dora

72	01-Aug-10	LA-0114	Third Avenue & McDonald Street Stormwater Project	\$500,000.00	City of Mount Dora	Flood	Regular Budget or Grant(s)	Open	>2 Years
30	07-Apr-05	LA-0078	Hardening of the Public Safety Building	\$250,000.00	City of Mount Dora	High Wind	Regular Budget or Grant(s)	Completed	<2 Years
24	16-Aug-04	LA-0029	Fire Department Substation	\$625,000.00	City of Mount Dora	Multi***	Regular Budget or Grant(s)	Completed	>2 Years

Tavares

80	01-Aug-10	LA-0108	Lift Station Continuity Project	\$513,500.00	City of Tavares	Flood	Regular Budget or Grant(s)	Open	>2 Years
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Umatilla

22	17-Aug-04	LA-0030	El Nino Stormwater Project	\$1,400,000.00	City of Umatilla	Flood	Regular Budget or Grant(s)	Completed	>2 Years
19	06-Apr-09	LA-0086	Cadwell Park Drainage Improvements	\$36,370.00	City of Umatilla	Flood	Regular Budget or Grant(s)	Completed	>2 Years
19	15-Jan-10	LA-0087	City Hall / Community Building Hardening Project, Phase 1	\$367,400.00	City of Umatilla	High Wind	Regular Budget or Grant(s)	Completed	>2 Years
18	06-Apr-09	LA-0084	Alleyway Project	\$212,125.00	City of Umatilla	Flood	Regular Budget or Grant(s)	Completed	>2 Years
16	06-Apr-09	LA-0085	Orange Avenue Stormwater Improvements	\$782,125.00	City of Umatilla	Flood	Regular Budget or Grant(s)	Open	>2 Years

Villages CDD

91	26-Jul-09	LA-0105	Fire Station No. 43 Hardening and Uninterruptable Power Supply	\$73,143.00	The Villages Public Safety Department	High Wind	Regular Budget or Grant(s)	Open	<2 Years
89	26-Jul-09	LA-0104	Fire Station No. 43 Hardening	\$18,356.00	The Villages Public Safety Department	High Wind	Regular Budget or Grant(s)	Open	>2 Years

Lake County LMS Cost Benefit Analysis Summary
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Request Information:			
Priority (High/Med/Low):		Submitter's Name:	
Project Name:		Responsible Agency:	
		Dates:	
Hazard Mitigated:		LMS Goal:	
Funding Source:		Timeline:	
Project Description:			

Benefits and Impacts:			

Feasibility:			

Alternatives:			

Cost and Benefit Summary:				
Project Costs:	Implementation Cost:	\$		All values in this section are rounded to 2 significant digits
	Implementation Cost:	\$		
	Total Implementation Cost:	\$		
	Ongoing Cost:	\$		
	Maintenance/Materials:	\$		
	Total Ongoing Cost:	\$		
			\$	Total Cost:
Project Benefit:	Estimated Benefit			
	Market Benefit:			
			\$	Total Benefit:
		Net (Cost) – Benefit:	\$	
		Benefit Cost Ratio:		

Appendix II: LMS Working Group By-Laws and Membership

ARTICLE I. PURPOSES OF THE WORKING GROUP

The purpose of the Lake County Local Mitigation Strategy (LMS) Working Group is to decrease the vulnerability of the citizens, governments, businesses and institutions of Lake County to the future human, economic and environmental costs of natural, technological, and societal disasters. The Working Group will develop, monitor, implement, and maintain a comprehensive plan for hazard mitigation which will be intended to accomplish this purpose.

ARTICLE II. MEMBERSHIP

Participation in the Lake County LMS Working Group is voluntary by all entities. Membership in the Working Group is open to all jurisdictions, organizations and individuals supporting its purposes.

ARTICLE III. ORGANIZATIONAL STRUCTURE

The organizational structure of the Lake County LMS Working Group shall consist of the Working Group and other subcommittees which may from time to time be created as needed by the Lake County Working Group. The Working Group shall have a Chair, and a Vice-Chair. Any member is eligible for election to one of these positions. The Lake County Emergency Management Division will perform administrative functions for the Working Group as required by State of Florida Emergency Management Scope of Work.

A. The Lake County LMS Working Group

The LMS Chair will preside at each meeting of the Working Group, as well as establish temporary subcommittees and assign personnel to them. The Vice-Chair will fulfill the duties and responsibilities of the chair in their absence.

The Lake County LMS Working Group will consist of the designated representatives from the following:

- One representative or designee from the government of Lake County and;
- One representative or designee of each participating incorporated municipality and;

- Representatives from organizations and associations representing key business industry, and community interest groups of Lake County and;
- Representatives from other governmental entities and;
- Representatives of non-profit organizations and/or faith based institutions and;

Members of the Lake County LMS Working Group will be coordinated by the Chair or Vice-Chair to serve as the official representative and spokesperson for the jurisdiction or organization regarding the activities and decisions of the Lake County LMS Working Group. Each jurisdiction or organization shall also appoint an alternate to their primary representative. The alternate shall have full voting rights in the absence of the primary representative. Each municipality and Lake County will hold one vote in taking actions on behalf of their entities as long as they remain a member in good standing. To maintain good standing, members of the Lake County LMS Working Group must not have more than two (2) consecutive absences at scheduled meetings. At this time, their vote will be withheld from the representative until they attend two (2) consecutive meetings. Their voting rights will be reinstated at the third (3) consecutive meeting. Mitigating or extenuating circumstances will be addressed by the Chair or Vice-Chair as appropriate on behalf of the Lake County LMS Working Group. Two consecutive absences can also occur in failure to vote by electronic (email or web-hosted service) voting procedures that may be utilized from time to time in place of formal meetings.

B. Committees

The Lake County LMS Working Group shall establish subcommittees at any time for any special purposes. The membership of the committees shall be appointed by the Chair or Vice-Chair of the Lake County LMS Working Group, who shall also designate the subcommittee Chair. Membership shall be unlimited and is open to all interested jurisdictions, organizations and individuals.

C. Program Staff

The Lake County Emergency Management Division, a division within the Public Safety Department, will serve as the program staff for the Lake County Working Group, and assist in the coordination and support of the Lake County LMS Working Group activities.

ARTICLE IV. OFFICERS

Any member in good standing of the Lake County LMS Working Group is eligible for election as an officer. The Lake County LMS Working Group will have a Chair and Vice-Chair elected by a majority vote of a quorum of the members present. Each shall serve a term of one year and be eligible for re-election for an unlimited number of terms. A quorum shall consist of designated representative or alternate from at least five (5) of the participating jurisdictions in good standing.

The Chair of the Lake County LMS Working Group will preside at each meeting of the Lake County Working Group. The Vice-Chair will fulfill the duties and responsibilities of the Chair in their absence. Administrative functions will be handled by the Lake County Emergency Management Division in accordance with Federal and State regulations.

ARTICLE V. RESPONSIBILITIES

A. The Lake County LMS Working Group

All responsibilities of the LMS Working Group shall be specified by Chapter 27P-22.004 and 27P-22.005, Florida Administrative Code (FAC). These rules are authorized under Florida Statute 252. The Lake County LMS Working Group will be responsible for all actions and decisions made formally in the name of the Lake County LMS Working Group.

B. Subcommittees

The responsibilities of subcommittees will be defined at the time they are established by the Chair of the Lake County LMS Working Group, or the voting members in good standing.

ARTICLE VI. ACTIONS BY THE WORKING GROUP

A. Authority for Actions

Only the Working Group has the authority to take final actions. Actions by subcommittees or program staff are not considered final until affirmed by action of the Lake County LMS Working Group.

B. Meetings, Voting and Quorum

Meetings of the Lake County LMS Working Group and its subcommittees will be conducted in accord with Robert's Rules of Order, when deemed necessary by Chair of the meeting. Regular meetings of the LMS Working Group will be scheduled at least annually with a minimum of 10 working days' notice. Committees will meet as deemed necessary by the Chair or Vice-Chair. Meetings can be held via a conferencing mechanism provided a means of recording attendance and voting can be done.

All final actions and decisions in the name of the Lake County LMS Working Group will be by affirmative vote of a quorum of the voting members present. A quorum shall consist of designated representative or alternate from at least five (5) of the participating jurisdictions. Each member of Working Group will have one (1) vote.

C. Emergency Actions by the Emergency Management Division

The Lake County Emergency Management Division is authorized to apply for grants, accept grants, create projects, approve projects, execute contracts and other actions consistent with the intent of public safety without the authorization of the LMS Working Group when, in the opinion of the Emergency Management Division Manager, such expeditious action is necessary and consistent with the purpose stated in Article I. All applications, grant acceptances actions, project creations, project approvals under the section shall be authorized directly by the Emergency Management Division Manager. The Chair or Vice-Chair of the LMS shall be informed of such action as soon as reasonably possible. All actions taken under this section shall be reported to the LMS Working Group at the next LMS Working Group meeting under new business.

D. Special Votes

Special votes may be taken under emergency situations or when there are other extenuating circumstances that are judged by both the Chair and Vice-Chair of the Lake County LMS Working Group or the Emergency Management Division to prohibit scheduling of a regular meeting of the Lake County LMS Working Group. Special votes may be by telephone, electronic medium (email and/or web-hosted service with conference call capabilities), first class mail, and shall be in accord with all applicable statutes for such actions.

E. Public Hearings

When required by statute or the policies of Lake County, or when deemed necessary by the Lake County Working Group, a public hearing regarding actions under consideration for implementation by the Working Group will be held.

F. Documentation of Actions

All meetings and other forms of action by the Lake County LMS Working Group and subcommittees will be documented and made available for inspection by the public.

ARTICLE VII. ADOPTION OF AND AMENDMENTS TO THE BYLAWS

The Bylaws of the Lake County Working Group may be adopted and/or amended by a quorum of a designated representative or alternate from at least five (5) of the participating jurisdictions. Each member of Working Group will have one (1) vote. All proposed changes to the bylaws will be provided to each member of the Lake County LMS Working Group not less than ten (10) working days prior to such a vote.

ARTICLE VIII. DISSOLUTION OF THE WORKING GROUP

The Lake County LMS Working Group may be dissolved by affirmative vote of 100% of the attending quorum, by order of a court of competent jurisdiction, and/or by instruction of the Lake County governing body. At the time of dissolution, all remaining documents, records, equipment, and supplies belonging to the Lake County LMS Working Group will be transferred to the Lake County Emergency Management Division for disposition.

Lake County LMS Task Force Membership		
Member Name		Jurisdiction or Entity and Position
Roy, Paul		City of Clermont Environmental Services Director
Silvestris, Joe		City of Clermont Asst. Chief of Operations
Calhoun, Gary		City of Eustis Police Chief
Swanson, Mike		City of Eustis Fire Chief
Bogle, Dale		City of Fruitland Park Public Works Director
La Venia, Gary		City of Fruitland Park City Manager
Johnson, David		City of Leesburg Fire Chief
Maudlin, DC		City of Leesburg Public Works Director
Brasher, Randy		City of Mascotte Fire Chief
Walker, Larry		City of Mascotte Dep. Public Services Director
Miller, Fred		City of Minneola Public Works Director
Slaughter, Sam		City of Minneola Stormwater Supervisor
Kerkhof, Stephen "Skip"		City of Mount Dora Fire Chief
Peters, John		City of Mount Dora Public Works Director
Keith, Richard	Vice-Chair	City of Tavares Fire Chief
Luckock, Wayne (Buddy)		City of Tavares Fire Inspector/Captain
Hatfield, Richard		City of Umatilla Asst. Public Works Director
Mercer, Aaron		City of Umatilla Public Works Director
Echols, Dustin		Clay Electric Member Relations Rep
Christian, Pamela		Florida Department of Health in Lake County Preparedness Planner
Kissler, Aaron		Florida Department of Health in Lake County Administrator
Lovett, Ray		Florida Division of Forestry Area Supervisor
Tear, Judith		Florida Division of Forestry Wildfire Mitigation Specialist
Carpenter, Thomas	Chair	Lake County Government (Unincorporated) Emergency Management Manager

Lake County LMS Task Force Membership		
Hamilton, Mary		Lake County Government (Unincorporated) Environmental Services Division Manager
Mcray, Nicholas		Lake County Government (Unincorporated) Stormwater Project Manager
Jolliff, John		Lake County Government (Unincorporated) Director of Public Safety/Fire Chief
Kostus, Spencer	Coordinator	Lake County Government (Unincorporated) Disaster Assistance Specialist
Shaw, Nathan		Lake County Government (Unincorporated) Emergency Management Associate
Stivender, Jim		Lake County Government (Unincorporated) Public Works Director
Peebles, Peter		Lake County Property Appraiser Senior Supervisor Real Estate/Agriculture
Dillon-Banks, Sabrina		Lake County Schools Administrative Coordinator
Young, Reginald		Lake County Schools Security Services Manager
Luce, Todd		Lake County Sheriff's Office Captain
McDuffie, Ralph		Lake County Sheriff's Office Emergency Management Director/SWAT
Hart, Ron		Lake County Water Authority Water Resources Program Director
Perry, Michael		Lake County Water Authority Executive Director
Smith, Jerry		Lake Emergency Medical Services Executive Director
Cooper, Kitty		Town of Astatula Town Clerk
Morgan, Willie		Town of Groveland Fire Chief
Thomas, Rick		Town of Howey-in-the-Hills Police Chief
Roman, Richard		Town of Howey-in-the-Hills Police Lieutenant
McKinstry, Chris		Town of Lady Lake Police Chief
Burden, Terry		Town of Montverde Public Works Director
Longacre, John		Villages CCD Emergency Management Specialist
Hickey, Dan		Villages CCD Fire Marshal

Appendix III: Meeting Documentation

**Local Mitigation Strategy Working Group
Draft Meeting Notes
December 16, 2011 at 10 AM
Call-In Number: 352-253-9990**

Attendees:

Andrew Bicanovsky, Vice-Chair	Lake County Health Department
Tommy Carpenter	Lake County Emergency Management
Chuck Hiatt	BESH Engineering
Sharon Hogan	Lake County Stormwater Division
Dottie Jackson	Lake County Emergency Management
Amye King, Chair	Lake County Growth Management
Gina Lambert	Villages Community Development District
Sean Loughlin	Lake County Emergency Management
Mary Mason	Town of Montverde
Don Ruths	Withlacoochee Forest Center
John Schmidt	Lake County Schools
Ken White	City of Umatilla
Donna Wright	City of Leesburg

1) Opening Remarks, Amye King, AICP, Chair

The meeting started at approximately 10:01 AM. Ms. King welcome everyone to the meeting and they introduced themselves.

2) Identify Projects with Available Funding

Mr. Loughlin asked attendees which projects they had in cue with available funding. No jurisdictions had funding to implement a mitigation project, however, some did have projects in mind for the future.

Ms. Lambert stated that Station 43 in The Villages has been identified as a facility to get storm hardened. The Villages District would likely be able to budget dollars in the future to serve as a project match.

Mr. White from the City of Umatilla stated that there is a two block area in the vicinity of Seminole Street that could use drainage improvements to alleviate flooding to homeowners.

Ms. Mason from Montverde and Ms. Wright from Leesburg both stated that there could be flood projects within their communities and that they would look into potential projects.

3) Review Project Scoring Methodology

Ms. King asked if anyone wanted to volunteer to assist staff in rescoring projects to ensure that all projects are on the same scoring system. Not all of the projects were rescored during the last plan update—only the new ones. This will be very important if multiple projects are submitted for funding consideration at the same time. Mr. Loughlin thought that Ms. Karla Johnson from the Astor Chamber of Commerce and Mr. Andrew Bicanovsky from the Health Department would be good candidates for this. Mr. Bicanovsky stated he would be able to assist staff with this process.

4) Opportunity to Request Revisions to Existing LMS Plan

Chief Fred Cobb from the City of Eustis sent an updated project list via e-mail to Mr. Loughlin.

Ms. Hogan from the Dept. of Public Works Stormwater Division sent the status of a few projects via e-mail to Mr. Loughlin.

Mr. Don Ruths from the Withlacoochee Forest Center informed Mr. Loughlin that the Community Wildfire Protection Plan project has been completed and should be noted as such on the project listing within the LMS Plan.

5) Other Business as Required

Mr. Ruths stated that Ms. Anita Greiner, Chief Planner with Lake County Growth Management, deserves recognition for her cooperation with the Florida Forestry Service to incorporate the Community Wildfire Protection Plan into the Lake County Comprehensive Plan. Some county policies were updated. Ms. King stated that these policy changes would be sent to the cities for their information as well.

6) Adjournment

Ms. King adjourned the meeting at approximately 10:30 AM.



January 29, 2013

Florida Division of Emergency Management
Attention: Mitigation Planning Section
2555 Shumard Oak Boulevard
Tallahassee, FL 32399-2100

Re: Lake County Local Mitigation Strategy Annual Requirements of 27P-22.004, F.A.C.

Dear Mr. Anderson:

Transmitted herewith are the required annual transmittals identified within State Rule 27P-22.004, specifically as follows:

27P-22.004 (1)

- Provide list of current members of Working Group and designated Chair and Vice Chair;

Response: See enclosed documentation

27P-22.004 (3)

- Provide documentation showing that within the preceding year a written invitation has been sent to each municipality and other organizations as applicable to participate in LMS activities; and,

Response: Meeting conducted through December 2012 EOC Meeting – See enclosed documentation

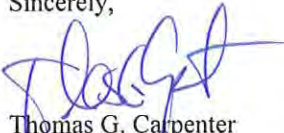
27P-22.004 (4) (e)

- Provide annual updates addressing, at a minimum: changes to the hazard assessment; changes to the project list; changes to the critical facilities list; changes to the repetitive loss list; and revisions to any maps.

Response: There have no changes to the hazard assessment; project priority list; critical facilities list; repetitive lost list; or maps. The latest version of the plan is available online at http://www.lakecountyfl.gov/departments/public_safety/emergency_management/local_mitigation_strategy.a.spx

Please do not hesitate to contact our office at (352) 343-9420 if you have any questions regarding this transmittal.

Sincerely,



Thomas G. Carpenter
Acting Division Manager

EMERGENCY MANAGEMENT | A division of the Public Safety Department
P.O. BOX 7800 • 315 W. MAIN ST., SUITE 411, TAVARES, FL 32778 • P 352.343.9420 • F 352.343.9728
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

EOC MEETING REMINDER – LAST ONE IN ROOM **233!**

Date: Tuesday, December 11, 2012
Time: 2:00PM - 4:00PM
Location: Lake County Administration Bldg., EOC,
Room 233, 315 W. Main Street, Tavares

2012 EOC MEETING SCHEDULE

- ~~March 27~~
- ~~May: Hurricane Exercise - Executive Policy Group~~
- ~~September 18~~
- **December 11**

Tommy

Thomas G. Carpenter, FPEM

Lake County Board of County Commissioners
Public Safety Department | Emergency Management Division
315 West Main St., Suite # 411, Tavares, FL 32778
Office: 352-343-9420 | Cell: 352-267-1993 | Fax: 352-343-9728
E: tcarpenter@lakecountyfl.gov | W: www.lakecountyfl.gov

Please note: Florida has a very broad public records law. Your e-mail communications may be subject to public disclosure.

LOCAL MITIGATION STRATEGY

- Discussion by LMS Working Group & Endorsement of Plan
- All Lake municipalities have endorsed plan
- Other business



LAKE COUNTY
FLORIDA

DRAFT NOTES

Local Mitigation Strategy Working Group Draft Meeting Notes December 16, 2013 at 10 AM

Attendees:

Tommy Carpenter	Lake County Emergency Management
Fred Cobb	City of Eustis
Mary Hamilton	Lake County Public Works Department
Stephen Kerkhof	City of Mount Dora
Amye King, Chair	Lake County Growth Management
Gina Lambert	Villages Community Development District
Nick McCray	Lake County Public Works Department
Cyndie Earls	Lake Emergency Medical Services

1) Opening Remarks, Amye King, AICP, Chair

The meeting started at approximately 10:15 A.M. Ms. King welcomed everyone to the meeting. A quorum was present. The following documents were provided in the "LMS Meeting Packet:"

- a. Agenda
- b. Task Force Membership list
- c. Appendix II – LMS Bylaws
- d. LMS meeting minutes for 2011 and 2012
- e. LMS Projects by jurisdiction

2) Review of the Current LMS Group Membership

Mr. Carpenter mentioned that the Working Group's Vice-Chair, Andrew Bicanovsky is no longer with the Florida Department of Health, Lake County. The LMS Working Group would need to find a new Vice-Chair. Mr. Carpenter suggested Ms. Cathy Hoechst from the City of Mount Dora as a new Vice-Chair. Mr. Carpenter will follow-up with Ms. Hoechst.

Upon unanimous consensus, Ms. Amye King was reappointed the Chair of the LMS Working Group.

Ms. King asked the group to review the membership list to ensure accuracy and provide needed updates.

3) Review of Previous Meetings & Notes

Mr. Carpenter reviewed the 2012 and 2011 meeting minutes. Copies of the minutes were provided to the group. Chief Cobb and Ms. King asked about the scoring method of the projects. Mr. Carpenter briefly explained the STAPLEE (Social, Technical, Administrative, Political, Legal, Economic, Environmental) Evaluation Table. Mr. Carpenter mentioned that he was working with the Orange County Emergency Management and the East Central Florida Regional Planning Council on utilizing a new form for evaluating projects. Form update to be provided before next meeting.

Upon review of the meeting notes from the previous meetings, the group unanimously approved the 2012 meeting minutes.

DRAFT NOTES

4) Review of LMS Project Listing & Identify Projects with Available Funding

Ms. King asked the group to review the project list provided in the meeting packet. The project list was the "Initiatives by Jurisdiction" list. Ms. King and Mr. Carpenter asked all attendees to review the list and update projects. Mr. Carpenter stated he would send an updated list to the Working Group membership. Mr. Carpenter re-emphasized the need for all stakeholders to review and update projects. Once the review has occurred, then the Working Group will need to vote to re-prioritize the projects.

5) Consider 2014 Quarterly Meetings for LMS Plan/Purpose

Ms. King asked the group to consider moving to quarterly meetings in 2014. Mr. Carpenter mentioned the time table set forth in the current LMS document, the next update is due February 2016. Quarterly meetings will allow stakeholders ample time to perform plan and project updates. A tentative schedule proposed by Mr. Carpenter is the 1st or 2nd week of March, June, September and December. Definitive dates to be announced.

6) Discussion of LMS Working Group & Endorsement of Plan

Ms. King stated that the current LMS has been endorsed and adopted by all municipalities and the Villages Community Development District.

7) Other Business

None mentioned.

8) Adjournment

Ms. King adjourned the meeting at 10:45 A.M.

DRAFT NOTES

Local Mitigation Strategy Working Group Draft Meeting Notes December 19, 2014 at 10 AM

Attendees:

Carle Bishop	City of Clermont
Tommy Carpenter	Lake County Emergency Management
Terry Carter	Florida Department of Health – Lake County
Pamela Christian	Florida Department of Health – Lake County
Richard Keith	City of Tavares
Amye King, Chair	Lake County Growth Management
Aaron Kissler	Florida Department of Health – Lake County
Spencer Kostus	Lake County Emergency Management
Nathan Shaw	Lake County Emergency Management
Paul Rov	City of Clermont

1) Opening Remarks, Amye King, AICP, Chair

The meeting started at approximately 10:10 A.M. Amye King, Lake County Growth Management, welcomed everyone to the meeting. A quorum was not present. The following documents were provided in the “LMS Meeting Packet:”

- a. Agenda
- b. Task Force Membership list
- c. Appendix II – LMS Bylaws
- d. LMS meeting minutes for 2013
- e. LMS Projects by jurisdiction

2) Review of the Current LMS Group Membership

Ms. King asked the group to review the membership list to ensure accuracy and provide needed updates.

3) Review of Previous Meetings & Notes

Ms. King tabled review of previous meetings and notes until next meeting due a quorum not being present.

4) Review of LMS Project Listing & Identify Projects with Available Funding

Ms. King asked the group to review the project list provided in the meeting packet.

Ms. King discussed the idea of developing two projects lists: A 5 year cost feasible list and an unfunded list.

Ms. King re-emphasized the need for all stakeholders to review and update projects. Once the review has occurred, then the Working Group will need to vote to re-prioritize the projects.

5) Consider 2014 Quarterly Meetings for LMS Plan/Purpose

DRAFT NOTES

Ms. King called for a quarterly meeting next quarter around either February or March of 2015.

6) **Discussion of LMS Working Group & Endorsement of Plan**

Ms. King stated that the current LMS has been endorsed and adopted by all municipalities and the Villages Community Development District.

7) **Other Business**

Spencer Kostus, Lake County Emergency Management, gave a presentation about how the Local Mitigation Strategy is organized and structured and how projects in the LMS would receive funding.

Mr. Kostus discussed changing how new projects would be submitted to the LMS working group to be added and prioritized.

8) **Adjournment**

Ms. King adjourned the meeting at 10:48 A.M.

Lake County Emergency Management - Local Mitigation Strategy
Face to Face Meeting
March 12, 2015
Minutes

I. Welcome and Introductions

- Thomas Carpenter, LCEM EM Division Manager
- Teresa Newsome, EREC

II. Current Local Mitigation Strategy

1. Meeting Planning Requests

- Electronic copies of the current LMS and CEMP.
 - Copies are available in Microsoft Word and will be provided.
- Any updates done to the project list since the last revision.
 - Last version was the 2012 Updates.
- Working Group contact information
 - Most are new representatives and contract information will be provided. There are 14 municipalities that will be included in the LMS.
- Any updates to HVA since last revision.
 - None have been done. Would like CEMP/LMS to be mirrored.
- Notes from any meetings held since last revision for this draft
 - There have been a few meetings and notes will be provided.
- Was your last plan done in Mitigation 2020 or just Microsoft Office documents?
 - Mitigation 2020 files were corrupt so Microsoft Word was used.
- Electronic copy of the current crosswalk to be utilized.
 - Crosswalk to be used will be provided by LCEM.

2. Review of current Plans within 30 days of NOC

- Today's meeting will be the kickoff meeting and starts 30 days for plan review.

3. Update HVA within 60 days of NOC

- HVA needs to be mirrored between the CEMP and LMS. Draft to be presented to Thomas Carpenter and Spencer Kostus for approval.

4. Planning Meetings

- Future Meeting Schedule. 60/120/150 days
 1. 60 days will be an introductory meeting for the new representatives and will be held May 8, 2015.

2. 120 days meeting will be held on July 7, 2015.
3. 150 days meeting will be held on August 7, 2015.
5. Draft due 120 days from Kickoff
6. County comments within 30 days
7. Final due 180 days
8. Point of Contact for Planning – [Spencer Kostus](#)
9. Billing Contact – [Spencer Kostus](#)

III. Action Items

1. [Following items to be provided to EREC by Spencer Kostus:](#)
 - [Copies of current plans \(CEMP and LMS\)](#)
 - [Updates to Project List](#)
 - [Working Group contact information](#)
 - [Notes from meetings held](#)
 - [Crosswalk to be utilized](#)
2. [Thomas Carpenter to confirm meeting dates.](#)

IV. Contact Information

Teresa Newsome, President/Planning Manager
(O) 352-236-5348
(C) 352-572-2759
tnewsome@erecinc.com

Spencer Kostus, Disaster Assistance Specialist
(O) 352-742-4654
(C) 352-455-3308
skostus@lakecountyfl.gov

Lake County Emergency Management - Local Mitigation Strategy
Lake County Emergency Communications & Operations Center (ECOC)
425 West Alfred Street, Tavares, FL
June 18, 2015

Minutes

I. Welcome and Introductions

- | | |
|-----------------------------------|--|
| • Tommy Carpenter | Lake County Emergency Management |
| • Pamela Christian | Florida Department of Health – Lake County |
| • Spencer Kostus, LMS Coordinator | Lake County Emergency Management |
| • Teresa Newsome | Emergency Response Educators and Consultants, Inc. |
| • Joseph Silvestris | City of Clermont |

II. Opening Remarks, Tommy Carpenter, Emergency Management Division Manager

The meeting started at approximately 10:00 A.M. Tommy Carpenter, Lake County Emergency Management, welcomed everyone to the meeting and introduced Mrs. Teresa Newsome who is a consultant that will help assist in the 2015 LMS update. A quorum was not present. The following documents were provided in the "LMS Meeting Packet:"

- a. Agenda
- b. Task Force Membership list
- c. Select elements of LMS plan – Table of Contents, Summary of Changes, Table III-8 'Summary Probabilities of all Hazards'
- d. LMS meeting minutes for 2014, 2013, 2011
- e. LMS Projects by jurisdiction

III. Discussion of New Chair

Since no quorum was present at the meeting, the discussion will have to wait to a future meeting.

IV. Review of Current LMS Group Membership

Mrs. Newsome asked the group to review the membership list to ensure accuracy and provide needed updates.

V. Review of Previous Meetings & Notes

Mr. Kostus tabled review of previous meetings and notes until next meeting due a quorum not being present.

VI. Review of LMS Project Listing

- Review Projects (Completed-New-Removed)

Mrs. Newsome asked the group to review the project list provided in the meeting packet. Updates were provided by those present.

VII. Meetings for LMS Plan/Process

Next meeting was scheduled for July 20, 2015 with hopes of more attendees to further discuss the LMS.

VIII. Discussion of LMS Working Group & Endorsement of Plan

To be discussed at future meetings

IX. Other Business

The by-laws were discussed and determined to need updating. Tommy Carpenter will be updating the document for presentation at the next meeting.

X. Action Items

- Teresa Newsome to complete minutes of this meeting.
- Tommy Carpenter to revise by-laws to be presented at the next meeting
- Spencer Kostus and Tommy Carpenter to reach out to municipalities to get an update on the projects listed on the current version of the Project List.
- Spencer Kostus and Tommy Carpenter to reach out to municipalities to reconfirm representation and willingness to participate in the LMS process.

XI. Contact Information

Teresa Newsome, President/Planning Manager
(O) 352-236-5348
(C) 352-572-2759
tnewsome@erecinc.com

Spencer Kostus, Disaster Assistance Specialist
(O) 352-742-4654
(C) 352-455-3308
skostus@lakecountyfl.gov

Lake County Emergency Management - Local Mitigation Strategy (LMS)
Lake County Emergency Communications & Operations Center (ECOC)
425 West Alfred Street, Tavares, FL
July 30, 2015
Minutes

I. Welcome and Introductions

Meeting began at 10:05 with welcome by Teresa Newsome and everyone introduced themselves. A quorum of 5 agencies/participants was present. Those present are listed below.

Spencer Kostus, LMS Coordinator	Lake County Emergency Management
Richard Keith, Fire Chief,	City of Tavares Fire Dept
Pam Christian, Planner	Florida Dept of Health in Lake County
Tom Carpenter, EM Manager	Lake County Emergency Management
Richard Hatfield, Director	City of Umatilla Public Works
Nathan Shaw, EM Associate	Lake County Emergency Management
Skip Kerkhof, Fire Chief	Mount Dora Fire Dept
Nicholas Mcray, PW/Stormwater	Lake County
Teresa Newsome,	EREC

II. PowerPoint Presentation

Spencer Kostus presented a PowerPoint presentation overview of the LMS and how the process works.

III. Review of Previous Meetings & Notes

Since a quorum was present, the meeting minutes from December 16, 2011, December 16, 2013, and December 19, 2014 were approved with a motion and a second. The meeting minutes from the June 18, 2015 meeting were approved with a motion and a second as well. Motions were by Pam Christian and second by Tommy Carpenter. All present voted in the affirmative, with no nays.

IV. Discussion of New Chair

It was determined that a new chair and vice-chair needed to be elected and the LMS Coordinator needed to be confirmed. After discussion, Tommy Carpenter accepted the nomination for LMS Chair, Chief Richard Keith accepted the nomination for Vice-Chair. With motions by Nathan Shaw and second by Pam Christian, these gentlemen were elected to the positions. Spencer Kostus was confirmed as the LMS Coordinator with a motion by Richard Keith and second by Pam Christian. All present voted in the affirmative, with no nays for each position individually and respectively.

V. Review of Current LMS Group Membership

A discussion was held about the current list and how to engage and recruit new representatives. Tommy Carpenter and Chief Keith as Chair and Vice-Chair will reach out to the entities to obtain a primary and alternate representative with a goal of having the list complete by COB, August 13, 2015.

VI. Review of LMS Project Listing

Review Projects (Completed-New-Removed)

The current Project List was reviewed and discussed. Please see the list for projects that have been completed or terminated. New projects from the City of Clermont were presented and Pam Christian mentioned a new project from the Health Department. Further information will be provided to include a Cost/Benefit Analysis to be voted on and prioritized at the next meeting.

VII. By-law Revisions

It was determined in discussion that the existing by-laws need to be updated to more accurately describe the function of the LMS Working Group and requirements thereof. Tommy Carpenter accepted the project to revise the by-laws with input from the group and with notes from the previous meeting. By-laws will be presented via email to the LMS Working Group membership by COB, August 14, 2015 so that they can be voted on at the next meeting with 10 days' notice. One of the major changes will be the use of technology, i.e. GoToMeeting® to facilitate meetings with membership along with providing a public meeting concurrently at the Lake County Communications and Emergency Operations Center in Training Room A and B

VIII. Meetings for LMS Plan/Process

The next meeting of the LMS Working Group will be Monday, August 24, 2015 at 10:00 am at the Lake County Communications and Emergency Operations Center in Training Room A and B. Public Notice will be posted by August 14, 2015 for the required 10 days' notice.

IX. Discussion of LMS Working Group & Endorsement of Plan

The Draft LMS Plan will be presented to the LMS Working Group no later than August 24, 2015 with a draft submitted to the State for review by the COB August 31, 2015. Further revisions as dictated by the State will be complied and presented to the membership in an ongoing process via email with appropriate time for comments until approval is received from the State FDEM.

X. Other Business

There being no additional business, the meeting was adjourned with a motion by Richard Hatfield and second by Tommy Carpenter at 10:48.

XI. Action Items

- Teresa Newsome to prepare draft minutes by COB, Friday, July 31, 2015.
- Tommy Carpenter and Chief Keith to work on LMS Working Group membership completion by August 13, 2015.
- Tommy Carpenter to work on a draft revision of the by-laws by COB, August 14, 2015.
- Teresa Newsome to provide draft revised LMS Plan no later than August 24, 2015.
- LMS Working Group will update and prioritize the Project List at the next meeting on August 24, 2015.

XII. Contact Information

Teresa Newsome, President/Planning Manager
(O) 352-236-5348
(C) 352-572-2759
tnewsome@erecinc.com

Spencer Kostus, Disaster Assistance Specialist
(O) 352-742-4654
(C) 352-455-3308
skostus@lakecountyfl.gov

RESOLUTION NO. 2016 - 12

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA, ADOPTING THE LAKE COUNTY MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN AND PROVIDING AN EFFECTIVE DATE.

WHEREAS the Florida Division of Emergency Management and the Federal Emergency Management Agency recommends that all local governments, in cooperation with their local county emergency management agency, develop and maintain a Hazard Mitigation Plan; and

WHEREAS Lake County desires to have and maintain this plan to protect the life and property of its citizens; and

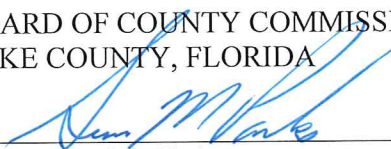
WHEREAS Lake County, in cooperation with the municipalities of Lake County, has developed the plan, policies and procedures necessary to plan and develop projects to protect the citizens of Lake County from hazards

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Lake County, Florida, that Lake County adopts the proposed Lake County Multi-Jurisdictional Hazard Mitigation Plan, dated February, 2016, identifying the hazards and strategies to mitigate those hazards.

This resolution shall become effective upon adoption.

PASSED AND ADOPTED this 2 day of February, 2016.

BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA


Sean M. Parks, Chairman

This 2 day of February, 2016

ATTEST:


Neil Kelly, Clerk of the Board of County
Commissioners Lake County, Florida

Approved as to form & legality:


Melanie Marsh, County Attorney



STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

RICK SCOTT
Governor

BRYAN W. KOON
Director

February 11, 2016

Mr. Thomas Carpenter
Local Mitigation Strategy Chair
425 West Alfred Street
Tavares, Florida 32778

Re: Local Hazard Mitigation Plan Approval Notification

Dear Mr. Carpenter:

Congratulations! The enclosed letter constitutes the Federal Emergency Management Agency's (FEMA) formal approval of the Lake County Local Mitigation Strategy (LMS) plan for Lake County, Unincorporated.

The plan has been approved for a period of five (5) years and will expire again on February 10, 2021.

The mitigation planning unit would like to thank you for all of your hard work. It has been a pleasure working with you and we look forward to serving you in the future. If you have any questions regarding this matter, please contact David M. Block at 850-413-9959 or david.block@em.myflorida.com.

Respectfully,

A handwritten signature in blue ink that reads "Miles E. Anderson".

Miles E. Anderson,
Bureau Chief, Mitigation
State Hazard Mitigation Officer

MEA/dmb

Attachments: FEMA Approval Letter

U.S. Department of Homeland Security
FEMA Region IV
3003 Chamblee Tucker Road
Atlanta, GA 30341



FEMA

February 10, 2016

Mr. Miles Anderson
State Hazard Mitigation Officer
Division of Emergency Management
2555 Shumard Oak Boulevard
Tallahassee, Florida 32399-2100

Reference: Lake County FL Local Mitigation Strategy Plan Update

Dear Mr. Anderson:

We are pleased to inform you that the Lake County FL Local Mitigation Strategy Plan Update is in compliance with the Federal hazard mitigation planning requirements resulting from the Disaster Mitigation Act of 2000 as contained in 44 CFR 201.6. We have recently received from your office the following resolution for inclusion within this plan in accordance with Program Administration by States (PAS) requirements, and subsequently concur that this community be included under the approved Lake County FL MJ LMS. The updated plan is approved for a period of five (5) years to February 10, 2021.

This plan approval extends to the following participating jurisdiction that provided a copy of its resolution adopting the Lake County FL LMS Plan update:

- Lake County, Unincorporated

The approved participating jurisdiction is hereby an eligible applicant through the State for the following mitigation grant programs administered by the Federal Emergency Management Agency (FEMA):

- Hazard Mitigation Grant Program (HMGP)
- Pre-Disaster Mitigation (PDM)
- Flood Mitigation Assistance (FMA)

National Flood Insurance Program (NFIP) participation is required for some programs.

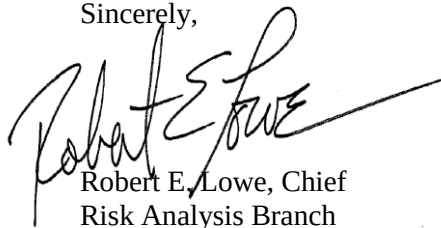
We commend the participants in the Lake County plan for the development of a solid, workable plan that will guide hazard mitigation activities over the coming years. Please note that all requests for funding will be evaluated individually according to the specific eligibility and other requirements of the particular program under which the application is submitted. For example, a specific mitigation activity or project identified in the plan may not meet the eligibility requirements for FEMA funding, and even eligible mitigation activities are not automatically approved for FEMA funding under any of the aforementioned programs.

We strongly encourage each Community to perform an annual review and assessment of the effectiveness of their hazard mitigation plan; however, a formal plan update is required at least every five (5) years. We also encourage each Community to conduct a plan update process within one (1) year of being included in a Presidential Disaster Declaration or of the adoption of major modifications to their local Comprehensive Land Use Plan or other plans that affect hazard mitigation or land use and development. When the plan is amended or revised, it must be resubmitted through the State as a "plan update" and is subject to a formal review and approval process by our office. If the plan is not updated prior to the required five (5) year update, please ensure that the draft update is submitted at least six (6) months prior to expiration of this plan approval.

The State and the participants in the Lake County plan should be commended for their close coordination and communications with our office in the review and subsequent approval of the plan.

If you or Lake County have any questions or need any additional information please do not hesitate to contact Gabriela Vigo of the Hazard Mitigation Assistance Branch at (229) 225-4546 or Linda L. Byers of my staff at (770) 220-5498.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert E. Lowe", with a long horizontal flourish extending to the right.

Robert E. Lowe, Chief
Risk Analysis Branch
Mitigation Division



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, June 14, 2016		
Agenda Item Name		
Resolution No. 2016-22		
Requested Action		
Recommend approval of Resolution No. 2016-22 for an Agreement for downtown parking and liability at 705 W. Minneola Ave.		
Staff Report		
The 1.05 acre site is located at 705 W. Minneola Avenue at the Southwest corner of W. Minneola Avenue and 7th Street. The previous owner/occupant was the Elks, and the site was put up for sale in 2015. The new owner purchased it in early 2016 and plans to demolish the existing building and redevelop the site. The site includes approximately 40 parking spaces which are considered private, although many people have used the lot over the years. The private parking lot is no longer available for use by the general public due to liability issues. The attached Resolution No. 2016-22 and Agreement would allow the City to assume this liability for limited public parking until such time the site is redeveloped. During the demolition, the site owner would assume any liability for that activity. City staff is recommending a fee of \$300.00 to be paid to the lot owner to defray the expenses for the insurance to allow parking on the lot.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Resolution	2016-22 Temp Parking (003).pdf	

CITY OF CLERMONT
RESOLUTION NO. 2016-22

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA ADOPTING A TEMPORARY PARKING LICENSE AGREEMENT; REPEALING ALL PRIOR RESOLUTIONS IN CONFLICT HERewith; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Clermont desires to adopt a Temporary Parking License Agreement;

NOW, THEREFORE, BE IT RESOLVED, that a Temporary Parking License Agreement is hereby adopted as follows:

SECTION 1.

The City Council does hereby adopt a Temporary Parking License Agreement as set forth in Attachment A, attached hereto and incorporated herein.

SECTION 2.

Any resolution previously adopted by the City Council and in conflict herewith is hereby repealed to the extent of the conflict.

SECTION 3.

This resolution shall take effect immediately upon its adoption.

CITY OF CLERMONT
RESOLUTION NO. 2016-22

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida this 14th day of June, 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
RESOLUTION NO. 2016-22

Attachment "A"

TEMPORARY PARKING LICENSE

THIS TEMPORARY PARKING LICENSE AGREEMENT made and entered into this 14th day of June 2016, by and between Nexbiz, Inc., 1455 West Lakeshore Drive, Clermont, FL 34711 (hereinafter referred to as "GRANTOR"), and the City of Clermont, 685 W. Montrose Street, Clermont, Florida 34711 (hereinafter referred to as "GRANTEE").

NOW, THEREFORE, for and in consideration of the mutual advantages inuring each party to the other, and other valuable considerations, the receipt of which are hereby acknowledged, GRANTOR does hereby grant to the GRANTEE, a temporary motor vehicle parking license, including the right of ingress and egress over and across the real property as indicated in Attachment 'A';

1. The GRANTEE hereby covenants and agrees that it shall at all times operate and use the temporary parking license in such a manner so as to minimize any disruptions to GRANTOR'S use of GRANTOR'S real property. In the event the GRANTEE shall alter, disturb, or damage any of GRANTOR'S real property in the course of its utilization of the temporary parking license, GRANTEE will restore the GRANTOR'S property, including any improvements thereon to its prior existing condition.
2. In consideration of the rights granted herein, GRANTEE shall pay to GRANTOR on the first day of each month and at the address above, the sum of three Hundred DOLLARS (\$ 300.00), beginning July 1, 2016. GRANTOR acknowledges and agrees that GRANTEE shall be permitted to use parking license granted herein as of the effective date below, without additional consideration being paid by GRANTEE to GRANTOR for the portion of June 2016. In the event that the real property that is the subject of the license is unavailable, in whole or in part, to GRANTEE due to the demolition or renovation of any structure thereon or for any other reason, GRANTEE shall only be obligated to pay a prorated share of the monthly amount based on the actually days the property was unavailable for GRANTEE's use.
3. To the extent permitted by law, the GRANTEE hereby indemnifies, and agrees to hold GRANTOR harmless from and against any and all claims, demands, costs, judgments and amounts whatsoever suffered by GRANTOR by virtue of GRANTEE'S negligence in the use or maintenance of the temporary license.
4. Nothing herein shall be construed to constitute a waiver of the GRANTEE'S sovereign immunity as set forth in Florida Statutes, Chapter 768.
5. The rights granted herein shall inure to the benefit of GRANTEE, its assign, heirs, successors and invitees. This License shall specifically not confer any rights or remedies upon any person other than the GRANTEE, its assigns, heirs, successors and invitees.

CITY OF CLERMONT
RESOLUTION NO. 2016-22

6. The rights and obligations granted and contained herein may be terminated by mutual consent of the parties, or by either party upon sixty (60) days written notice sent to the addresses set forth above.

TO HAVE AND TO HOLD said temporary parking license and right of entry unto GRANTEE, and its successors, heirs, assigns and invitees, for the time period until terminated as set forth above.

GRANTOR:

Signed, sealed and delivered in the presence of:

OWNER:

Witnesses:

By: _____
Jayson Stringfellow, President

(Print Name)

(Print Name)

The foregoing instrument was sworn to and acknowledged before me this ____ day of _____, 2016, by Jayson Stringfellow, as President of Nexbiz, Inc., who, is personally known to me or who has provided _____ as identification, and who did take an oath.

Notary Public Signature

Notary Public Printed Name
My Commission Expires:

CITY OF CLERMONT
RESOLUTION NO. 2016-22

Accepted and Agreed to by action of the City Council of the City of Clermont at its meeting of June 14, 2016.

CITY OF CLERMONT

ATTEST:

Gail L. Ash, Mayor

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

CITY OF CLERMONT
RESOLUTION NO. 2016-22

ATTACHMENT 'A'

TEMPORARY PARKING LICENSE AND EASEMENT

705 W. Minneola Ave. (4 access points)



\\cityhall\shares\Economic Development\JHITT\Development\705 W Minneola Ave - Stringfeollow (Elks)\Nexbiz Parking License 6-14-16.doc



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, June 14, 2016		
Agenda Item Name		
Resolution No. 2016-24		
Requested Action		
Recommend approval of Resolution 2016-24 adopting the Lake County Water Authority Grant Program Agreement and award in the amount of \$643,030 for the Victory Pointe (aka West Lake Wetlands Project).		
Staff Report		
In 2015, the Clermont City Council approved a master plan that will serve as the blueprint for the city—especially the downtown-waterfront district—for the next 5, 10 and 20 years. The Victory Pointe (West Lake Wetlands Project) is the number one priority master plan project to initiate the City's master plan and foster economic development. The Victory Pointe (West Lake Wetlands Project) plan represents a regional utility stormwater management facility serving the western portion of downtown Clermont. Currently, development of parcels in downtown are constrained by on-site stormwater requirements. Consultants to the City of Clermont recommended the creation of this regional utility stormwater pond that would polish the storm runoff before reaching the lake and also would free up lakefront land for park and amenity development. This area will also be designated as a park space and event venue that includes a filter marsh to polish the storm runoff before it reaches Lake Minneola. Staff is applying for multiple grants to leverage outside resources for the Victory Pointe (West Lake Wetlands Project). Staff recommends approval of the 2016 Lake County Water Authority Grant Program Agreement and award in the amount of \$643,030 for the Victory Pointe (aka West Lake Wetlands Project).		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		

- | | | |
|----|--------------------------------------|---|
| 1. | Resolution | 2016-24Lake County grant West Lakedoc.doc |
| 2. | Lake County Water Authority Contract | LCWA.Contract .pdf |

CITY OF CLERMONT
RESOLUTION NO. 2016-24

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA ADOPTING THE LAKE COUNTY WATER AUTHORITY STORMWATER GRANT PROGRAM AGREEMENT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Clermont desires to enter into an agreement with the Lake County Water Authority to provide grant funds for improvements to West Lake;

NOW, THEREFORE, BE IT RESOLVED, that the Lake County Water Authority Stormwater Grant Program Agreement is hereby adopted as follows:

SECTION 1.

The City Council does hereby adopt the Lake County Water Authority Stormwater Grant Program Agreement as set forth in Attachment A, attached hereto and incorporated herein.

SECTION 2.

This resolution shall take effect immediately upon its adoption.

CITY OF CLERMONT
RESOLUTION NO. 2016-24

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

**LAKE COUNTY WATER AUTHORITY
STORMWATER GRANT PROGRAM
AGREEMENT TO FUND CLERMONT'S
WEST LAKE WETLANDS AND POND FACILITY**

THIS AGREEMENT is made and entered into by and between the LAKE COUNTY WATER AUTHORITY, whose address is 107 N. Lake Avenue, Tavares, FL 32778-3119 (hereinafter referred to as the "Authority") and THE CITY OF CLERMONT, whose address is 685 W. Montrose Street, Clermont, Florida, 34711, (hereinafter referred to as "Grantee" or "Recipient"), a body of local government within Lake County, Florida, to provide financial assistance for the West Lake Wetlands and Pond Facility.

WITNESSETH:

WHEREAS, the Authority, is authorized and governed by Chapter 2005-314, Laws of Florida, for the purposes, among others, of controlling and conserving the fresh water resources of Lake County, preserving, protecting, and improving the fish and aquatic wildlife of the county, and protecting the freshwater resources by assisting local governments in the treatment of stormwater runoff, and

WHEREAS, the reduction and ultimate elimination of untreated stormwater into our public waterways will ultimately benefit the ecology of our waterways and the residents and tourists that use them, and

WHEREAS, it is desirable for the Authority to assist the local governments of Lake County in a coordinated effort through the provision of grant funds to reduce the influx of untreated stormwater into the publicly owned waterways of Lake County, and

WHEREAS, the Grantee's project consists of improvements to West Lake by increasing its storage capacity and enhancing its wetlands along with other water quality treatment devices that together will ultimately reduce the nutrient loading to Lake Minneola, hereinafter referred to as the "PROJECT"; and

WHEREAS, the Authority considers Grantee's PROJECT worthwhile and desires to assist Grantee in the funding of the PROJECT.

NOW, THEREFORE, the Authority and Grantee, in consideration of the mutual terms, covenants and conditions set forth herein, agree as follows:

In consideration of the mutual benefits to be derived here from, the Authority and the Grantee do hereby agree as follows:

1. The Grantee does hereby agree to perform and/or construct its PROJECT, in accordance with the terms and conditions set forth in this Agreement, **Attachment A, Grant Work Plan**, and all attachments and exhibits named herein, which are attached hereto and incorporated by reference. For purposes of this Agreement, the terms "Contract" and

“Agreement” and the terms “Grantee”, “Recipient” and “Contractor”, are used interchangeably.

2. This Agreement shall begin upon the date it has been executed by both parties, and terminate no later than **thirty-six (36) months** thereafter. The Grantee shall not be eligible for reimbursement for any work performed or land purchased prior to the date this Agreement has been executed by both parties. This Agreement may be amended to provide for additional services if additional funding is made available by the Authority.
3. A. For the improvement of water quality in the receiving Lake County waterbody by the Grantee under the terms of this Agreement, the Authority shall provide grant monies to the Grantee, on a cost reimbursement basis, in an amount not to exceed **\$643,030 (Six Hundred Forty-three Thousand Thirty Dollars)**, or **25% (Twenty-five Percent)** of the PROJECT costs, whichever is less, for a portion of the Grantee’s water quality enhancement PROJECT, outlined in **Attachment A**, Grant Work Plan. The parties agree that the Grantee is responsible for providing at least a minimum match of **\$1,929,090 (One Million Nine Hundred Twenty-nine Thousand Ninety Dollars)**, or **75% (Seventy-five Percent)** of the grant funded water quality enhancement portion of the PROJECT described in **Attachment A**. Regardless of the amount of this grant, expenditures by Grantee which are determined, in the sole discretion of the Authority, to be unrelated to the enhancement of water quality in the receiving waterbody, will not be funded or reimbursed by the Authority. The 35% potential increase in impervious area will be subtracted from all invoices prior to calculating the 25% reimbursable by the Grantee.

(1) Payments shall further be conditioned upon the following:

- i. That funding from the Authority shall only be applied toward the portion of the project that treats the existing impervious areas and not future development, nor shall the Authority fund the redistribution of flows from existing retention areas that are proposed to be eliminated or reduced;
- ii. That Grantee shall pay its pro-rata share of the PROJECT as outlined in this Agreement;
- iii. That Grantee shall provide the Authority the necessary invoices and other documentation sufficient to evidence that Grantee has incurred the actual expense;
- iv. That Grantee shall provide the Authority written verification, provided by a person duly authorized by Grantee to so verify, that Grantee has incurred the actual expense;
- v. That Grantee shall provide sufficient evidence to demonstrate that the reimbursable expenses are directly related to the water quality enhancement portion of the **PROJECT**.

(2) If Grantee does not expend its pro-rata share of the cost for the work performed as set forth in this Agreement, the Authority will make payment

only in a lesser amount which is proportionate to that which Grantee has expended and for which it has provided the appropriate support documentation to the Authority in accordance with this Agreement.

- a. The Authority shall make reimbursements to Grantee within thirty (30) days of timely submitted invoices by Grantee, complete with the appropriate support documentation and any additional information requested by the Authority, which shall be submitted to the Authority at the following address:

LAKE COUNTY WATER AUTHORITY
107 North Lake Avenue
Tavares, Florida 32778

- b. Grantee shall not use any Authority funds for purposes not specifically identified in the Grant Work Plan.
- c. The Authority shall have no obligation to reimburse Grantee for any costs under this Agreement until construction of the PROJECT has been completed.
- d. The Authority's performance and payment pursuant to this Agreement is contingent upon the Authority's Board of Trustees appropriating funds for the PROJECT.

B. Upon completion of the PROJECT, the Grantee shall submit a written payment request, including a final project report containing before and after photographs and as-built plans, to the Authority's Grant Manager. The Grant Manager shall have thirty (30) calendar days within which to review the request. The Grantee shall be reimbursed on a cost reimbursement basis for all eligible water quality enhancement project costs, not to exceed the maximum grant amount. In addition to the payment request, the Grantee must provide from its accounting system a listing of expenditures made under this Agreement. The listing shall include, at a minimum, a description of the goods and/or services purchased, date of the transaction, voucher number, amount paid, and vendor name.

C. In addition to the invoicing requirements contained in paragraph 3.B. above, the Authority may request proof of transactions, such as invoices and payroll registers. If requested by the Authority, Grantee shall provide this additional information within 30 calendar days of such request.

4. The Authority's performance and obligation to pay under this Agreement is contingent upon an annual budget allocation by the Board of Trustees. The parties hereto understand that this Agreement is not a commitment of future budget allocations.

5. The Grantee shall submit written quarterly progress reports describing the PROJECT work performed, problems encountered, problem resolution, schedule updates and proposed work for the next reporting period. Quarterly reports shall be submitted to the Authority's Grant Manager no later than twenty (20) days following the completion of the quarterly reporting period. It is understood and agreed by the parties that the term "quarterly" shall reflect the calendar quarters ending March 31, June 30, September 30, and December 31. The Authority's Grant Manager shall have ten (10) calendar days to review deliverables submitted by the Grantee.
6. The Grantee shall recognize the Authority by erecting a sign at the site indicating the Authority's funding assistance for the project. The Authority's Grant Manager shall review and approve the sign prior to placement.
7. The Grantee agrees that it shall be solely responsible for the construction, operation, maintenance and/or failure of operation and/or maintenance of its PROJECT and/or stormwater system, and for its acts of omission and/or commission and for the negligent and/or wrongful acts of itself, its employees and agents. However, nothing contained herein shall constitute a waiver by Grantee of its sovereign immunity or the provisions of Section 768.28, Florida Statutes.
8. The Authority may terminate this Agreement at any time in the event of the failure of the Grantee to fulfill any of its obligations under this Agreement. Prior to termination, the Authority shall provide thirty (30) calendar days written notice of its intent to terminate this Agreement, and shall provide the Grantee an opportunity to consult with the Authority regarding the reason(s) for termination, and to remedy the deficiencies, if possible.
9. This Agreement may be unilaterally canceled by the Authority for refusal by the Grantee to allow public access to all documents, papers, letters, or other material made or received by the Grantee in conjunction with this Agreement, unless the records are exempt from Article I, Section 24(a), Florida Constitution and Chapter 119, Florida Statutes.
10. The Grantee shall maintain books, records and documents directly pertinent to performance under this Agreement in accordance with generally accepted accounting principles consistently applied. The Authority, the State, or their authorized representatives shall have access to such records for audit purposes during the term of this Agreement and for five years following Agreement completion. In the event any work is subcontracted, the Grantee shall similarly require each subcontractor to maintain and allow access to such records for audit purposes.
11. A. The Grantee may subcontract work under this Agreement without the prior written consent of the Authority's Grant Manager. The Grantee agrees to be responsible for the fulfillment of all work elements included in any subcontract and agrees to be responsible for the payment of all monies due under any subcontract. It is understood and agreed by the Grantee that the Authority shall

not be liable to any subcontractor for any expenses or liabilities incurred under the subcontract and that the Grantee shall be solely liable to the subcontractor for all expenses and liabilities incurred under the subcontract.

- B. The Authority supports diversity in its procurement program and requests that all subcontracting opportunities afforded by this Agreement embrace diversity enthusiastically. It is encouraged that the award of subcontracts reflects the full diversity of the citizens of the State of Florida.
12. Nothing in this Agreement shall create, or be implied to create, any relationship between the Authority and any subcontractor of Grantee, nor any ownership, liability or responsibility of the Authority with respect to the stormwater system of Grantee.
13. Nothing in this Agreement shall be construed to benefit any person or entity not a party to this Agreement.
14. The Grantee shall comply with all applicable federal, state and local rules and regulations in its construction, performance and/or operation of the PROJECT. The Grantee acknowledges that this requirement includes compliance with all applicable federal, state and local health and safety rules and regulations. The Grantee further agrees to include this provision in all subcontracts issued as a result of this Agreement.
15. The Authority's Grant Manager for this Agreement is identified below.

Ron Hart	
Water Resources Program Manager	
Lake County Water Authority	
107 North Lake Avenue	
Tavares, FL 32778-3119	
Telephone No.:	(352) 343-3777 ext. 24
Fax No.:	(352) 343-4259
E-mail Address:	ronh@lcwa.org

16. The Grantee's Grant Manager for this Agreement is identified below.

Ms. Terry Dykehouse	
City Engineer	
City of Clermont	
685 W. Montrose Street, Clermont FL 34711	
Telephone No.:	(352) 241-7337
E-Mail Address:	tdykehouse@clermontfl.org

17. To the extent required by law, the Grantee will be self-insured against, or will secure and maintain during the life of this Agreement, Workers' Compensation insurance for all of its employees connected with the work of this project and, in case any work is

subcontracted, the Grantee shall require the subcontractor(s) to provide Workers' Compensation Insurance for all of the subcontractors' employees, unless such employees are covered by the protection afforded by the Grantee. All such self-insurance programs or insurance coverage shall comply fully with the Florida Workers' Compensation law. In case any class of employees are engaged in hazardous work under this Agreement, and are not protected under Workers' Compensation statutes, the Grantee shall provide, and shall cause each subcontractor to provide, adequate insurance, consistent with Grantee's primary insurance coverage, for the protection of all such employees not otherwise protected.

18. The parties specifically agree that Grantee is an independent contractor, and is not an agent, representative, or employee of the Authority. Grantee agrees to carry adequate liability insurance coverage and other appropriate forms of insurance coverage, consistent with Grantee's primary insurance coverage. The Authority shall have no liability except as to the payment of grant monies as provided above.
19. The Grantee covenants that it presently has no interest, and shall not acquire any interest, which would conflict in any manner or degree with the performance of services required.
20. The purchase of non-expendable personal property or equipment costing \$1,000 or more is not an authorized reimbursable expense under the terms of this Agreement.
21.
 - A. No person, on the grounds of race, creed, color, national origin, age, sex, or disability, shall be excluded from participation in, be denied the proceeds or benefits of, or be otherwise subjected to discrimination in performance of this Agreement.
 - B. An entity or affiliate who has been placed on the discriminatory vendor list may not submit a bid on a contract with a public entity for the construction or repair of a public building or public work, may not submit bids on leases of real property to a public entity, may not award or perform work as a contractor, supplier, subcontractor, or consultant under contract with any public entity, and may not transact business with any public entity. The Florida Department of Management Services is responsible for maintaining the discriminatory vendor list and posting the list on its website. Questions regarding the discriminatory vendor list may be directed to the Florida Department of Management Services, Office of Supplier Diversity, at 850/487-0915.
22. This Agreement represents the entire agreement of the parties. Any alterations, variations, changes, modifications or waivers of provisions of this Agreement shall only be valid when they have been reduced to writing, duly signed by each of the parties hereto, and attached to the original of this Agreement, less otherwise provided herein.
23. The Grantee agrees that the PROJECT is not to be used to offset additional stormwater treatment requirements that may be imposed upon the Grantee as a result of future redevelopment located within the treatment basin.

IN WITNESS WHEREOF, the parties hereto, or their lawful representatives, have executed this Agreement on the day and year set forth next to their signatures below.

LAKE COUNTY WATER AUTHORITY

_____	By: _____	_____
Witness	LCWA, Executive Director	Date
	Federal ID#: 59-6018003	

CITY OF CLERMONT

_____	By: _____	_____
Witness	City of Clermont, Mayor	Date
	Federal ID#: 59-6000290	

List of attachments/exhibits included as part of this Agreement:

Specify Type	Letter/ Number	Description (includes number of pages)
Attachment	A	Grant Work Plan (61 Pages)



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, June 14, 2016		
Agenda Item Name		
Event Fee Variance Request		
Requested Action		
Recommend approval of a 100% fee variance for grounds fees to the Christian Men in Action for their "Kick-It-Off 2016 Back to School Bash".		
Staff Report		
Christian Men in Action is requesting a 100% fee variance of rental grounds for their annual "Kick-It-Off Back to School Bash" at McKinney Park from 7:00 AM to 5:00 PM on August 6, 2016. The total costs of the grounds fees are \$125 - Baseball Field Rental \$200 - Pavilion Rental \$375 - Total (All refundable deposits and application fees are to be paid in full)		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Christian Men in Action - Council Packet		KIOBTSB 2016.pdf



CITY OF CLERMONT FACILITY USE FORM PARK APPLICATION

If approved, this application will be subject to the use agreement that is attached to this form and to the charges indicated below.

Date of Application: 17 May 16 Name of Event: Kick-it-Off 2016 Back to School Bash

Date(s) of Request: 6 Aug 16 Actual Event Hours Start: 1100 HRS End: 1600 HRS
(All events must end no later than 10pm)

Lights Requested: ☐ Yes ☒ No Actual Light Times Start: _____ End: _____

Set Up Hours Start: 0700 HRS End: 1700 HRS Breakdown Hours Start: 1600 HRS End: 1700 HRS

Please check park/s being requested:

☐ Bishop ☐ Hancock ☐ Kehlor ☐ Lake Felter ☒ McKinney ☐ Palatklakaha ☐ West Park

Fields/Courts Requested: 11am - 4pm - Basketball court - Softball field - pavilion -

Name of Organization/Renter: Christian Men in Action

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

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

Event Contact: Tim Murry Email: tleemurry@754@gmail.com

Day Phone: 352 217 1140 Cell Phone: 352 217 1140 Other Phone/Fax: _____

Address: 574 E Desoto St City: Clermont State: FL Zip: 34711

Secondary Contact: _____ Phone#: _____

Briefly Describe Event/Activity/League/Tournament (including fees to be charged if any): Back to School party for
Clermont youths. Activities in various games, b-b-q contest, free hair cuts,
face painting and other activities - No Charge -

Event Participants: 15 Expected Attendance: 150 - 175 # of Vehicles: 3

Are you planning on having food? ☒ Yes ☐ No Type of food: B-B-Q - baked beans - chips

If yes - how will food be prepare _____

Are you planning on selling food? ☐ Yes ☒ No Will you have an admission fee: ☐ Yes ☐ No If yes, how much: _____

Contracting any outside vendors ☐ Yes ☒ No All vendors must provide a valid Certificate of Insurance and License

Do you have any special requests/requirements? (i.e. Equipment needed, Field Lining, Lighting, Goals/Bases, Set-up, etc.):

Basket ball courts - ~~Electricity~~ ^{electronic} - extra trash cans - picnic tables
water

Do you intend to set up tents? ☐ Yes ☐ No If yes, then how big, how many and location/s? Participants will be

using 10 x 10 tents.

(Please attached proposed event layout as a special tent permit may be required)



CITY OF CLERMONT Fee Variance Request Form

Date of Application: 17 May 16 Name of Event: Kick-it-Off 2016 Back to School Bash
Date (s) of Event: 6 Aug 16 Location of Event: McKinney Memorial Park
Event Times: From: 1100 am/pm To: 1600 am/pm
Name of Organization/Renter: Christian Men in Action
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: Tim Murry Email: Heemurry0754@gmail.com
Day Phone: (352) 217 1140 Cell Phone: (352) 217 1140
Address: 574 E Desoto St City: Clermont State: FL Zip: 34711
Event Description: Back to school celebration for Clermont Youths

Describe your item/s to be considered for fee variance (Must be specific): Request all fees (except Application fee) to be waived as this is a free event to help promote a safe upcoming school and sponsored by a not for profit organization.

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

[Signature]
Applicant Signature

17 May 16
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



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date			
Tuesday, June 14, 2016			
Agenda Item Name			
Event Fee Variance & Open Container Request			
Requested Action			
Recommend approval of an open container zone only for the Festivals of Florida event "Lake Water Sports & Seafood Festival". Staff recommends the applicant pay for all grounds fees.			
Staff Report			
Festivals of Florida Inc. is requesting a 100% fee variance of the Waterfront Park grounds fees for their inaugural "Lake Water Sports & Seafood Festival" on October 1 at 7:00 AM till Oct. 2 at 11:00 PM. Fees Include \$3,800 - Waterfront Park 2 Day Rental Cost (Application fees and refundable deposits to be paid in full by applicant) The organization is requesting to have an open container area during the event each day from 9:00 AM till 10:00 PM. The allowed area for the open container will be restricted to the Highlander Building, Pavilion & Patio. They will be using licensed caterer Pisces Rising Inc.			
Additional Analysis			
Fiscal Impact Summary			
Fiscal Impact	Fund Number and Description	Available Budget Amount	
Exhibits Attached (copies of original agreements)			
1. LWS&S Council Packet		LWS&S Council Packet.pdf	



**CITY OF CLERMONT
WATERFRONT PAVILION**
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.

Date of Application: 9.3.2015 Name of Event: Lake Wales Sports & Seafood Festival
Date(s) of Request: 10.1.2016 ; 10/21/16 Actual Event Hours Start: 9a End: 7p 10p
(All events must end no later than 10pm)
Set Up Hours Start: 7a End: 8:30a Breakdown Hours Start: 7p End: 9:30p 10p 11p

Please check all that apply for your requested usage:

☐ Waterfront Pavilion No Stage ☒ Waterfront Pavilion Including Stage ☒ Highlander Building

Will you need chairs? ☒ Yes ☐ No If yes how many? 300

Will you need tables (Highlander Inside Rental Only)? ☐ Yes ☒ No If yes how many? _____

Name of Organization/Renter: Festivals of Florida, Inc

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 #: 5330 486 52 4220 Website: festivals of florida . com

Event Contact: Joseph Steed Email: brzyacres@aol.com

Day Phone: _____ Cell Phone: 407 913 4140 Other Phone/Fax: _____

Address: 17804 CR 455 City: Clermont State: FL Zip: 34715

Secondary Contact: _____ Phone#: _____

Briefly Describe Event (including fees to be charged if any): A celebration of water sports
impacting Lake County and lots of great seafood

Do you have any special requests? _____

Expected Attendance: 8,000 Expected Number of Vehicles: 400

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

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

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.

Joseph Steed
Applicant Signature

9.3.2015
Date

Rules received and read (initial): Z



CITY OF CLERMONT Fee Variance Request Form

Date of Application: 5-24-16 Name of Event: Lake Water Sports & Seafood Festival
Date (s) of Event: 10/1-2/16 Location of Event: Waterfront Park
Event Times: From: 9a 10p am/pm To: 10 am/pm
Name of Organization/Renter: Festivals of Florida, 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: Joseph Steed Email: brzyacres@aol.com
Day Phone: (407) 913 4140 Cell Phone: (407) 913 4140
Address: 17804 County Road 455 City: Clermont State: FL Zip: 34715
Event Description: All things watersports - SUP, wakeboard, rowing, sailing, canoe, kayak, skiing, fishing, etc with seafood vendors.
Describe your item/s to be considered for fee variance (Must be specific): With the number of police officers estimated needed (18), the cost becomes prohibitive; therefore, I would request a waiver of park rental fees.

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

Joseph Steed
Applicant Signature

5.24.16
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



CITY OF CLERMONT Alcohol Request Form

Date of Application: 5.31.16 Name of Event: Lake Water Sports & Sea Food Festival
Date (s) of Event: 10/1-2/16 Location of Event: Waterfront Park
Event Times: From: 9 am/pm To: 10 am/pm
Name of Organization/Renter: Festivals of Florida, Inc.
Check Type of Organization: ☒ Not for Profit ☐ For Profit ☐ Commercial ☐ Individual ☐ Government
Contact Name: Joseph Steed Email: brzyacres@aol.com
Day Phone: () Cell Phone: (407) 913 4140
Address: 17804 CR 455 City: Clermont State: FL Zip: 34715
Event Description: All things water sports & sea food

What do you plan on serving? ☒ Beer ☒ Wine/Champagne (check all that apply) ☒ Other Cocktails
What is your beverage containment area? Outside event attach diagram, Inside event list room/s:
Highlander Bldg + adjacent patio.
Who is your licensed beverage caterer? Pisces Rising Restaurant

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.

Joseph Steed 5.31.16
Applicant Signature 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



**STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND
PROFESSIONAL REGULATION**

BEV4502969

ISSUED: 10/04/2015

**CATERER
PISCES RISING INC
PISCES RISING
CONSUMPTION ON PREMISES ONLY**

IS LICENSED under the provisions of Ch.565 FS.

Expiration date : SEP 30, 2016

L1510040002705



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date														
Tuesday, June 14, 2016														
Agenda Item Name														
Ordinance No. 2016-10 <i>Final</i> <i>Hartle Grove Large-Scale Comprehensive Plan Amendment</i>														
Requested Action														
Recommend approval of Ordinance 2016-10.														
Staff Report														
The property that is the subject of this administrative large-scale comprehensive plan amendment consists of 69 +/- acres. A 25-acre multifamily tract was annexed into the City in January 2016 and rezoned to Planned Unit Development (PUD). The 44-acre commercial and single-family tracts were annexed in April 2016 and also rezoned to PUD. The multifamily portion is currently under development, and the remaining 44 acres have been developed, with the exception of one small commercial parcel. The City Council on April 12, 2016 approved the transmittal of the proposed comprehensive plan amendment to the Florida Department of Economic Opportunity (DEO) for review. The proposed map amendment will change the future land use on all 69 acres from Lake County's Urban Low Density to the City's Master Planned Development designation. The DEO notified the City in May that it has no objections to the comprehensive plan amendment. Staff recommends approval of the large-scale comprehensive plan amendment adoption to change the future land use from Lake County Urban Low Density to the City's Master Planned Development designation.														
Additional Analysis														
Fiscal Impact Summary														
Fiscal Impact	Fund Number and Description	Available Budget Amount												
Exhibits Attached (copies of original agreements)														
<table><tr><td>1.</td><td>Ordinance</td><td>CPA ORD 2016-10.doc</td></tr><tr><td>2.</td><td>CPA Maps</td><td>CPA Maps.pdf</td></tr><tr><td>3.</td><td>DEO letter</td><td>DEO letter.pdf</td></tr><tr><td>4.</td><td>Legal ad</td><td>CPA Ad Hartle Groves.docx</td></tr></table>			1.	Ordinance	CPA ORD 2016-10.doc	2.	CPA Maps	CPA Maps.pdf	3.	DEO letter	DEO letter.pdf	4.	Legal ad	CPA Ad Hartle Groves.docx
1.	Ordinance	CPA ORD 2016-10.doc												
2.	CPA Maps	CPA Maps.pdf												
3.	DEO letter	DEO letter.pdf												
4.	Legal ad	CPA Ad Hartle Groves.docx												

CITY OF CLERMONT
ORDINANCE No. 2016-10

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

All 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:

Commence at an iron axle found at the center of Section 26, Township 22 South, Range 26 East, Lake County, Florida; thence run N89 degrees 33 minutes 31 seconds West along the South line of the Northwest ¼ of said Section 26 a distance of 1330.63 feet to a set ½ inch iron rod with cap; thence leave said South line and run North 00 degrees 26

CITY OF CLERMONT
ORDINANCE No. 2016-10

minutes 07 seconds East along the West line of the East $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of said Section 26 a distance of 1285.28 feet to a point located on the southern right-of-way line of State Road No. 50 as shown on the Florida Department of Transportation right-of-way maps Section 11070-2505; thence run along said right-of-way line of State Road No. 50, South 89 degrees 06 minutes 32 seconds East, a distance of 572.14 feet to the TRUE POINT OF BEGINNING; FROM THE TRUE POINT OF BEGINNING as thus established, continue along said right-of-way line of State Road No. 50, South 89 degrees 06 minutes 32 seconds East a distance of 710.16 feet to a point; thence leave said right-of-way line of State Road No. 50, and run South 00 degrees 30 minutes 29 seconds West a distance of 314.88 feet to a point; thence North 89 degrees 06 minutes 32 seconds West a distance of 114.80 feet to a point; North 62 degrees 10 minutes 41 seconds West a distance of 99.09 feet to a point; thence North 89 degrees 06 minutes 32 seconds West a distance of 507.31 feet to a point; thence North 00 degrees 30 minutes 29 seconds East a distance of 270.00 feet to the TRUE POINT OF BEGINNING. (As described in Official Records Book 4258 Page 317, Public Records of Lake County, Florida.)

That part of Section 26, Township 22 South, Range 26 East, Lake County, Florida, described as follows:

Commence at an axle found at the center of said Section 26; thence N89°33'31"W along the South line of the Northwest $\frac{1}{4}$ of said Section 26 for a distance of 1330.63 feet; thence leaving said South line run N00°26'07"E along the West line of the East $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of said Section 26 for a distance of 1285.28 feet to the South right-of-way line of State Road 50 as shown on the Florida Department of Transportation Right-of-way Maps Section 11070-2505; thence continue the following courses along said South right-of-way line run S89°06'32"E, 1306.18 feet; thence S00°53'28"W, 20.00 feet; thence S89°06'32"E, 107.05 feet to the POINT OF BEGINNING; thence continue along said South right-of-way line S89°06'32"E, 254.34 feet; thence leaving said South right-of-way line run S00°53'28"W, 286.82 feet; thence N89°06'32"W, 277.22 feet; thence N00°30'29"E, 261.82 feet; thence N45°27'06"E, 35.10 feet to the POINT OF BEGINNING. (As described in Official Records Book 3998 Page 359, Public Records of Lake County, Florida.)

That part of Section 26, Township 22 South, Range 26 East, Lake County, Florida, described as follows:

Commence at an axle found at the center of said Section 26; thence N89°33'31"W along the South line of the Northwest $\frac{1}{4}$ of said Section 26 for a distance of 1330.63 feet; thence leaving said South line run N00°26'07"E along the West line of the East $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of said Section 26 for a distance of 1285.28 feet to the South right-of-way line of State Road 50 as shown on the Florida Department of Transportation Right-of-way Maps Section 11070-2505; thence continue the following courses along said South right-of-way line run S89°06'32"E, 1306.18 feet; thence S00°53'28"W, 20.00 feet; thence S89°06'32"E, 361.39 feet to the POINT OF BEGINNING; thence continue along said South right-of-way line S89°06'32"E, 175.82 feet; thence leaving said South right-of-way line run S00°53'28"W, 286.82 feet; thence N89°06'32"W, 175.82 feet; thence

CITY OF CLERMONT
ORDINANCE No. 2016-10

N00°53'28"E, 286.82 feet to the POINT OF BEGINNING. (As described in Official Records Book 3982 Page 1745, Public Records of Lake County, Florida.)

All 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:

Commence at an iron axle found at the center of Section 26, Township 22 South, Range 26 East, Lake County, Florida; thence run N89 degrees 33 minutes 31 seconds West along the South line of the Northwest $\frac{1}{4}$ of said Section 26 a distance of 1330.63 feet to a set $\frac{1}{2}$ inch iron rod with cap; thence leave said South line and run North 00 degrees 26 minutes 07 seconds East along the West line of the East $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of said Section 26 a distance of 1285.28 feet to a point located on the Southern right-of-way line of State Road No. 50 as shown on the Florida Department of Transportation right-of-way maps Section 11070-2505; thence run along said right-of-way line of State Road No. 50, South 89 degrees 06 minutes 32 seconds East, a distance of 1306.18 feet; thence run South 00 degrees 53 minutes 28 seconds West, 20.0 feet; thence run South 89 degrees 06 minutes 32 seconds East, 537.21 feet to the TRUE POINT OF BEGINNING. FROM THE TRUE POINT OF BEGINNING as thus established, continue along said right-of-way line of State Road No. 50, South 89 degrees 06 minutes 32 seconds East, a distance of 162.79 feet to a point; thence North 00 degrees 53 minutes 28 seconds East, 20.0 feet; thence South 89 degrees 06 minutes 32 seconds East, 61.26 feet; thence leave said right-of-way line of State Road No. 50, and run South 00 degrees 30 minutes 29 seconds West, a distance of 306.83 feet to a point; thence North 89 degrees 06 minutes 32 seconds West, a distance of 226.10 feet to a point; thence North 00 degrees 53 minutes 28 seconds East, a distance of 286.82 feet to the TRUE POINT OF BEGINNING. (As described in Official Records Book 4571 Page 754, Public Records of Lake County, Florida.)

All of Terrace Grove as recorded in Plat Book 64 Page 18, Public Records of Lake County, Florida.

All of Terrace Grove Partial Replat as recorded in Plat Book 64 Page 46, Public Records of Lake County, Florida.

AND

From the center of Section 26, Township 22 South, Range 26 East, run north 89-33-31 west along south line of northwest $\frac{1}{4}$ a distance of 724.83' to west right-of-way line of Hartle Road & point of beginning, thence leaving said south line run north 01-48-40E 39.57' to the point of curvature of a curve concave southeasterly having a radius of 480' & a chord bearing on north 29-30-49 east, thence run northerly along the arc of said curve thru a central angle of 55-24-18 for a distance of 464.16' to the point of tangency thence run north 57-12-58 east 342.29' to the point of curvature of a curve concave northwesterly having a radius of 380' & a chord bearing of north 28-51-44 east thence run northeasterly along the arc of said curve thru a central angle of 56-42-29 for a distance of 376.1' to a radial line, thence north 89-29-31 west along said radial line for a distance of 6', north 0-30-29 east 25.77', north 89-06-32 west 108.8', north 62-10-41

CITY OF CLERMONT
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west 99.09', north 89-06-32 west 507.31', north 0-30-29 east 270' to south right-of-way line of SR 50. Run north 89-06-32 west along said south right-of-way line 572.14' to west line of east 1/2 of northwest 1/4, thence leaving said south right-of-way line run south 0-26-27 west along said west line of east 1/2 of northwest 1/4 1285.28' to southwest corner of east 1/2 of northwest 1/4, thence run south 89-33-31 east along south line of northwest 1/4 a distance of 605.93' to point of beginning. ORB 2556 PG 877, Containing 69 acres more or less

**CHANGE IN FUTURE LAND USE CLASSIFICATION
FROM LAKE COUNTY – URBAN LOW DENSITY
TO CITY OF CLERMONT MASTER PLANNED DEVELOPMENT**

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.

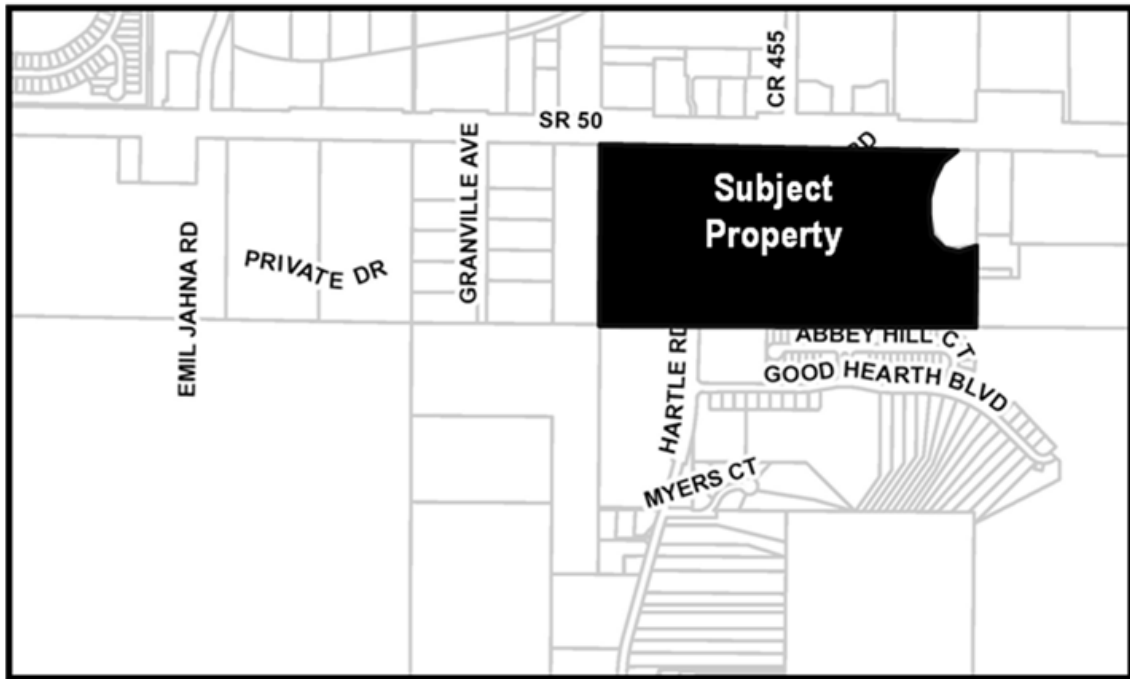
Section 3

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. 2016-10



CITY OF CLERMONT
ORDINANCE No. 2016-10

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida, this 14th 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

Exhibit - Location Map Hartle Groves

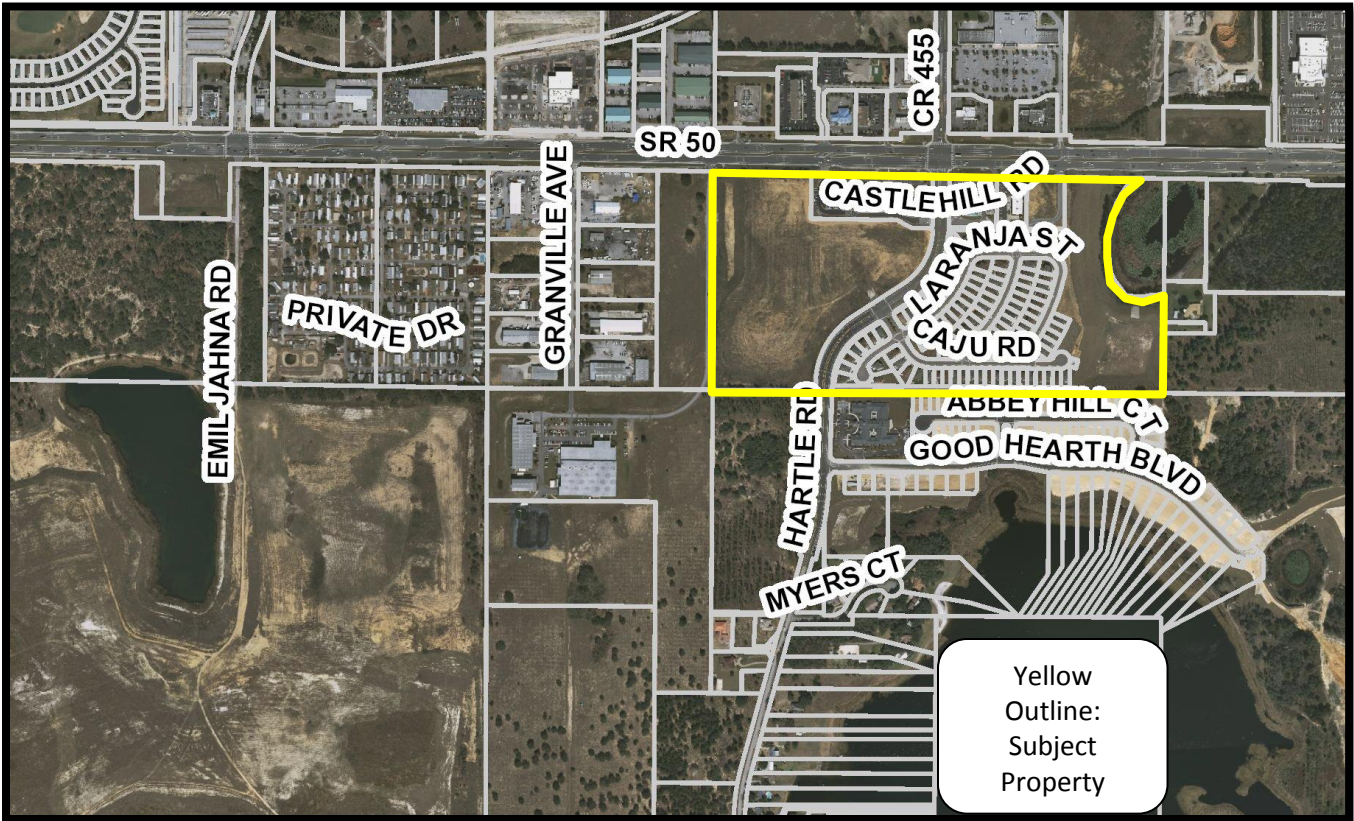
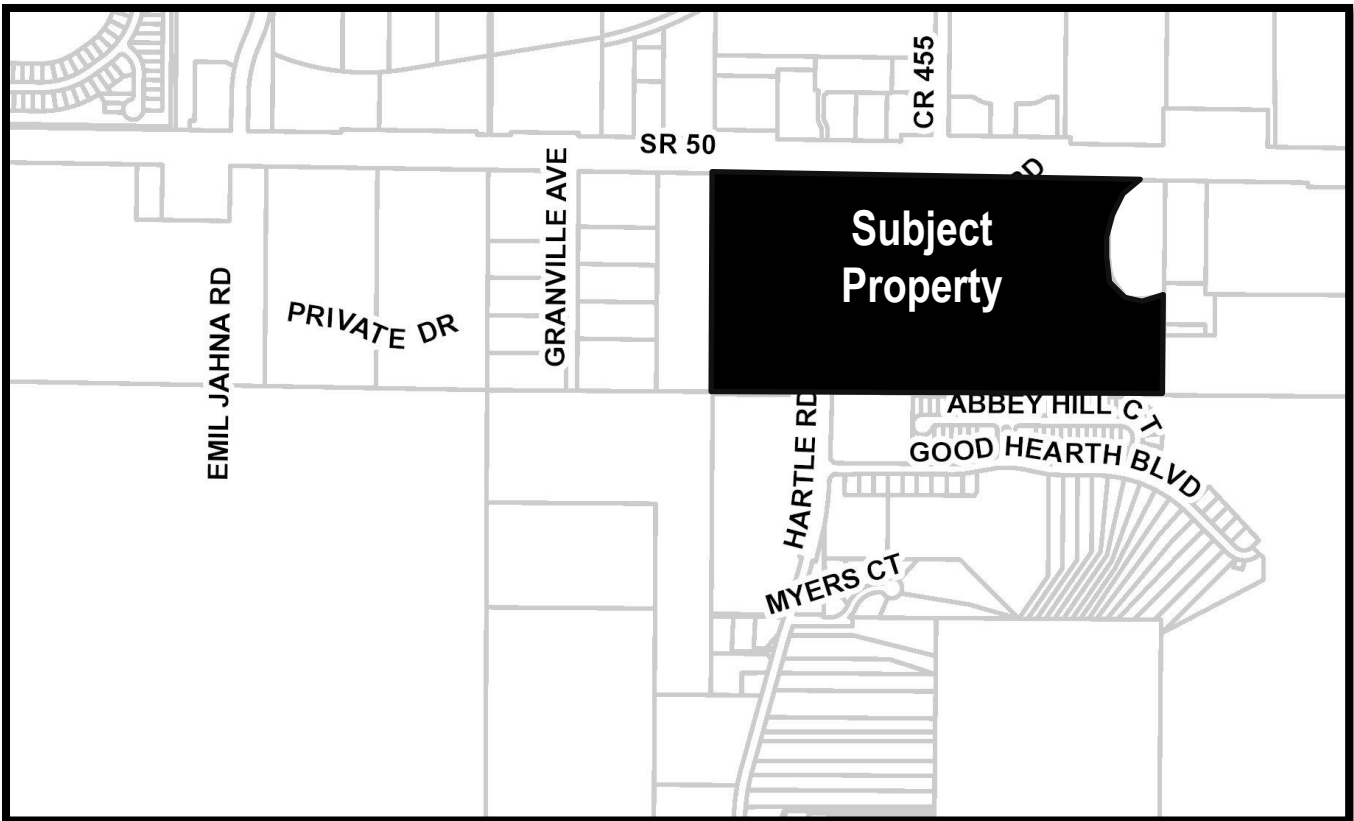
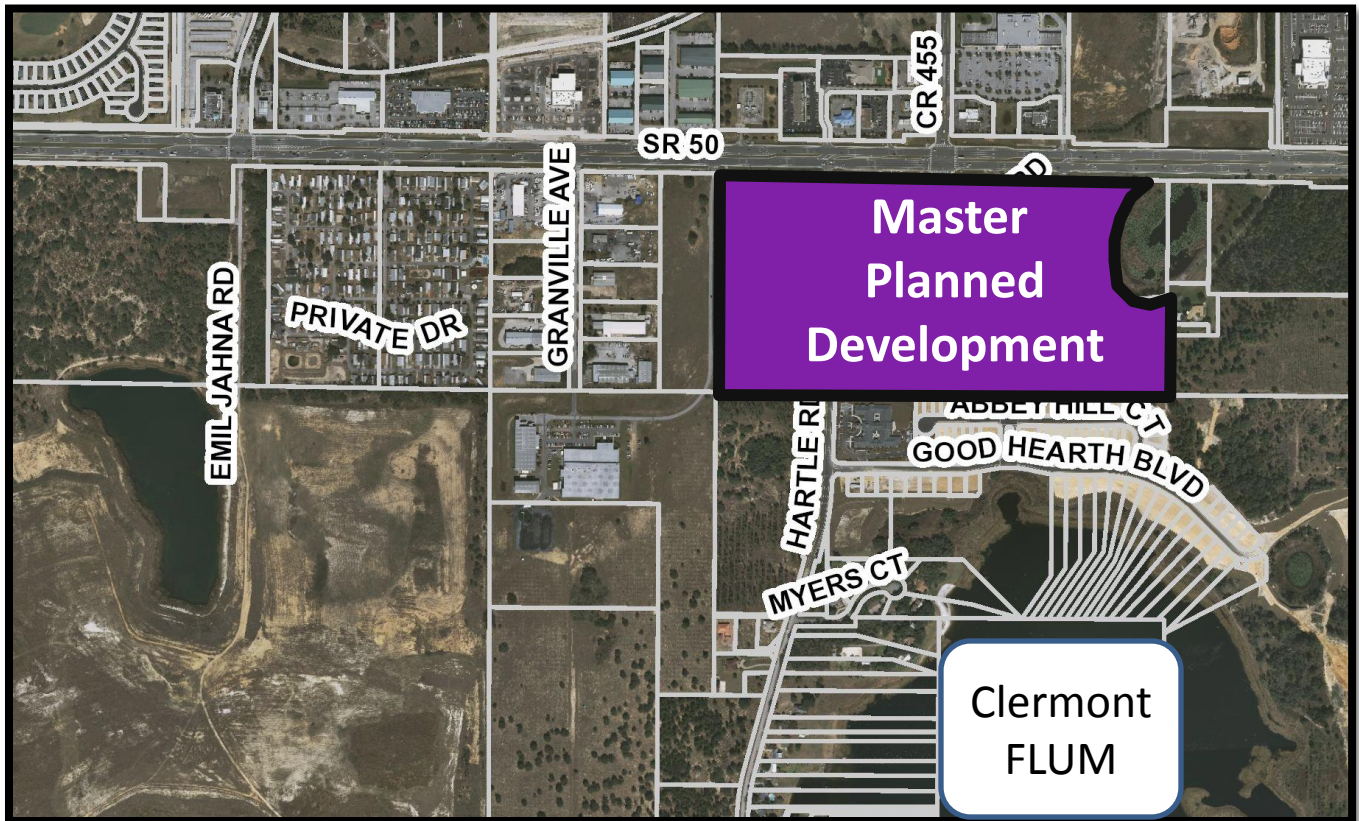
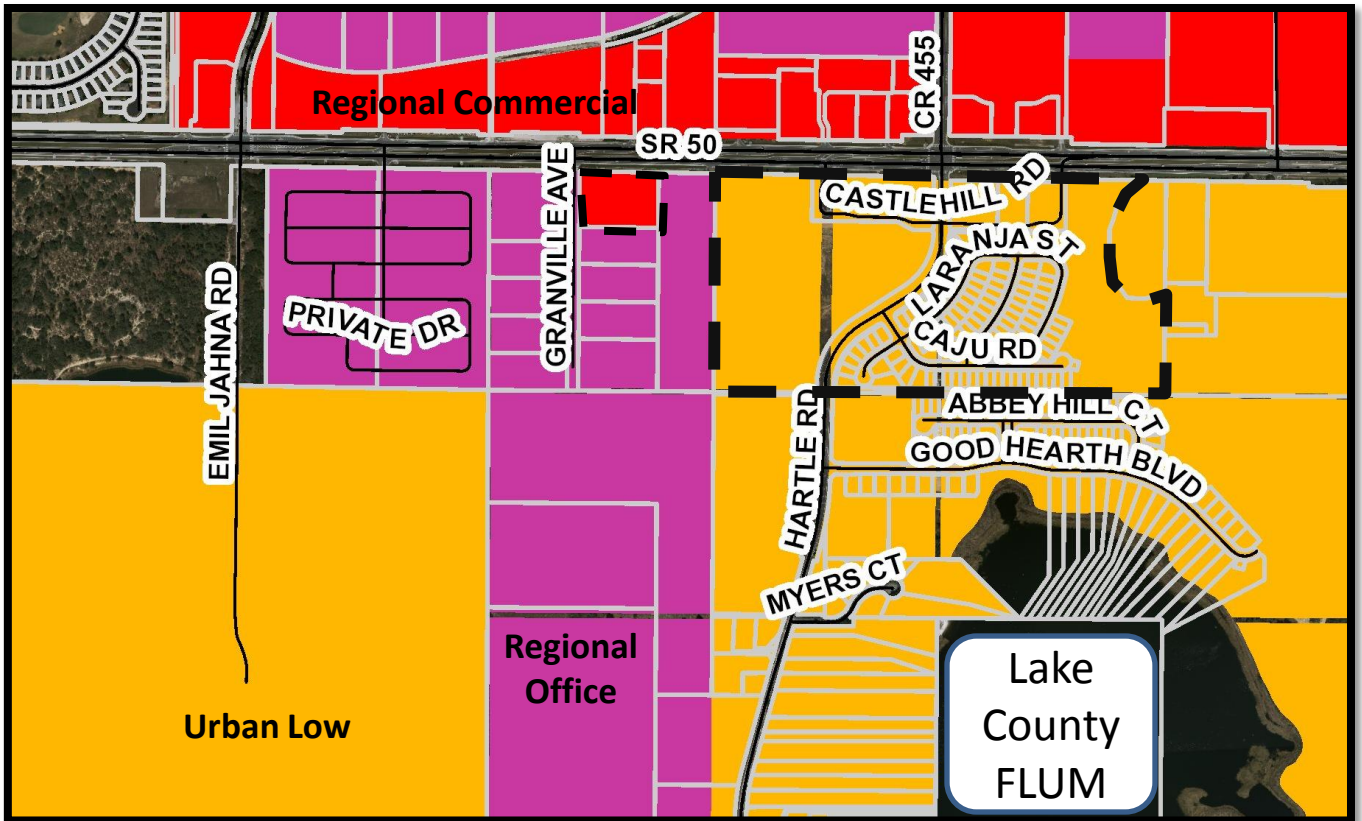


Exhibit – Future Land Use Hartle Groves



Rick Scott
GOVERNOR



Cissy Proctor
EXECUTIVE DIRECTOR

May 20, 2016

The Honorable Gail L. Ash
Mayor, City of Clermont
685 West Montrose Street
Clermont, Florida 34711

Dear Mayor Ash:

The Department of Economic Opportunity has completed its review of the proposed comprehensive plan amendment for the City of Clermont, Amendment No. 16-1ESR (Ordinance 2016-10), which was received on April 20, 2016. We have reviewed the proposed amendment pursuant to Sections 163.3184(2) and (3), Florida Statutes (F.S.), and identified no comments related to important state resources and facilities within the Department's authorized scope of review that will be adversely impacted by the amendment if adopted.

Pursuant to Section 163.3184(3)(b), F.S., other reviewing agencies have the authority to provide comments directly to the City of Clermont. If other reviewing agencies provide comments, we recommend the City of Clermont consider appropriate changes to the amendment based on those comments. If unresolved, such reviewing agency comments could form the basis for a challenge to the amendment after adoption.

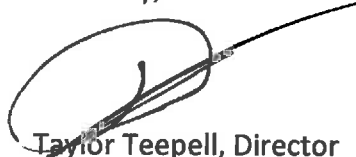
The City should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. Also, please note that Section 163.3184(3)(c)1, F.S., provides that if the second public hearing is not held within 180 days of your receipt of agency comments, the amendment shall be deemed withdrawn unless extended by agreement with notice to the Department and any affected party that provided comment on the amendment. For your assistance, we have enclosed the procedures for adoption and transmittal of the comprehensive plan amendment.

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399
850.245.7105 | www.floridajobs.org
www.twitter.com/FLDEO | www.facebook.com/FLDEO

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.

If you have any questions concerning this review, please contact Dan Pennington, at (850) 717-8524, or by email at dan.pennington@deo.myflorida.com.

Sincerely,

A handwritten signature in black ink, appearing to read 'Taylor Teepell', with a long, sweeping horizontal line extending to the right.

Taylor Teepell, Director
Division of Community Development

TT/dp

Enclosure: Procedures for adoption of comprehensive plan amendments

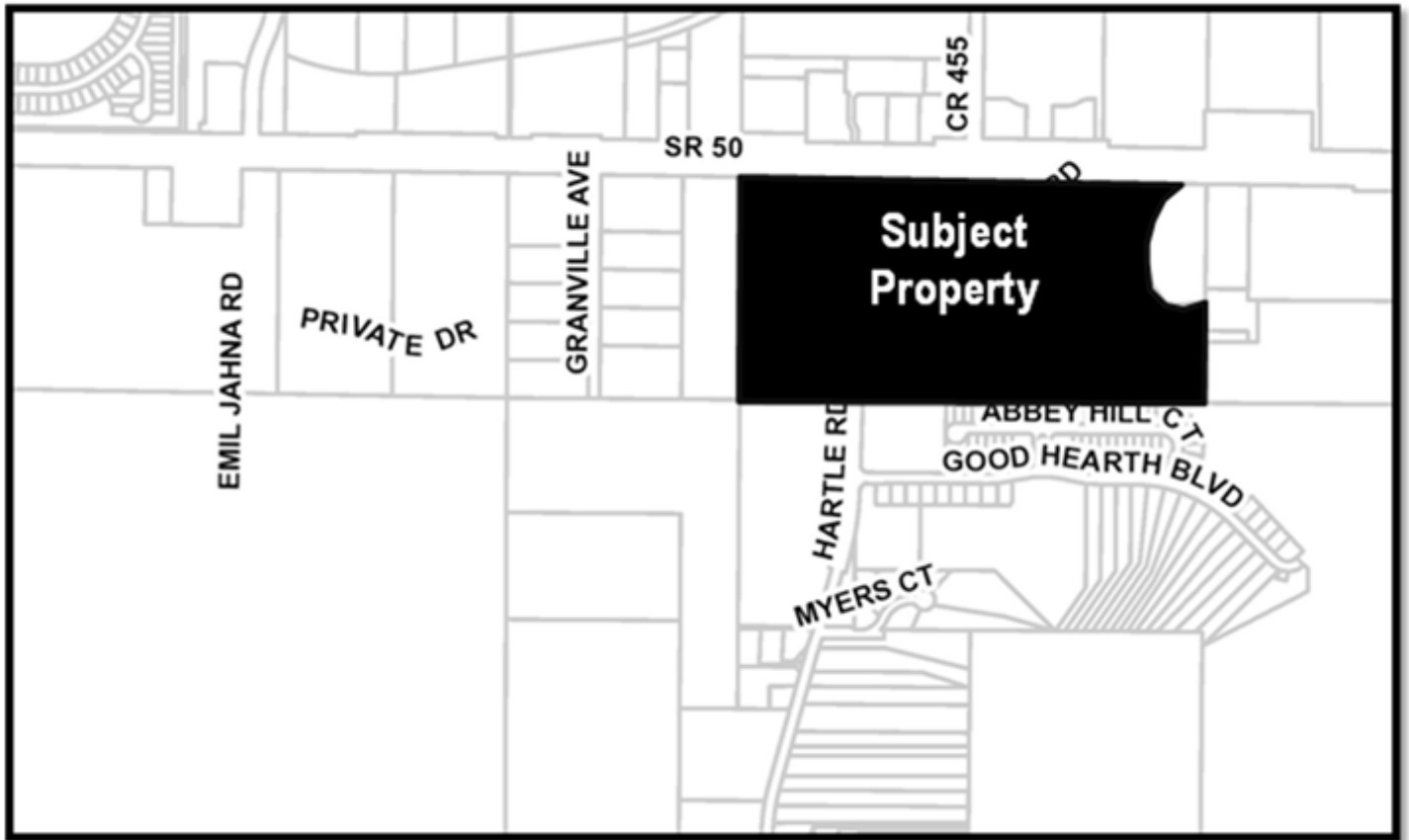
cc: Ms. Barbara Hollerand, Planning and Zoning Director, City of Clermont
Mr. Hugh W. Harling, Jr., P.E., Executive Director, East Central Florida Regional Planning Council

CITY OF CLERMONT

NOTICE OF PROPOSED AMENDMENT TO COMPREHENSIVE PLAN ORDINANCE NO. 2016-10

The City of Clermont will hold public hearings Tuesday, March 1, 2016 at 6:30 p.m. before the Planning and Zoning Commission and Tuesday, April 12, 2016 at 6:30 p.m. before the City Council to consider transmittal of a proposed change to the City's Future Land Use Map. The map amendment would change the Future Land Use designation for the parcel below from Lake County Urban Low to Master Planned Development.

The City of Clermont will hold a public hearing on Tuesday, June 14, 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: South of S.R. 50, West and East of Hartle Road
Hartle Grove Site, 69 +/- acres***

Ordinance #2016-10:

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
February 20, 2016 and May 31, 2016



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, June 14, 2016		
Agenda Item Name		
Resolution No. 2016-12 <i>Walmart</i>		
Requested Action		
Recommend approval of Resolution 2016-12.		
Staff Report		
This request, originally scheduled to be heard by the City Council at its May 24, 2016 meeting, was tabled to the June 14, 2016 meeting to allow the applicant's representative to be in attendance. The applicant is requesting an amendment to the existing Walmart conditional use permit (CUP) (Resolution 1316) to allow for an increase in building square footage. Currently, the existing Walmart located at 1450 Johns Lake Road is limited to 218,685 square feet. The applicant is requesting to build a 3,905-square-foot expansion to the east side of the building. The proposed expansion, which will be for liquor sales, will not be accessible from inside the main building. Combining the existing allowable square footage of 218,685 and the proposed addition of 3,905 square feet, the new proposed building size will be limited to 222,590 square feet. The proposed use is a permitted use under the Land Development Code (LDC), Section 122-223, for C-2 uses and requires an amendment to the CUP for the increased square footage of the project. The proposed amendment has been addressed in the attached Resolution 2016-12 language. Strike through indicates deletions and underlines indicate additions. This same request was previously considered at the December 9, 2014 City Council meeting with a final decision of denial. The applicant has the right to reapply after a period of one year. The year time-frame has passed, and the applicant is reapplying for the same amendment as before. Based upon the submitted information and consistency with the LDC, staff recommends approval of Resolution 2016-12 for an increase of 3,905 square feet. <i>At the May 3, 2016 Planning and Zoning Commission meeting, Commissioner Cuqui Whitehead moved to recommend approval of the conditional use permit; seconded by Commissioner Herb Smith. 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.	Resolution	CUP RES 2016-12.docx
2.	Map	2016 Map.pdf
3.	Elevation	Color Elevations 2016.pdf
4.	2016 CUP Conditions	Wal-Mart CUP CONDITIONS 2016.doc
5.	Site Plan	2016 CUP Plans.pdf
6.	P&Z Minutes	P&Z Minutes.pdf
7.	Application	CUP application.pdf
8.	Legal ad	2016 Walmart CUP legal ad.docx

**CITY OF CLERMONT
RESOLUTION NO. 2016-12**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
CLERMONT, LAKE COUNTY, FLORIDA, GRANTING AN
AMENDMENT TO A CONDITIONAL USE PERMIT (RESOLUTION 1316)
TO ALLOW AN EXPANSION TO THE EXISTING WAL-MART.**

WHEREAS, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida at a meeting held May 3, 2016 recommended approval of this amendment to the Conditional Use Permit to allow an expansion to the existing Wal-mart; at the following location:

LOCATION:

1450 John's Lake Road

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 an amendment to the Conditional Use Permit to allow an expansion to the existing Wal-mart; 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 dated 5/12/03 and prepared by CPH Engineers. 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.
4. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.

CITY OF CLERMONT
RESOLUTION NO. 2016-12

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 filed in 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. 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.

Section 2 - Land Use

1. This permit is for a ~~218,685~~ 222,590 square foot Wal-Mart SuperCenter that will include general retail sales, a garden center, liquor store, grocery store, pharmacy, personal services, professional offices, restaurants, a gas station, and a Tire and Lube Express. The 3,905 square foot expansion shall be consistent with the Conceptual Site Plan dated 9/15/2014 as prepared by Kimley Horn Engineers.

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. The permittee/developers shall provide ground cover on all out parcel and disturbed areas, where construction is not immediately intended. Ground cover 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.
3. All excavated material shall be stored in a location approved by the City Engineer.
4. Ingress and egress to the site for construction shall be determined by the City Engineer.

CITY OF CLERMONT
RESOLUTION NO. 2016-12

Section 4 - Transportation Improvements

1. Sidewalks shall be required along all public road frontages, including U.S. Highway 27, in accordance with Florida Department of Transportation and City Codes.
2. Based upon results of the traffic study, 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 of that portion of the project. Project specific on-site/off-site transportation improvements consistent with identified project impacts, per the traffic study, will be the sole responsibility of the developer.
3. Citrus Tower Boulevard shall be constructed from Hooks Street to Johns Lake Road prior to issuance of the Certificate of Occupancy for the Wal-Mart Supercenter.
4. The right-of-way for the frontage road shall be dedicated prior to Construction Plan approval. The frontage road shall be constructed from Citrus Tower Boulevard to the north property line prior to issuance of a Certificate of Occupancy.
5. A signal warrant analysis for the intersection of U.S. Highway 27 and Johns Lake Road shall be completed and submitted to Florida Department of Transportation prior to Construction Plan approval. The Certificate of Occupancy for the Wal-Mart store will not be issued until the signal is installed and operational.
6. A signal shall be installed and operational at the intersection of Citrus Tower Boulevard and Johns Lake Road prior to the issuance of a Certificate of Occupancy.
7. Dual southbound left-turn lanes from U.S. Highway 27 onto Johns Lake Road shall be constructed prior to issuance of a Certificate of Occupancy. An additional eastbound lane with appropriate turn lanes shall be constructed on Johns Lake Road between U.S. Highway 27 and Citrus Tower Boulevard.
8. A mass transit stop shall be provided on site in accordance with the Lost Lake Reserve Development of Regional Impact and Planned Unit Development.

Section 5 - Utilities and Stormwater

1. Restaurants will be required to install grease traps at a size to be determined by the Environmental Services Director.

Section 6 – Landscaping and miscellaneous site improvements

1. Side slopes of the water retention areas shall be sodded and landscaped with trees. Trees shall be provided in the water retention areas that are appropriate for the soils and hydrology of the area.

CITY OF CLERMONT
RESOLUTION NO. 2016-12

2. The project shall be plumbed for reuse water with purple piping. Until such time as reuse water is available, irrigation water shall be provided for by well.
3. Cardboard recycling dumpsters shall be in dumpster enclosures constructed per Code.

Section 7 – Signage

1. All signs for the project shall be monument signs and their size and height, and so forth, shall be in accordance with the approved Lost Lake Planned Unit Development and the pending sign revision ordinance.
2. Only the lettering of the brand name on the fascia of the gas station canopy may be lit.

Section 8 - Architectural Design Standards

Architectural Plans for all buildings must be approved by the Site Review Committee prior to Construction Plan approval.

All structures shall be designed and constructed in accordance with the following design standards and the pending Architectural Design Ordinance unless otherwise approved by the City of Clermont Site Review Committee.

Façades and Exterior Walls:

1. Ground floor façades that face public streets shall have arcades, display windows, entry areas, awnings or other such features along no less than sixty (60) percent of their horizontal length.
2. Façades greater than one hundred (100) feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least three (3) feet. No uninterrupted length of any façade shall exceed one hundred (100) horizontal feet.
3. The loading areas shall be properly screened from public view. Proper screening shall include but not be limited to provision of a minimum 10-foot wide landscape buffer along the rear of the grocery and retail stores. All storage of pallets, cardboard boxes, and so forth, shall be within screened enclosures.

Roofs:

1. Parapet walls or other design features shall be used to conceal flat roofs and rooftop equipment such as HVAC units from public view from all sides of the building. Parapet walls or other design features shall be constructed at a height of at least one (1) inch above the tallest roof top unit. A metal or other enclosure for roof top equipment does not constitute screening from public view. The average height of such parapets shall not exceed fifteen (15) percent of the height of the supporting wall and such parapets shall not at any point exceed one-third (1/3) of the height of the supporting wall.

CITY OF CLERMONT
RESOLUTION NO. 2016-12

2. No uninterrupted length of any roofline or parapet wall shall exceed one hundred (100) horizontal feet.

Materials and colors:

1. The predominant exterior finish shall be of high quality materials, including, but not limited to, brick, stone, stucco and textured concrete masonry units. The finished surface of the exterior walls shall not include smooth-faced concrete block, tilt-up concrete panels or prefabricated steel panels.
2. Façade colors shall be low reflective, subtle, neutral, or earth tone colors. The use of high-intensity colors, metallic colors, black or fluorescent colors shall be prohibited.
3. Building trim and accent areas shall be limited to one primary color. The use of a primary color in the building trim is limited to a one (1) foot wide band around the building. Neon tubing shall not be an acceptable feature for building trim or accent areas.

Entryways:

1. Each large retail establishment shall have a clearly defined customer entrance featuring no less than three (3) of the following:
 - a. canopies or porticos;
 - b. overhangs;
 - c. recesses/projections;
 - d. arcades;
 - e. peaked roof forms;
 - f. arches;
 - g. architectural details such as tile work and moldings which are integrated into the building structure and design;
 - h. integral planters or wing walls that incorporate landscaped areas and/or places for sitting.

Signage:

1. Neon tubing shall not be used in building signage unless within the framework of an enclosure. The blue background color for the Wal-Mart Supercenter signs shall be reduced to a limited area around the lettering. This area is to be determined by staff during Site Plan Review.
2. Signage may include store identification including garden center and contractor pickup, and so forth, but not advertising such as “We Sell for Less” or “Low Prices”, and so forth.

CITY OF CLERMONT
RESOLUTION NO. 2016-12

Lighting:

1. Light poles shall not be painted in primary colors. Parking lot lights shall be aimed straight down and be enclosed in a shroud so that light will not project out in an upward or horizontal direction.

Outdoor storage:

1. All materials stored outside must be within an opaque enclosure.
2. All landscape materials stored outside must be within an enclosure. If the enclosure is not opaque, the enclosure shall consist of columns of the same material as the primary structure with ornamental metal fencing as screening.
3. All fencing shall be ornamental metal; chain link fencing is prohibited.

Outdoor display:

1. Outdoor display will only be allowed by the garden center, this area shall be clearly delineated on the Site Plan. Outdoor display shall be separated into two categories: daily display and seasonal display. Daily display is to be taken into the store at the end of each business day, while seasonal display may remain outside overnight. Outdoor storage of inventories of fertilizer and landscaping materials, or any other inventory, is prohibited. Flowers that are displayed outside must be on movable carts and brought in after business hours. Parking spaces cannot be used for any outdoor display or storage of inventory.

Miscellaneous:

1. Cart corrals or returns shall be provided for in the parking lot. No advertising shall be allowed on the cart corrals.
2. Outdoor storage of inventory in trailers or other storage systems shall be restricted to the six (6) parking spaces identified for this use on the approved Site Plan, and can only be utilized during the months of October through January.
3. All fencing, including fencing around water retention areas, shall be ornamental metal; chain link fencing is prohibited.

CITY OF CLERMONT
RESOLUTION NO. 2016-12

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 14th day of June, 2016.

CITY OF CLERMONT

Gail L. Ash, Mayor

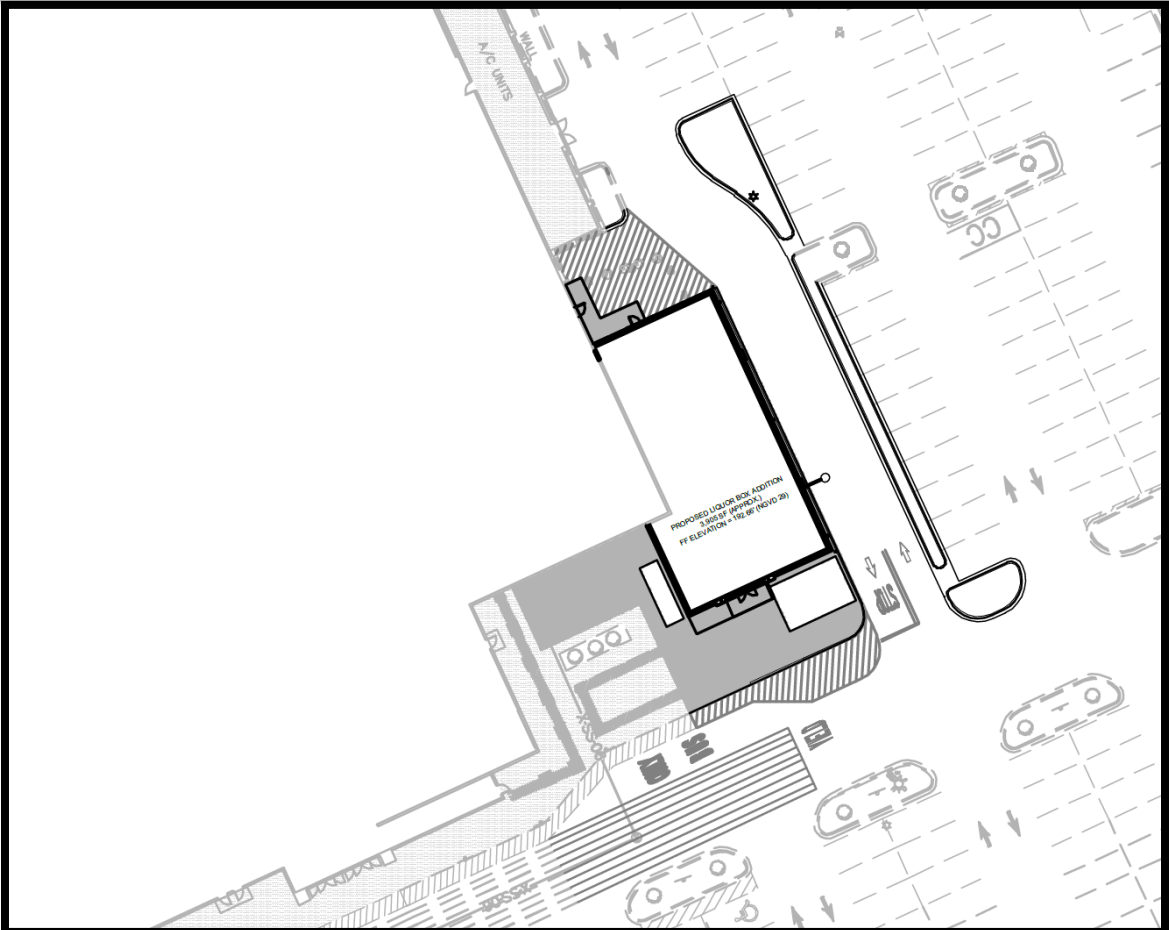
ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

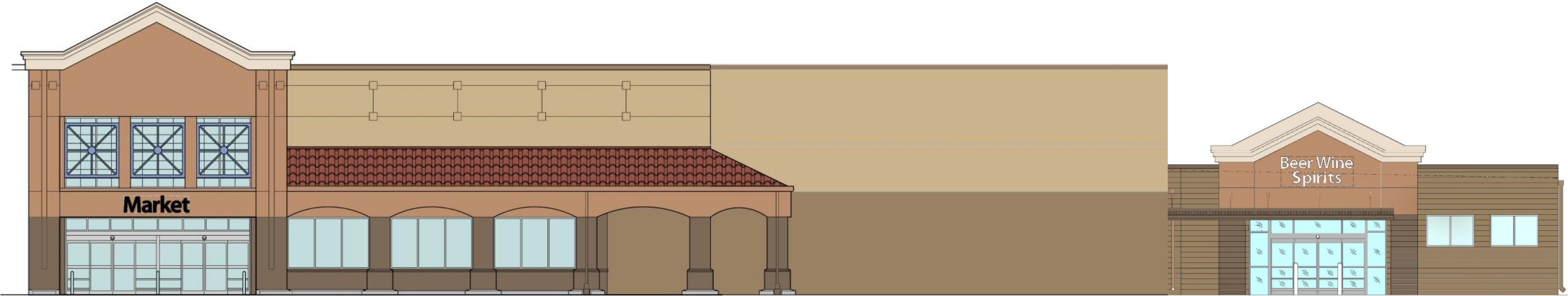
Daniel F. Mantzaris, City Attorney

Walmart Liquor Store Addition Map





Site Photos



Front Elevation

*Trellis omitted for clarity



Side Elevation

*All new building finishes and materials to match existing



March 29, 2016

2695 Clermont, FL

Exterior Elevation

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 dated 5/12/03 and prepared by CPH Engineers. 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.
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 filed in 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. 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.

Section 2 - Land Use

1. This permit is for a ~~218,685~~ 222,590 square foot Wal-Mart SuperCenter that will include general retail sales, a garden center, liquor store, grocery store, pharmacy, personal services, professional offices, restaurants, a gas station, and a Tire and Lube Express. The 3,905 square foot expansion shall be consistent with the Conceptual Site Plan dated 9/15/2014 as prepared by Kimley Horn Engineers.

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. The permittee/developers shall provide ground cover on all out parcel and disturbed areas, where construction is not immediately intended. Ground cover 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.
3. All excavated material shall be stored in a location approved by the City Engineer.
4. Ingress and egress to the site for construction shall be determined by the City Engineer.

Section 4 - Transportation Improvements

1. Sidewalks shall be required along all public road frontages, including U.S. Highway 27, in accordance with Florida Department of Transportation and City Codes.
2. Based upon results of the traffic study, 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 of that portion of the project. Project specific on-site/off-site transportation improvements consistent with identified project impacts, per the traffic study, will be the sole responsibility of the developer.
3. Citrus Tower Boulevard shall be constructed from Hooks Street to Johns Lake Road prior to issuance of the Certificate of Occupancy for the Wal-Mart Supercenter.
4. The right-of-way for the frontage road shall be dedicated prior to Construction Plan approval. The frontage road shall be constructed from Citrus Tower Boulevard to the north property line prior to issuance of a Certificate of Occupancy.
5. A signal warrant analysis for the intersection of U.S. Highway 27 and Johns Lake Road shall be completed and submitted to Florida Department of Transportation prior to Construction Plan approval. The Certificate of Occupancy for the Wal-Mart store will not be issued until the signal is installed and operational.
6. A signal shall be installed and operational at the intersection of Citrus Tower Boulevard and Johns Lake Road prior to the issuance of a Certificate of Occupancy.
7. Dual southbound left-turn lanes from U.S. Highway 27 onto Johns Lake Road shall be constructed prior to issuance of a Certificate of Occupancy. An additional eastbound lane with appropriate turn lanes shall be constructed on Johns Lake Road between U.S. Highway 27 and Citrus Tower Boulevard.
8. A mass transit stop shall be provided on site in accordance with the Lost Lake Reserve Development of Regional Impact and Planned Unit Development.

Section 5 - Utilities and Stormwater

1. Restaurants will be required to install grease traps at a size to be determined by the Environmental Services Director.

Section 6 – Landscaping and miscellaneous site improvements

1. Side slopes of the water retention areas shall be sodded and landscaped with trees. Trees shall be provided in the water retention areas that are appropriate for the soils and hydrology of the area.
2. The project shall be plumbed for reuse water with purple piping. Until such time as reuse water is available, irrigation water shall be provided for by well.
3. Cardboard recycling dumpsters shall be in dumpster enclosures constructed per Code.

Section 7 – Signage

1. All signs for the project shall be monument signs and their size and height, and so forth, shall be in accordance with the approved Lost Lake Planned Unit Development and the pending sign revision ordinance.
2. Only the lettering of the brand name on the fascia of the gas station canopy may be lit.

Section 8 - Architectural Design Standards

Architectural Plans for all buildings must be approved by the Site Review Committee prior to Construction Plan approval.

All structures shall be designed and constructed in accordance with the following design standards and the pending Architectural Design Ordinance unless otherwise approved by the City of Clermont Site Review Committee.

Façades and Exterior Walls:

1. Ground floor façades that face public streets shall have arcades, display windows, entry areas, awnings or other such features along no less than sixty (60) percent of their horizontal length.
2. Façades greater than one hundred (100) feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least three (3) feet. No uninterrupted length of any façade shall exceed one hundred (100) horizontal feet.
3. The loading areas shall be properly screened from public view. Proper screening shall include but not be limited to provision of a minimum 10-foot wide landscape buffer along the rear of the grocery and retail stores. All storage of pallets, cardboard boxes, and so forth, shall be within screened enclosures.

Roofs:

1. Parapet walls or other design features shall be used to conceal flat roofs and rooftop equipment such as HVAC units from public view from all sides of the building. Parapet walls or other design features shall be constructed at a height of at least one (1) inch above the tallest roof top unit. A metal or other enclosure for roof top equipment does not constitute screening from public view. The average height of such parapets shall not exceed fifteen (15) percent of the height of the supporting wall and such parapets shall not at any point exceed one-third (1/3) of the height of the supporting wall.
2. No uninterrupted length of any roofline or parapet wall shall exceed one hundred (100) horizontal feet.

Materials and colors:

1. The predominant exterior finish shall be of high quality materials, including, but not limited to, brick, stone, stucco and textured concrete masonry units. The finished surface of the exterior walls shall not include smooth-faced concrete block, tilt-up concrete panels or prefabricated steel panels.
2. Façade colors shall be low reflective, subtle, neutral, or earth tone colors. The use of high-intensity colors, metallic colors, black or fluorescent colors shall be prohibited.
3. Building trim and accent areas shall be limited to one primary color. The use of a primary color in the building trim is limited to a one (1) foot wide band around the building. Neon tubing shall not be an acceptable feature for building trim or accent areas.

Entryways:

1. Each large retail establishment shall have a clearly defined customer entrance featuring no less than three (3) of the following:
 - a. canopies or porticos;
 - b. overhangs;
 - c. recesses/projections;
 - d. arcades;
 - e. peaked roof forms;
 - f. arches;
 - g. architectural details such as tile work and moldings which are integrated into the building structure and design;
 - h. integral planters or wing walls that incorporate landscaped areas and/or places for sitting.

Signage:

1. Neon tubing shall not be used in building signage unless within the framework of an enclosure. The blue background color for the Wal-Mart Supercenter signs shall be reduced to a limited area around the lettering. This area is to be determined by staff during Site Plan Review.
2. Signage may include store identification including garden center and contractor pickup, and so forth, but not advertising such as “We Sell for Less” or “Low Prices”, and so forth.

Lighting:

1. Light poles shall not be painted in primary colors. Parking lot lights shall be aimed straight down and be enclosed in a shroud so that light will not project out in an upward or horizontal direction.

Outdoor storage:

1. All materials stored outside must be within an opaque enclosure.
2. All landscape materials stored outside must be within an enclosure. If the enclosure is not opaque, the enclosure shall consist of columns of the same material as the primary structure with ornamental metal fencing as screening.
3. All fencing shall be ornamental metal; chain link fencing is prohibited.

Outdoor display:

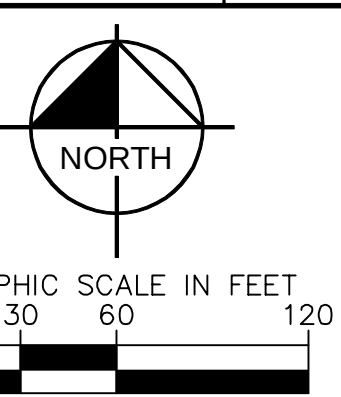
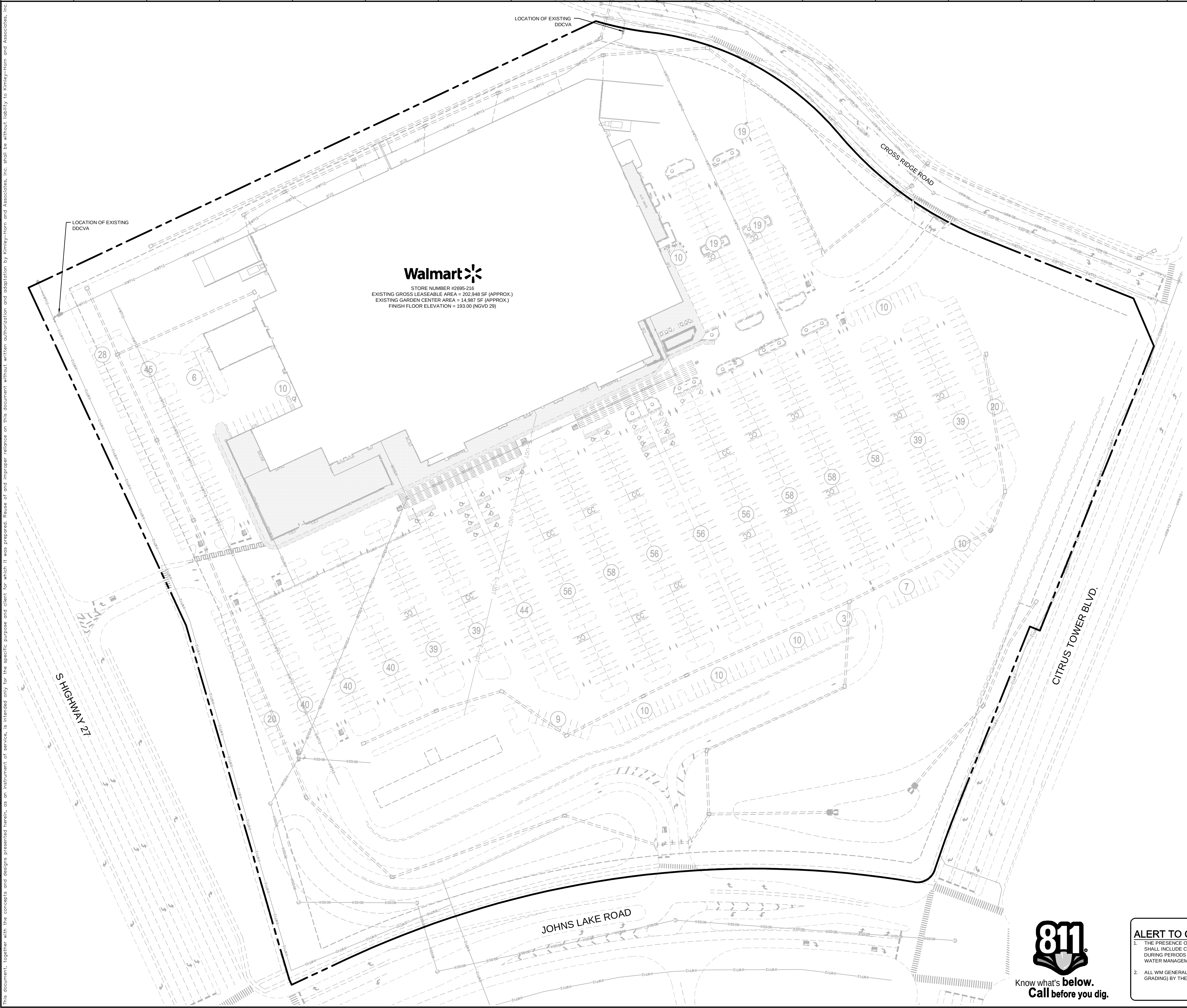
1. Outdoor display will only be allowed by the garden center, this area shall be clearly delineated on the Site Plan. Outdoor display shall be separated into two categories: daily display and seasonal display. Daily display is to be taken into the store at the end of each business day, while seasonal display may remain outside overnight. Outdoor storage of inventories of fertilizer and landscaping materials, or any other inventory, is prohibited. Flowers that are displayed outside must be on movable carts and brought in after business hours. Parking spaces cannot be used for any outdoor display or storage of inventory.

Miscellaneous:

1. Cart corrals or returns shall be provided for in the parking lot. No advertising shall be allowed on the cart corrals.
2. Outdoor storage of inventory in trailers or other storage systems shall be restricted to the six (6) parking spaces identified for this use on the approved Site Plan, and can only be utilized during the months of October through January.
3. All fencing, including fencing around water retention areas, shall be ornamental metal; chain link fencing is prohibited.

Plotted By: Vera, Nilises Sheet Set: Walmart LBA --2695 Layout: 6020 October 27, 2014 04:10:40pm K:\TAM_Civil\147263 - Wal-Mart\000 - Liquor Box Additions\2695 - Wal-Mart\000 - CUP EXISTING CONDITIONS PLANS -- 2695.dwg

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LEGEND	
	WALMART PROPERTY LINE
	SETBACK LINE
	LIMITS OF SPECIFIC PURPOSE SURVEY
	EXISTING BUILDING
	EXISTING EDGE OF PAVEMENT
	EXISTING CHAIN LINK FENCE
	EXISTING CART CORRAL
	EXISTING PARKING COUNT
	EXISTING TREE
	EXISTING BOLLARD
	EXISTING LIGHT POLE
	EXISTING WATER LINE
	EXISTING UNDERGROUND CONDUIT
	EXISTING STORM PIPE
	EXISTING STORM STRUCTURE
	EXISTING MANHOLE

- EXISTING CONDITIONS NOTES**
1. THIS PLAN WAS PREPARED BASED ON A TOPOGRAPHIC SURVEY, ORIGINAL CONSTRUCTION DRAWINGS, AS-BUILTS INFORMATION, AND FIELD VISITS. FIELD CONDITIONS OUTSIDE THE AREA OF THE SPECIFIC PURPOSE TOPOGRAPHIC SURVEY MAY VARY FROM THIS DRAWING.
 2. A SPECIFIC PURPOSE TOPOGRAPHIC SURVEY WAS PREPARED FOR THE PROPOSED WORK AREA BY KIMLEY-HORN AND ASSOCIATES, INC. DATED MAY 27, 2014. THE LIMITS FOR THE SPECIFIC PURPOSE TOPOGRAPHIC SURVEY ARE INDICATED ON THE EXISTING CONDITIONS PLAN. THE SPECIFIC PURPOSE SURVEY IS IN NGVD 29.
 3. EXISTING UTILITIES ARE BASED UPON ORIGINAL CONSTRUCTION DRAWINGS. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO COMMENCING CONSTRUCTION.

- PROJECT BENCHMARKS**
- TP #100: ELEVATION OF 187.91'
 - TP #101: ELEVATION OF 191.30'
 - TP #102: ELEVATION OF 192.39'
 - TP #103: ELEVATION OF 192.80'

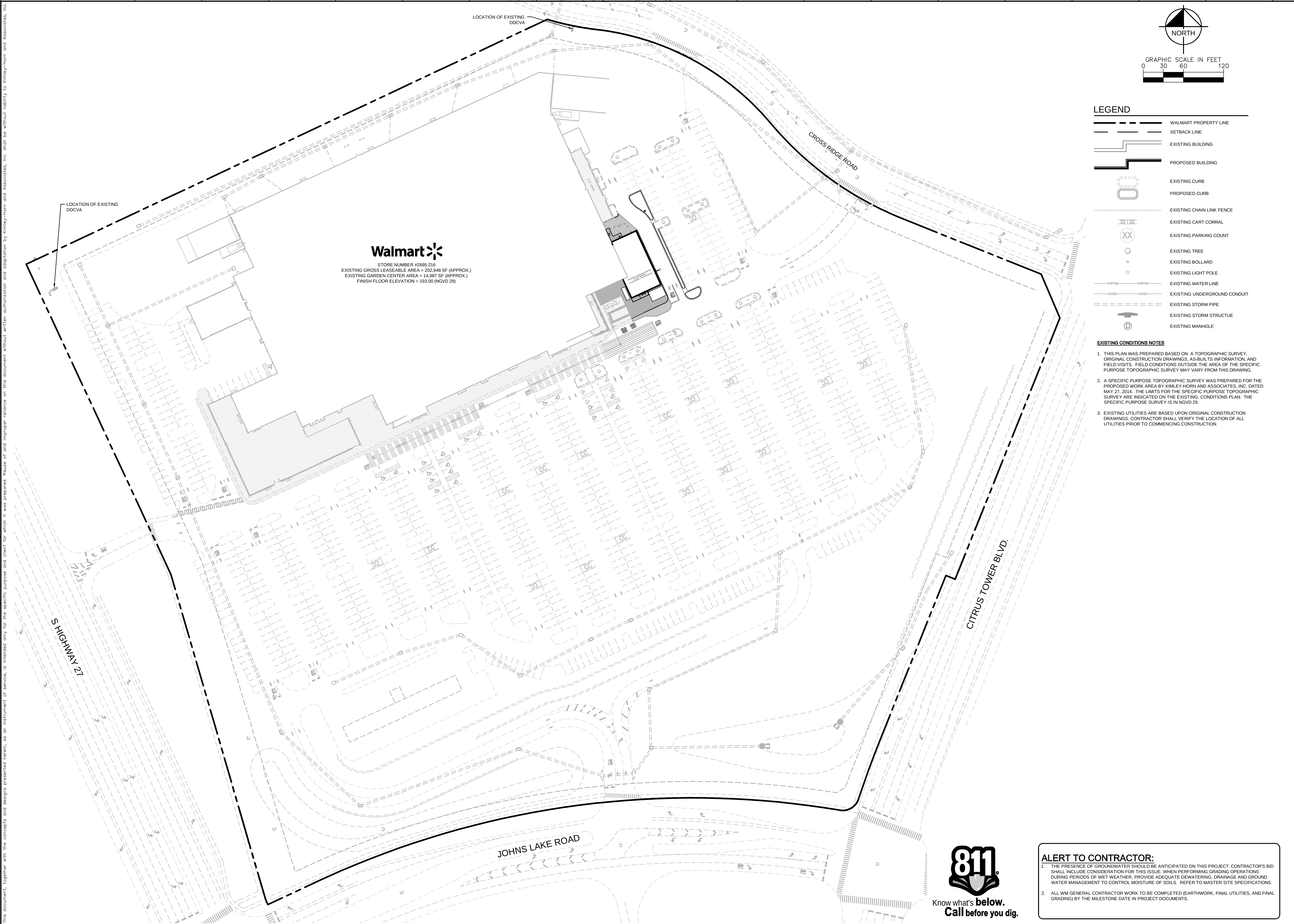


- ALERT TO CONTRACTOR:**
1. THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR THIS ISSUE. WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS. REFER TO MASTER SITE SPECIFICATIONS.
 2. ALL WM GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.

		DESIGN ENGINEER: MATTHEW R. FEMAL P.E.	
© 2014 KIMLEY-HORN AND ASSOCIATES, INC. 655 NORTH FRANKLIN STREET, SUITE 130, TAMPA, FL 33602 PHONE: 813-620-1460 WWW.KIMLEY-HORN.COM CA 0000696		FLORIDA LICENSE NUMBER: 68397	
DATE:		DATE:	
EXISTING CONDITIONS PLAN			
STORE #2695-216 CLERMONT, FL		FLORIDA	
WAL-MART STORES EAST, LP		CITY OF CLERMONT	
DATE: 09/15/2014		PROJECT NO: 148445031	
SHEET NUMBER		1 of 4	

Plotted By: Vera, Nilues Sheet Set: Walmart LBA --2695 Layout: OVERALL October 27, 2014 04:23:18pm K:\TAM_Civil\147253 - Wal-Mart\000 - Liquor Box Additions\2695 - Wal-Mart\000 - C:\Users\Verano\Documents\2014\10\27\OVERALL SITE PLAN - 2695.dwg

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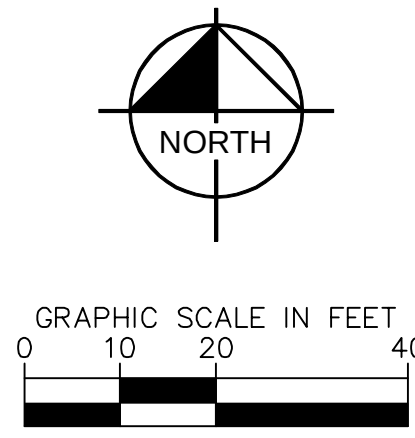


Know what's below.
Call before you dig.

ALERT TO CONTRACTOR:

- THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR THIS ISSUE. WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS. REFER TO MASTER SITE SPECIFICATIONS.
- ALL WM GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.

SHEET NUMBER		2 of 4		CITY OF CLERMONT		FLORIDA	
PROJECT NO.		148445031		DATE		09/15/2014	
Walmart		STORE #2695-216		CLERMONT, FL		OVERALL SITE PLAN	
WAL-MART STORES EAST, LP							
DESIGNED BY		SNH		SCALE		AS SHOWN	
CHECKED BY		MRF		DESIGN ENGINEER:		MATTHEW R. FEMAL, P.E.	
DATE:		08/31/17		FLORIDA LICENSE NUMBER		000397	
WWW.KIMLEY-HORN.COM		CA 0000696		Kimley»Horn		© 2014 KIMLEY-HORN AND ASSOCIATES, INC. 655 NORTH FRANKLIN STREET, SUITE 150, TAMPA, FL 33602 PHONE: 813-620-1460	
No.				REVISIONS		DATE	



WALMART PROPERTY LINE

SETBACK LINE

EXISTING BUILDING

PROPOSED BUILDING

EXISTING CURB

PROPOSED CURB

EXISTING CART CORRAL

EXISTING ARCHITECTURAL CONCRETE APRON (SEE ARCH. PLANS)

NEW ARCHITECTURAL CONCRETE APRON (SEE ARCH. PLANS)

PROPOSED SITE ANALYSIS TABLE	
WALMART GLA (INCLUDES LIQUOR BOX ADDITION)	206,853 S.F.
PARKING (ASSOCIATES AND CUSTOMER)	1021 SPACES
ACCESSIBLE (2.34%)	25 SPACES
TOTAL PARKING	1046 SPACES
RATIO	5.06/1,000 S.F.
CITY REQUIRED RATIO	5.00/1,000 S.F.
* CART CORRAL	18 CORRALS / 18 SPACES

THE EXISTING PAVEMENT ELEVATIONS ARE BASED ON FIELD DATA OBTAINED DURING THE COURSE OF DESIGN. HOWEVER, IT IS EXPRESSLY UNDERSTOOD THAT IT IS IMPOSSIBLE TO ACCURATELY DEPICT EVERY IRREGULARITY IN THE EXISTING PAVEMENT SURFACE. BY SUBMITTING A BID, THE CONTRACTOR ACKNOWLEDGES THAT HE HAS EXAMINED THE PROJECT TO THE DEGREE NECESSARY TO PROVIDE A LUMP SUM PRICE FOR THE WORK AND THAT HE HAS INCLUDED THE NECESSARY FUNDS FOR SHIMMING AND/OR MILLING AS MAY BE REQUIRED TO PRODUCE THE FINAL ELEVATIONS SHOWN.

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE IMPROVEMENTS SHOWN BY THESE PLANS.

SWSL/4"	- SINGLE WHITE SOLID LINE / 4" WIDE
SYSL/4"	- SINGLE YELLOW SOLID LINE / 4" WIDE
SYSL/6"	- DOUBLE YELLOW SOLID LINE / 6" WIDE EACH
SYSL/10"	- SINGLE YELLOW SOLID LINE / 10" WIDE
SWDL/4"	- SINGLE WHITE DASHED LINE / 4" WIDE
SBYL/4"	- SINGLE BROKEN YELLOW LINE / 4" WIDE
SWSL/24"	- SINGLE WHITE SOLID LINE / 24" WIDE

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.

2. CONTRACTOR SHALL REMOVE ALL STRIPING THAT CONFLICTS WITH PLANNED IMPROVEMENTS BY ABRASIVE BLASTING.

3. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SIDEWALKS, SIDEWALKS, EXIT PORCHES, PRECISE BUILDING DIMENSIONS AND SIDEWALKS. CONTRACTOR SHALL COMPLETE ALL WORK PRIOR TO THE ANNOUNCED BUILDING POSSESSIONS AND ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED. SEE 02900 SPECIFICATION.

4. ALL NEW CURBED RADI ARE TO BE 10' OR 10' UNLESS OTHERWISE NOTED. ISLAND CURBED RADI ARE TO BE 3' UNLESS OTHERWISE NOTED.

5. ALL DIMENSIONS AND RADI ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

6. ALL NECESSARY INSPECTIONS, APPROVALS, AND/OR GRATIFICATION REQUIRED BY CODES AND/OR AGENCIES SHALL BE COMPLETED PRIOR TO THE ANNOUNCED BUILDING POSSESSIONS AND THE FINAL CERTIFICATION OF SERVICES.

7. REFER TO ARCH. PLANS FOR LOCATIONS AND DETAILS OF PIPE BOLLARDS LOCATED AT FRONT OF BUILDING.

8. SEE ARCH. PLAN FOR CONCRETE APRON AND PAD DETAILS. ALL PAVING, CURBING, FLATWORK, SIDEWALKS, FENCING, BOLLARDS, ETC. WHICH CONFLICT WITH NEW CONSTRUCTION ARE TO BE DEMOLISHED AND DISPOSED OF IN ACCORDANCE WITH ANY LOCAL, STATE, OR FEDERAL REGULATIONS.

9. ALL NEW PAINTED PAVEMENT MARKINGS SUCH AS DIRECTIONAL ARROWS AND LETTERING SHALL BE PAINTED USING TEMPLATES.

10. CONTRACTOR SHALL MATCH FLUSH WITH THE SURFACE OF THE EXIT PORCHES OR SIDEWALKS AT ALL DROPS UNLESS NOTED OTHERWISE. REFER TO GRADING PLAN FOR SPECIFIC ELEVATION INFORMATION.

11. CONTRACTOR SHALL SAWCUT EXISTING PAVEMENT AS SHOWN ON DEMOLITION PLAN TO ALLOW FOR CLEAN, STRAIGHT JOINT BETWEEN OLD AND NEW SURFACES.

12. CONTRACTOR TO REMOVE ALL PAVEMENT, BASE MATERIALS, CURBING, BOLLARDS, ETC. WITHIN SAWCUT LIMITS OF CONSTRUCTION AREA.

13. ALL NEW STRIPING WITHIN WALMART LIMITS SHALL BE PAINTED (TWO COATS) AS PER THE SPECIFICATIONS.

14. RESTRIPING SHALL BE RESTRIPED (TWO COATS) OVER EXISTING USING EXISTING COLORS PER THE SPECIFICATIONS.

15. CONTRACTOR TO COORDINATE FIRE LANE STRIPING AND SIGN REQUIREMENTS WITH LOCAL FIRE DEPARTMENT.

16. CONTRACTOR SHALL MAINTAIN EXISTING ASPHALT TO ENSURE SMOOTH TRANSITIONS BETWEEN OLD AND NEW PAVEMENT. MILL STRIP SHALL BE 5' WIDE (MIN) BY 1' DEEP AT EXISTING PAVEMENT INTERFACES AND SHALL EXTEND THE LENGTH OF THE SHIM (TYP).

17. ELEVATION OF NEW PAVEMENT TO MATCH ELEVATION OF PAVEMENT TO REMAIN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO RECONSTRUCT TO EXISTING ELEVATION IN ALL AREAS.

18. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING DAMAGE TO ANY EXISTING ITEMS THAT WILL REMAIN IN PLACE AFTER CONSTRUCTION AND DEMOLITION ARE COMPLETE. THOSE ITEMS INCLUDE, BUT ARE NOT LIMITED TO, DRAINAGE SYSTEMS, UTILITIES, CURBING, PAVEMENT, ETC. REPAIRS SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

19. CONTRACTOR SHALL DOCUMENT ALL EXISTING DAMAGES AND NOTIFYING THE WALMART CONSTRUCTION MANAGER.

20. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON DEMOLITION PLAN) NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN THE BID.

21. SEE DETAIL SHEET FOR CONCRETE JOINT REQUIREMENTS.

22. THE CONTRACTOR SHALL COORDINATE ALL ACTIVITIES WITH THE WALMART CONSTRUCTION MANAGER. THE EXISTING WALMART SHALL REMAIN IN OPERATION DURING CONSTRUCTION.

23. CONTRACTOR SHALL MAINTAIN EXISTING ACCESS TO THE STORE AND DRIVE CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR ACCESS TO AND FROM THE SITE. CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION ACTIVITY WITHIN THE SITE OF THE EXISTING STORE WITH THE WALMART CONSTRUCTION MANAGER AND THE STORE MANAGER TO MINIMIZE DISTURBANCE AND INCONVENIENCES TO THE STORE'S OPERATION AND CUSTOMERS.

24. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT THE PUBLIC AT ALL TIMES, FENCING, BARRICADES, ENCLOSURES, BARRELS, ETC. TO BE USED IN THE BEST POSSIBLE MANNER AND AS APPROVED BY THE WAL-MART CONSTRUCTION MANAGER.

25. IN PAVED AREAS WHERE ASPHALT IS TRENCHED FOR INSTALLATION OF NEW UTILITIES OR IRRIGATION, THE ASPHALT AREA SHALL BE REPAIRED USING THE HEAVY DUTY ASPHALT PAVING SECTION, UNLESS NOTED OTHERWISE.

26. THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED "THE SITE SPECIFIC SPECIFICATIONS", REFER TO ARCH. PLANS FOR SITE LIGHTING ELECTRICAL PLAN.

27. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING SITEWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.

(A)	6" WIDE FIRE LANE STRIPING PAINTED TRAFFIC YELLOW. MATCH EXISTING STRIPING. SEE FIRE LANE DETAIL.
(B)	PEDESTRIAN CROSSWALK WITH 6" WIDE PAINTED WHITE STRIPING PARALLEL TO DIRECTION OF TRAFFIC AT 7'-0" O.C. AND (1)-8" WHITE STRIPE PERPENDICULAR ON BOTH ENDS. SEE CROSSWALK MARKING DETAIL.
(C)	EXIT PORCH. SEE ARCHITECTURAL PLANS FOR EXACT SIZE, LOCATION FOR STOOPS, STAIRS AND/OR RAMPS THAT MAY BE REQUIRED. RAMP PAVEMENT FLUSH WITH THE TOP OF STOOP.
(D)	"YIELD" PAINTED WHITE ON PAVEMENT TYPICAL. SEE DETAIL SHEET.
(E)	18" TYPE "F" CONCRETE CURB AND GUTTER TYPICAL. SEE DETAIL SHEET.
(F)	TYPE "D" CONCRETE CURB AND GUTTER TYPICAL. SEE DETAIL SHEET.
(G)	ARROW PAVEMENT MARKINGS TYPICAL. SEE PLAN FOR TYPE. SEE DETAIL SHEET.
(H)	6" WIDE STRIPING PAINTED YELLOW AT 24" O.C. AT 45°
(I)	"STOP" SIGN. SEE DETAIL SHEET.
(J)	STOP BAR AND "STOP". SEE DETAIL SHEET.
(K)	CONTRACTOR TO RELOCATE LIGHT POLE, FIXTURE AND WIRING. CONTRACTOR TO INSTALL PULL BOX AS REQUIRED. CONTRACTOR TO CONSTRUCT LIGHT POLE BASE PER LIGHT POLE BASE DETAIL.
(L)	PROPOSED PLANTER BOX. SEE ARCH PLANS.
(M)	PEDESTRIAN CROSSING SIGN TYPICAL AT PEDESTRIAN CROSSWALKS AS NOTED ON PLANS.
(N)	CONCRETE FLUME.
(O)	NO PARKING FIRE LANE SIGN. SEE DETAIL SHEET. CONTRACTOR SHALL MATCH EXISTING SIGN.
(P)	PARTIAL STRUCTURE TO REMAIN. SEE ARCH PLANS.
(Q)	6" Ø PIPE BOLLARD TYPICAL UNLESS NOTED OTHERWISE. SEE DETAIL SHEET.
(R)	PROPOSED "BUS ONLY" PAVEMENT MARKING. SEE DETAIL SHEET.

1. THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR THIS ISSUE. WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS. REFER TO MASTER SITE SPECIFICATIONS.
2. ALL WM GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.

SHEET NO.	3 of 4
PROJECT NO.	148445031
DATE	09/15/2014
CITY OF CLERMONT	FLORIDA
Walmart* STORE #2695-216 CLERMONT, FL	
WAL-MART STORES EAST, LP	
SITE PLAN	
SCALE	AS SHOWN
DESIGNED BY	MATTHEW R. FEWAL, P.E.
DRAWN BY	SNH
CHECKED BY	MRF
FLORIDA LICENSE NUMBER	060397
DATE:	
Kimley»Horn	
© 2014 KIMLEY-HORN AND ASSOCIATES, INC. 655 NORTH FRANKLIN STREET, SUITE 150, TAMPA, FL 33602 PHONE: 813-620-1460 WWW.KIMLEY-HORN.COM CA 00000696	
No.	
REVISIONS	
DATE	

**City of Clermont
MINUTES
PLANNING AND ZONING COMMISSION
MAY 3, 2016**

Page 9

Commissioner Whitehead moved to recommend approval of the rezoning; seconded by Commissioner Solis. The vote was unanimous to recommend approval.

5. REQUEST FOR CONDITIONAL USE PERMIT

REQUEST: To allow an amendment to conditional use permit (Resolution 1316) to allow for an expansion to the existing Wal-Mart building.

PROJECT: Wal-Mart

Senior Planner Kruse presented the staff report as follows:

The applicant is requesting an amendment to the existing Wal-Mart Conditional Use Permit (Resolution 1316) to allow for an increase in building square footage. Currently, the existing Wal-Mart located at 1450 Johns Lake Rd. is limited to 218,685 square feet. The applicant is requesting to build a 3,905 square foot expansion to the east side of the building. The proposed expansion, which will be for liquor sales, will not be accessible from inside the main building. Combining the existing allowable square footage of 218,685 and the proposed addition of 3,905 square feet, the new proposed building size will be limited to 222,590 square feet.

The proposed use is a permitted use under the Land Development Code, Section 122-223, for C-2 uses and requires an amendment to the Conditional Use Permit for the increased square footage of the project. The proposed amendment has been addressed in the attached Resolution 2016-12 language. Strikethroughs indicate deletions and underlines indicate additions.

This same request was previously considered at the December 9, 2014 City Council meeting with a final decision of denial. The applicant has the right to reapply after a period of one year for this location. The year timeframe has been completed and the applicant is reapplying for the same amendment as before. Based upon the submitted information and the Land Development Code, staff recommends approval of Resolution 2016-12 for an increase of 3,905 square feet.

Jonathon Huels, 215 N. Eola Drive, Orlando, an attorney with Lowndes law firm, stated that they concur with staff's recommendation.

Commissioner Proli asked what the hours will be for the liquor store.

City Attorney Mantzaris stated that they will have to follow city code which is from 7 a.m. to 2 a.m.

Commissioner Whitehead moved to recommend approval of the conditional use permit; seconded by Commissioner Smith. The vote was unanimous to recommend approval.



CITY OF CLERMONT
CONDITIONAL USE PERMIT (CUP)
APPLICATION

DATE: 03/29/2016 FEE: \$526.50

PROJECT NAME (if applicable): Wal-Mart Store #2695-216- Clermont- Liquor Box Addition

APPLICANT: Kimley-Horn and Associates, Inc.

CONTACT PERSON: Matthew R. Femal

Address: 655 N. Franklin Street, Suite 150
City: Tampa State: FL Zip: 33602
Phone: (813) 620-1460 Fax: _____
E-Mail: Matt.Femal@kimley-horn.com

OWNER: Wal-Mart Stores East, LP

Address: 2001 SE 10th Street
City: Bentonville State: AR Zip: 72716
Phone: (479) 273-4000 Fax: _____

Address of Subject Property: 1450 Johns Lake Rd., Clermont, FL 34711

General Location: North corner of S Hwy 27 and Johns Lake Rd.

Legal Description (include copy of survey): Please see attached.

Land Use (City verification required): Master Planned Development

Zoning (City verification required): PUD

Page 2

The project proposes the addition of a 3,905 (approx.) SF liquor box to the existing Walmart located at 1450 Johns Lake Rd., Clermont, FL.

Owner Name (print)

X
Owner Name (signature)

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
Planning & Zoning Department
685 W. Montrose St.
P.O. Box 120219
Clermont, FL. 34712-0219
(352) 394-4083 Fax: (352) 394-3542

Real Estate

Jeff Waggener, Senior Director of Project Design and Management



2001 SE 10th Street
Bentonville, AR 72716
Phone 479.273.4000
www.walmart.com

May 29, 2014

RE: Liquor Licensing, Zoning, Permitting, and Approvals
Applicant: Wal-Mart Stores East, L.P. a Delaware Limited Partnership
Project Name: Clermont, FL #2695-216
Site Address: 1450 Johns Lake Rd., Clermont, FL 34711

On behalf of Wal-Mart Stores East, LP ("Wal-Mart"), I hereby authorize Kimley-Horn and Associates, Inc. (the "Engineer"), to serve as Wal-Mart's authorized agent for the purpose of seeking all requisite liquor licenses, zoning modifications, permits, and approvals related to the proposed building additions and site modifications of the above-referenced site.

The Engineer's authorization is expressly limited to (i) signing and delivering applications for liquor licenses, zoning modifications, permits, and approvals that are related to the building additions and site modifications of the above-referenced site, and (ii) advancing the requisite funds on behalf of Wal-Mart to file such applications. Further, this authorization does not empower the Engineer to either negotiate on Wal-Mart's behalf or otherwise obligate Wal-Mart in any manner whatsoever, including any attempt to obligate Wal-Mart to pay for or construct improvements without additional authorization in writing from Wal-Mart.

Respectfully,

WAL-MART STORES EAST, LP,
a Delaware limited partnership

By: WSE Management, LLC, a Delaware limited
liability company, General Partner

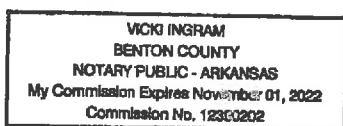
By:


Jeff Waggener
Sr. Director of Project Design and Management



STATE OF ARKANSAS
COUNTY OF BENTON

The foregoing instrument was acknowledged before me this 29 day of May, 2014, by Jeff Waggener as Senior Director of Project Design and Management of WSE Management, LLC, a Delaware limited liability company, the General Partner of Wal-Mart Stores East, LP, a Delaware limited partnership, on behalf of the company and the partnership. He ☒ is personally known to me OR ☐ produced _____ as identification.



[Notary Seal]

Vicki Ingram
Print Name: Vicki Ingram
Notary Public, State of Arkansas
Commission number: 1230202
My commission expires: 11/01/2022

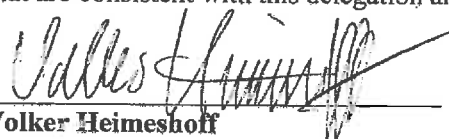
DELEGATION OF SIGNATURE AUTHORITY

I, **Volker Heimeshoff**, being a Vice President of Wal-Mart Stores, Inc.; Wal-Mart Real Estate Business Trust; Wal-Mart TRS, LLC; Wal-Mart Realty Company; Wal-Mart Property Company; Wal-Mart Stores Arkansas, LLC; Wal-Mart Stores, Texas, LLC; Wal-Mart Stores East, LP; Wal-Mart Louisiana, LLC; WSE Management, LLC; Sam's Real Estate Business Trust; Sam's TRS, LLC; Sam's East, Inc.; Sam's West, Inc.; Sam's PW, Inc., Sam's Property Company, Wal-Mart.com USA, LLC, and Wal-Mart Puerto Rico, Inc. (hereinafter collectively referred to as "the Company"), do hereby delegate to:

Sr. Director of Project Design & Management
Sr. Director of Proto, Architecture & Engineering
Director of Project Design & Management
Senior Manager of Project Design and Management (remodel team)

authority to execute, implement, maintain, amend or renew the following documents, in connection with the design and construction of new stores, site relocations, expansions, remodels and takeovers, including but not limited to civil engineering agreements; architectural agreements; easements, deeds, municipal maintenance agreements, municipal improvement/development agreements, plats and any permit, application or other document required by various jurisdictions, as long as such contracts are for amounts less than \$750,000.00, and in compliance with Walmart Realty Division Corporate Governance ("Governance"), on behalf of the Company, in their respective capacity for the Company. Notwithstanding the foregoing, the Senior Managers of Project Design and Management on the remodel team may only sign such items related to remodel projects.

All signing authority contained herein must be done in compliance with Governance and agreements signed may not commit the Company to amounts in excess of the individual's invoice approval authority as maintained by the VP of Real Estate Finance. This delegation shall supersede and revoke any signature authority previously given to those in the above positions, as of the date set forth below. All acts and transactions of individuals in the positions above which were taken or made in good faith and prior to the formal delegation of authority to such position that are consistent with this delegation are hereby ratified and approved.


Volker Heimeshoff
Vice President



Subscribed and sworn before me this 19th day of December, 2013


Notary Public

My commission expires: 12/17/19

[Notary Seal]

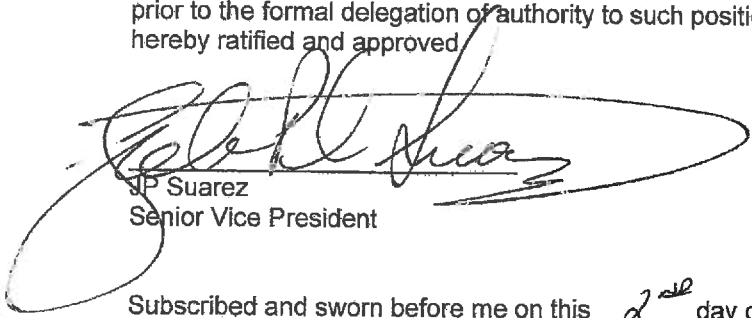
Delegation of Signature Authority

I, JP Suarez, as Senior Vice President (Real Estate Strategy, Design and Construction) of Wal-Mart Real Estate Business Trust; Wal-Mart TRS, LLC; Wal-Mart Realty Company; Wal-Mart Property Co.; Sam's Real Estate Business Trust; Sam's TRS, LLC; Sam's Property Co.; Benchmark Realty Advisors, Inc.; Benchmark Resources, Inc.; North Arkansas Wholesale Co., Inc.; and Sam's PW, Inc.; and as Executive Vice President of Wal-Mart Stores, Inc.; Wal-Mart Stores Arkansas, LLC; Wal-Mart Stores Texas, LLC; Wal-Mart Stores East, LP; Wal-Mart Louisiana, LLC; WSE Management, LLC; Wal-Mart Stores East, LLC, Sam's East, Inc.; Sam's West, Inc.; Wal-Mart.com USA, LLC; and Wal-Mart Puerto Rico, Inc. (hereinafter collectively referred to as "the Company", hereby delegate to:

Vice President, Construction
Vice President, Prototype and New Format Development
Vice President, Realty, Disposition and Appraisal
Vice President, Store Planning

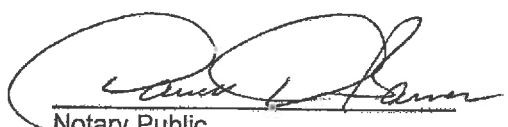
the authority to sign documents and to delegate the signing of documents on behalf of the Company to their respective teams, down to manager level, in compliance with Walmart US Governance and Operating Standards and Walmart Realty Division Corporate Governance.

All acts and transactions of individuals in the positions above which were taken or made in good faith and prior to the formal delegation of authority to such position that are consistent with this delegation are hereby ratified and approved



JP Suarez
Senior Vice President

Subscribed and sworn before me on this 2nd day of December, 2013



Notary Public

Notary Seal

OFFICIAL SEAL
DARRELL D. BARNES
BENTON COUNTY
NOTARY PUBLIC - ARKANSAS
MY COMMISSION EXP. DEC. 17, 2019
COMMISSION# 12374233



September 25, 2014

Mr. Curtis Henschel
City of Clermont
Planning & Zoning Department
685 West Montrose Street
Clermont, Florida, 34711

**Re: Proposed Walmart Liquor Box Addition
1450 Johns Lake Road, Clermont, Florida
Traffic Impact Analysis**

Dear Mr. Henschel:

The purpose of this letter is to document the potential traffic impacts of a proposed Liquor Box addition to the existing Walmart site located at 1450 Johns Lake Road, Clermont, Florida.

Trip Generation

The gross trip generation potential of the proposed Liquor Box addition for the P.M. peak-hour of the adjacent street was estimated using information contained in the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 9th Edition, for land use code (LUC), 813 (Free-Standing Discount Superstore). The estimated gross external trips expected to be generated by the proposed addition are 18 two-way, trip-ends (9 entering/9 exiting) in the P.M. peak hour of adjacent roadways during the 4:00 p.m. to 6:00 p.m. time period.

Pass-by capture for the Liquor Box addition was considered based upon the ITE *Trip Generation Manual*, 9th Edition, for land use code 813 (Free-Standing Discount Superstore). The pass-by trips were subtracted from the total gross external trips to determine anticipated net, new project trips from the Liquor Box addition.

The results of these calculations, which are included in Table 1, indicate that the proposed Liquor Box addition may be expected to generate 12 net, new, two-way trip-ends (6 entering/6 exiting) in the P.M. peak hour, or approximately one trip per every five minutes.

EXISTING LAND USE P.M. PEAK-HOUR PROJECT TRIP GENERATION

ITE TRIP GENERATION CHARACTERISTICS					DIRECTIONAL DISTRIBUTION		GROSS TRIPS			TOTAL EXTERNAL TRIPS			PASS-BY CAPTURE		NET NEW EXTERNAL TRIPS		
Land Use	ITE Edition	ITE Code	Scale	ITE Units	Percent		In	Out	Total	In	Out	Total	Percent	PB Trips	In	Out	Total
Existing Store																	
Discount Superstore	9	813	220.731	KSF	49%	51%	470	490	960	470	490	960	28%	268	336	356	692
Total:							470	490	960	470	490	960	28%	268	336	356	692

EXISTING PLUS PROPOSED LAND USE P.M. PEAK-HOUR PROJECT TRIP GENERATION

ITE TRIP GENERATION CHARACTERISTICS					DIRECTIONAL DISTRIBUTION		GROSS TRIPS			TOTAL EXTERNAL TRIPS			PASS-BY CAPTURE		NET NEW EXTERNAL TRIPS		
Land Use	ITE Edition	ITE Code	Scale	ITE Units	Percent		In	Out	Total	In	Out	Total	Percent	PB Trips	In	Out	Total
Existing Store + Addition																	
Discount Superstore + Addition	9	813	224.731	KSF	49%	51%	479	499	978	479	499	978	28%	274	342	362	704
Total:							479	499	978	479	499	978	28%	274	342	362	704

Net (Proposed - Existing)	6	6	12
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Traffic Impacts

Johns Lake Road, Citrus Tower Boulevard and South Highway 27, the first directly accessed roadways, are 2 lane, 4 lane and 6 lane roadways, respectively. The 12 additional P.M. peak hour trips anticipated to be added from the proposed Walmart Liquor Box addition represent less than 1% of the roadways' capacities. Due to the fact that the additional traffic impacts to the roadway network are not anticipated to be significant, it is requested that a detailed traffic analysis not be required for the proposed liquor box addition and instead allow this traffic impact analysis to be submitted for your review.

We will follow-up with you to discuss this matter in more detail. We appreciate your time and consideration of this request.

Very truly yours,

KIMLEY-HORN AND ASSOCIATES, INC.



Matthew Femal, P.E.
Project Manager



Joe Robertson, E.I.
Transportation Analyst

Property Record Card

Due to a current issue with the Flash Plugin in Internet Explorer, it is suggested that you use Firefox, Chrome or other modern browser to view this page.

General Information

Owner Name:	WAL-MART STORES EAST LP	Alternate Key:	3836309
Mailing Address:	WAL MART PROPERTY TAX DEPT PO BOX 8050 MS 0555 BENTONVILLE, AR 72712-8050	Parcel Number:	32-22-26- 230000000100
Property Location:	1450 JOHNS LAKE RD CLERMONT FL 34711	Millage Group and City:	000C (Clermont) : 17.5789
Property Description:	CLERMONT, WAL-MART SUPERCENTER AT CLERMONT STORE NO 2695-02 SUB LOT 1--LESS FROM INTERSECTION OF E'LY R/W LINE OF US HIGHWAY 27 & N R/W LINE OF JOHN'S LAKE ROAD, THENCE RUN ALONG SAID E'LY R/W LINE OF US HWY 27 N 25-09-24 W 7.86 FT TO A POINT, THENCE CONT ALONG SAID R/W LINE N 16-24- 07 W 122.80 FT, RUN N 64-50-36 E 175.95 FT FOR POB, RUN N 25-09-24 W 105 FT, N 64-50-36 E 247 FT, S 25-09-24 E 105 FT, S 64-50-36 W 247 FT TO POB--PB 53 PG 99-100		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Just Value
1	DEPARTMENT STORES (1300)	0	0		1247643	SF	\$0.00	\$3,742,929.00
2	UTILITIES (9100)	0	0		0.55	AC	\$0.00	\$550.00

Commercial Building(s)

Building 1

Commercial	Building Value: \$4,594,098.00							
Summary	Section(s)							
Year Built: 2006	Section No.	Section Type	Wall Height	No. Stories	Ground Floor Area	Basement	Basement Finished	Map Color
Total Square Footage: 220731	1	FINISHED LIVING AREA (FLA)	18	1	200991	0%	0%	
Full Bathrooms: 6		Interior Finish (13D)			Percent	Sprinkler		A/C
Half Bathrooms: 0					100.00 %	Yes		Yes
Elevators: 0	2	FINISHED LIVING AREA (FLA)	16	1	6699	0%	0%	
Elevator Landings: 0								
Escalators: 0								

LEGAL NOTICE

Notice is hereby given that the City of Clermont will consider a request for an amendment to a Conditional Use Permit (Resolution 1316) to allow for an expansion to the existing Wal-Mart building.

LOCATION

1450 Johns Lake Road

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, May 3, 2016 at 6:30pm.

A public meeting to consider the request will be held before the City Council on Tuesday, May 24, 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
April 26 and May 17, 2016



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, June 14, 2016		
Agenda Item Name		
Resolution No. 2016-15 <i>The Vue</i> <i>Table to June 28, 2016</i>		
Requested Action		
Request to table to June 28, 2016.		
Staff Report		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Resolution CUP RES 2016-15.docx		

**CITY OF CLERMONT
RESOLUTION NO. 2016-15**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR MULTI-FAMILY RESIDENTIAL.

WHEREAS, the applicant has applied for a rezoning to a Planned Unit Development for a mixed-use project consisting of multi-family use, general commercial uses, retention areas, and open space;

WHEREAS, an inconsistency exists between the newly adopted Planned Unit Development zoning designation and Policy 1.9.2 of the City's comprehensive plan with regard to residential densities permitted in the Commercial Future Land Use District;

WHEREAS, Policy 1.9.2 of the City's comprehensive plan does permit densities higher than eight units per acre under a Conditional Use Permit;

WHEREAS, the applicant has applied for a Conditional Use Permit for up to 324 multi-family units, or a density of 12 units per acre;

WHEREAS, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida at a meeting held May 3, 2016 recommended approval of this Conditional Use Permit to allow for 324 multi-family residential units; not to exceed 12 units per acre, at the following location:

LOCATION:

South of Highway 50, west of Miss Florida Avenue, north of Hooks Street
Alternate keys 1028272 & 3334566

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 for up to 324 multi-family residential units; be granted subject to the following conditions:

Section 1 - General Conditions

1. The conditions as set forth in this Conditional Use Permit shall be legally binding upon any heirs, assigns and successors in title or interest.
2. The property shall be developed in substantial accordance with the Conceptual Site Plan prepared by B&S Engineering Consultants, LLC, dated 4-22-16, Sheet C-2.2 or C-2.3,

CITY OF CLERMONT
RESOLUTION NO. 2016-15

Overall Site Plan. Formal construction plans incorporating all conditions stated in this Permit shall be submitted for review and approved by the Site Review Committee prior to the issuance of a Zoning Clearance or other development permits.

3. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.
4. The Conditional Use Permit must be executed and processed through the Office of the City Clerk within 90 days of its date of approval by the City Council or the permit shall become null and void.
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. 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.
7. 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.
8. Construction and operation of the proposed use shall at all times comply with the regulations of this and other governmental agencies.
9. 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 show location of all proposed buildings, structures, picnic areas, and outdoor recreation areas as indicated in the Conditional Use Application. 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.
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.

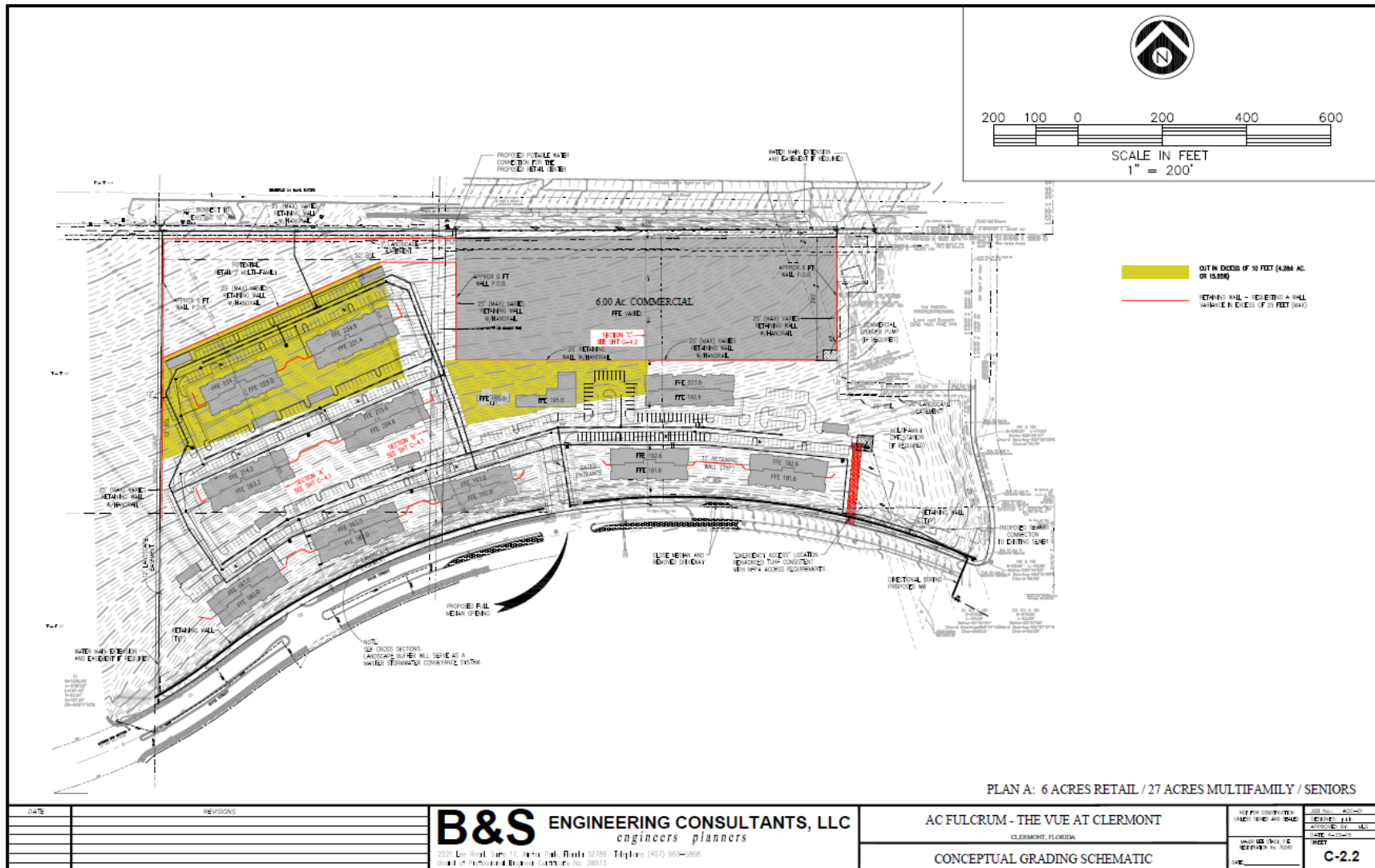
CITY OF CLERMONT
RESOLUTION NO. 2016-15

11. This permit shall become null and void if substantial construction work has not begun within two (2) years of the date of issuance of this Conditional Use Permit. "Substantial construction work" means the commencement and continuous prosecution of construction of required improvements ultimately finalized at completion.

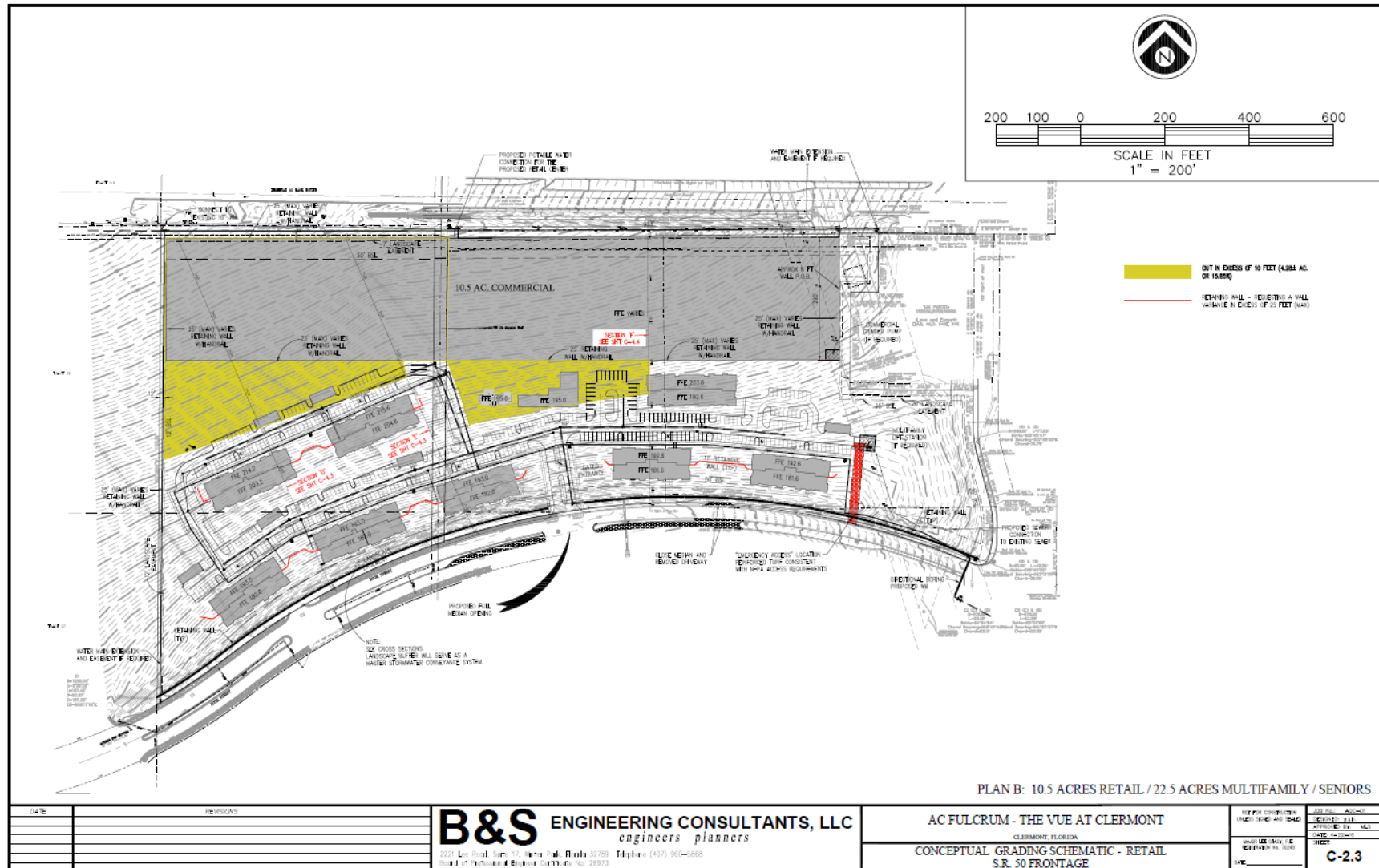
Section 2 - Land Uses and Specific Conditions:

1. A total of up to 324 multi-family dwelling units may be permitted on the site, not to exceed a density of 12 units per acre within the project.
2. The project shall be governed by Ordinance 2016–17 for a mixed use Planned Unit Development, including any waivers or special conditions.

**CITY OF CLERMONT
RESOLUTION NO. 2016-15**



**CITY OF CLERMONT
RESOLUTION NO. 2016-15**



CITY OF CLERMONT
RESOLUTION NO. 2016-15

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

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, June 14, 2016		
Agenda Item Name		
Ordinance No. 2016-17 <i>Final</i> <i>The Vue</i> <i>Table to June 28, 2016</i>		
Requested Action		
Request to table to June 28, 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		

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,

CITY OF CLERMONT
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 and Urban Estate
TO: Planned Unit Development

SECTION 2 - General Conditions:

1. The conditions as set forth in this Planned Unit Development shall be legally binding upon any heirs, assigns and successors in title or interest.
2. The property shall be developed in substantial accordance with the Conceptual Site Plan prepared by B&S Engineering Consultants, LLC, dated 4-22-16, Sheet C-2.2 or C-2.3, Overall Site Plan. 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.

1. A total of up to 324 multi-family dwelling units may be permitted on the site, not to exceed a density of 12 units per acre within the project.
2. The remaining property south of Highway 50 and north of Hooks Street will be permitted for C-2 General Commercial use with one (1) retailer greater than 20,000 square feet and less than 100,000 square feet.
3. Setbacks for Multi-family and Commercial
 - 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
 - Rear: 25 feet from the property line
4. The multi-family project will have private gated streets that will be maintained by the developer or designated party.
5. Maximum building height will be 63 feet, measured at the highest point for the multi-family portion.
6. Driveway access and parking for the C-2 General Commercial portion may be below the centerline of State Road 50 and will be subject to the approval of the City Engineer.

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7. The project may have elevation changes of up to 25 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.
8. Retaining wall heights up to 25 feet in height are allowed to deal with the extreme grades on the site.
9. Parking space dimensions shall be at a minimum 9 feet wide by 18 feet deep.
10. A reduced landscape buffer along Highway 50 is requested due to the presence of a large berm. The landscape buffer shall be a minimum of 7 feet in width and shall have the 30% more landscape required for Multi-family and C-2 uses.
11. The project shall be developed according to the C-2 General Commercial zoning designation in the Land Development Code, unless expressly stated above.

SECTION 4:

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

SECTION 5:

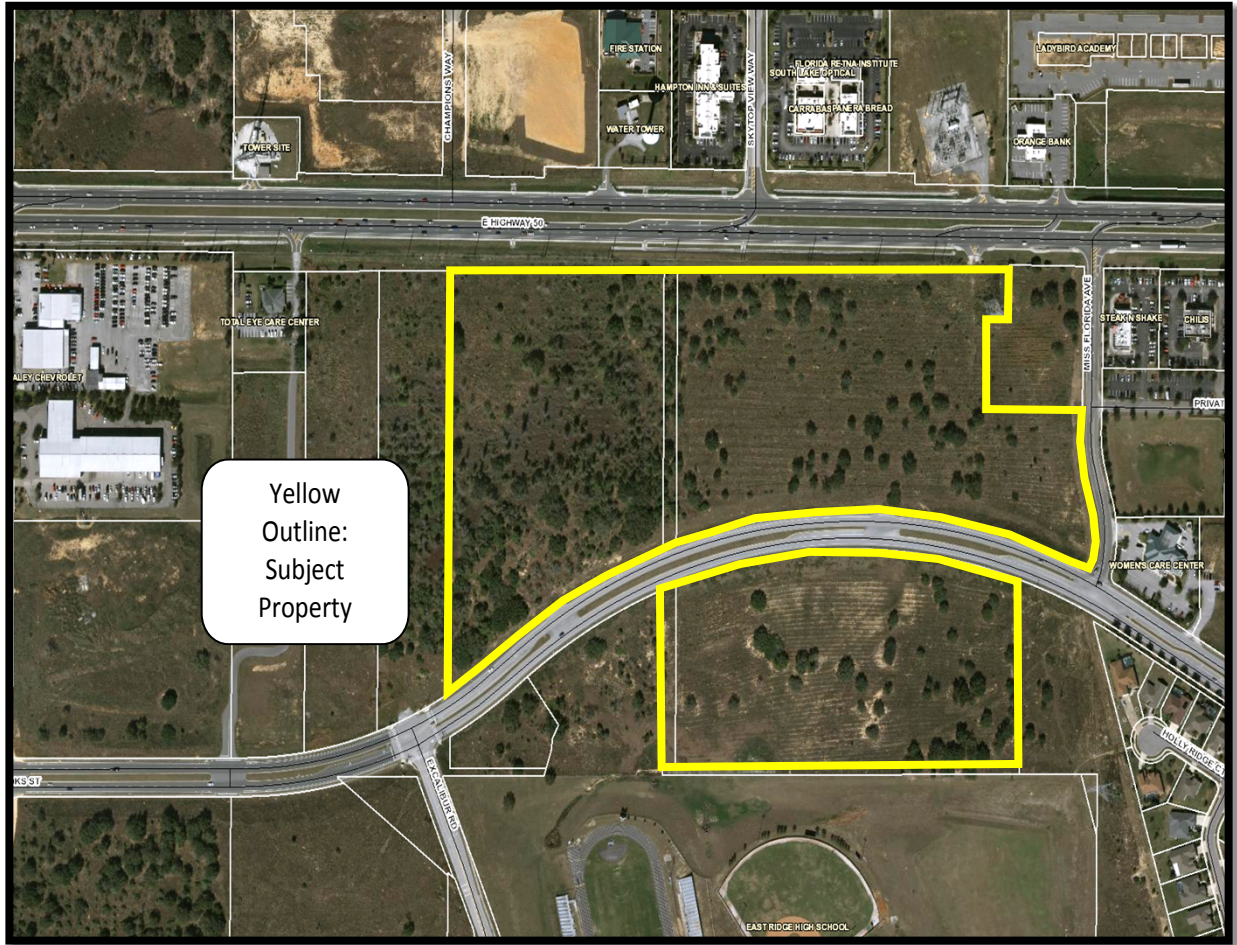
Should any Section or part of this Section be declared invalid by any court of competent jurisdiction, such adjudications shall not apply to or affect any other provision of this Ordinance, except to the extent that the entire Section or part of the Section may be inseparable in meaning and effect from 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 14th day of June, 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

AGENDA ITEM

Page 1 of 1

Meeting Date			
Tuesday, June 14, 2016			
Agenda Item Name			
Ordinance No. 2016-21 <i>Final</i> <i>The Vue</i> <i>Table to June 28, 2016</i>			
Requested Action			
Request to table to June 28, 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	ROW ORD 2016-21.doc		

CITY OF CLERMONT
ORDINANCE No. 2016-21

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, CLOSING AND PERMANENTLY ABANDONING THE RIGHT-OF-WAY EASEMENTS ON THE NORTH/SOUTH ROADWAY BETWEEN TRACTS 20, 21, 28, AND 29 AS SHOWN ON THE PLAT OF CLERMONT, LAKE HIGHLANDS 28-22-26 PB 2 PG 28 PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; LESS RIGHT-OF-WAY FOR HOOKS STREET; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH, PROVIDING FOR SEVERABILITY, PUBLICATION, RECORDING, AND FOR AN EFFECTIVE DATE.

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

Section 1.

That any and all portions, closing and permanently abandoning the right-of-way easements on the north/south roadway between Tracts 20, 21, 28, and 29 as shown on the plat of Clermont, Lake Highlands, 28-22-26, PB 2, PG 28, Public Records of Lake County, Florida.

Section 2.

The closing is done pursuant to the authority of the Charter of the City of Clermont, Lake County, Florida and the general laws of the State of Florida.

Section 3.

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.

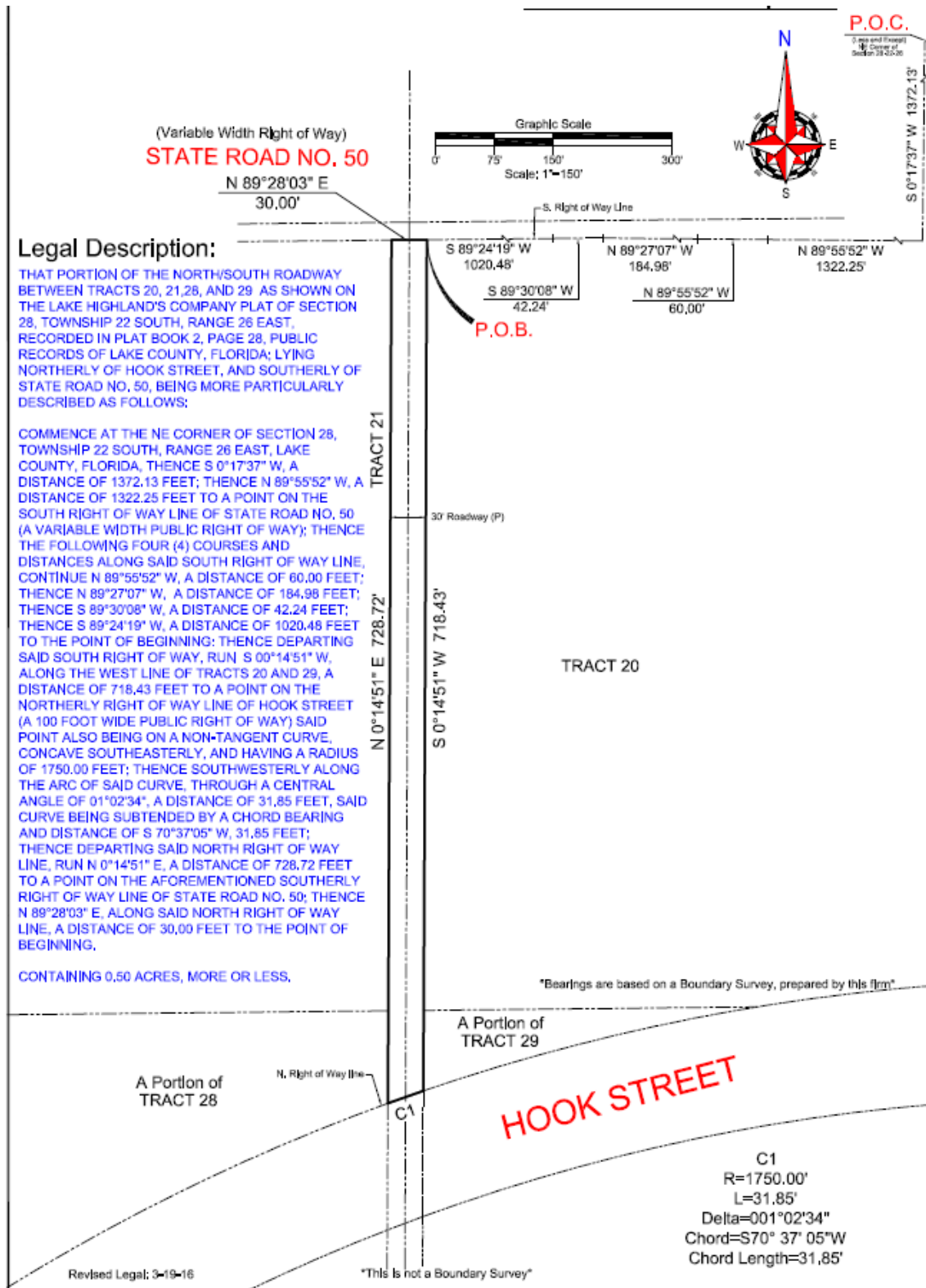
Section 4.

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

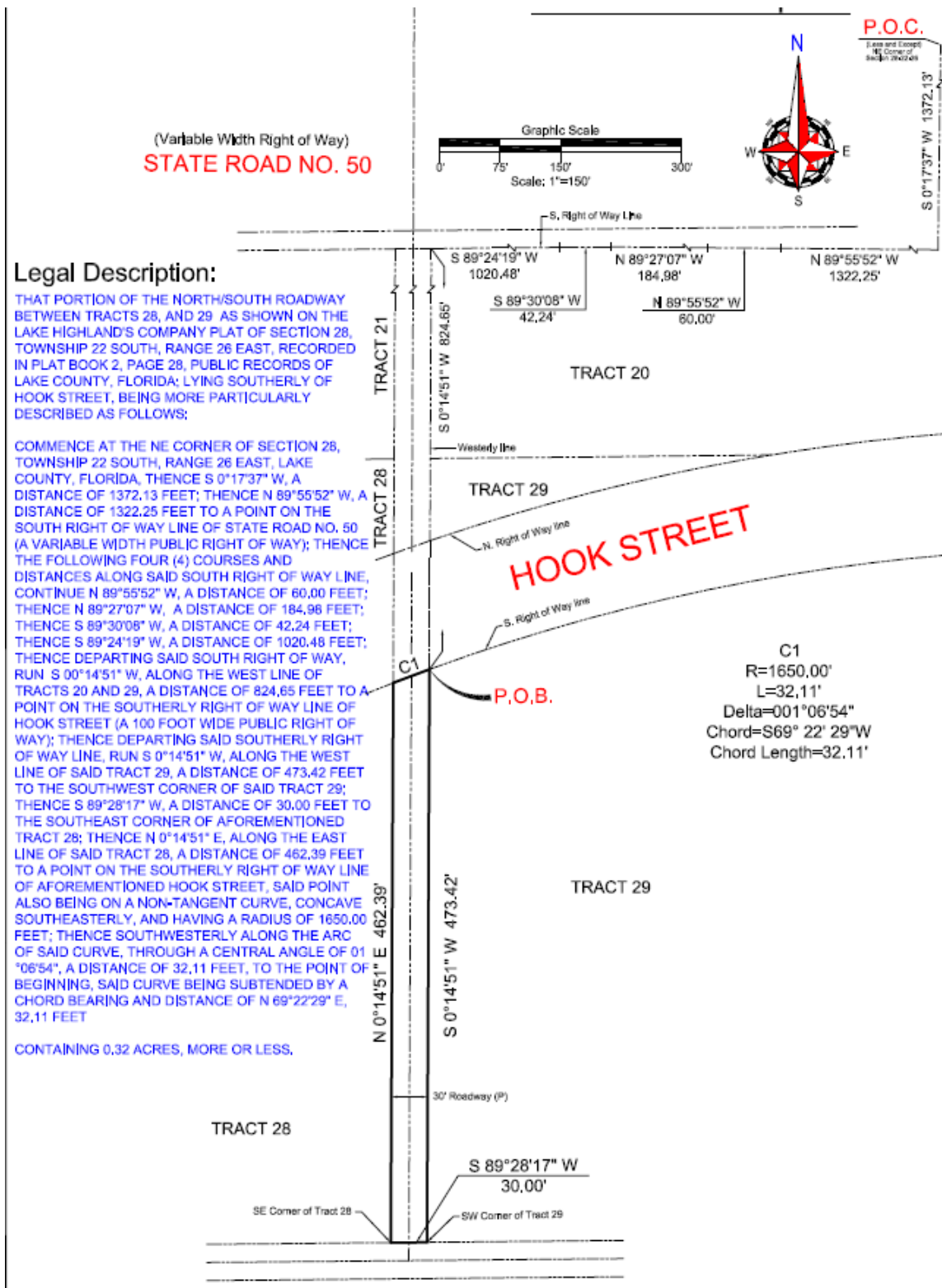
Section 5.

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. 2016-21



CITY OF CLERMONT
ORDINANCE No. 2016-21



CITY OF CLERMONT
ORDINANCE No. 2016-21

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida, this 14th 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



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date								
Tuesday, June 14, 2016								
Agenda Item Name								
Ordinance No. 2016-22 <i>Final Parks and Recreation</i>								
Requested Action								
Recommend approval of Ordinance 2016-22.								
Staff Report								
The current Code of Ordinances does not address the Parks and Recreational facilities within the City. The proposed Chapter 55 provides for definitions, rules and regulations within City parks that will enhance the safety, preservation and enjoyment of City parks for residents. The proposed ordinance addresses the following areas: Hours of Operation; Traffic Control; Pollution and Litter; Removal of Natural Resources; Fireworks; Fires; Camping and Sleeping; Noise and Other Conduct; Commercial Activity and Peddling; Damage to Property; Glass Containers; Paintball Guns; Bathing and Swimming; Hunting and Wildlife Preservation, and Enforcement. In addition, the Ordinance provides the City Manager with the authorization to adopt administrative rules supplemental to the Ordinance that he deems necessary.								
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>Parks and Recreation Areas Ordinance 2016-22</td> <td>2016-22 Park Rec Area Rules Final.pdf</td> </tr> <tr> <td>2.</td> <td>Ad</td> <td>2016-22 Parks Rec Chpt 55.doc</td> </tr> </table>			1.	Parks and Recreation Areas Ordinance 2016-22	2016-22 Park Rec Area Rules Final.pdf	2.	Ad	2016-22 Parks Rec Chpt 55.doc
1.	Parks and Recreation Areas Ordinance 2016-22	2016-22 Park Rec Area Rules Final.pdf						
2.	Ad	2016-22 Parks Rec Chpt 55.doc						

CITY OF CLERMONT
ORDINANCE No. 2016-22

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, CREATING CITY CODE CHAPTER 55 “PARK AND RECREATION AREAS”, PROVIDING FOR PURPOSE AND INTENT; DEFINITIONS; ENFORCEMENT; PENALTIES; CONFLICT; SEVERABILITY; CODIFICATION; AND AN EFFECTIVE DATE.

WHEREAS, the City is granted the authority, under Section 2(b), Article VIII, of the State Constitution, to exercise any power for municipal purposes, except when expressly prohibited by law; and

WHEREAS, the City Council recognizes and finds that the recreational services provided to the public by the City are essential to the quality of life in the City; and

WHEREAS, the City Council further finds that in order to provide these essential recreational services to the public, the City must maintain reasonable rules and regulations regarding the operation of the City parks and other public recreational areas; and

WHEREAS, the goals, policies, and objectives set forth in the City’s Comprehensive Plan provide that the City will make available and manage public recreational areas within the jurisdictional limits of the City; and

WHEREAS, in furtherance of the City’s Comprehensive Plan, the City owns and operates numerous parks and other public recreational areas within the jurisdictional limits of the City of Clermont; and

WHEREAS, the City Council finds that it is in the best interests of the City to adopt certain rules and regulations applicable to City parks and other public recreational areas by Ordinance to enhance the City’s enforcement capabilities in order to protect the parks and recreational areas from abuse; to provide for recreational use of those areas; to control and regulate traffic and maintain general order therein; and to further the safety, health, comfort, and welfare of all persons while within the limits of the City parks and other public recreational areas; and

WHEREAS, it is the intent and purpose of this Ordinance to discourage the misuse of City parks and other public recreational areas including, but not limited to, loitering, littering, vandalism, and other nuisances, and to provide for the orderly and safe operation and use of the City parks and other public recreational areas by park patrons; and

WHEREAS, the City Council of the City of Clermont, hereby finds this Ordinance to be in the best interests of the public health, safety and welfare of the citizens of Clermont.

CITY OF CLERMONT
ORDINANCE No. 2016-22

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

Section 1.

The above-stated Whereas Clauses are hereby adopted by the Council as findings in support of the provisions herein.

Section 2.

Chapter 55, “Park and Recreation Areas” of the Code of the City of Clermont, Florida, is hereby created to read as follows:

CHAPTER 55

PARK AND RECREATION AREAS

Section 55-111. Purpose and intent.

The purpose and intent of this Article is to establish minimum rules and regulations to promote the safe and orderly use of, and to discourage and prevent the misuse of, City park and recreation areas for the benefit of the general public.

Section 55-112. Definitions.

The following words, terms and phrases when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

- (a) “City park” means land owned or maintained by the City of Clermont and which is designated as a public park or public recreation area by the City’s Comprehensive Plan (Recreation and Open Space Element), by a resolution adopted by the City Council, or by dedication that has been accepted by the City Council. Included in the definition of the term “City Park” are the City’s special use facilities (for example, Arts and Recreation Center) and all natural resources, wildlife, facilities, improvements, waters and materials in, on or under the lands so designated. Properties in any system of trails owned by the City are intended to be designated as a City park.

CITY OF CLERMONT
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Section 55-113. Hours of operation and general use.

- (a) All City parks shall be closed during the evening time period from dusk (sunset) to dawn (sunrise) unless otherwise posted. Signs stating Park Hours shall be posted prominently in each City park.
- (b) Programs or events sponsored or approved by the City, or for which the City has issued a permit, shall be permitted to use the City park during such program or event for the period of time approved by the City.
- (c) The City Council by resolution or the City Manager by administrative rule may adopt more restrictive or extended hours for any particular City park on a case-by-case basis of legitimate circumstances warranting hours of operation different than those set forth in subparagraph (a) of this Section.
- (d) The City Council or the City Manager may close any City park as deemed appropriate in the event of an emergency or an imminent threat to public health, safety or welfare.
- (e) Persons using any City park do so at their own risk.
- (f) Adults are responsible for children that they bring to a City park or who are otherwise under their care, custody or control.

Section 55-114. Traffic control.

- (a) The State Uniform Traffic Control Laws, Chapter 316, Florida Statutes, are incorporated by reference and made part of this Article and shall apply to the operation of all motor vehicles, as defined in Chapter 316, on streets and roads in all City park(s), unless modified herein. Law enforcement officers and City employees are hereby authorized to direct traffic whenever necessary within the City park(s).
- (b) It is unlawful to operate, drive or park any motor vehicle or other vehicle upon any road, driveway, path, trail, parking area, or other area within a City park except when the area has been marked, permitted or approved for such activity or activities either by permanent signage or marking or when permitted by the City in the course of a public event or activity.
- (c) It is unlawful to cause any vehicle for hire to stand upon any part of a City park for the purpose of soliciting passengers.

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- (d) Pursuant to Section 316.008(1)e, Florida Statutes, which authorizes the City to establish speed limits on City streets in public parks, it is unlawful to drive a vehicle at a rate of speed exceeding ten miles per hour in any City park unless the City has posted a greater speed limit.
- (e) It is unlawful to enter or exit from any City park in any vehicle except at entrances and exits designated for such purpose by the City.
- (f) It is unlawful to leave a vehicle standing or parked in established parking areas or elsewhere in a City park during hours when the City park is closed.

Section 55-115. Pollution and litter.

- (a) It is unlawful to throw or place or cause to be thrown or placed, any litter, dirt, filth, or foreign matter into the water of any lake, pond, canal, pool, river, creek, inlet, tank or reservoir in any City park or on the grounds of any City park.
- (b) It is unlawful to cause any pollutant, as defined in Section 206.9925 or Section 376.031, Florida Statutes, as may be amended, to be placed in or to otherwise pollute the lands or waters of a City park.

Section 55-116. Removal of natural resources.

- (a) It is unlawful to remove any beach sand, whether submerged or not, any soil, rock, stones, plants, trees, shrubs, wood, flora, fauna or their materials from any City park unless issued a general or specific permit to do so by the City.
- (b) It is unlawful to cause or make any excavation by tools, equipment, blasting or other means at a City park unless issued a general or specific permit to do so by the City.
- (c) Subsections (a) and (b) do not apply to City workers or authorized contractors performing maintenance and upkeep of the City parks at the direction and consent of the City.

CITY OF CLERMONT
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Section 55-117. Fireworks; destructive devices; weapons; other potentially dangerous uses.

- (a) It is unlawful to carry, fire or discharge any explosive, or weapon as those terms are defined in Section 790.001, Florida Statutes, as amended, or any fireworks, as defined in Section 791.01, Florida Statutes, as amended, of any description in a City park. However, the City Council hereby expressly recognizes the state law preemption of firearms and ammunition pursuant to Section 790.33, Florida Statutes, as amended, and therefore, this Section shall not apply in any respects to firearms and ammunition.
- (b) The City may authorize fireworks displays for which the City has issued a permit, during such program or event for the period of time approved by the City.
- (c) It is unlawful to carry, fire or use rockets and radio controlled planes, boats, cars and helicopters at a City park unless such uses are specifically authorized or permitted by the City.

Section 55-118. Fires.

It is unlawful to ignite, set or maintain any fire in a City park unless such fire is within an area designated by the City for fires by signage and postings displayed at the City park unless specifically authorized or permitted by the City. Included in this prohibition are activities such as the use of portable cooking equipment of whatever type or nature.

Section 55-119. Camping and sleeping.

It is unlawful to sleep, camp, lodge or park a vehicle overnight in a City park unless the City has designated certain areas for these purposes, but then only to the extent permitted and authorized by the City. Any such activity authorized by the City shall not interfere with the general public's use and enjoyment of the City park and the intended purpose of the City park.

Section 55-120. Noise and other conduct.

- (a) It is unlawful to play any musical instrument or audio amplification system or engage in any disorderly conduct or behavior tending to breach the public peace or in violation of the City's noise ordinance, in any City park.
- (b) It is unlawful to use abusive, threatening, offensive, profane, obscene or foul language or engage in any disorderly conduct or behavior tending to breach the public peace in any City park.

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- (c) It is unlawful to use golf clubs within a City park unless as part of a specific program or activity which has been permitted and approved by the City.
- (d) It is unlawful to take into, carry through, or put into any City park, any rubbish, refuse, garbage or other waste ("waste"). Such waste shall be deposited in receptacles, so provided by the City. Where receptacles are not provided, all such waste shall be carried away from the City park by the person responsible for its presence and properly disposed of elsewhere.

Section 55-121. Commercial activity and peddling.

It is unlawful to engage in any commercial activity for any consideration within a City park without being authorized or permitted by the City.

- (a) Any individual, group or organization conducting a program within any City park shall enter into an agreement with the City or rent the City park prior to the use of the requested City park.
- (b) Programs that are open to the public at no charge must request usage through the Parks and Recreation Department, complete a Public Rental Application, shall provide a copy of liability insurance with limits determined by the City and complete a background check. In addition, any waiver that is provided to participants shall be supplied to the City.
- (c) Any commercial use of City Parks requires the operator to enter into a contractual agreement with the City. Examples of commercial use includes anyone who offers instruction, education, care or supervision and charges a fee, and for-profit corporations using City parks as a means to generate profit.

Section 55-122. Injuring, interfering with, etc., buildings and other property.

It is unlawful to mark, deface, disfigure, injure, tamper with, displace or remove any building, bridge, table, bench, fireplace, railing, paving material, waterline or other public utility or part of appurtenance thereof, sign, notice, or placard monument, stake, post, or other structure, equipment or any facilities, property or appurtenances whatsoever, whether temporary or permanent, located at a City park.

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Section 55-123. Interference with park operations.

It is unlawful to interfere with the operations of a City park by gathering in groups that are not engaged in bona fide recreation activities consistent with the facilities of the City park and any permit issued by the City.

Section 55-124. Glass Containers.

The use of glass containers of any kind in a recreation area of a City park including, but not limited to, playing fields, splash pad areas, pool areas, children's playground areas, and trails is prohibited unless such use is in an area where the use of glass containers has been authorized by the City.

Section 55-125. Airsoft and Paintball Guns; BB Guns

The use of airsoft (plastic pellets) guns, paintball guns, paintball markers, and paintball equipment within City parks is prohibited unless the City has specifically designated an area for the use of this equipment. Paintball equipment includes, but is not limited to: paint balls, paint gun refillable gas tanks, paint gun propellant canisters, and targets. Nothing contained in this section is intended to regulate or apply to firearms and ammunition which are preempted by state law.

Section 55-126. Bathing, Swimming, Scuba Diving.

No person shall swim, bathe, wade or scuba dive in any waters or waterways within a City park except in such waters and at such places and times authorized and posted by the City.

Section 55-127. Promulgation of supplemental rules.

- (a) The City Manager is hereby authorized to adopt administrative rules supplemental to, and consistent with, the provisions of this Article that he or she deems necessary and appropriate to implement the provisions of this Article relative to the use of City parks and the violation of such rules shall constitute a violation of this Article.
- (b) The provisions of this Article and the administrative rules adopted by the City Manager shall be maintained on file at City Hall and at the Parks and Recreation Department office for public inspection and copying.

- (c) A general condition of each permit to use a City park is that the permittee shall

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abide by and adhere to the provisions of this Article and the rules promulgated by the City, except as may be otherwise specifically permitted by the City by means of a permit issued for a specific event or activity.

- (d) The City Manager or authorized designee shall regularly review, or cause to be reviewed, the use of and conditions within each City park in order to reasonably mitigate against potential public liability relating to City parks.

Section 55-128. Hunting/wildlife preservation and conservation.

- (a) It is unlawful to harass, hunt, catch, harm, kill, trap, shoot, shine lights at or throw missiles at any animal, of any type of species, in any City park. Exception to the foregoing is made in that snakes known to be deadly and/or poisonous may be killed on sight in self-defense.
- (b) It is unlawful to introduce into or leave any wild animal in a City park.
 - a. It is unlawful for a person to remove or have in his or her possession any wild animal, of any type or species, or the eggs or nest of a young reptile or bird which is or was located in a City park.
- (c) The City may issue permits to allow activities and actions that are otherwise contrary to the provisions of this section if the City determines that the activities and actions will be accomplished for management, scientific or husbandry purposes and are consistent with the public interest.

Section 55-129. Enforcement; Penalties.

City Law Enforcement and Code Enforcement officers, the Parks and Recreation Director or authorized designee, and the City Manager or authorized designee shall be responsible for enforcing the provisions of this Article, and shall have the authority to order any person or persons acting in violation of this Article to leave the City park. It is unlawful for a person to remain in the City parks when the person is asked to leave the City park by a City official pursuant to this Section.

Section 3. Codification.

The text of Section 2 of this Ordinance shall be codified as a part of the Clermont City Code. The codifier is authorized to make editorial changes not effecting the substance of this Ordinance by the substitution of "article" for "ordinance", "section" for "paragraph", or otherwise to take such editorial license.

Section 4. Severability.

CITY OF CLERMONT
ORDINANCE No. 2016-22

If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, it is the intent of the Council that the invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared severable.

Section 5. **Conflict.**

All ordinances or parts of ordinances, all City Code sections or parts of City Code sections, and all resolutions or parts of resolutions in conflict with this Ordinance, are hereby repealed to the extent of such conflict.

Section 6. **Effective Date.**

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

CITY OF CLERMONT
ORDINANCE No. 2016-22

PASSED AND ADOPTED by the City Council of the City of Clermont, this 14th day of June, 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. 2016-22

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, CREATING CITY CODE CHAPTER 55 "PARK AND RECREATION AREAS", PROVIDING FOR PURPOSE AND INTENT; DEFINITIONS; ENFORCEMENT; PENALTIES; CONFLICT; SEVERABILITY; CODIFICATION; AND AN EFFECTIVE DATE.

A meeting to consider the Ordinance will be held before the City Council on Tuesday, June 14, 2016 at 6:30pm for final enactment.

The meeting 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
May 31, 2016



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date											
Tuesday, June 14, 2016											
Agenda Item Name											
Ordinance No. 2016-23 <i>Introduction</i> <i>Citrus Tower Self Storage</i>											
Requested Action											
Recommend introduction of Ordinance 2016-23.											
Staff Report											
The applicant, Jan-Mar, LLC, is requesting annexation of the subject property. The property is an enclave in Lake County with the City abutting on all four sides. It was previously developed as a truss manufacturing facility. The property is currently being used by a landscape company for equipment storage and business. The property is approximately five acres in size, has a few existing structures, and is being served by well and septic. The applicant wishes to receive services from the City in order to redevelop the property into a self-storage facility. This request is being heard concurrently with requests for a small-scale comprehensive plan amendment, rezoning, and a conditional use permit to allow for self-storage. The related request for a comprehensive plan amendment would change the future land use from Lake County's Regional Office to the City's Industrial designation. The rezoning request is to change the zoning from Urban Estate (currently Planned Industrial District in Lake County) to the City's C-2 General Commercial zoning classification. Staff recommends approval of the annexation.											
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>Ordinance</td><td>ANN ORD 2016-23.doc</td></tr><tr><td>2.</td><td>Maps</td><td>Citrus Tower Self Storage.pdf</td></tr><tr><td>3.</td><td>Legal ad</td><td>ANN legal ad.docx</td></tr></table>			1.	Ordinance	ANN ORD 2016-23.doc	2.	Maps	Citrus Tower Self Storage.pdf	3.	Legal ad	ANN legal ad.docx
1.	Ordinance	ANN ORD 2016-23.doc									
2.	Maps	Citrus Tower Self Storage.pdf									
3.	Legal ad	ANN legal ad.docx									

CITY OF CLERMONT
ORDINANCE No. 2016-23

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, 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

PARCEL NO. 1:

The eastern one-half (1/2) of Tract 5, Section 20, Township 22 South, Range 26, East, according to the plat of Lake Highlands Company, recorded in Plat Book 3, Page 30, Public Records of Lake County, Florida.

AND

PARCEL NO. 2:

The west ½ of Tract 5, Section 20, Township 22 South, Range 26, East, Lake Highlands Company, according to the plat thereof, as recorded in Plat Book 3, Page 30, Public Records of Lake County, Florida, less the west 268.72 thereof.

CITY OF CLERMONT
ORDINANCE No. 2016-23

Also less and except the following described lands:

Commence at the north $\frac{1}{4}$ corner of Section 20, Township 22 South, Range 26 East, Lake County, Florida, thence run south $89^{\circ}56'13''$ west for a distance of 15.03 feet; thence run south $00^{\circ}31'11''$ east for a distance of 15.00 feet to a point on the west line of a 15.00 feet wide right of way lying on the east side of Tract 5 as shown on the plat of Lake Highlands Company, in Section 20, Township 22 South, Range 26 East, Lake Highlands Company according to the plat thereof, as recorded in Plat Book 3, Page 30 Public Records of Lake County, Florida, said point being the point of beginning; thence continue south $00^{\circ}31'11''$ east along said west line of a 15.00 feet wide right of way for a distance of 653.63 feet to the south line of said Tract 5; thence run S $89^{\circ}57'52''$ west along said south line for a distance of 60.36 feet; thence leaving said south line run north $00^{\circ}31'11''$ west for a distance of 250.70 feet to the beginning of a tangent curve concave to the southeast and have a radius of 530.00 feet; thence run northeasterly along the arc of said tangent curve for a distance of 147.92 feet through a central angle of $15^{\circ}59'26''$ to a point of tangency; thence run N $14^{\circ}00'19''$ for a distance of 120.34 feet; thence run N $00^{\circ}31'11''$ W for a distance of 121.66 feet; thence run north $53^{\circ}44'01''$ west for a distance of 30.97 feet to the south right of way line of Mohawk Road; thence run north $89^{\circ}56'13''$ east along said south right of way line for a distance of 34.47 feet to the point of beginning.

Containing 5.33 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.

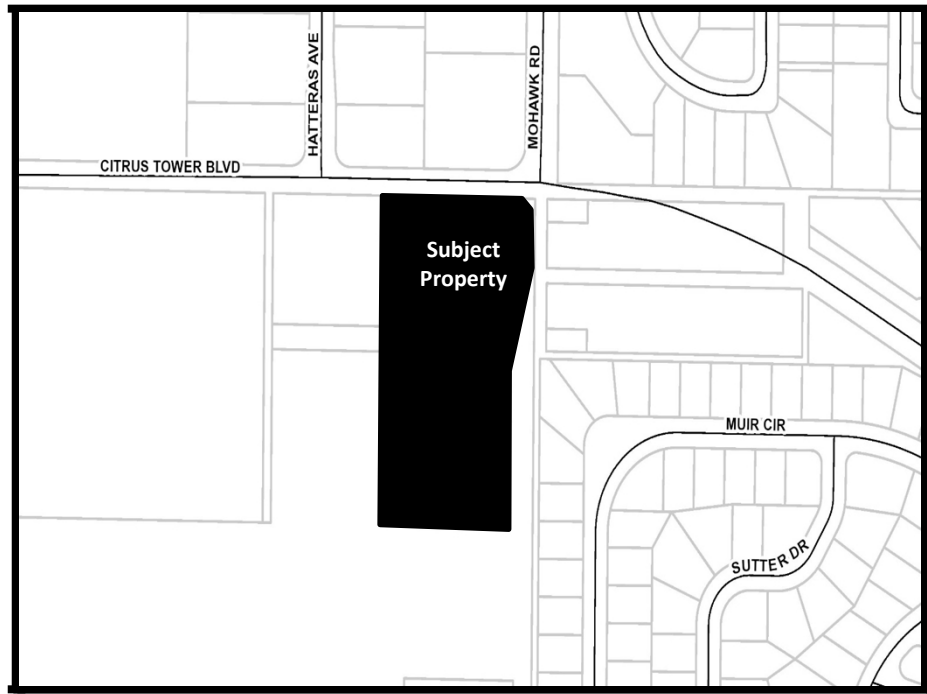
This Ordinance shall be recorded in the Public Records of Lake County, Florida.

CITY OF CLERMONT
ORDINANCE No. 2016-23

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.

Location map:



CITY OF CLERMONT
ORDINANCE No. 2016-23

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

Exhibit - Location Map

Citrus Tower Blvd Self Storage

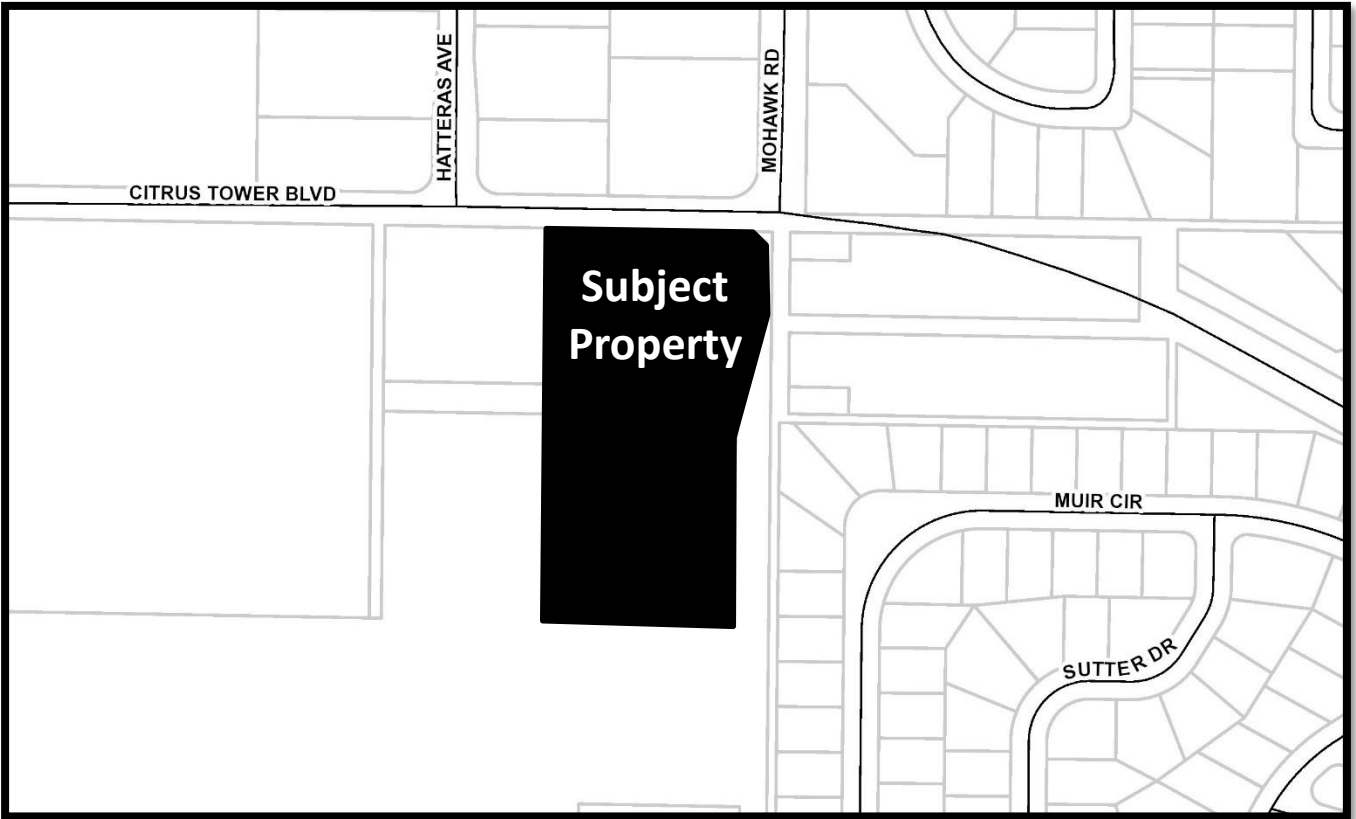


Exhibit – Future Land Use
Citrus Tower Blvd Self Storage

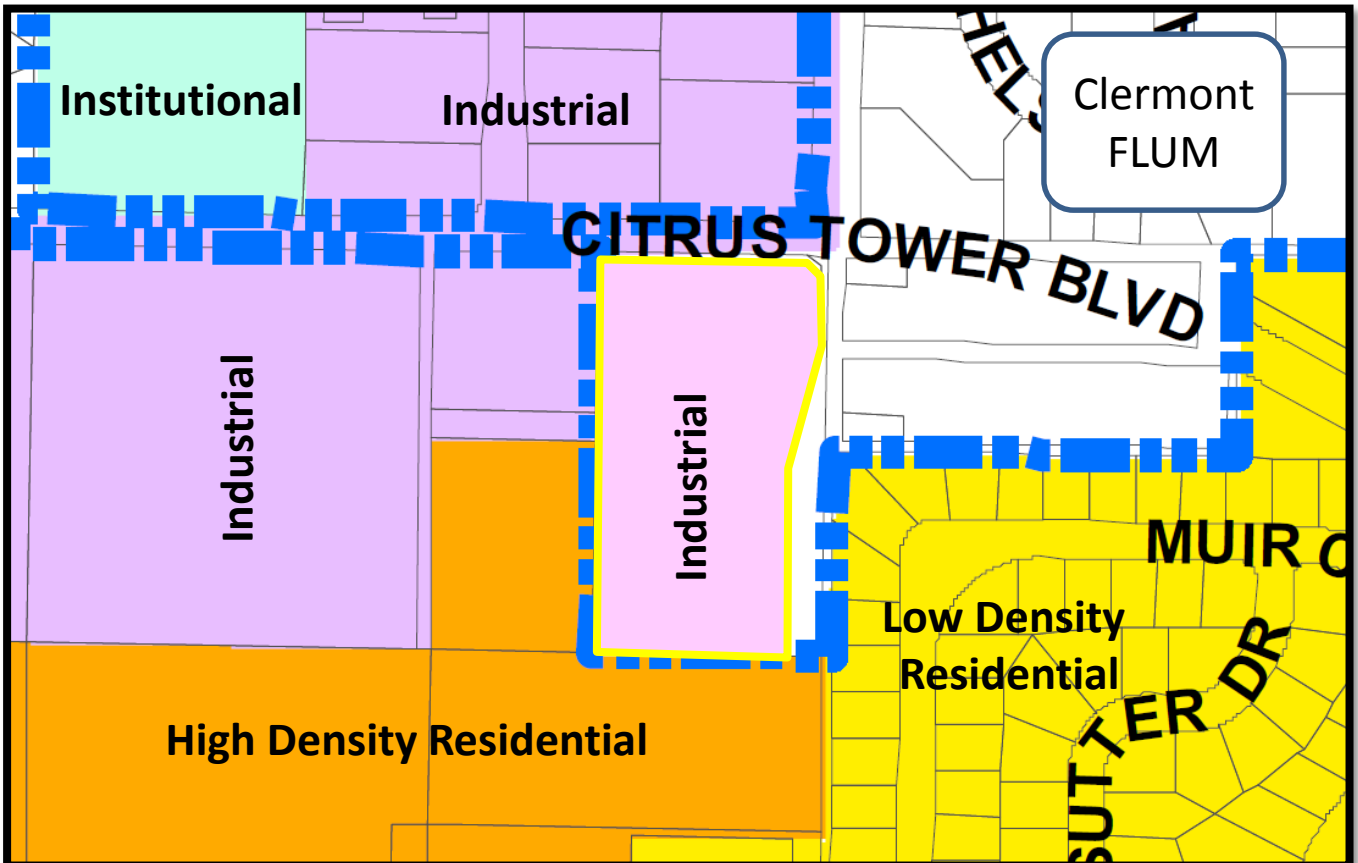
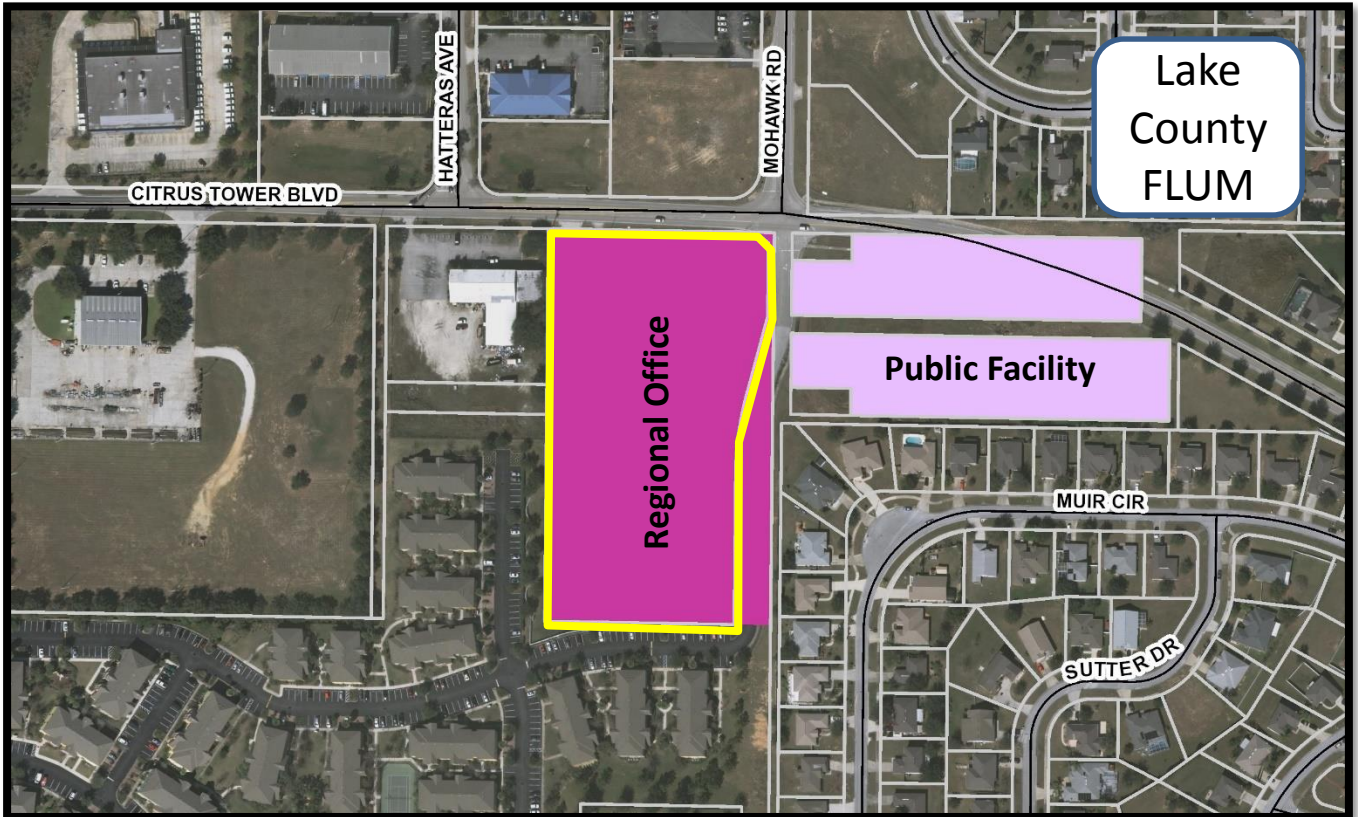
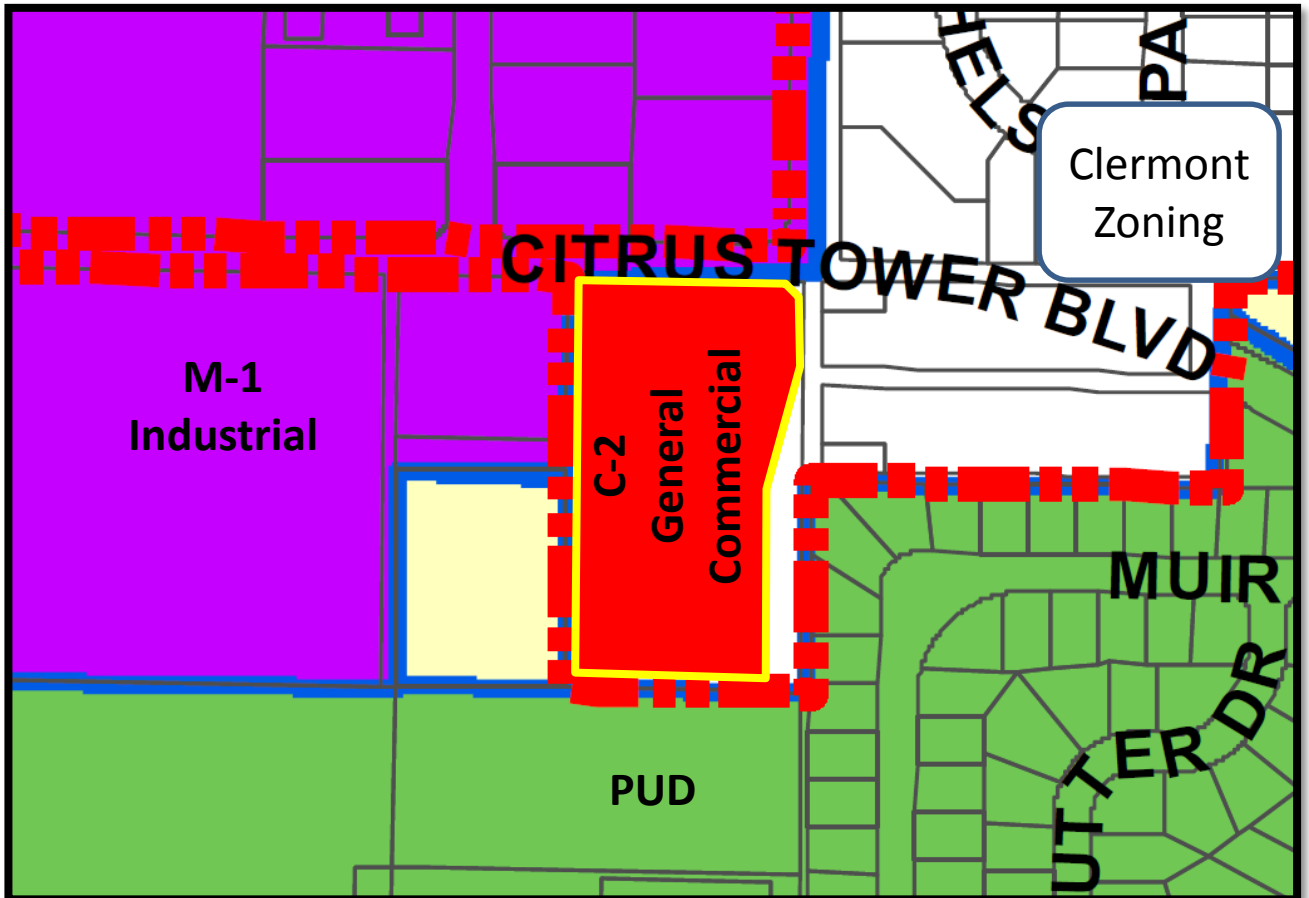


Exhibit – Zoning
Citrus Tower Blvd Self Storage



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 June 28, 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. 2016-23

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:

423 Citrus Tower Blvd
(Alternate Key 1647746)

LEGAL DESCRIPTION

PARCEL NO. 1:

The Eastern one-half (1/2) of Tract 5, Section 20, Township 22 South, Range 26, East, according to the plat of Lake Highlands Company, recorded in Plat Book 3, Page 30, Public Records of Lake County, Florida.

AND

PARCEL NO. 2:

The West ½ of Tract 5, Section 20, Township 22 South, Range 26, East, Lake Highlands Company, according to the plat thereof, as recorded in Plat Book 3, Page 30, Public Records of Lake County, Florida, LESS the West 268.72 thereof.

Also less and except the following described lands:

Commence at the North ¼ corner of Section 20, Township 22 South, Range 26 East, Lake County, Florida, thence run S 89°56'13" W for a distance of 15.03 feet; thence run S 00°31'11" E for a distance of 15.00 feet to a point on the West line of a 15.00 feet wide right of way lying on the East side of Tract 5 as shown on the plat of LAKE HIGHLANDS COMPANY, in Section 20, Township 22 South, Range 26 East, LAKE HIGHLANDS COMPANY according to the plat thereof, as recorded in Plat Book 3, Page 30 Public Records of Lake County, Florida, said point being the POINT OF BEGINNING; thence continue S 00°31'11" E along said West line of a 15.00 feet wide right of way for a distance of 653.63 feet to the South line of said Tract 5; thence run S 89°57'52" W along said South line for a distance of 60.36 feet; thence leaving said South line run N 00°31'11" W for a distance of 250.70 feet to the beginning of a tangent curve concave to the

Southeast and have a radius of 530.00 feet; thence run Northeasterly along the arc of said tangent curve for a distance of 147.92 feet through a central angle of 15°59'26" to a point of tangency; thence run N 14°00'19" for a distance of 120.34 feet; thence run N 00°31'11" W for a distance of 121.66 feet; thence run N 53°44'01" W for a distance of 30.97 feet to the South right of way line of Mohawk Road; thence run N 89°56'13" E along said South right of way line for a distance of 34.47 feet to the Point of Beginning.

Containing 5.33 Acres +/-

See Map Below

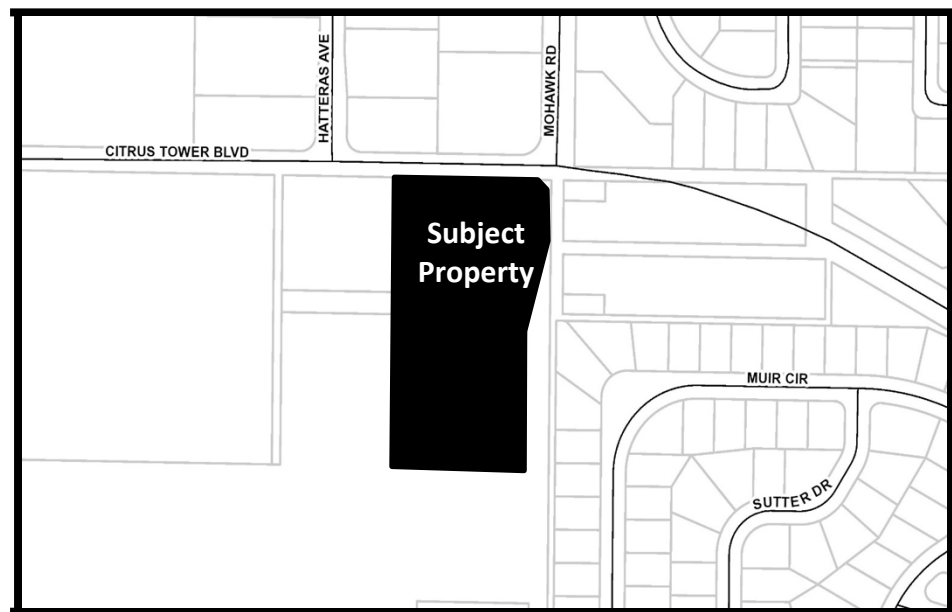
This ordinance is available for public inspection in the office of the City Clerk, 685 W. Montrose Street, Monday through Friday between the hours of 8:00 A.M. and 5:00 P.M.

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
June 6 and June 14, 2016

Location Map:





AGENDA ITEM

Meeting Date		
Tuesday, June 14, 2016		
Agenda Item Name		
Ordinance No. 2016-24 <i>Introduction</i> <i>Citrus Tower Self Storage</i>		
Requested Action		
Recommend introduction of Ordinance 2016-24.		
Staff Report		
The applicant, Jan-Mar, LLC, is requesting a small-scale comprehensive plan amendment for the subject property. The property is approximately five acres in size. This request is being heard concurrently with requests for annexation, rezoning and a conditional use permit. The applicant wishes to redevelop the property and have City services available. The small-scale comprehensive plan amendment would change the future land use from Lake County's Regional Office to the City's Industrial designation. While the applicant and staff initially looked at the Commercial future land use designation for the parcel, due to limitations in the floor area ratio of 0.25 and the end use of a self-storage facility being greater than this, this would have been inconsistent with the comprehensive plan for Commercial. The Industrial future land use allows up to a 1.0 floor area ratio and is consistent with the existing adjacent future land use to the north and partially to the west. The High Density Residential to the southwest and south is also a consistent use with the Industrial future land use. Staff recommends approval of the small-scale comprehensive plan amendment to change the future land use from Lake County Regional Office to Industrial in the City.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	Ordinance	CPA Ord. 2016-24.doc
2.	Maps	Citrus Tower Self Storage.pdf
3.	Application	CPA application.pdf
4.	Survey	Survey.pdf
5.	Legal ad	Citrus Tower Self Storage CPA legal ad.docx

CITY OF CLERMONT
ORDINANCE No. 2016-24

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

PARCEL NO. 1:

The eastern one-half (1/2) of Tract 5, Section 20, Township 22 South, Range 26, East, according to the plat of Lake Highlands Company, recorded in Plat Book 3, Page 30, Public Records of Lake County, Florida.

AND

CITY OF CLERMONT
ORDINANCE No. 2016-24

PARCEL NO. 2:

The west ½ of Tract 5, Section 20, Township 22 South, Range 26, East, Lake Highlands Company, according to the plat thereof, as recorded in Plat Book 3, Page 30, Public Records of Lake County, Florida, less the west 268.72 thereof.

Also less and except the following described lands:

Commence at the north ¼ corner of Section 20, Township 22 South, Range 26 East, Lake County, Florida, thence run south 89°56'13" west for a distance of 15.03 feet; thence run south 00°31'11" east for a distance of 15.00 feet to a point on the west line of a 15.00 feet wide right of way lying on the east side of Tract 5 as shown on the plat of Lake Highlands Company, in Section 20, Township 22 South, Range 26 East, Lake Highlands Company according to the plat thereof, as recorded in Plat Book 3, Page 30 Public Records of Lake County, Florida, said point being the point of beginning; thence continue south 00°31'11" east along said west line of a 15.00 feet wide right of way for a distance of 653.63 feet to the south line of said Tract 5; thence run S 89°57'52" west along said south line for a distance of 60.36 feet; thence leaving said south line run north 00°31'11" west for a distance of 250.70 feet to the beginning of a tangent curve concave to the southeast and have a radius of 530.00 feet; thence run northeasterly along the arc of said tangent curve for a distance of 147.92 feet through a central angle of 15°59'26" to a point of tangency; thence run N 14°00'19" for a distance of 120.34 feet; thence run N 00°31'11" W for a distance of 121.66 feet; thence run north 53°44'01" west for a distance of 30.97 feet to the south right of way line of Mohawk Road; thence run north 89°56'13" east along said south right of way line for a distance of 34.47 feet to the point of beginning.

Containing 5.33 Acres +/-

CHANGE IN FUTURE LAND USE CLASSIFICATION

FROM LAKE COUNTY REGIONAL OFFICE
TO CITY OF CLERMONT INDUSTRIAL

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.

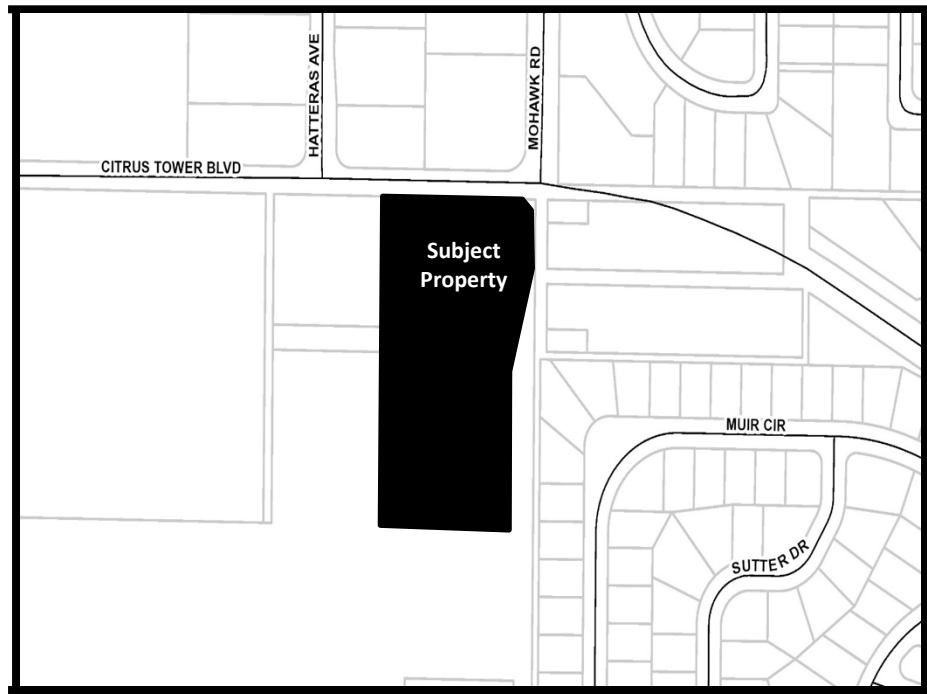
All ordinances or parts of ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

CITY OF CLERMONT
ORDINANCE No. 2016-24

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.

Location map:



CITY OF CLERMONT
ORDINANCE No. 2016-24

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

Exhibit - Location Map

Citrus Tower Blvd Self Storage

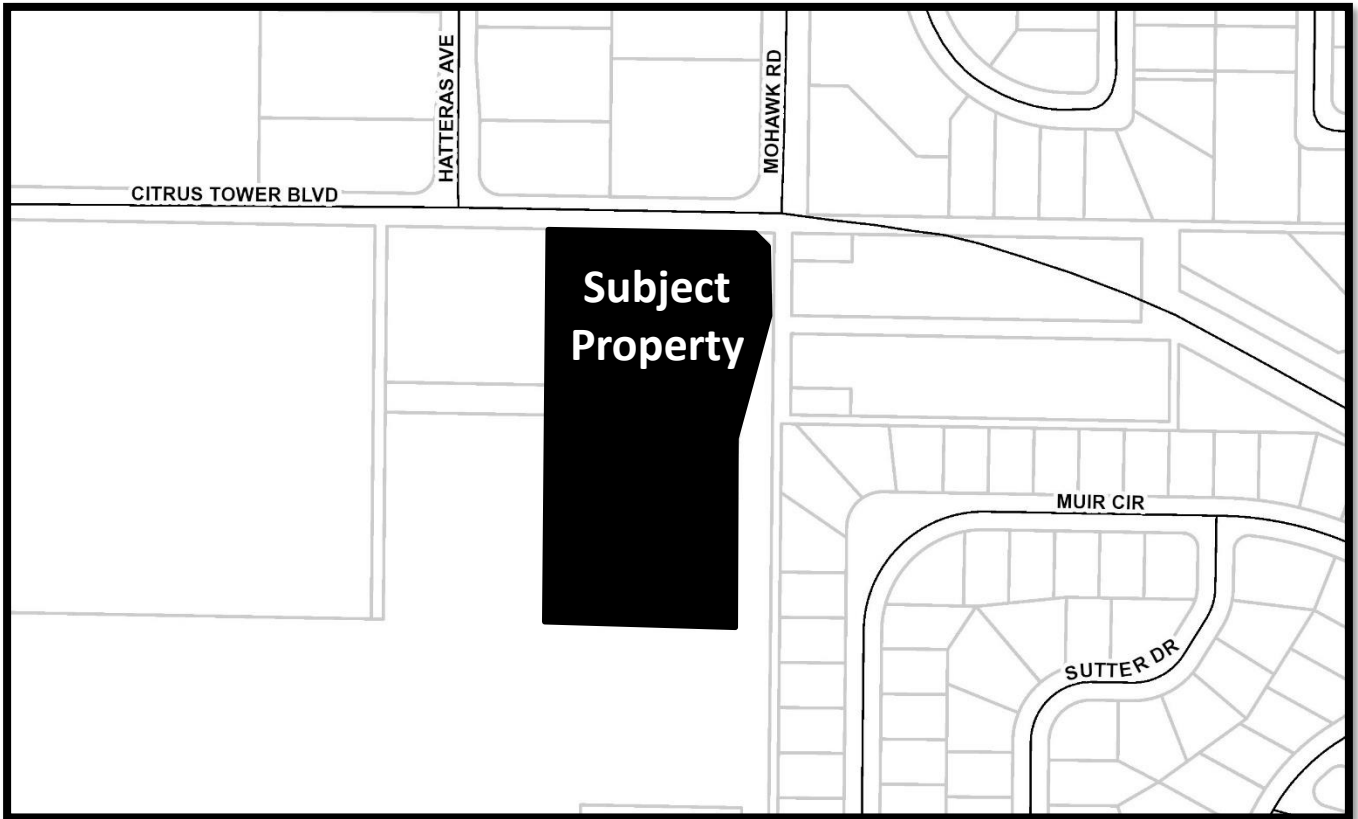


Exhibit – Future Land Use
Citrus Tower Blvd Self Storage

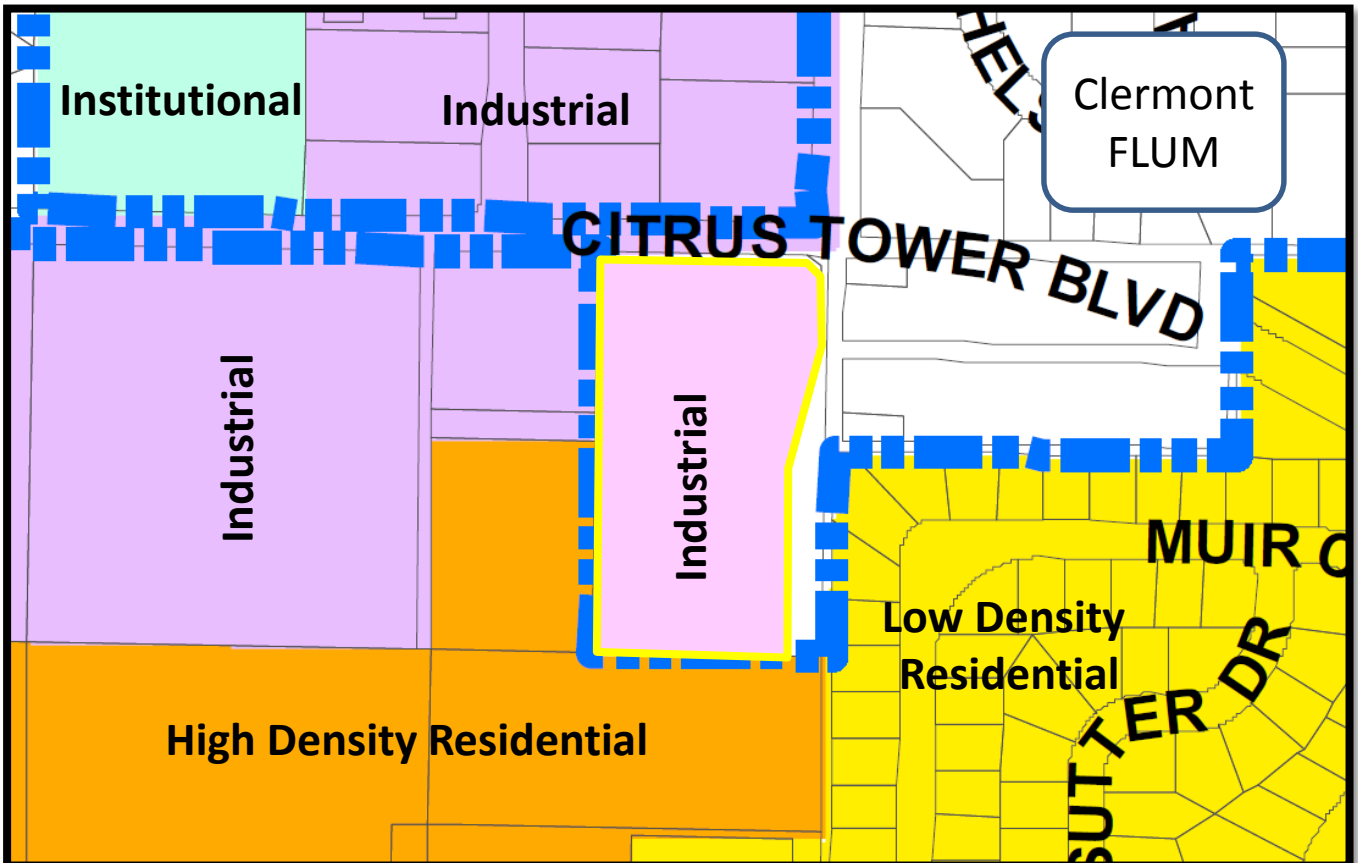
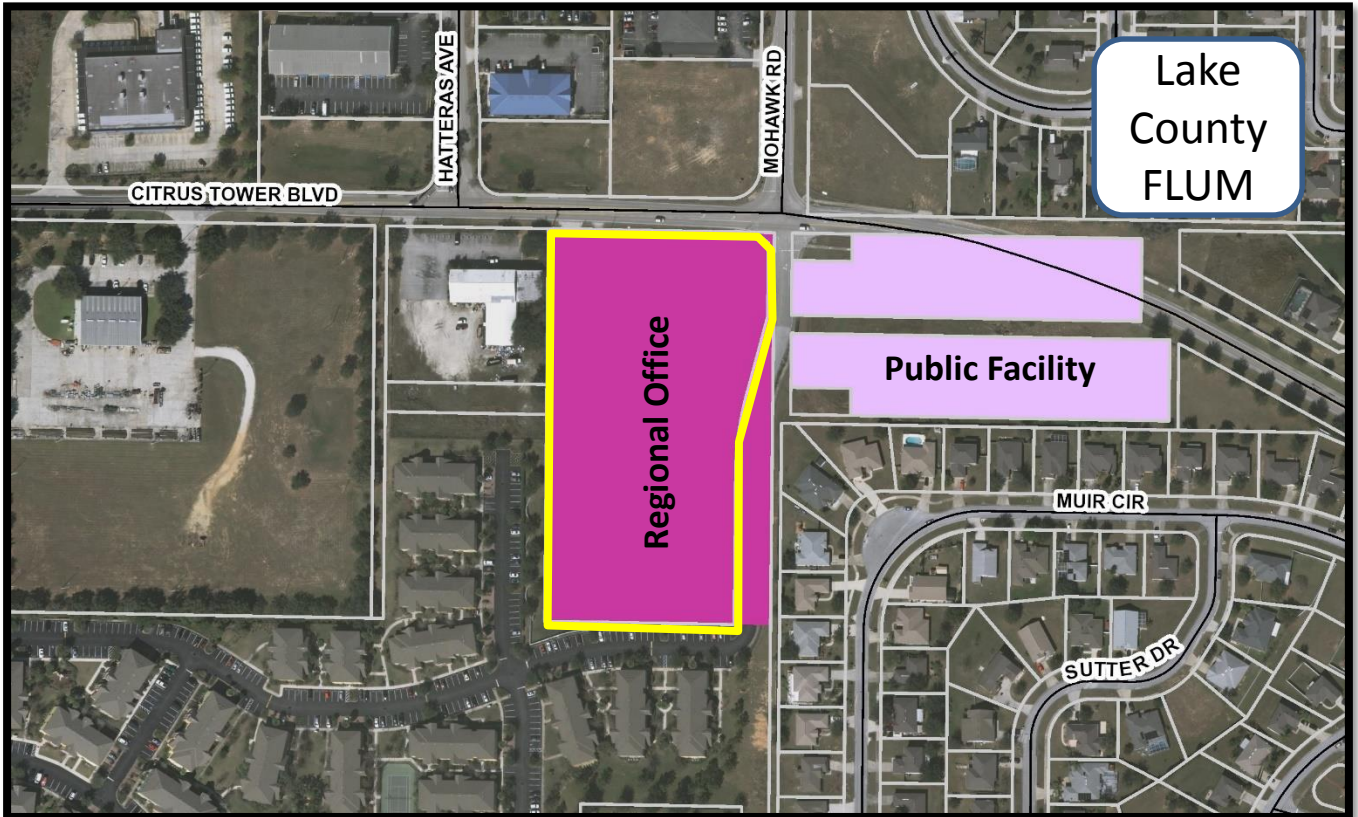
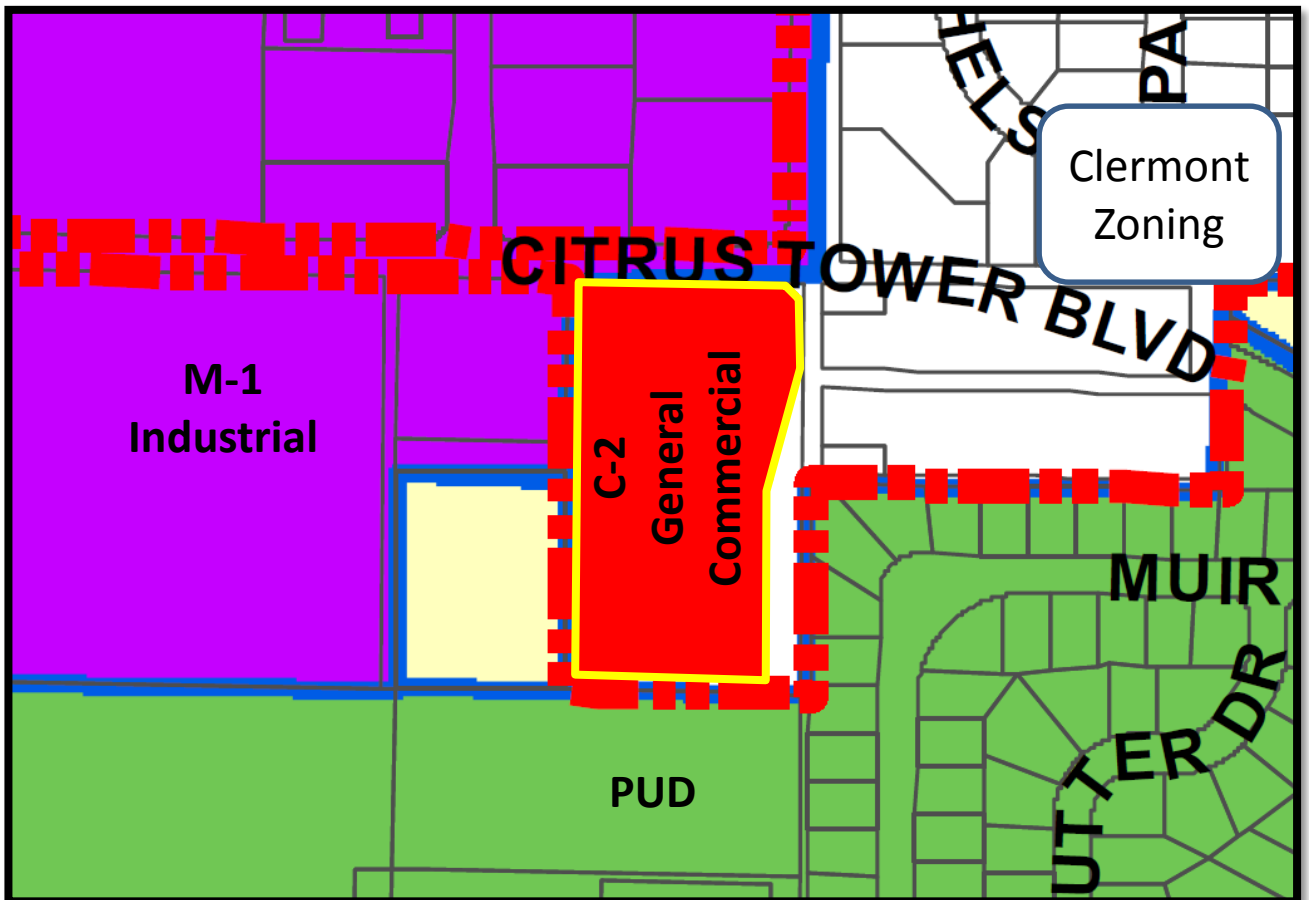


Exhibit – Zoning
Citrus Tower Blvd Self Storage





CITY OF CLERMONT
COMPREHENSIVE PLAN AMENDMENT
Application

DATE: April 28, 2016

FEE: \$500.00

Project Name (if applicable): Citrus Tower Boulevard Self Storage

Applicant: Jan-Mar, LLC

Contact Person: Robert Thompson, Managing Partner

Address: 11905 Egret Bluff

City: Clermont State: FL Zip: 34711

Phone: 321-689-5785 Fax: _____

E-Mail: rt1958@earthlink.net

OWNER: Little Raskals Partnership

Address: 8687 Bunch Flower Court

City: Westerville State: OH Zip: 43082

Phone: 407-758-1945 Fax: _____

E-Mail: aaronblake@gmail.com

General Location: 423 Citrus Tower Boulevard, Clermont, FL

Legal Description (include copy of survey): See Attached & Survey

Property size (in acres or square feet):

Flood hazard area (yes) _____ and approx. acreage 5.33 +/- (no) X

Existing (Actual) Land Use: Industrial

Existing Zoning: UE

Existing Future Land Use: Industrial

Proposed Future Land Use: C-2 (General Commercial)

Type of development proposed: Commercial (self storage)

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

Proposed Zoning District: Commercial

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).

Owner desires annexation in order to utilize city utilities for new business.

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
Planning & Zoning Department
685 W. Montrose St.
P.O. Box 120219
Clermont, FL 34712-0219
(352) 394-4083 Fax: (352) 394-3542

APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Robert Thompson

_____ , who being

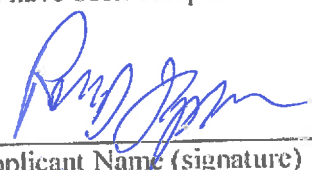
by me first duly sworn on oath, deposes and says:

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 County _____ to City of Clermont _____ for the
property legally described on the attachment of this application.
3. That the submittal requirements for the application have been completed and attached hereto as part of the application.

Robert Thompson

Affiant - Applicant Name (print)

X

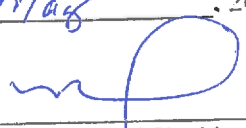


Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 2nd day of May, 2016.

X



Notary Public, State of Florida at Large



My Commission Expires: 09/21/18

OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Charlene Lieb, 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 County to City of Clermont for the property legally described on the attachment of this application.
3. That the owner of said property has appointed Robert D. Thompson 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.

CHARLENE LIEB
Affiant - Applicant Name (print)

X Charlene Lieb
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 2 day of May, 2016.



ADAM TROWBRIDGE
Notary Public, State of Ohio
My Commission Expires Oct. 14, 2019

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

My Commission Expires: 10-14-19

Map of Boundary & Topographic Survey

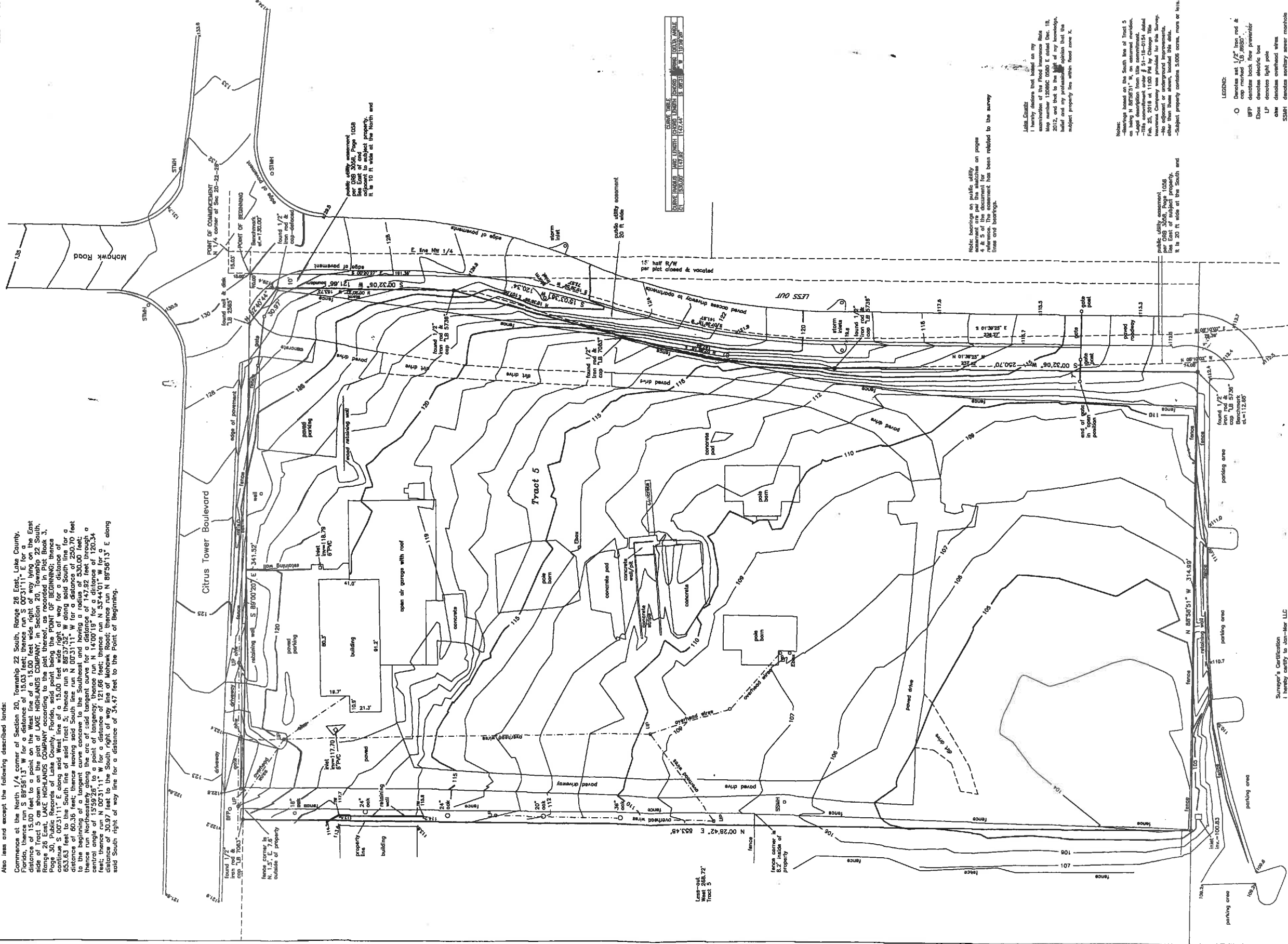
Parcel 1:
The Eastern one-half (1/2) of Tract 5, Section 20, Township 22 South, Range 26, East, Lake Highlands Company, Florida, according to the plat of Lake Highlands Company, recorded in Plat Book 3, Page 30, Public Records of Lake County, Florida.

Parcel 2:
The West 1/2 of Tract 5, Section 20, Township 22 South, Range 26, East, Lake Highlands Company, Florida, according to the plat of Lake Highlands Company, recorded in Plat Book 3, Page 30, Public Records of Lake County, Florida, LESS the West 268.72 feet thereof.

Also less and except the following described lands:

Commence at the North 1/4 corner of Section 20, Township 22 South, Range 26, East, Lake County, Florida; thence run N 89°56'13" W for a distance of 15.03 feet; thence run S 00°31'11" E for a distance of 15.00 feet to a point on the West line of a 15.00 foot wide right of way lying on the East side of Tract 5 as shown on the plat of LAKE HIGHLANDS COMPANY, in Section 20, Township 22 South, Range 26, East, LAKE HIGHLANDS COMPANY according to the plat thereof, as recorded in Plat Book 3, Page 30, Public Records of Lake County, Florida; thence along the East line of said right of way for a distance of 653.63 feet to the South line of said Tract 5; thence run S 88°37'52" W along said South line for a distance of 60.36 feet; thence leaving said South line run N 00°31'11" W for a distance of 250.70 feet to the beginning of a tangent curve concave to the Southeast and having a radius of 530.00 feet; thence run Northwesterly along the arc of said tangent curve for a distance of 14.52 feet to the intersection of a tangent line; thence run N 15°59'26" W for a distance of 120.34 feet; thence run N 00°31'11" W for a distance of 121.66 feet; thence run N 53°44'01" W for a distance of 30.97 feet to the South right of way line of Mohawk Road; thence run N 89°56'13" E along said South right of way line for a distance of 34.47 feet to the Point of Beginning.

Scale = 1"=30'



Surveyor's Certification
I hereby certify to Jan-Mar LLC that this map of Boundary Survey meets the Standards of Professional Practice as set forth in Chapter 51-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

JEFFREY P. RHODEN PSM #5322
STATE OF FLORIDA
UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL
SEAL OF A LICENSED SURVEYOR, THIS MAP/REPORT IS FOR INFORMATIONAL
PURPOSES ONLY AND IS NOT VALID.

Note bearings on public utility lines are taken from the plat of the utility company. The comment has been related to the survey lines and bearings.

LESA GUNTER
I hereby declare that based on my examination of the Flood Insurance Rate Map (FIRM) for the area shown on this map, dated February 25, 2018 at 11:00 PM by Chicago Title Insurance Company was provided for the Survey. No adjacent or underground improvements, easements or other matters were shown on the map that would affect the survey. Subject property contains 5,005 acres, more or less.

Note bearings on the South line of Tract 5 are taken from the plat of the utility company. The comment has been related to the survey lines and bearings.

- LEGEND:
- denotes set 1/2" iron rod & cap marked "L.S. 2000"
 - GTP denotes back flow preventer
 - denotes electric box
 - LP denotes light pole
 - denotes overhead wire
 - denotes storm sewer manhole
 - denotes storm manhole
 - denotes utility pole

Field Date: 03/24/18
Prepared for: Jan-Mar LLC
Drawn by: JPR
Scale: 1"=30'
00160.003
Rhaden Land Surveying, Inc.
13 #6880
200 E. Main St.
Ocala, FL 32071
352-384-0255

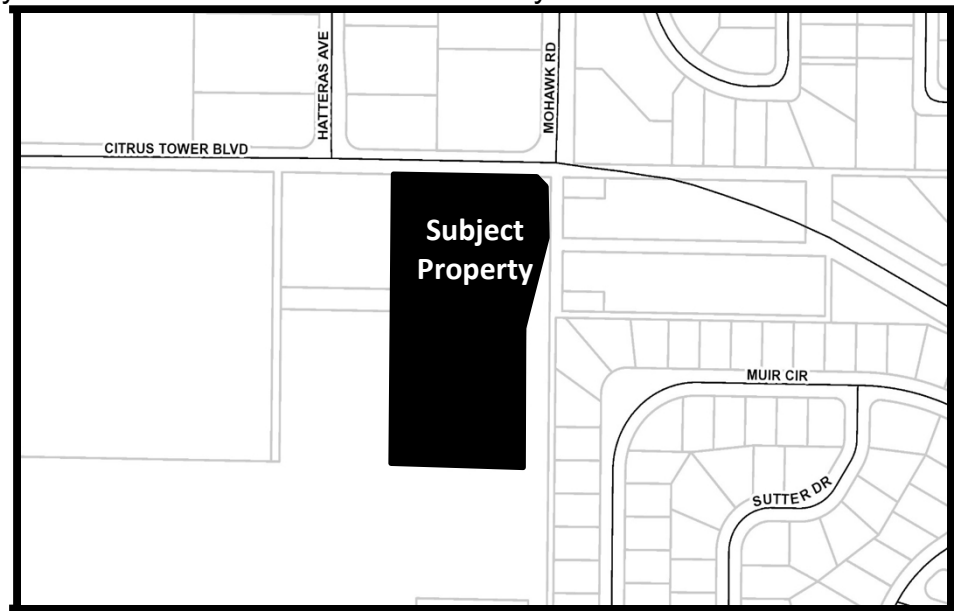
CITY OF CLERMONT

NOTICE OF PROPOSED LAND USE CHANGE

Small-Scale Comprehensive Plan Amendment

ORDINANCE NO. 2016-24

The City of Clermont will hold public hearings on Monday, June 13, 2016 at 6:30 p.m. at the Planning and Zoning Commission; Tuesday, June 14, 2016 at 6:30 p.m. (1st reading of the adoption ordinance) and Tuesday, June 28, 2016 (final reading of the adoption ordinance) at 6:30 p.m. before the City Council to consider a proposed change to the City's Future Land Use Map. The map amendment would change the Future Land Use designation for the 5.33 +/-acre parcel below from Lake County Regional Office to City of Clermont Industrial. Alternate Key 1647746.



Location: 423 Citrus Tower Boulevard
Ordinance #2016-24:

An ordinance of the City of Clermont, Florida, adopting the small-scale comprehensive plan amendment for the City of Clermont, Florida, pursuant to the Local Government Comprehensive Planning Act, Chapter 163, Part II, Florida Statutes; setting forth the authority for adoption of the small-scale comprehensive plan amendment; setting forth the purpose and intent of the small-scale comprehensive plan amendment; providing for the adoption of the small-scale comprehensive plan amendment; establishing the legal status of the small-scale comprehensive plan amendment; providing a severability clause; 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

Daily Commercial
June 3 and June 14, 2016

City Clerk



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, June 14, 2016		
Agenda Item Name		
Ordinance No. 2016-25 <i>Introduction</i> <i>Citrus Tower Self Storage</i>		
Requested Action		
Recommend introduction of Ordinance 2016-25.		
Staff Report		
The applicant, Jan-Mar, LLC, is requesting a rezoning of the subject property. This request is being heard concurrently with requests for annexation, small-scale comprehensive plan amendment, and a conditional use permit. Upon annexation, the zoning would default to Urban Estate. The applicant is requesting a change to C-2 General Commercial in order to redevelop the property as a self-storage facility. Under Section 122-224, self-storage facilities are a conditional use in the C-2 district. The property historically has been used for industrial uses, such as a truss manufacturing plant, and was zoned Planned Industrial in Lake County. Because the applicant's intention is to use the property for commercial instead of industrial uses, the requested zoning is C-2. The Industrial future land use allows general commercial activities, as stated in Policy 1.10.2 of the comprehensive plan. The applicant has applied for a conditional use permit for the self-storage facility since it is a conditional use under the C-2 district and will have one building with more than 20,000 square feet of floor space. Staff has reviewed the applicant's proposal and concurs that general commercial at this location is consistent with the uses in the area, such as Family Dollar across the street and other commercial uses along Citrus Tower Boulevard in the vicinity. Therefore, staff recommends approval of the rezoning to C-2 General Commercial.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	Ordinance	REZ ORD 2016-25.doc
2.	Maps	Citrus Tower Self Storage.pdf
3.	Application	REZ application.pdf
4.	Survey	Survey.pdf
5.	Legal ad	Citrus Tower Self Storage REZ legal ad.docx

CITY OF CLERMONT
ORDINANCE No. 2016-25

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 NO. 1:

The eastern one-half (1/2) of Tract 5, Section 20, Township 22 South, Range 26, East, according to the plat of Lake Highlands Company, recorded in Plat Book 3, Page 30, Public Records of Lake County, Florida.

AND

PARCEL NO. 2:

The west ½ of Tract 5, Section 20, Township 22 South, Range 26, East, Lake Highlands Company, according to the plat thereof, as recorded in Plat Book 3, Page 30, Public Records of Lake County, Florida, less the west 268.72 thereof.

Also less and except the following described lands:

Commence at the north ¼ corner of Section 20, Township 22 South, Range 26 East, Lake County, Florida, thence run south 89°56'13" west for a distance of 15.03 feet; thence run south 00°31'11" east for a distance of 15.00 feet to a point on the west line of a 15.00 feet wide right of way lying on the east side of Tract 5 as shown on the plat of Lake Highlands Company, in Section 20, Township 22 South, Range 26 East, Lake Highlands Company according to the plat thereof, as recorded in Plat Book 3, Page 30 Public Records of Lake County, Florida, said point being the point of beginning; thence continue south 00°31'11" east along said west line of a 15.00 feet wide right of way for a distance of 653.63 feet to the south line of said Tract 5; thence run S 89°57'52" west along said south line for a distance of 60.36 feet; thence leaving said south line run north 00°31'11" west for a distance of 250.70 feet to the beginning of a tangent curve concave to the southeast and have a radius of 530.00 feet; thence run northeasterly along the arc of said tangent curve for a distance of 147.92 feet through a central angle of 15°59'26" to a point of tangency; thence run N 14°00'19" for a

CITY OF CLERMONT
ORDINANCE No. 2016-25

1

distance of 120.34 feet; thence run N 00°31'11" W for a distance of 121.66 feet; thence run north 53°44'01" west for a distance of 30.97 feet to the south right of way line of Mohawk Road; thence run north 89°56'13" east along said south right of way line for a distance of 34.47 feet to the point of beginning.

Containing 5.33 Acres +/-

From: UE Urban Estate
To: C-2 General Commercial

SECTION 2:

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

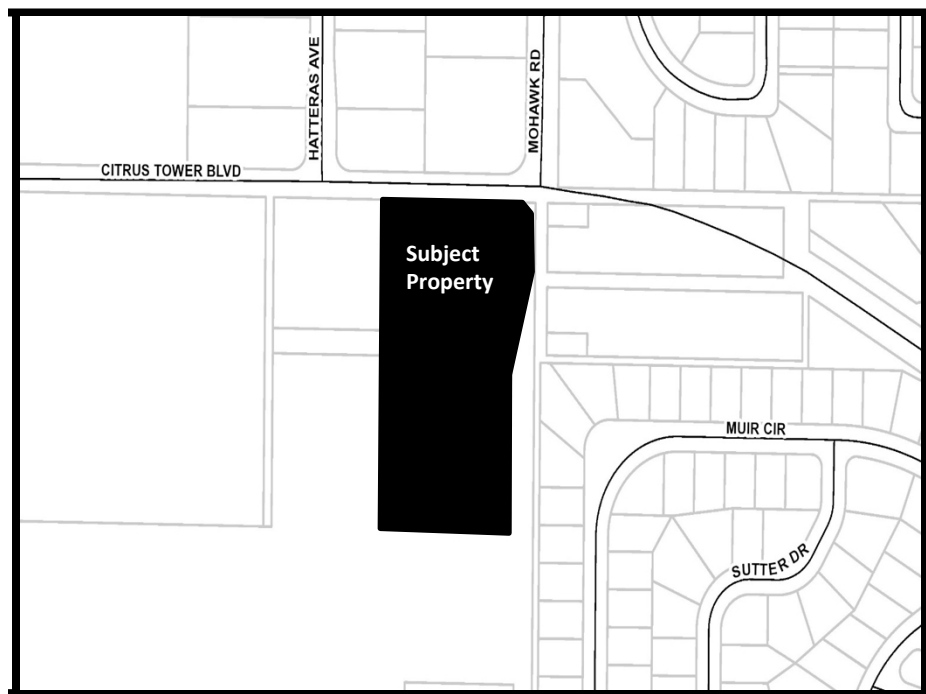
SECTION 3:

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:

The provisions of this Ordinance shall be effective as provided by law.

Location map:



CITY OF CLERMONT
ORDINANCE No. 2016-25

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

Exhibit - Location Map

Citrus Tower Blvd Self Storage

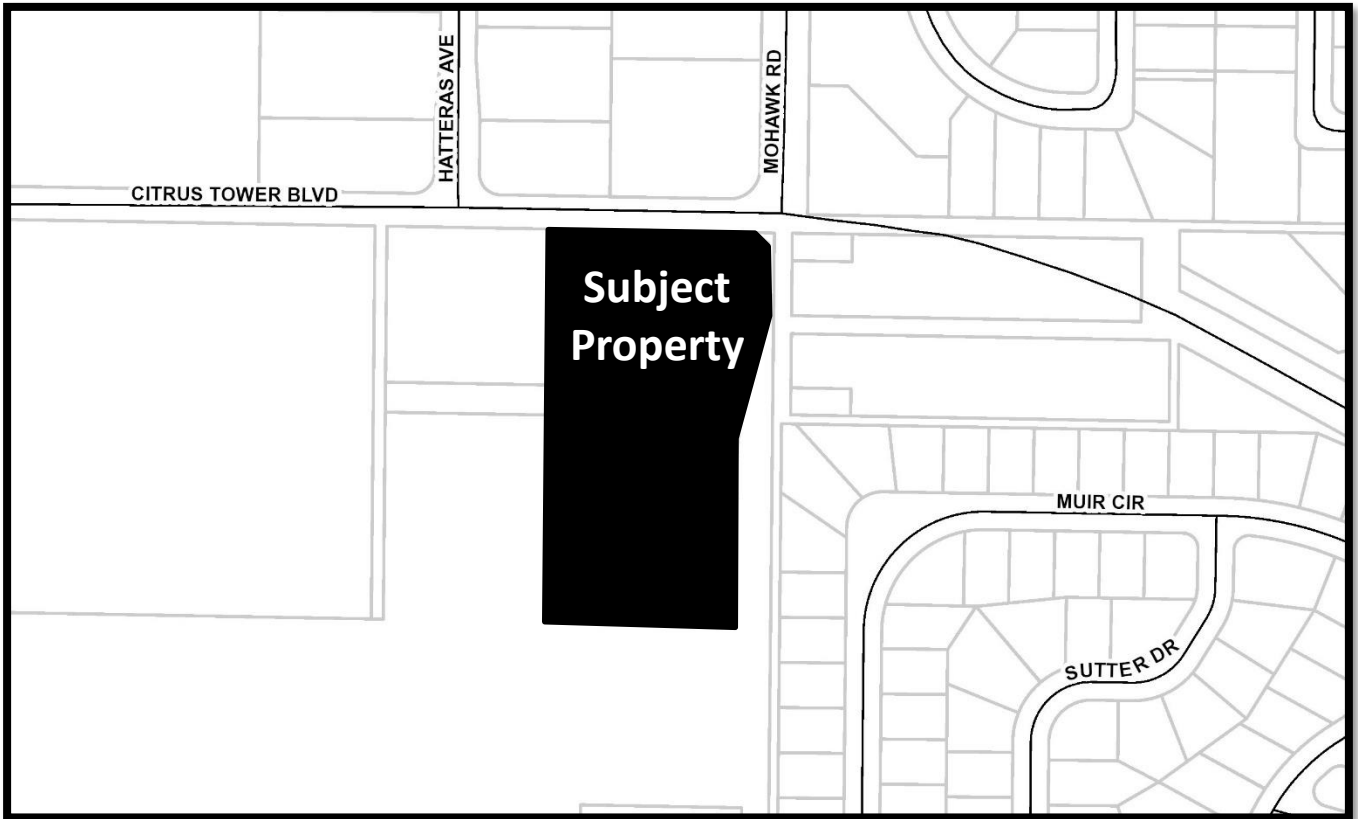


Exhibit – Future Land Use
Citrus Tower Blvd Self Storage

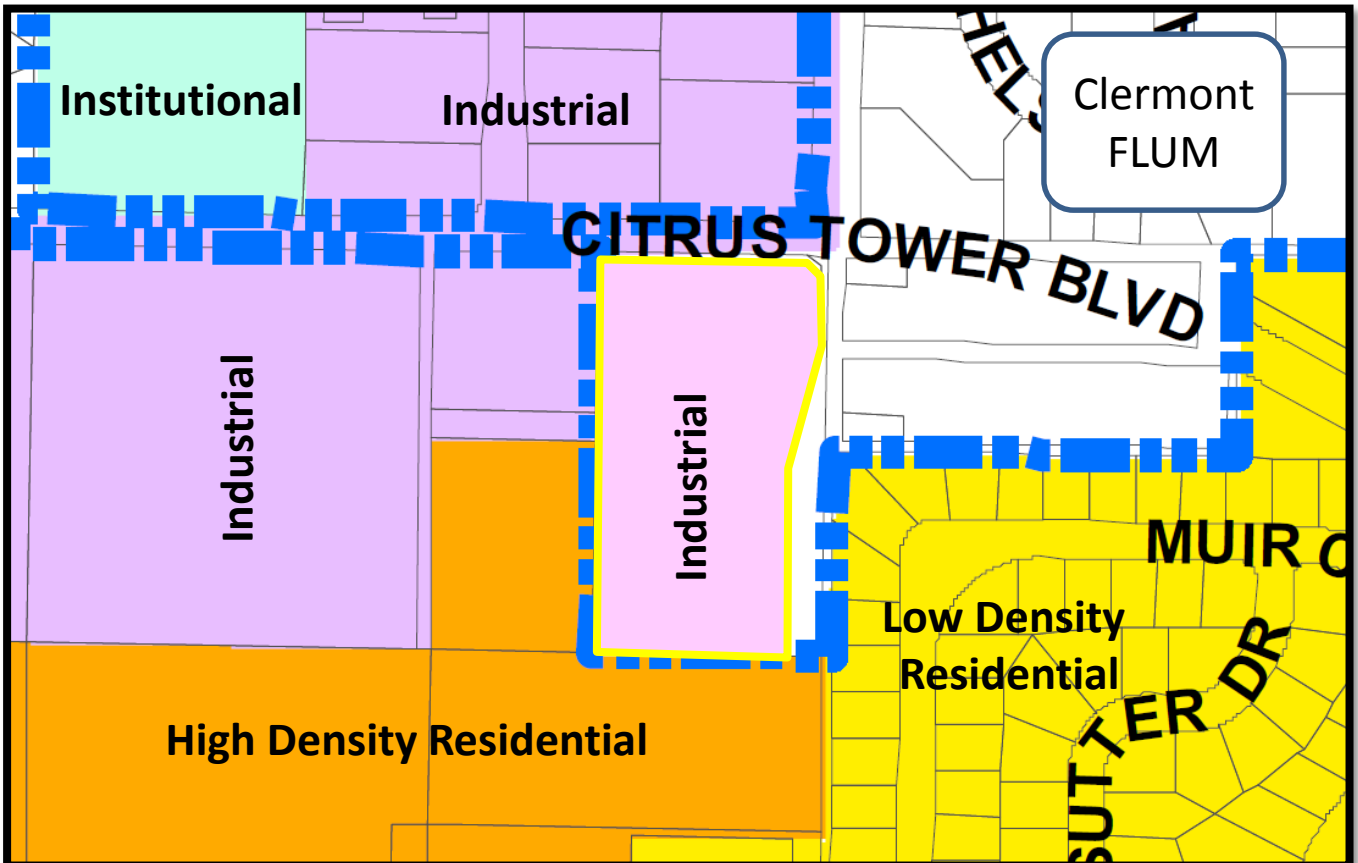
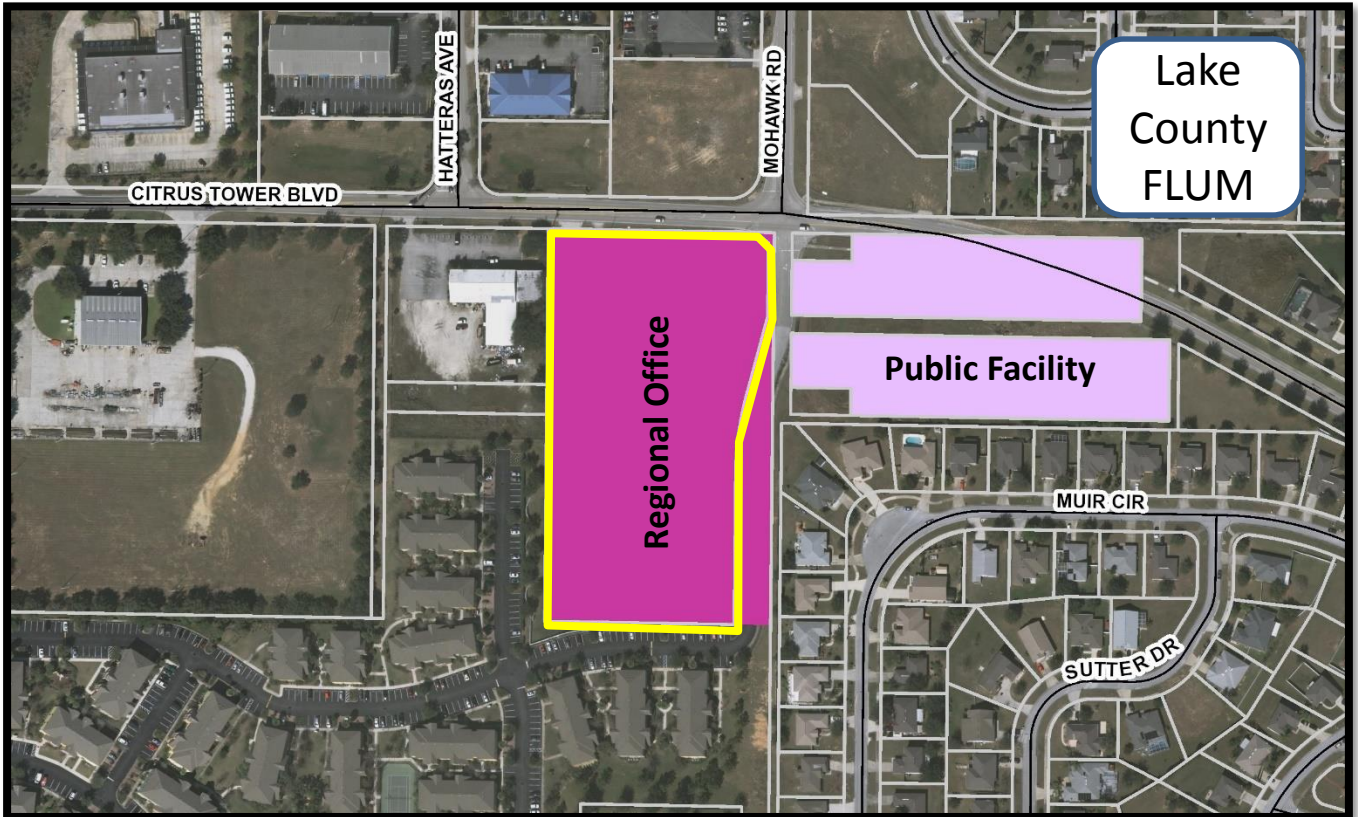
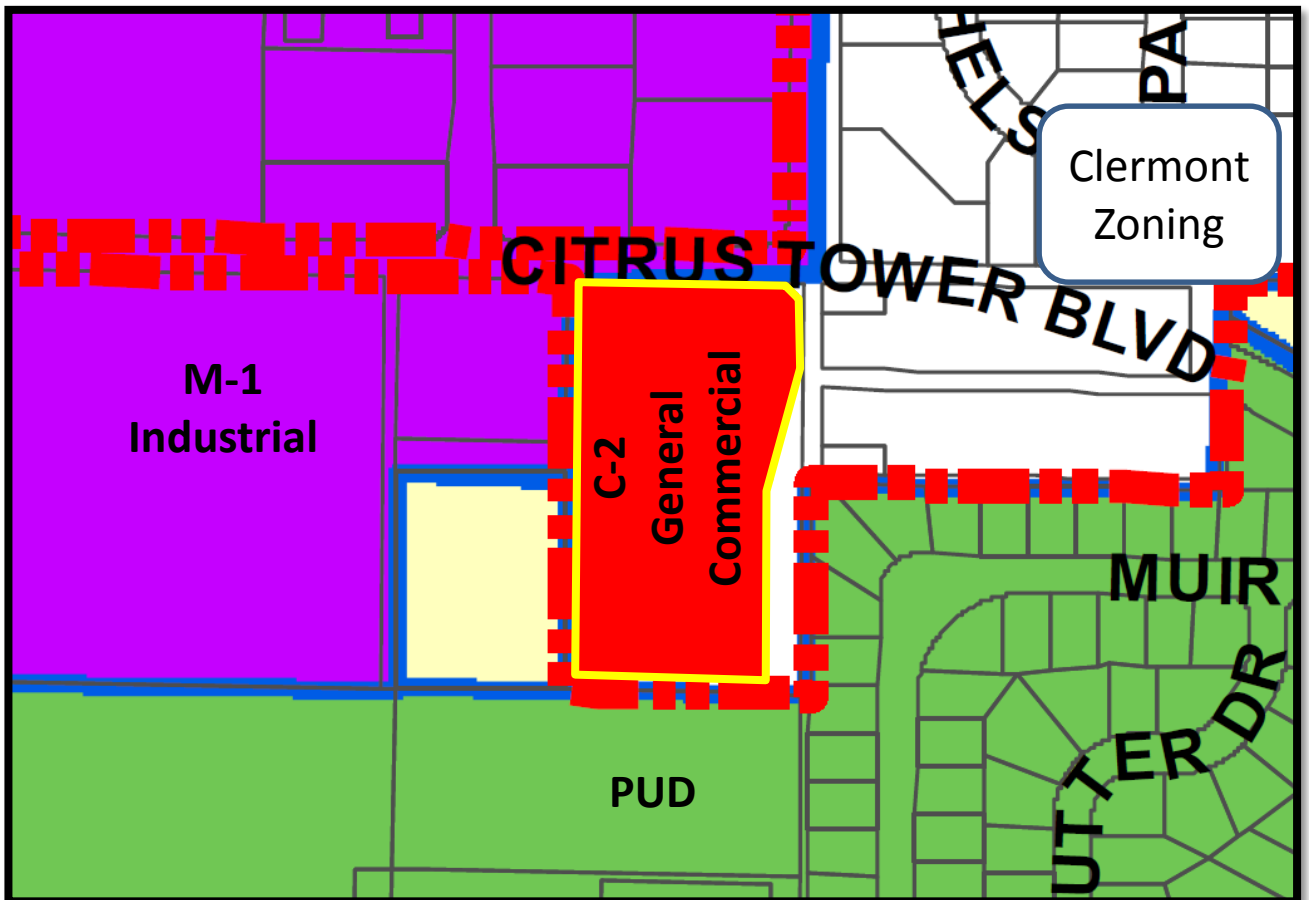


Exhibit – Zoning
Citrus Tower Blvd Self Storage





CITY OF CLERMONT
REZONING
APPLICATION

DATE: April 27, 2016

FEE: \$350.⁰⁰

PROJECT NAME (if applicable): Citrus Tower Boulevard Self Storage

APPLICANT: Jan-Mar, LLC

CONTACT PERSON: Robert Thompson

Address: 11905 Egret Bluff

City: Clermont State: FL Zip: 34711

Phone: 321-689-5785 Fax: _____

E-Mail: rt1958@earthlink.net

OWNER: Little Raskals Partnership

Address: 8687 Bunch Flower Court

City: Westerville State: OH Zip: 43082

Phone: 407-758-1945 Fax: _____

Address of Subject Property: 423 Citrus Tower Boulevard, Clermont, FL

Legal Description (include copy of survey): See Attached & Survey

Acreage: 5.33 +/- acres Land Use: Industrial
(City verification required)

Present Zoning: UE Proposed Zoning: C-2, General Commercial
(City verification required)

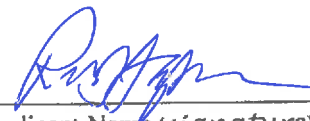
CITY OF CLERMONT
REZONING
APPLICATION
Page 2

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

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

Annexation from Lake County in order to utilize city utilities for new business.

Robert D. Thompson
Applicant Name (print)

x 
Applicant Name (signature)

CHARLENE KIEB
Owner Name (print)

x 
Owner Name (signature)

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

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. 2016-25

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

423 Citrus Tower Boulevard, Alternate Key 1647746

LEGAL DESCRIPTION

PARCEL NO. 1:

The Eastern one-half (1/2) of Tract 5, Section 20, Township 22 South, Range 26, East, according to the plat of Lake Highlands Company, recorded in Plat Book 3, Page 30, Public Records of Lake County, Florida.

AND

PARCEL NO. 2:

The West ½ of Tract 5, Section 20, Township 22 South, Range 26, East, Lake Highlands Company, according to the plat thereof, as recorded in Plat Book 3, Page 30, Public Records of Lake County, Florida, LESS the West 268.72 thereof.

Also less and except the following described lands:

Commence at the North ¼ corner of Section 20, Township 22 South, Range 26 East, Lake County, Florida, thence run S 89°56'13" W for a distance of 15.03 feet; thence run S 00°31'11" E for a distance of 15.00 feet to a point on the West line of a 15.00 feet wide right of way lying on the East side of Tract 5 as shown on the plat of LAKE HIGHLANDS COMPANY, in Section 20, Township 22 South, Range 26 East, LAKE HIGHLANDS COMPANY according to the plat thereof, as recorded in Plat Book 3, Page 30 Public Records of Lake County, Florida, said point being the POINT OF BEGINNING; thence continue S 00°31'11" E along said West line of a 15.00 feet wide right of way for a distance of 653.63 feet to the South line of said Tract 5; thence run S 89°57'52" W along said South line for a distance of 60.36 feet; thence leaving said South line run N 00°31'11" W for a distance of 250.70 feet to the beginning of a tangent curve concave to the Southeast and have a radius of 530.00 feet; thence run Northeasterly along the arc of said tangent curve for a distance of 147.92 feet through a central angle of 15°59'26" to a point of tangency; thence run N 14°00'19" for a distance of 120.34 feet; thence run N 00°31'11" W for a distance of 121.66 feet; thence run N 53°44'01" W for a distance of 30.97 feet to the South right of way line of Mohawk Road; thence run N 89°56'13" E along said South right of way line for a distance of 34.47 feet to the Point of Beginning.

Containing 5.33 Acres +/-

FROM UE Urban Estate
TO C-2 General Commercial

This request will be considered by the Planning & Zoning Commission on Monday, June 13, 2016 at 6:30 p.m.

A public meeting to consider the request will be held before the City Council on Tuesday, June 28, 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.

Daily Commercial
June 6 and June 14, 2016

Tracy Ackroyd Howe, MMC
City Clerk



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, June 14, 2016		
Agenda Item Name		
Ordinance No. 2016-26 <i>Introduction</i> <i>Field Monumentation</i>		
Requested Action		
Recommend introduction of Ordinance 2016-26.		
Staff Report		
This administrative request is to update the Land Development Code (LDC) section pertaining to the setting of concrete markers to mark lots in subdivisions. Under Section 110-263, Field Monumentation, a request has been made to allow developers to set metal rods instead of concrete markers to mark lots in subdivisions. The use of concrete markers is not only an added expense in material, but also increases the time to set the concrete markers for developers. This change is consistent with the standards in other municipalities. Developers are required to comply with Chapter 177, Florida Statutes, that states the monument must be composed of a durable material, a minimum length of 18 inches, a minimum cross-section area of 0.2 square inches, identified with a durable marker or cap bearing registration number, and be detectable with conventional instruments for locating ferrous or magnetic objects. Staff believes the added time and expense of the concrete markers are not justified, and therefore recommends approval of this LDC change.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Ordinance ORD 2016-26 plat markers.doc		
2. Legal ad 2016-26 plat markers legal ad.doc		

CITY OF CLERMONT
ORDINANCE No. 2016-26

AN ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING THE CODE OF ORDINANCES, CHAPTER 110 SUBDIVISIONS, SECTION 110-263 FIELD MONUMENTATION; PROVIDING FOR CODIFICATION; SEVERABILITY; EFFECTIVE DATE; AND PUBLICATION.

WHEREAS, pursuant to the provisions of Chapter 163, Florida Statutes, the City of Clermont Planning and Zoning Commission, acting as the Local Planning Agency of the City, has held a public hearing on June 13, 2016 and following such hearing found this Ordinance to be in the best interest of the City of Clermont, and recommended that the City Council adopt this Ordinance; and

WHEREAS, the City Council of the City of Clermont desires to amend Chapter 110 Subdivisions, Section 110-263 Field Monumentation, of the City of Clermont's Code of Ordinances;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Clermont, Florida as follows:

SECTION 1.

The City Council of the City of Clermont has the authority to adopt this Ordinance pursuant to Article VIII of the Constitution of the State of Florida and Chapter 163 and 166, Florida Statutes.

SECTION 2.

The Land Development Code of the City of Clermont Code of Ordinances is hereby amended to read as follows (note strikethrough indicates removed words and underlined indicates added):

Sec. 110-263. - Field monumentation.

The developer shall cause a state registered surveyor to install monuments based on the requirements of F.S. Chapter 177, and provide other locations and information as follows:

- (1) Permanent reference monuments shall be set at each block corner before the recording of the plat. All lot corners shall be staked with concrete markers or metal rods unless a more permanent marker is required. Property markers shall be set at all points of curvature change. Markers shall be set prior to plat recording on all lands dedicated for public use, and prior to deeding or building construction on all other properties.
- (2) Permanent control points shall be set prior to the recording of the plat, or expiration of the bond guaranteeing improvements.

CITY OF CLERMONT
ORDINANCE No. 2016-26

- (3) The surveyor shall establish the elevation in feet above National Geodetic Vertical Datum for at least two permanent benchmarks in the subdivision, and transmit the data to the City Engineer.

CITY OF CLERMONT
ORDINANCE No. 2016-26

2

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 28th day of June, 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. 2016-26

AN ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING THE CODE OF ORDINANCES, CHAPTER 110 SUBDIVISIONS, SECTION 110-263 FIELD MONUMENTATION; PROVIDING FOR CODIFICATION; SEVERABILITY; EFFECTIVE DATE; AND PUBLICATION.

This ordinance will be considered by the Planning & Zoning Commission on Monday, June 13, 2016 at 6:30 P.M.

A public meeting to consider the ordinance will be held before the City Council on Tuesday, June 28, 2016 at 6:30 p.m. for final enactment.

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

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
June 6 and June 14, 2016



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, June 14, 2016		
Agenda Item Name		
Ordinance No. 2016-27 <i>Introduction Automotive Dealerships</i>		
Requested Action		
Recommend introduction of Ordinance 2016-27.		
Staff Report		
This administrative request is to update the Land Development Code (LDC) section pertaining to automotive dealerships. Currently, the General Commercial C-2 zoning Section 122-223 of the LDC allows for automobile and truck services, car washes, and automobile, truck, boat and farm equipment sales as permitted uses within the zoning district. Permitted uses do not require City Council approval when developing a site. Staff is proposing to move these permitted uses to conditional uses within the code. With the recent influx of automotive dealerships in the area, staff believes City Council review is appropriate and recommends approval of Ordinance 2016-27.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Ordinance Ord. 2016-27 auto dealerships.doc		
2. Legal ad 2016-27 auto dealerships legal ad.doc		

CITY OF CLERMONT
ORDINANCE No. 2016-27

AN ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING THE CODE OF ORDINANCES, CHAPTER 122 ZONING, SECTION 122-223 PERMITTED USES; SECTION 122-224 CONDITIONAL USES; PROVIDING FOR CODIFICATION; SEVERABILITY; EFFECTIVE DATE; AND PUBLICATION.

WHEREAS, pursuant to the provisions of Chapter 163, Florida Statutes, the City of Clermont Planning and Zoning Commission, acting as the Local Planning Agency of the City, has held a public hearing on June 13, 2016 and following such hearing found this Ordinance to be in the best interest of the City of Clermont, and recommended that the City Council adopt this Ordinance; and

WHEREAS, the City Council of the City of Clermont desires to amend Chapter 122 Zoning, Section 122-223 Permitted Uses, and Section 122-224 Conditional Uses, of the City of Clermont's Code of Ordinances;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Clermont, Florida as follows:

SECTION 1.

The City Council of the City of Clermont has the authority to adopt this Ordinance pursuant to Article VIII of the Constitution of the State of Florida and Chapter 163 and 166, Florida Statutes.

SECTION 2.

The Land Development Code of the City of Clermont Code of Ordinances is hereby amended to read as follows (note strikethrough indicates removed words and underlined indicates added):

Sec. 122-223. - Permitted uses.

(a) *Generally.* Permitted uses in the C-2 district are as follows:

- (1) Retail businesses: Any retail business or service, including the sale of goods and services for resale, as long as it is incidental to and in conjunction with a retail business.
- (2) Personal service establishments, such as but not limited to beauty shops or barber shops, tailor or dressmaking shops, shoe repair, music, dancing and photographic studios and dry cleaning establishments. Permanent makeup service may be allowed as an accessory use; with a business tax receipt and with medical supervision, within an existing salon, beauty shop, barber shop, medical office, or similar use. Such service shall be limited to the face area and would consist of cosmetic permanent makeup for eyeliner, eyebrow and mouth/lip liner definition.

CITY OF CLERMONT
ORDINANCE No. 2016-27

1

- (3) Professional offices, doctors' offices, banks, loan companies, insurance and real estate offices, and similar businesses.
 - (4) ~~Automobile and truck services, carwashes, and automobile, truck, boat and farm equipment sales.~~
 - (5) Recreation facilities, theaters, including drive-ins, bowling alleys, skating rinks, billiard halls, miniature golf courses, driving ranges and tourist attractions.
 - (6) Restaurants and lounges.
 - (7) Buildings, structures or uses maintained or operated by the City.
 - (8) No retail establishment may occupy more than 100,000 square feet.
 - (9) Lodges and clubs.
 - (10) Laundries.
 - (11) Hotels and motels.
 - (12) Convenience stores and gas stations.
 - (13) Shopping centers; Any group of businesses with shared parking or in which the total land area of the development is less than ten acres.
 - (14) Nursery schools, kindergartens or child care centers; provided the outdoor play area is enclosed by a fence at least four feet high and all state requirements are met.
- (b) *Floor space.* Any business establishment or structure proposing to occupy more than 20,000 square feet of floor space shall require a Conditional Use Permit. The floor area ratio for any structure shall not exceed that identified by policies of the adopted Comprehensive Plan.
 - (c) *Uses to be enclosed; outdoor storage.* All uses must be conducted within a completely enclosed building; except for outdoor storage, which must be screened from a public street and adjacent property.
 - (d) *Sidewalk use.* Restaurant or food service business establishments may utilize the outside private sidewalk area adjacent to the business for patron use, to include non-fastened small tables and chairs or benches during business hours only.

CITY OF CLERMONT
ORDINANCE No. 2016-27

Businesses which utilize this type of sidewalk use shall maintain at least a four-foot wide open area for passage from one property to the next, from the inside of any curb toward the business front, and in accordance with the Americans with Disabilities Act. Where such four-foot open space is not available, table or chairs shall not be allowed. All such uses shall be approved by the applicable City administrator. Number and size limitations are as follows:

- (1) Limited to 50 percent of restaurant frontage as approved by the Development Services department.
 - (2) Maximum number of tables and chairs; four tables with a maximum of four chairs each.
 - (3) Maximum table width; four feet.
 - (4) Umbrellas may be utilized provided they adhere to the four-foot clearance for Americans with Disabilities Act access and do not have any advertising.
- (e) Restaurants or similar food service business establishments with larger outdoor seating area available that can be isolated may be permitted with the following provisions:
- (1) Site Plan approval is required by the Site Review Committee. Location and any separation from other uses; sidewalks, parking, and landscape for example, must be demonstrated and maintained.
 - (2) Outdoor seating cannot exceed more than half the total square feet or number of seats, whichever is less, of the indoor seating area.
 - (3) All sidewalks and pedestrian access areas shall maintain Americans with Disabilities Act accessibility.
 - (4) No advertising shall be permitted on table umbrellas or fencing material unless approved by the City administrative official.
 - (5) Required landscaping must be maintained in accordance with the city Land Development Code.

Sec. 122-224. - Conditional uses.

- (a) Conditional uses in the C-2 district are as follows:
- (1) Manufacturing, provided such manufacturing employs not more than five persons and is incidental, complementary to, and in conjunction with a retail business or service.

CITY OF CLERMONT
ORDINANCE No. 2016-27

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- (2) Residential storage warehouses where storage facility uses are exclusively for storing excess personal property generally stored in residential accessory buildings. This shall not include the storage of manufacturing or commercial products.
- (3) Shopping centers; any group of businesses with shared parking or in which the total land area of the development is ten acres or more.
- (4) Agricultural service operations.
- (5) Public or semipublic facilities or structures not operated by the City and not listed as a permitted use.
- (6) Utility facilities; such as electric transformers, gas regulator stations, and so forth.
- (7) Recreational vehicle parks.
- (8) Hospitals, clinics, and nursing homes.
- (9) Automobile and truck repair garages; and painting, welding and bodyshops.
- (10) Dwelling units, provided that the requirements of the R-3 zone are met, mobile home parks per Article V of this Chapter, and Planned Unit Developments per Article IV of this Chapter.
- (11) Kennels or veterinary clinics, provided that all animal services and confinement areas; including runs, are in air conditioned and sound-attenuated buildings.
- (12) Churches, funeral homes and cemeteries.
- (13) Retail establishments more than 100,000 square feet.
- (14) Private schools.
- (15) Bus terminals, major equipment sales, manufactured housing sales, travel trailer and recreational vehicle sales.
- (16) Bed and breakfast inns.
- (17) Automobile and truck services, carwashes, and automobile, truck, boat and farm equipment sales.

CITY OF CLERMONT
ORDINANCE No. 2016-27

4

- (b) In case of uncertainty of the classification of any use, uses may be permitted which; after consideration by the Planning and Zoning Commission and approval of the City Council, are not more obnoxious to the district than the uses provided in this Section. All conditional uses must be provided per Chapter 86, Article III, Division 3.

CITY OF CLERMONT
ORDINANCE No. 2016-27

5

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 28th day of June, 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. 2016-27

AN ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING THE CODE OF ORDINANCES, CHAPTER 122 ZONING, SECTION 122-223 PERMITTED USES; SECTION 122-224 CONDITIONAL USES; PROVIDING FOR CODIFICATION; SEVERABILITY; EFFECTIVE DATE; AND PUBLICATION.

This ordinance will be considered by the Planning & Zoning Commission on Monday, June 13, 2016 at 6:30 P.M.

A public meeting to consider the ordinance will be held before the City Council on Tuesday, June 28, 2016 at 6:30 p.m. for final enactment.

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

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
June 6 and June 14, 2016