



**CITY OF CLERMONT
COUNCIL MEETING AGENDA
6:30 PM, Tuesday, November 8, 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

OATH OF OFFICE

Administration of Oath of Office of Elected Officials for Seats 1, 3, and 5.

Selection of Mayor Pro-Tem

PROCLAMATION

Bullying and Harassment

National Hunger and Homelessness Awareness Week

PRESENTATIONS

Certificate of Achievement for Excellence in Financial Reporting

Parks and Recreation Update

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 October 25, 2016 Regular Council Meeting minutes.

Item No. 2 - Appointment

Consider appointment of Economic Development Director Shannon Schmidt to the Lake-Sumter MPO's Technical Advisory Committee and designation of two alternates.

Item No. 3 - Vehicle Purchase

Consider request to piggyback the National Joint Powers Alliance contract to purchase Police Department vehicles in the budgeted amount of \$82,782.25

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|---|---|
| Item No. 4 - Vehicle Purchase | Consider request to piggyback Florida Sheriffs Association contract number FSA16-VEL24.0 and FSA16-VEL14.0 to purchase Police, IT and Public Works vehicles in the budgeted amount amount of \$219,322. |
| Item No. 5 - Bid Award | Consider approval of bid award to Derelle, Inc. to provide coating and repairs to historical water tower at Hancock Park in the total budgeted amount of \$60,048. |
| Item No. 6 - Bid Award and Budget Amendment | Consider approval of bid award to Hudson Site Construction, LLC. to provide stormwater water quality improvements to Drew Ave. and East Ave. in the total amount of \$365,823.40 and a budget amendment in the amount of \$165,823. |
| Item No. 7 - Bid Award and Budget Amendment | Consider award to Derelle, Inc. to provide construction of Clermont Gateway Improvement Project in the total amount of \$471,194.55 and a budget amendment in the amount of \$124,000. |
| Item No. 8 - Resolution No. 2016-37 | Consider Resolution supporting the development and implementation of the 8th Street Gateway Improvement Project. |
| Item No. 9 - Resolution No. 2016-48 | Consider Resolution approval amending the Fiscal Year 2016 budget. |

UNFINISHED BUSINESS

- | | |
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| Item No. 10 - Resolution No. 2016-41
<i>Hayes Brothers Funeral Home</i> | Consider a conditional use permit to allow a funeral home in the C-1 Light Commercial zoning district located at 191 W. Broome Street. |
| Item No. 11 - Ordinance No. 2016-48 <i>Final</i>
<i>Medical Marijuana</i> | Consider ordinance adoption to amend the code of ordinances to include Medical Marijuana Dispensaries regulations. |

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NEW BUSINESS

Item No. 12 - Lien Reduction

Dean

Consider request for reduction of waiver and lien release.

Item No. 13 - Variance Request

Marco's Pizza

Consider a variance request to allow for less than 1 parking space per 200 square feet, for property located at 2620 E. Highway 50.

Item No. 14 - Resolution No. 2016-40

User Fees

Consider approval of a resolution to adopt a fee schedule for Planning and Zoning, Building Services, Fire Review and Inspection Services, Parks and Recreation, Police and City Clerk user fees.

Item No. 15 - Ordinance No. 2016-44 *Introduction*

Huber Self-Storage

Consider ordinance introduction for annexation of 6.89 +/- acres located west of US 27 and north of Caspian Lane.

Item No. 16 - Ordinance No. 2016-45 *Introduction*

Huber Self-Storage

Consider ordinance introduction for a small-scale comprehensive plan amendment to change the future land use from Lake County Urban Low to Industrial for a 6.89-acre property located west of US 27 and north of Caspian Lane.

Item No. 17 - Ordinance No. 2016-46 *Introduction*

Huber Self-Storage

Consider ordinance introduction to change the zoning from Urban Estate to C-2 General Commercial for a 6.89-acre parcel located west of US 27 and north of Caspian Lane.

Item No. 18 - Ordinance No. 2016-47 *Introduction*

The Vue

Consider ordinance introduction to amend the waivers of the Planned Unit Development for property located south of S.R. 50 and west of Miss Florida Avenue and a portion south of Hooks Street.

**CITY OF CLERMONT
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ADJOURN

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

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



WHEREAS, bullying is comprised of direct behaviors such as teasing, taunting, threatening, hitting, and stealing, as well as indirect behaviors such as spreading rumors and acting in ways to cause a student to be socially isolated through intentional exclusion, with all such behaviors resulting in physical or psychological intimidation; and

WHEREAS, each day an estimated 160,000 children refuse to go to school because they dread the physical and verbal aggression of their peers, and many more students attend school in a chronic state of anxiety; and

WHEREAS, bullying in schools is a pervasive problem that can have negative consequences for the school climate and for the right of students to learn in a safe environment without fear, and one that can have negative lifelong consequences, both for students who bully and for their targets; and

WHEREAS, it is important we acknowledge and heighten awareness about the serious issues and the negative effects of bullying, including the long term damage it can cause in our children as well as the risks of teenage suicide; and

WHEREAS, those who stand by passively watching or actively encouraging bullying are also affected by these hostile acts; they encourage bullying by creating an audience, they may become desensitized to cruelty, they may learn to imitate bullying behavior and become bullies themselves; and

WHEREAS, it is recognized that the Lake County School Board has adopted an Anti-Bullying Policy and is committed to providing a safe, positive, productive, and nurturing educational environment for all students and employees and encourages all cases of bullying to be reported immediately through its Safe School program without fear of retaliation; and

WHEREAS, it is time to be “STARS CLAP” – Someone That Acts Responsible Standing on Courage Love Awareness and Positivity, united as a community against bullying;

NOW, THEREFORE, I, Gail L. Ash, Mayor of the City of Clermont, do hereby proclaim the City of Clermont’s full support to the Lake County School Board Safe Schools program and Florida Senate Committee Substitute for House Bill 229 “Bullying and Harassment Policies in Schools” in a sincere desire that in the near future we can afford all students a safe physical and emotional environment.

IN WITNESS WHEREOF, I, Gail L. Ash, Mayor of the City of Clermont, have hereunto set my hand and caused the Seal of the City of Clermont to be affixed this 8th day of November, two thousand sixteen.

ATTEST:

Gail L. Ash, Mayor

Tracy Ackroyd Howe, MMC
City Clerk



WHEREAS, for over the past 25 years the National Coalition for the Homeless and National Student Campaign Against Hunger and Homelessness have sponsored National Hunger and Homelessness Awareness Week; and

WHEREAS, the purpose of the proclamation is to educate the public about the many reasons people are hungry and homeless; including the shortage of affordable housing in Clermont for very low income residents, and to encourage support for homeless assistance service providers, as well as community service opportunities for students and school service organizations; and

WHEREAS, there are many organizations committed to sheltering and providing supportive services, as well as meals and food supplies to people experiencing homelessness; and

WHEREAS the City of Clermont recognize that hunger and homelessness continues to be a serious problem for many individuals and families;

NOW, THEREFORE, I, Gail L. Ash, Mayor of the City of Clermont, do hereby proclaim November 13 through November 19, 2016 as

NATIONAL HUNGER AND HOMELESSNESS AWARENESS WEEK

IN WITNESS WHEREOF, I, Gail L. Ash, Mayor of the City of Clermont, have hereunto set my hand and caused the Seal of the City of Clermont to be affixed this 8th day of November, two thousand sixteen.

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
October 25, 2016

The Clermont City Council met in a regular meeting on Tuesday, October 25, 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 AND PLEDGE OF ALLEGIANCE

Pastor Moses gave the invocation followed by the pledge of allegiance.

PROCLAMATION

City Clerk Ackroyd Howe read the National American Indian Heritage Month proclamation aloud. Mayor Ash presented the proclamation to Susan DeHart, Daughters of the American Revolution.

PRESENTATIONS

Economic Development Update: Hispanic Business Initiative Fund

Economic Development Director Schmidt introduced Ms. Gabby Ortigoni, Vice President of Hispanic Business Initiative Fund. The Hispanic Business Initiative Fund hosts an annual fund raising event at Waterfront Park called Tour Latino. The February 2017 event will be featured on Univision Television.

Ms. Ortigoni congratulated the City of Clermont for being named the best Central Florida city to live in. The Hispanic Business Initiative Fund specializes in assisting Hispanic entrepreneurs who would like to establish or expand their business. Bilingual and culturally sensitive services are provided free of charge; including consulting, seminars, entrepreneurial grants, and loan facilitation. The Hispanic Business Initiative Fund relies on partnerships, and refers clients to community organizations, lenders, and economic development agencies. Funding is leveraged through government grants, corporate contributions, fundraising events, and individual philanthropic donors.

Council Member Mullins inquired if the Hispanic Business Initiative Fund recruited for international funding. Ms. Ortigoni commented the Hispanic Business Initiative Fund works close with the Economic Development Commission and the University of Central Florida Incubator Program.

City Manager Gray noted two agenda items would not be heard. Staff requested the postponement of Item 17; Ordinance 2016-40 Density Amendment Transmittal, to December 13, 2016. Item 18; Ordinance 2016-43 Council Salary Introduction, has been withdrawn.

Item No. 17 – Ordinance No. 2016-40 Transmittal; Density Amendment

City Clerk Ackroyd Howe read Ordinance 2016-40 aloud by title only.

An Ordinance of the City Council of the City of Clermont, Lake County, Florida, amending the Comprehensive Plan of the City of Clermont, Florida, pursuant to the Local Government Comprehensive Planning Act, Chapter 163, Part II, Florida Statutes by adopting text changes to the Future Land Use Element of the Comprehensive Plan to amend the maximum density for the downtown mixed use future land use category;

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REGULAR COUNCIL MEETING
October 25, 2016

setting forth the authority for adoption of the Comprehensive Plan Amendments; setting forth the purpose and intent of the Comprehensive Plan Amendments; establishing the legal status of the Comprehensive Plan Amendments; providing for severability, conflict and an effective date.

Council Member Mullins moved to table to December 13, 2016; seconded by Council Member Goodgame. The motion passed with all members present voting aye.

PUBLIC COMMENTS

Hope Lamb; 561 Osceola Street, spoke of preserving past procedures. Zoning changes which affect a large number of individuals should require notifying more than the properties located within a 150-foot radius of the proposed change. The City should have transparency in moving forward with the Density Amendment, and allow for more public involvement.

Ms. Lamb expressed concern of limiting public comments to three minutes.

Fred Sommer commented on the end of the 2016 triathlon season and thanked the City for supporting the events. The Great Floridian Triathlon attracted participants from 36 states and 11 countries. Mr. Sommer announced the Clermont Champions relay team won first place in the relay team competition.

Charlene Forth; 939 W. Desoto Street, expressed concern of transparency and spoke of notifying the public regarding the Density Amendment and Master Plan.

Mayor Ash stated all agendas are available on the City of Clermont website and all meetings are open for public comment.

Charlene Forth expressed concern of the notification process.

REPORTS

City Manager Gray expressed appreciation to all who attended the new Police Station grand opening. The City was notified Clermont was voted the best place to live in Central Florida by the Orlando Business Journal.

City Attorney Mantzaris – No report.

Council Member Bates – No report.

Council Member Goodgame spoke of the completion of the new Police Station and thanked all who attended the grand opening.

Council Member Mullins reported First Friday was held on October 21, 2016. Mr. Mullins encouraged the public to inform staff of preferred methods of providing public notification of meetings and events. The cost of advertising on all television stations, in all newspapers, and posting on all the various social media sites would be an overwhelming task.

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Council Member Travis commented the City of Clermont relay team participated in an 11.5-hour race. The relay team consisted of herself, Economic Development Director Schmidt, Richard Levey, City Manager Gray, Chase Kough, and Police Chief Broadway. Ms. Travis stated the Great Floridian participants and attendees love the City of Clermont and had wonderful comments and compliments of the City.

Council Member Travis reported the Taste of South Lake will be held at Waterfront Park on November 3, 2016 at 5pm.

Mayor Ash commented on attending a meeting with City Manager Gray and the Mayors of south Lake County to discuss common issues and problems in the south Lake Community. Ms. Ash attended the Citizens Academy at City Hall, Coffee with the Mayor at the South Lake Chamber of Commerce, the Citizens Academy at the Fire Department, represented Lake County at the Central Florida Leadership meeting, attended the Police Station grand opening, and attended Lake County Supervisor of Elections Emogene Stegall's retirement event.

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 – Meeting Minutes

Consider approval of the October 11, 2016 Regular Council Meeting minutes.

Item No. 2 – Legislative Priorities

Consider approval of the City of Clermont Legislative priorities list.

Item No. 3 – Event Request, Fee Variance, Sponsorship, Open Container Allowance, and Budget Amendment

Consider request from Sommer Sports to approve the 2017 season, waive all grounds fees associated, season sponsorship, and budget amendment in the amount of \$15,000.00.

Item No. 4 – Resolution No. 2016-46 and Budget Amendment

Consider Resolution authorizing the purchase of property located on Highway 50 adjacent to Fire Station No. 1 from Daniel Soto and a budget amendment in the amount of \$35,000.00.

Item No. 5 – Resolution No. 2016-47 and Budget Amendment

Consider Resolution authorizing the purchase of property located at 8th Street and Osceola Street adjacent to Lake Minneola from CSX Transportation, Inc. and a budget amendment in the amount of \$200,000.00.

Item No. 6 – Proposal Award and Budget Amendment

Consider award to American Janitorial Inc. to provide janitorial services at the Clermont Arts and Recreation Center and a budget amendment in the amount of \$55,863.32.

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Item No. 7 – Contract Award

Consider request to piggyback the Lake County Board of County Commissioners term contract with Leesburg Concrete Company, Inc. to provide precast concrete restrooms and related site work in the budgeted amount of \$223,767.00.

Item No. 8 – Vehicle Purchase

Consider request to piggyback the Florida Sheriffs Association contract number FSA16-VEL24.0 to purchase budgeted vehicles for the Environmental Services and Parks and Recreation Departments in the budgeted amount of \$183,437.70.

Item No. 9 – Vehicle Purchase

Consider request to piggyback the Florida Sheriffs Association contract number FSA16-VEL14.0 to purchase budgeted sanitation vehicles in the amount of \$479,198.00.

Item No. 10 – Purchase Approval

Consider approval of engineering services for the East Side Water Reclamation Facility Dewatering Improvements to upgrade the belt press in the budgeted amount of \$97,023.00.

Council Member Goodgame pulled Consent Agenda Item 4.

Council Member Mullins moved to accept Consent Items 1 through 3, and 5 through 10; seconded by Council Member Goodgame. The motion passed with all members present voting aye.

Council Member Goodgame inquired of the history of the property the City will be purchasing near Waterfront Park.

City Manager Gray stated the property is located at Cherry Knoll and runs to 12th Street. The property was purchased by the City in the 1990's. Staff reviewed title search documents and discovered a portion of the trail at Waterfront Park did not belong to the City. City Attorney Mantzaris performed additional title searches and negotiated with property owner CSX on a purchase price. The City is applying for a grant to reimburse the City for the property purchase.

Council Member Mullins moved to approve Consent Item 4; seconded by Council Member Goodgame. The motion passed with all members present voting aye.

UNFINISHED BUSINESS

Item No. 11 – Ordinance No. 2016-32 *Final; Comprehensive Plan Amendment*

City Clerk Ackroyd Howe read Ordinance 2016-32 aloud by title only.

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An Ordinance of the City Council of the City of Clermont, Lake County, Florida, amending the Comprehensive Plan of the City of Clermont, Florida, pursuant to the Local Government Comprehensive Planning Act, Chapter 163, Part II, Florida Statutes by adopting text changes to the Future Land Use Element of the Comprehensive Plan; setting forth the authority for adoption of the Comprehensive Plan Amendments; setting forth the purpose and intent of the Comprehensive Plan Amendments; establishing the legal status of the Comprehensive Plan Amendments; providing for severability, conflict and an effective date.

Senior Planner Kruse reported the Comprehensive Plan Amendment was tabled at the October 11, 2016 Council Meeting to allow time to receive correspondence from the Florida Department of Economic Opportunity.

The City voted to adopt the Planned Unit Development zoning designation in September 2015. Staff reviewed the Comprehensive Plan, and the Planned Unit Development zoning was added to four areas of the Future Land Use Element of the Comprehensive Plan. The Council approved transmittal of the proposed amendment to the Florida Department of Economic Opportunity in August 2016. The Florida Department of Economic Opportunity issued correspondence stating there were no objections to the proposed amendment. Staff recommended approval of the adoption of Ordinance 2016-32.

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

Council Member Bates moved to approve Ordinance 2016-32; seconded by Council Member Mullins. The motion passed 5 to 0 on a roll call vote.

Item 12 and Item 13 were heard concurrently and voted on separately.

Item No. 12 – Ordinance No. 2016-39 *Final; Future Land Use Change, Headquarter Mazda*

City Clerk Ackroyd Howe read Ordinance 2016-39 aloud by title only.

An Ordinance of the City Council of the City of Clermont, Lake County, 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.

Item No. 13 – Ordinance No. 2016-41 *Final; Zoning Change, Headquarter Mazda*

City Clerk Ackroyd Howe read Ordinance 2016-41 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.

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Planning Manager Henschel noted the City was the applicant for the Small Scale Comprehensive Plan Amendment and the rezoning request. The City annexed the property on August 9, 2016, as authorized by the Utility Service Agreement with the property owner. The property is approximately five acres and was developed as Headquarter Mazda. The proposed amendment will change the future land use from Lake County Regional Commercial to the City of Clermont Commercial future land use designation. The related rezoning request will change the zoning from Urban Estate to the C-2 General Commercial zoning district. Staff recommended approval of Ordinance 2016-39 and Ordinance 2016-41.

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

Council member Goodgame moved to approve Ordinance 2016-39; seconded by Council Member Mullins. The motion passed 5 to 0 on a roll call vote.

Council Member Goodgame moved to approve Ordinance 2016-41; seconded by Council Member Mullins. The motion passed 5 to 0 on a roll call vote.

Item No. 14 – Ordinance No. 2016-42 *Final; Code Enforcement Citations*

City Clerk Ackroyd Howe read Ordinance 2016-42 aloud by title only.

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 2 Code Enforcement Citations, Section 2-225 Applicable Codes and Ordinances; providing for codification; severability; effective date; and publication.

Development Services Director Hollerand noted the code amendment would allow for violations of City Code Book, Chapter 54, to be enforced through the established Code Enforcement citation process. The citation amount for violations will be \$200 per offense.

The changes to Chapter 54; Streets, Sidewalks, and Other Public Places, were approved by Council on June 14, 2016. The changes were presented to the Council as a new Chapter 55; however, were subsequently re-classified by Municipal Code Corporation to become part of Chapter 54.

Staff recommended approval of Ordinance 2016-42.

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

Council Member Bates inquired of the inclusion of late fees for non-payment. City Attorney Mantzaris stated it was not likely to be used for non-payment. The citation will be for performance and activity issues. Parks and Recreation Director Davidoff commented late fees would be addressed in a separate fee schedule.

Council Member Travis asked if prior code enforcement issues contained a citation amount. City Attorney Mantzaris stated the citation process was an alternative to the regular code enforcement process.

Council Member Mullins moved for adoption of Ordinance 2016-42; seconded by Council Member Bates. The motion passed 5 to 0 on a roll call vote.

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NEW BUSINESS

Item No. 15 – Variance Request *Rentas*

Senior Planner Kruse presented the variance request for a 19-foot rear yard setback to construct a 10-foot by 28-foot screen room with a solid roof. The Harvest Landing Homeowners Association has issued a notice of approval for the screen enclosure. Staff recommended denial of the variance request.

Elphia VanDenBogaert; Silver Star Construction, 9014 Florida Boys Ranch Road, requested approval of the rear yard setback variance request.

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

Council Member Goodgame asked if the enclosure with a solid roof was a new structure. Ms. VanDenBogaert stated the structure was new and would have guttering.

Council Member Travis inquired of the property behind the applicant. Senior Planner Kruse commented the property behind the applicant was a conveyance swale.

Council Member Mullins asked if there was an elevation change in the rear yard. Ms. VanDenBogaert stated there was no elevation change.

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

Item No. 16 – Resolution No. 2016-41 *Hayes Brothers Funeral Home*

City Clerk Ackroyd Howe read Resolution 2016-41 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 for a funeral home in the C-1 Light Commercial zoning district.

Senior Planner Kruse presented the request to establish a funeral home at 191 Broome Street in the C-1 Light Commercial zoning district. The property has an existing 3,100 square foot building previously used for a daycare facility. The applicant proposes to use the existing building for viewings, consultations, notary, and other funeral related business; with no embalming, cremations, or human remains storage on the site.

The facility has eleven improved parking spaces, with the ability to provide an additional twelve parking spaces on the grassed area south of the parking lot. The applicant understands and agrees the City may require additional parking or rescind the Conditional Use Permit should parking become an issue.

Staff recommended approval of the Conditional Use Permit.

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Tommy Hayes, III; 23147 Oak Prairie Circle, Sorrento, Florida, concurred with the recommendations of staff for consideration by the City Council. Mr. Hayes introduced Donald Hayes and Maurice Hayes; Hayes Brothers Funeral Home.

Mayor Ash opened the public hearing.

Hope Lamb, 561 Osceola Street; Andrea Simmons, 940 2nd Street; and Barry Rubenstein, expressed concern with parking. Ms. Simmons provided photographs of the parking issues in the area.

Tommy Hayes stated the parking issues appear to be centered around events outside of the operation of a funeral home. The seating occupancy of the funeral home will be 80; however, the ratio of the current and proposed number of parking spaces would allow a seating occupancy of over 100. The zoning, parking, and seating is proper, and all of the criteria from the review committee and the Planning and Zoning Commission have been met.

Council Member Goodgame commented the funeral home will have a parking impact on the surrounding businesses and homeowners.

Council Member Mullins agreed with Council Member Goodgame. The existing funeral homes in the City do not have adequate parking and have more parking spaces than the proposed funeral home.

Council Member Travis asked of possibly purchasing the nearby vacant property for parking. Ms. Travis suggested Council table the request to allow the applicant an opportunity to explore additional parking solutions.

Mayor Ash inquired why the City has not addressed the parking violations at Bishop Field. City Manager Gray stated the City will begin enforcing violations.

Council Member Mullins suggested Council table the request to provide the applicant time to address the parking concerns.

Donald Hayes; 19444 Spring Oak Drive, Eustis, Florida, stated the property and parking were observed at different times of the day and week. The proposed funeral home parking is intermittent, with people visiting in fifteen minute increments for a viewing. The parking problem is not related to the proposed funeral home, the parking problem is related to the ball field.

Mayor Ash asked if there would be storage of human remains at the location. Donald Hayes indicated certain human remains will be in the facility for viewings.

Council Member Travis suggested utilizing AutoZone for parking.

Council Member Bates suggested Council table the request.

City Attorney Mantzaris suggested staff clarify the storage of human remains in the Conditional Use Permit.

Council Member Travis moved to table to November 8, 2016; seconded by Council Member Bates. The motion passed with all members present voting aye.

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Item No. 18 – Ordinance No. 2016-43 *Introduction; Council Salary*

The Ordinance was withdrawn by staff.

Item No. 19 – Ordinance No. 2016-48 *Introduction; Medical Marijuana*

City Clerk Ackroyd Howe read Ordinance 2016-48 aloud by title only.

An Ordinance of the City Council of the City of Clermont, Lake County, Florida, related to medical marijuana dispensaries amending the Land Development Code of the City of Clermont by amending Section 82-12, “Land Use Definitions” providing for definitions of marijuana and marijuana dispensaries and amending Section 122-264 “M-1-Conditional Uses” providing medical marijuana dispensaries shall require a Conditional Use; setting forth standards and regulations for medical marijuana dispensaries; and providing for conflict, severability, codification and an effective date.

Council Member Mullins moved for introduction of Ordinance 2016-48; seconded by Council Member Travis. The motion passed with all members present voting aye.

ADJOURN: With no further comments, this meeting was adjourned at 8:25pm.

APPROVED:

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk



CITY OF CLERMONT

AGENDA ITEM

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Meeting Date					
Tuesday, November 8, 2016					
Agenda Item Name					
Appointment					
Requested Action					
Recommend approval of appointment to MPO's Technical Advisory Committee.					
Staff Report					
Cities in Lake County designate staff appointees to serve on the Technical Advisory Committee (TAC) of the Lake-Sumter Metropolitan Planning Organization (MPO), the region's transportation planning agency. Economic Development Director Shannon Schmidt is the recommendation for the TAC committee appointee. The City is also recommending two alternates, Senior Planner John Kruse and Public Works Assistant Director Lee Van Dever.					
Additional Analysis					
Fiscal Impact Summary					
Fiscal Impact		Fund Number and Description		Available Budget Amount	
Exhibits Attached (copies of original agreements)					



CITY OF CLERMONT

AGENDA ITEM

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Meeting Date		
Tuesday, November 8, 2016		
Agenda Item Name		
Vehicle Purchase		
Requested Action		
Recommned to approve a piggyback contract number 2017-102811 from the National Joint Powers Alliance to purchase vehicles.		
Staff Report		
The Purchasing Department and the Police Department recommend approval of the above action. The Purchasing Department sought a contract from the National Joint Powers Alliance (NJPA) to purchase vehicles. In accordance with the direction of City Council, the Purchasing Department issued a Request for Interest (RFI) number 1710-004 to notify local vendors of the City's intent to utilize other governmental entities' contract. The RFI was posted on the City's website for seven (7) business days. At the completion of the RFI, the Purchasing Department received no interest. Based on this, staff recommends that Council approve to piggyback the NJPA contract number 2017-102811. The NJPA contract was obtained through a fully competitive solicitation and complies with the City of Clermont Purchasing Policy.		
Additional Analysis		
Fiscal Impact Summary		
The fiscal impact of \$82,782.25 is included in the current year approved budget.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. NJPA Police Vehicles	NJPA Police Vehicles.pdf	



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Quote

PHONE (800) ALANJAY (252-6529)		DIRECT 863-402-4234	WWW.ALANJAY.COM	8440-1
Corporate Office	2003 U.S. 27 South Sebring, FL 33870	MOBILE 863-991-4693	Mailing Address	P.O. BOX 9200 Sebring, FL 33871-9200
		FAX 863-402-4221		

ORIGINAL QUOTE DATE
10/26/2016

QUICK QUOTE SHEET

REVISED QUOTE DATE
10/26/2016

REQUESTING AGENCY	CLERMONT POLICE DEPARTMENT			
CONTACT PERSON	CAPTAIN MICHAEL MCMASTER	EMAIL	MMCMMASTER@CLERMONTFL.ORG	
PHONE	352-394-5588 Ext. 119	MOBILE	352-267-3736	FAX

NATIONAL JOINT POWERS ALLIANCE BID # 2017-102811	www.NationalAutoFleetGroup.com
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MODEL	2559	MSRP	\$26,790.00
2017 CAMRY HYBRID LE			

CUSTOMER ID	NJPA PRICE	\$23,291.00
-------------	------------	-------------

BED LENGTH	SEDAN
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** All vehicles will be ordered white w/ darkest interior unless clearly stated otherwise on purchase order.

FACTORY OPTIONS	DESCRIPTION	
0040 FE10	EXTERIOR COLOR SUPER WHITE WITH BLACK FABRIC INTERIOR.	\$0.00
MC1000	CARPET MATS	\$250.00

CONTRACT OPTIONS	DESCRIPTION	FACTORY OPTIONS	\$250.00
T3KR	DEALER PROVIDED THIRD KEY AND REMOTE		\$375.00
806-1206	Xantrex Pure Sine Wave power inverter 600W for powering laptops and inkjet printers		\$410.00
NOTE	CUSTOMER REQUESTS INVERTER TO BE INSTALLED UNDER PASSENGER SEAT.		\$0.00
3BLS	3rd Brake Light Safety Pulse (Pulses 3rd Brake Light (4) times upon application of brake pedal to increase driver awareness behind you when stopping)		\$229.00
TEMP	TEMPORARY TAG		\$45.25
EWD	EXTENDED WARRANTY DECLINED		\$0.00

CONTRACT OPTIONS	\$1,059.25
------------------	------------

TRADE IN	TOTAL COST	\$24,600.25
YES WE TAKE TRADE INS ~~~ ASK ABOUT MUNICIPAL FINANCING ~~~		\$0.00

TOTAL COST LESS TRADE IN(S)	QTY	2	\$49,200.50
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Estimated Monthly payments for 60 months paid in advance: \$451.55	Extended: \$903.09
Municipal finance for any essential use vehicle, requires lender approval, WAC.	

Comments	
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VEHICLE QUOTED BY	Scott Wilson	FLEET SALES MANAGER	scott.wilson@alanjay.com
-------------------	--------------	---------------------	--------------------------

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Call Us first, for all of your Fleet Automotive, & Light Truck needs.

Quote

PHONE (800) ALANJAY (252-6529)		DIRECT 863-402-4234	WWW.ALANJAY.COM	8441-3
Corporate Office	2003 U.S. 27 South Sebring, FL 33870	MOBILE 863-991-4693	Mailing Address	P.O. BOX 9200 Sebring, FL 33871-9200
		FAX 863-402-4221		

ORIGINAL QUOTE DATE
10/26/2016

QUICK QUOTE SHEET

REVISED QUOTE DATE
10/27/2016

REQUESTING AGENCY	CLERMONT POLICE DEPARTMENT			
CONTACT PERSON	CAPTAIN MICHAEL MCMASTER	EMAIL	MMCMMASTER@CLERMONTFL.ORG	
PHONE	352-394-5588 Ext. 119	MOBILE	352-267-3736	FAX

NATIONAL JOINT POWERS ALLIANCE BID # 2017-102811

www.NationalAutoFleetGroup.com

MODEL	CK15543	MSRP	\$40,280.00
2017 CHEVY SILVERADO 1500 CREW CAB 4WD 5.5' BED WORK TRUCK			
CUSTOMER ID		NJPA PRICE	\$25,839.00
BED LENGTH	5' BED		

** All vehicles will be ordered white w/ darkest interior unless clearly stated otherwise on purchase order.

FACTORY OPTIONS

DESCRIPTION

GBA H0U	EXTERIOR COLOR BLACK WITH JET BLACK CLOTH SEAT TRIM.	\$0.00
AZ3 H2R AG1	Upgrade Includes: Front 40/20/40 Split Bench 3 pass seat with driver and front passenger recline with outboard head restraints, center fold down armrest with storage, manually adjustable driver lumbar, lockable storage compartment in seat cushion and storage pockets, 10 Way pwr Driver seat. (Requires Option IOB Upgraded radio with Bluetooth.)	\$405.00
5W4	SPECIAL SERVICE PACKAGE INCLUDES 730 CCA AUXILIARY BATTERY, 170 AMP ALTERNATOR, 5.3L V8 ENGINE, 110V OUTLET, AND HIGH CAPACITY AIR CLEANER.	\$1,700.00
PCR	PCR package includes: outside heated power adjustable mirrors and Remote keyless entry	\$355.00
DPN	Mirrors, outside heated power-adjustable vertical camper upper glass, manual-folding and extending, black. Includes integrated turn signal indicators (DF2 - MANUAL MIRRORS N/A WITH PCR)	\$345.00
IOB	MyLink Audio System Includes: 7" Diagonal color screen with AM/FM Stereo, USB Ports, aux jack, SD Card slot, Bluetooth Streaming audio for music and most phones hands-free smartphone integration, Pandora Internet radio and voice activated technology.	\$195.00
UVC	FACTORY BACK UP CAMERA	\$195.00
Z82	FACTORY RECEIVER HITCH WITH 7 WIRE HARNESS CONNECTOR	\$390.00
JL1	ELECTRONIC BRAKE CONTROLLER	\$270.00
B30	Color-Keyed carpeting w/ rubberized floor mats	\$95.00
AK0	FACTORY DEEP TINT GLASS ON ALL REAR WINDOWS	\$195.00
C49	REAR WINDOW DEFOGGER	\$220.00
5H1	2 ADDITIONAL KEYS FACTORY CUT DEALER PROGRAMMED	\$95.00
VK3	FRONT LICENSE PLATE BRACKET FACTORY ORDERED	\$0.00

FACTORY OPTIONS

\$4,460.00

CONTRACT OPTIONS

DESCRIPTION

R~N~L	Roll~N~Lock Bed Cover	\$1,870.00
HD SOB SH	HEAVY DUTY SPRAY ON BEDLINER (SHORT BOX)	\$479.00
D2B	DRAW BAR 2" BALL PIN AND CLIP	\$38.50
TEMP	TEMPORARY TAG	\$45.25
4 DR WHITE	PAINT 4 DOORS WHITE FROM WINDOW LINE DOWN TO ROCKER PANEL EXTERIOR SURFACES ONLY	\$850.00

CONTRACT OPTIONS

\$3,282.75

NATIONAL JOINT POWERS ALLIANCE BID # 2017-102811

www.NationalAutoFleetGroup.com

TRADE IN

TOTAL COST

\$33,581.75

YES WE TAKE TRADE INS ~~~ ASK ABOUT MUNICIPAL FINANCING ~~~

\$0.00

TOTAL COST LESS TRADE IN(S)

QTY

1

\$33,581.75

Estimated Monthly payments for 60 months paid in advance: \$616.40

Municipal finance for any essential use vehicle, requires lender approval, WAC.

Comments

VEHICLE QUOTED BY

Scott Wilson

FLEET SALES MANAGER

scott.wilson@alanjay.com

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I appreciate the opportunity to submit this quotation. Please review it carefully. If there are any errors or changes, please feel free to contact me at any time.
I am always happy to be of assistance.



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, November 8, 2016		
Agenda Item Name		
Vehicle Purchase		
Requested Action		
Recommend to approve a piggyback contract number FSA16-VEL24.0 and FSA16-VEL14.0 from the Florida Sheriffs Association to purchase vehicles.		
Staff Report		
The Purchasing Department and the Public Works Department, Police Department, and Information Technology Department recommend approval of the above action. The Purchasing Department sought a contract from the Florida Sheriffs Association to purchase vehicles. In accordance with the direction of City Council, the Purchasing Department issued a Request for Interest (RFI) number 1710-003 to notify local vendors of the City's intent to utilize other governmental entities' contract. The RFI was posted on the City's website for seven (7) business days. At the completion of the RFI, the Purchasing Department received no interest. Based on this, staff recommends that Council approve to piggyback the Florida Sheriffs Association contract FSA16-VEL24.0 and FSA16-VEL14.0 . The Florida Sheriff's Association contract was obtained through a fully competitive solicitation and complies with the City of Clermont Purchasing Policy.		
Additional Analysis		
Fiscal Impact Summary		
The fiscal impact of \$219,322 is included in the current year approved budget.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. IT Department Vehicle		IT Department Vehicle.pdf
2. Police Department Vehicles		Police Vehicles.pdf
3. Public Works Department Vehicles		Public Works Vehicles.pdf



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CLERMONT

Prepared for:		Contract Holder	DATE:
CLERMONT TOM PHILBRICK tphilbrick@clermontfl.org		Duval Ford Fleet Sales Matt Forte (Work) 904-388-2144 (Fax) 904-387-6816 matt.forte@duvalfleet.com 1616 Cassat Ave. Jax, FL 32210	10/27/16
PLEASE CONFIRM RECEIPT OF QUOTE VIA EMAIL			
<i>I appreciate your interest and the opportunity to quote. Prices are published by the Florida Sheriff's Association/ Florida Association of Counties & Florida Fire Chiefs' Association Automotive Contract #FSA16-VEL14.0 chassis / FSA16-VEL24.0. (www.fisheriffs.org) If you have any questions regarding this quote please call! Vehicle will be ordered white exterior unless specified on purchase order.</i>			
Labor	Code	Equipment	Price
0	SPEC 36	CARGO MINI VAN - FWD S6E	\$ 19,374.00
0	100A	BASE TRIM PACKAGE	NC
0	Z2	FROZEN WHITE	NC
0	EK	VINYL INT	NC
0	55A	FIXED REAR GLASS	NC
0	XXX	FIXED 2ND ROW GLASS	\$ (20.00)
0	S6F.110	XLT MODEL UPGRADE	\$ 1,925.00
0	BUA	BACK UP ALARM	\$ 130.00
0	58U	BACK UP CAMERA	\$ 249.00
0	942	DAYTIME RUNNING LIGHTS	\$ 44.00
0	TEMP	TEMPORARY TAG	\$ 6.00
0			
0			
0			
0			
0			
0			
0	LABOR	Total labor hours per spec. Includes wire, loom, connectors, PDI and shop supplies: \$135	\$ -
	VENDOR COMMENTS	PLEASE CLEARLY NOTATE ON YOUR PURCHASE ORDER WHERE DUVAL FORD IS TO SHIP YOUR VEHICLE, HOW THE VEHICLE IS TO BE TITLED, AND WHERE THE INVOICE IS TO BE MAILED.	
UNIT COST			\$ 21,708.00
TOTAL QUANTITY		1	TOTAL PURCHASE \$ 21,708.00



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CLERMONT PD

Prepared for:		Contract Holder	DATE:
CLERMONT PD		Duval Ford Fleet Sales	10/27/16
CPT MICHAEL MCMASTER		BAMBI DARR	
352-394-558		(Work) 904-388-2144	
cbroadway@clermontfl.org		(Fax) 904-387-6816	
		Bambi.Darr@duvalfleet.com	
		1616 Cassat Ave. Jax, FL 32210	CENTRAL
PLEASE CONFIRM RECEIPT OF QUOTE VIA EMAIL			
<i>I appreciate your interest and the opportunity to quote. Prices are published by the Florida Sheriff's Association/ Florida Association of Counties & Florida Fire Chiefs' Association Automotive Contract #FSA16-VEL14.0 chassis / FSA16-VEL24.0. (www.flsheriffs.org) If you have any questions regarding this quote please call! Vehicle will be ordered white exterior unless specified on purchase order.</i>			
Labor	Code	Equipment	Price
0	SPEC 6	2017 FORD INTERCEPTOR POLICE RATED UTILITY - AWD K8A	\$ 26,118.00
0	99R	3.7L V6 TI-VCT FFV ENGINE	NC
0	STD	POWER WINDOWS/ DOOR LOCKS	NC
0	153	Front License Bracket	NC
0	51Y	Driver's Side (Left Hand) Spotlight	NC
0	BUC	BACK UP CAMERA	INCL
0	53M	SYNC, VOICE ACTIVATED SYSTEM	\$ 294.00
0	61S	REMAPPABLE STEERING WHEEL CONTROLS FOR SYNC	\$ 154.00
0	595	REMOTE KEYLESS ENTRY	\$ 259.00
0	3K	THIRD KEY WITH FOB	\$ 326.00
0	18W	REAR WINDOWS INOP	\$ 24.00
0	43D	COURTESY LIGHTS DISABLED	\$ 19.00
0	STD	DOME LIGHT-RED/WHITE	STD
0	76R	REVERSE SENSING	\$ 274.00
0	SFST	SAFE STOP ANTI THEFT	\$ 259.00
0	52P	HIDDEN DOOR LOCK PLUNGER WITH REAR LOCKS AND HANDLES INOP	\$ 159.00
0	63V	CARGO STORAGE VAULT	\$ 244.00
0	TEMP	TEMPORARY TAG	\$ 6.00
0			
0	2-TONE	TWO-TONE: PAINT DOORS WHITE (FROM WINDOWS DOWN)	\$ 1,296.00
0	G1	EXTERIOR: SHADOW BLACK	NC
0	9W	INTERIOR: CLOTH FRONT SEATS/ REAR VINYL	STD
0		VINYL FLOOR	STD
0			
	VENDOR COMMENTS	PLEASE CLEARLY NOTATE ON YOUR PURCHASE ORDER WHERE DUVAL FORD IS TO SHIP YOUR VEHICLE, HOW THE VEHICLE IS TO BE TITLED, AND WHERE THE INVOICE IS TO BE MAILED.	
UNIT COST			\$ 29,432.00
TOTAL QUANTITY 5			TOTAL PURCHASE \$ 147,160.00

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SPEED LIMITERS



FUEL ECONOMY



LAW ENFORCEMENT



CUSTOM



LAW ENFORCEMENT



Enhance performance of patrol and pursuit vehicles.

This advanced performance powertrain calibration is designed to meet the demanding needs of law enforcement patrol and pursuit vehicles. It combines the benefits of enhanced vehicle performance and fuel efficiency improvements.

Performance enhancements include increased horsepower (+10 -15hp), improved throttle response, and quicker acceleration.

Fuel efficiency gains are achieved by the ability to set speed limits (or remove them) and reduce idle RPM levels by 10%, 20% or 30%. The vehicle's speed limit setting is adjustable to the exact speed you require; or the speed limiter can be turned off.

Vehicle calibrations are programmed into the vehicle via Derive Efficiency's exclusive hand-held programmer through the OBDII diagnostic port with no tools required.



Work with our customers to meet their needs and deliver a solution that has

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SPEED LIMITERS



FUEL ECONOMY



LAW ENFORCEMENT



CUSTOM



FUEL ECONOMY



Save fuel when driving and idling. Reduce your carbon footprint.

Derive Efficiency's fuel economy program is developed to maximize the fuel economy of your fleet. This program contains hundreds of precise changes in key areas of the vehicle calibration. By optimizing these parameters, you can reduce your vehicle's average fuel consumption by up to 12% annually.

Speed Limiter: The speed limiter option allows you to set a vehicle's maximum speed.

Idle RPM: Idle RPM levels can be reduced by 10%, 20% or 30%.

Throttle Response: Optimize the electronic throttle control to moderate acceleration levels.

Active Fuel Management: Optimize the various stages of active fuel management (also called displacement on demand), which will active and deactivate cylinders on the fly based on the vehicle's power requirements.

Transmission: Optimize the transmission shift points by shifting the transmission at lower engine speed levels and lock the torque converter to rear-wheels at lower vehicle speeds.

Proven Fuel Facts:

- Increase your fleets overall Fuel Economy by up to 12%
- 10-30% Reduction in Idle Fuel Consumption
- Fuel gains independently Lab Tested & Verified
- 50 State Emissions Legal
- Reduces your company's Carbon Footprint
- Prevents premature vehicle wear and prolongs the vehicles life cycle

Vehicle calibrations are programmed into the vehicle via Derive Efficiency's exclusive hand-held programmer through the OBDII diagnostic port with no tools required.



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CLERMONT PUBLIC WORKS

12549-66400

Prepared for:		Contract Holder	DATE:
CLERMONT PUBLIC WORKS		Duval Ford Fleet Sales	10/17/16
TIM CAYTON		Bambi Darr	
352-394-7177		(Work) 904-388-2144	
TCayton@clermonffl.org		(Fax) 904-387-6816	
		Bambi.Darr@duvalfleet.com	
		1616 Cassat Ave. Jax, FL 32210	CENTRAL
PLEASE CONFIRM RECEIPT OF QUOTE VIA EMAIL			
<i>I appreciate your interest and the opportunity to quote. Prices are published by the Florida Sheriff's Association/ Florida Association of Counties & Florida Fire Chiefs' Association Automotive Contract FSA16-VEL24.0 / FSA16-VEH14.0 (www.flsheriffs.org) If you have any questions regarding this quote please call! Vehicle will be ordered white exterior unless specified on purchase order.</i>			
Labor	Code	Equipment	Price
0	SPEC 29	2017 FORD ESCAPE 4-DOOR UTILITY VEHICLES - 4X4 OR AWD U9G	\$ 20,748.00
0	200A	SE TRIM PACKAGE	NC
0	99D	1.5L ECOBOOST ENGINE WITH AUTO START-STOP TECHNOLOGY	STD
0	STD	LIMITED SLIP DIFFERENTIAL	STD
0	STD	POWER WINDOWS/ DOOR LOCKS	STD
0	STD	BACK UP CAMERA- FACTORY	STD
0	50C	HEAVY DUTY RUBBER FLOOR MATS	\$ 74.00
0	TEMP	TEMPORARY TAG	\$ 6.00
0			
0			
0	YZ	EXTERIOR: OXFORD WHITE	NC
0	KB	INTERIOR: CHARCOAL BLACK CLOTH	STD
0			
VENDOR COMMENTS		PLEASE CLEARLY NOTATE ON YOUR PURCHASE ORDER WHERE DUVAL FORD IS TO SHIP YOUR VEHICLE, HOW THE VEHICLE IS TO BE TITLED, AND WHERE THE INVOICE IS TO BE MAILED.	
UNIT COST			\$ 20,828.00
TOTAL QUANTITY 1			TOTAL PURCHASE \$ 20,828.00



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CLERMONT PUBLIC WORKS		Duval Ford Fleet Sales	10/17/16
TIM CAYTON		Bambi Darr	
352-394-7177		(Work) 904-388-2144	
TCayton@clermonftl.org		(Fax) 904-387-6816	
		Bambi.Darr@duvalfleet.com	
		1616 Cassat Ave. Jax, FL 32210	CENTRAL
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Labor	Code	Equipment	Price
0	SPEC 55	2017 FORD F-250 REG CAB 3/4 TON PICKUP TRUCK - 4X2 (F2A)	\$ 20,308.00
0	600A	XL TRIM PACKAGE	NC
0	996	6.2L V8 GAS ENGINE	NC
0	44S	6 SPEED AUTO TRANSMISSION	NC
0	142	142" WHEEL BASE 8' BED	NC
0	STD	MANUAL WINDOWS/ DOOR LOCKS	NC
0	STD	FULL SIZE PARE TIRE AND RIM	NC
0	RSB SL	READING SERVICE BODY- SL SERIES SLU98ASW	\$ 6,350.00
0	31V.31B	SHIP THROUGH TO INCLUDE MSO, CERTIFICATION, WEIGHT SLIP AND DEALER PDI	\$ 560.00
0	76C	BACKUP ALARM	\$ 139.00
0	TEMP	TEMPORARY TAG	\$ 6.00
0			
0	Z1	EXTERIOR: OXFORD WHITE	NC
0	AS	INTERIOR: GRAY VINYL 40/20/40	STD
0		GRAY VINYL	STD
0			
VENDOR COMMENTS		PLEASE CLEARLY NOTATE ON YOUR PURCHASE ORDER WHERE DUVAL FORD IS TO SHIP YOUR VEHICLE, HOW THE VEHICLE IS TO BE TITLED, AND WHERE THE INVOICE IS TO BE MAILED.	
UNIT COST			\$ 26,363.00
TOTAL QUANTITY 2			TOTAL PURCHASE \$ 52,726.00



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CLERMONT PUBLIC WORKS

12549-66400

Prepared for:		Contract Holder:	DATE:
CLERMONT PUBLIC WORKS		Duval Ford Fleet Sales	10/17/16
TIM CAYTON		Bambi Darr	
352-394-7177		(Work) 904-388-2144	
TCayton@clermonftl.org		(Fax) 904-387-6816	
		Bambi.Darr@duvalfleet.com	
		1616 Cassat Ave. Jax, FL 32210	CENTRAL
PLEASE CONFIRM RECEIPT OF QUOTE VIA EMAIL			
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Labor	Code	Equipment	Price
0	SPEC 55	2017 FORD F-250 REG CAB 3/4 TON PICKUP TRUCK - 4X2 (F2A)	\$ 20,308.00
0	600A	XL TRIM PACKAGE	NC
0	996	6.2L V8 GAS ENGINE	NC
0	44S	6 SPEED AUTO TRANSMISSION	NC
0	142	142" WHEEL BASE 8' BED	NC
0	STD	MANUAL WINDOWS/ DOOR LOCKS	NC
0	STD	FULL SIZE PARE TIRE AND RIM	NC
0	RSB SL	READING SERVICE BODY- SL SERIES SLU98ASW	\$ 5,350.00
0	31V.31B	SHIP THROUGH TO INCLUDE MSO, CERTIFICATION, WEIGHT SLIP AND DEALER PDI	\$ 560.00
0	52B	ELECTRIC BRAKE CONTROLLER	\$ 269.00
0	76C	BACKUP ALARM	\$ 139.00
0	TEMP	TEMPORARY TAG	\$ 6.00
0			
0	Z1	EXTERIOR: OXFORD WHITE	NC
0	AS	INTERIOR: GRAY VINYL 40/20/40	STD
0		GRAY VINYL	STD
0			
VENDOR COMMENTS		PLEASE CLEARLY NOTATE ON YOUR PURCHASE ORDER WHERE DUVAL FORD IS TO SHIP YOUR VEHICLE, HOW THE VEHICLE IS TO BE TITLED, AND WHERE THE INVOICE IS TO BE MAILED.	
UNIT COST			\$ 26,632.00
TOTAL QUANTITY		2	
TOTAL PURCHASE			\$ 53,264.00



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CLERMONT PUBLIC WORKS

12544 - 66400

Prepared for:		Contract Holder:	DATE:
CLERMONT PUBLIC WORKS		Duval Ford Fleet Sales	10/17/16
TIM CAYTON		Bambi Darr	
352-394-7177		(Work) 904-388-2144	
TCayton@clermontfl.org		(Fax) 904-387-6816	
		Bambi.Darr@duvalfleet.com	
		1616 Cassat Ave. Jax, FL 32210	CENTRAL
PLEASE CONFIRM RECEIPT OF QUOTE VIA EMAIL			
<i>I appreciate your interest and the opportunity to quote. Prices are published by the Florida Sheriff's Association/ Florida Association of Counties & Florida Fire Chiefs' Association Automotive Contract FSA16-VEL24.0 / FSA16-VEH14.0 (www.flsheriffs.org) If you have any questions regarding this quote please call! Vehicle will be ordered white exterior unless specified on purchase order.</i>			
Labor	Code	Equipment	Price
0	SPEC 55	2017 FORD F-250 REG CAB 3/4 TON PICKUP TRUCK - 4X2 (F2A)	\$ 20,308.00
0	600A	XL TRIM PACKAGE	NC
0	996	6.2L V8 GAS ENGINE	NC
0	44S	6 SPEED AUTO TRANSMISSION	NC
0	142	142" WHEEL BASE 8' BED	NC
0	STD	MANUAL WINDOWS/ DOOR LOCKS	NC
0	STD	FULL SIZE PARE TIRE AND RIM	NC
0	52B	ELECTRIC BRAKE CONTROLLER	\$ 269.00
0	HD TOW	TOW PACKAGE-include heavy duty flashers, wiring for trailer plug (7 prong round), and class IV frame mounted trailer hitch with 2" square removable receiver, 1" shank with 2" ball	\$ 725.00
0	B5S	HD SPRAY-ON BEDLINER TO INCLUDE TAILGATE-LINEX	\$ 575.00
0	X3E	LIMITED SLIP DIFFERENTIAL- 3.73 E-LOCKING	\$ 389.00
0	76C	BACKUP ALARM	\$ 139.00
0	TEMP	TEMPORARY TAG	\$ 6.00
0			
0	Z1	EXTERIOR: OXFORD WHITE	NC
0	AS	INTERIOR: GRAY VINYL 40/20/40	STD
0		GRAY VINYL	STD
0			
	VENDOR COMMENTS	PLEASE CLEARLY NOTATE ON YOUR PURCHASE ORDER WHERE DUVAL FORD IS TO SHIP YOUR VEHICLE, HOW THE VEHICLE IS TO BE TITLED, AND WHERE THE INVOICE IS TO BE MAILED.	
UNIT COST			\$ 22,411.00
TOTAL QUANTITY 1			TOTAL PURCHASE \$ 22,411.00



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CLERMONT PUBLIC WORKS

12542-66400

Prepared for:		Contract Holder	DATE:
CLERMONT PUBLIC WORKS		Duval Ford Fleet Sales	10/17/16
TIM CAYTON		Bambi Darr	
352-394-7177		(Work) 904-388-2144	
TCayton@clermonftl.org		(Fax) 904-387-6816	
		Bambi.Darr@duvalfleet.com	
		1616 Cassat Ave. Jax, FL 32210	CENTRAL
PLEASE CONFIRM RECEIPT OF QUOTE VIA EMAIL			
<i>I appreciate your interest and the opportunity to quote. Prices are published by the Florida Sheriff's Association/ Florida Association of Counties & Florida Fire Chiefs' Association Automotive Contract FSA16-VEL24.0 / FSA16-VEH14.0 (www.flsheriffs.org) If you have any questions regarding this quote please call! Vehicle will be ordered white exterior unless specified on purchase order.</i>			
Labor	Code	Equipment	Price
0	SPEC 55	2017 FORD F-250 REG CAB 3/4 TON PICKUP TRUCK - 4X2 (F2A)	\$ 20,308.00
0	600A	XL TRIM PACKAGE	NC
0	996	6.2L V8 GAS ENGINE	NC
0	44S	6 SPEED AUTO TRANSMISSION	NC
0	142	142" WHEEL BASE 8' BED	NC
0	STD	MANUAL WINDOWS/ DOOR LOCKS	NC
0	STD	FULL SIZE PARE TIRE AND RIM	NC
0	RSB SL	READING SERVICE BODY- SL SERIES SLU98ASW	\$ 5,350.00
0	31V.31B	SHIP THROUGH TO INCLUDE MSO, CERTIFICATION, WEIGHT SLIP AND DEALER PDI	\$ 560.00
0	76C	BACKUP ALARM	\$ 139.00
0	TEMP	TEMPORARY TAG	\$ 6.00
0			
0	Z1	EXTERIOR: OXFORD WHITE	NC
0	AS	INTERIOR: GRAY VINYL 40/20/40	STD
0		GRAY VINYL	STD
0			
VENDOR COMMENTS		PLEASE CLEARLY NOTATE ON YOUR PURCHASE ORDER WHERE DUVAL FORD IS TO SHIP YOUR VEHICLE, HOW THE VEHICLE IS TO BE TITLED, AND WHERE THE INVOICE IS TO BE MAILED.	
UNIT COST			\$ 26,363.00
TOTAL QUANTITY 1			TOTAL PURCHASE \$ 26,363.00



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State Employees, as well as County and City Employees and their immediate families, can now get their new Ford car, truck or SUV at **COST** using State Employee Contract Pricing.

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CLERMONT PUBLIC WORKS

12542-66400

Prepared for:		Contract Holder	DATE:
CLERMONT PUBLIC WORKS		Duval Ford Fleet Sales	10/17/16
TIM CAYTON		Bambi Darr	
352-394-7177		(Work) 904-388-2144	
TCayton@clermonftl.org		(Fax) 904-387-6816	
		Bambi.Darr@duvalfleet.com	
		1616 Cassat Ave. Jax, FL 32210	CENTRAL
PLEASE CONFIRM RECEIPT OF QUOTE VIA EMAIL			
<i>I appreciate your interest and the opportunity to quote. Prices are published by the Florida Sheriff's Association/ Florida Association of Counties & Florida Fire Chiefs' Association Automotive Contract FSA16-VEL24.0 / FSA16-VEH14.0 (www.flsheriffs.org) If you have any questions regarding this quote please call! Vehicle will be ordered white exterior unless specified on purchase order.</i>			
Labor	Code	Equipment	Price
0	SPEC 55	2017 FORD F-250 REG CAB 3/4 TON PICKUP TRUCK - 4X2 (F2A)	\$ 20,308.00
0	600A	XL TRIM PACKAGE	NC
0	996	5.2L V8 GAS ENGINE	NC
0	44S	6 SPEED AUTO TRANSMISSION	NC
0	142	142" WHEEL BASE 8' BED	NC
0	STD	MANUAL WINDOWS/ DOOR LOCKS	NC
0	STD	FULL SIZE PARE TIRE AND RIM	NC
0	52B	ELECTRIC BRAKE CONTROLLER	\$ 269.00
0	HD TOW	TOW PACKAGE-include heavy duty flashers, wiring for trailer plug (7 prong round), and class IV frame mounted trailer hitch with 2" square removable receiver, 1" shank with 2" ball	\$ 725.00
0	85S	HD SPRAY-ON BEDLINER TO INCLUDE TAILGATE-LINEX	\$ 575.00
0	78C	BACKUP ALARM	\$ 139.00
0	TEMP	TEMPORARY TAG	\$ 6.00
0			
0	Z1	EXTERIOR: OXFORD WHITE	NC
0	AS	INTERIOR: GRAY VINYL 40/20/40	STD
0		GRAY VINYL	STD
0			
	VENDOR COMMENTS	PLEASE CLEARLY NOTATE ON YOUR PURCHASE ORDER WHERE DUVAL FORD IS TO SHIP YOUR VEHICLE, HOW THE VEHICLE IS TO BE TITLED, AND WHERE THE INVOICE IS TO BE MAILED.	
UNIT COST			\$ 22,022.00
TOTAL QUANTITY 1			TOTAL PURCHASE \$ 22,022.00



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, November 8, 2016		
Agenda Item Name		
Bid Award		
Requested Action		
Recommend to approve contract between the City of Clermont and Derelle, Inc. to provide coating and repairs to historical water tower at Hancock Park.		
Staff Report		
The Purchasing Department and the Public Works Department recommend approval of the above action. The Public Works Department contacted the Purchasing Department to determine the most effective manner to contract a company to provide coating and repairs to the historical water tower. The Purchasing Department issued a Request for Bid (RFB) number 16-039 on June 9, 2016 in which two bids were received, however the lowest bid price of \$138,625 was over the approved budget and all bids were rejected as a result. The bid specifications were revised and reissued in RFB number 17-004 on August 30, 2016. A single response was received with a total price of \$187,750. Due to the bid price being over the approved budget, the bid was rejected. A re-bid was issued with the same specifications on September 28, 2016, number 17-007. The Purchasing Department received a single bid with a total amount of \$60,048. The bid amount is budgeted and the single bidder is being recommended for award. The RFBs were fully competed, advertised, and complies with the City of Clermont Purchasing Policy. Award recommendation is being made to single bidder, Derelle, Inc. in the total amount of \$60,048 who complied with all terms, conditions, and specifications contained in the RFB.		
Additional Analysis		
Fiscal Impact Summary		
The fiscal impact of \$60,048 is included in the current year approved budget.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. RFB 16-039 Response Tabulation	RFB 16-039 Response Tabulation.pdf	
2. RFB 16-039 Rejection of Bids	RFB 16-039 Reject All Responses.pdf	
3. RFB 17-004 Response Tabulation	RFB 17-004 Response Tabulation.pdf	
4. RFB 17-004 Rejection of Bids	RFB 17-004 No Award Letter.pdf	
5. RFB 17-007 Bid Tabulation	RFB 17-007 Response Tabulation.pdf	
6. RFB 17-007 Award Recommendation	RFB 17-007 Award Recommendation.pdf	
7. Ad	RFB 17-007 Water Tower Coating.docx	



RESPONSE TABULATION

RFB 16-039, ELEVATED WATER STORAGE TANK COATING AND REPAIRS
DUE DATE/TIME: JUNE 9, 2016 AT 2:00 P.M. (EST)

COMPANY NAME	ADDENDA 1	LUMP SUM PRICE
Pittsburg Tank & Tower Company, Inc. – Henderson, KY	Y	\$138,625.00
Southern Road and Bridge LLC. – Tarpon Springs, FL	Y	\$162,750.00



June 13, 2016

Re: RFB 16-039, Elevated Water Storage Tank Coating and Repairs

To: **ALL RESPONDENTS**

Thank you for your bid response submitted on June 9, 2016 regarding the referenced project. I regret to inform that all responses will be rejected due to exceeding available funds. We plan to revise the specifications and issue a new bid for this project in the very near future.

Thank you for your interest in doing business with the City of Clermont.

Sincerely,

A handwritten signature in blue ink that reads "Freddy Suarez". The signature is fluid and cursive, with the first name "Freddy" and last name "Suarez" clearly distinguishable.

Freddy Suarez, MPA, CPPB

City of Clermont, Purchasing Director



RESPONSE TABULATION

RFB 17-004, HISTORICAL ELEVATED WATER TOWER COATING AND REPAIRS
DUE DATE/TIME: SEPTEMBER 22, 2016 AT 2:00 P.M. (EST)

COMPANY NAME	ADDENDA 1	LUMP SUM PRICE
Southern Road & Bridge, LLC – Tarpon Springs	Y	\$187,750.00



FREDDY L. SUAREZ
Purchasing Director
Purchasing Department

352-241-7350
fsuarez@clermontfl.org

September 28, 2016

Re: RFB 17-004, Historical Elevated Water Tower Coating and Repairs

To All Respondents

Thank you for your bid of September 22, 2016 regarding the referenced project. I regret to inform that the single bid will be rejected due to lack of competition and exceeding available funds. I will reissue the bid in the very near future in hopes of obtaining competitive bids and within budget. Thank you for your interest in doing business with the City of Clermont.

Please feel free to contact me if you have any question.

Sincerely,

A handwritten signature in blue ink that reads "Freddy Suarez". The signature is fluid and cursive, with the first name "Freddy" and last name "Suarez" clearly legible.

Freddy L. Suarez, MPA, CPPB
Purchasing Director



RESPONSE TABULATION

RFB 17-007, HISTORICAL ELEVATED WATER TOWER COATING AND REPAIRS RE-BID
DUE DATE/TIME: OCTOBER 20, 2016 AT 2:00 P.M. (EST)

COMPANY NAME	LUMP SUM PRICE
Derelle, Inc. – Clermont, FL	\$60,048.00



FREDDY L. SUAREZ
Purchasing Director
Purchasing Department

352-241-7350
fsuarez@clermontfl.org

AWARD RECOMMENDATION

OCTOBER 25, 2016

RFB 17-007 – HISTORICAL ELEVATED WATER TOWER COATING AND REPAIRS RE-BID

Based on the results of the bid submittals, the Purchasing Department and the Public Works Department is recommending award to single bidder, Derelle, Inc. in the total bid amount of \$60,048.

REQUEST FOR BID

The City of Clermont is accepting bids from qualified respondents to provide historical elevated water tower coating and repairs re-bid (RFB 17-007). All responses must be received prior to **2:00 P.M. on Thursday, October 20, 2016**. Information about the bid may be obtained from the City's website at <http://www.clermontfl.gov/> or through BidSync at <https://www.bidsync.com/>.

Publication Date: Newspaper
October 4, 2016



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, November 8, 2016		
Agenda Item Name		
Bid Award and Budget Amendment		
Requested Action		
Recommend to approve contract between the City of Clermont and Hudson Site Construction, LLC. to provide all labor, material and equipment necessary for the stormwater water quality improvements to Drew Ave. and East Ave. in the amount of \$365,823.40 and a budget amendment in the amount of \$165,823.		
Staff Report		
The Purchasing Department and the Environmental Services Department recommend approval of the above action. The Environmental Services Department contacted the Purchasing Department to determine the most effective manner to contract a company to provide stormwater water quality improvements to Drew Ave. and East Ave. The Purchasing Department issued a Request for Bid (RFB) number 17-005 to acquire these services. The RFB was fully competed, advertised, and complies with the City of Clermont Purchasing Policy. There were five (5) responses to the RFB. The goal of the proposed treatment system(s) is to provide treatment for stormwater runoff to reduce pollutant loading to Lake Minnehaha and the Clermont Chain of Lakes. Award is being recommended to low responsive and responsible bidder Hudson Site Construction, LLC. for the base bid lump sum amount of \$365,823.40 who complied with all terms, conditions, and specifications stated in the RFB.		
Additional Analysis		
Fiscal Impact Summary		
The project amount included in the current year approved budget is \$200,000. A budget amendment is proposed from the Stormwater Fund in the amount of \$165,823 to provide funding for this project.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. RFB 17-005 Response Tabulation	RFB 17-005 Response Tabulation.pdf	
2. Ad	RFB 17-005 Water improvements.docx	



REVISED RESPONSE TABULATION
10/25/2016

RFB 17-005, DREW AVE. & EAST AVE. STORMWATER WATER QUALITY IMPROVEMENTS
DUE DATE/TIME: OCTOBER 20, 2016 AT 2:00 P.M. (EST)

COMPANY NAME	ADDENDA 1	ADDENDA 2	BID BOND	BASE BID LUMP SUMP	ADDITIVE ALTERNATE	BASE BID + ALT. TOTAL
Hudson Site Construction, LLC. – Winter Garden	Y	Y	Y	\$365,823.40	\$36,628.00	\$402,451.40
Stage Door II, Inc. – Apopka, FL	Y	Y	Y	\$425,768.00	\$31,700.00	\$457,468.00
Villages Construction, Inc. – Leesburg, FL	*N	*N	Y	\$448,717.00	\$21,500.00	\$470,217.00
Allstate Paving, Inc. – Orlando, FL	Y	Y	Y	\$449,675.00	\$24,900.00	\$474,575.00
Florida Safety Contractors, Inc. – Thonotosassa, FL	Y	Y	Y	\$542,534.00	\$21,800.00	\$564,334.00

* Addenda 1 and 2 were not mandatory bid submittals with response.

REQUEST FOR BID

The City of Clermont is accepting bids from qualified respondents to provide stormwater water quality improvements (RFB 17-005). All responses must be received prior to **2:00 P.M. on Thursday, October 20, 2016**. Information about the bid may be obtained from the City's website at <http://www.clermontfl.gov/> or through BidSync at <https://www.bidsync.com/>.

Publication Date: Newspaper
September 21, 2016



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, November 8, 2016		
Agenda Item Name		
Bid Award and Budget Amendment		
Requested Action		
Recommend to approve contract between the City of Clermont and Derelle, Inc. to provide construction of Clermont gateway improvement project in the amount of \$471,194.55 and a budget amendment in the amount of \$124,000.		
Staff Report		
The Purchasing Department recommends approval of the above action. The Purchasing Department issued a Request for Bid (RFB) number 16-055 to acquire a qualified respondent to provide construction of Clermont Gateway Improvements project. The construction project consists of pavement demolition, removal of existing sign, installation of new curbs, construction of gateway tower and brick columns, electrical and lighting, landscaping, and irrigation. The additive alternate 1 consists of installing brick pavers in the roadway and associated roadway demolition. Award is being recommended to the single low bidder for the base bid price of \$347,194.55 and alternate 1 price of \$124,000 for a total amount of \$471,194.55. The RFB was fully competed, advertised, and complies with the City of Clermont Purchasing Policy. There was a single response to the RFB.		
Additional Analysis		
Fiscal Impact Summary		
The project amount included in the current year approved budget is \$347,194. A budget amendment is proposed from the Community Redevelopment Agency Fund in the amount of \$124,000 to provide funding for alternative 1.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. RFB 16-055 Response Tabulation	RFB 16-055 Response Tabulation.pdf	
2. Ad	RFB 16-055 Gateway Improvements.docx	



RESPONSE TABULATION

RFB 16-055, CLERMONT GATEWAY IMPROVEMENTS
DUE DATE/TIME: AUGUST 18, 2016 AT 2:00 P.M. (EST)

COMPANY NAME	BID BOND	ADDENDA 1 AND 2	BASE BID PRICE	ALTERNATE 1 BID PRICE	BASE BID + ALT. 1 PRICE
Derelle, Inc. – Clermont, FL	Y	Y	\$347,194.55	\$124,000.00	\$471,194.55

REQUEST FOR BID

The City of Clermont is accepting bids from qualified respondents to provide construction of Clermont Gateway Improvements project (RFB 16-055). All responses must be received prior to **2:00 P.M. on Thursday, August 18, 2016**. Information about the bid may be obtained from the City's website at <http://www.clermontfl.gov/> or through BidSync at <https://www.bidsync.com/>.

Publication Date: Newspaper
July 19, 2016



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, November 8, 2016		
Agenda Item Name		
Resolution No. 2016-37		
Requested Action		
Consider approval of Resolution 2016-37.		
Staff Report		
The City of Clermont is required to adopt and support through resolution the revitalization, construction and maintenance of the Eight Street Gateway Project, Improvements and Landscaping due to proposed construction and improvements in the Florida Department of Transportation Right of Way.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Resolution	2016-37 8th Street Gateway.docx	

**CITY OF CLERMONT
RESOLUTION NO. 2016-37**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
CLERMONT, LAKE COUNTY, FLORIDA, SUPPORTING THE 8TH
STREET GATEWAY PROJECT; PROVIDING FOR SEVERABILITY
AND AN EFFECTIVE DATE.**

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

WHEREAS, the City Council on March 23, 2015 adopted the City of Clermont Downtown and Waterfront Master Plan, which includes the 8th Street Gateway Project; and

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

WHEREAS, City staff will continue to support the activities of the City Council to revitalize the Historic Downtown District of the City of Clermont through activities and programs such as the development and implementation of the 8th Street Gateway Project.

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

Section 1. Approval of the 8th Street Gateway Project.

The City Council hereby approves the 8th Street Gateway Project. The City Council finds that the actions taken in this Resolution support the revitalization of the Historic Downtown District.

Section 2. Financial Support for the 8th Street Gateway Project.

The City Council also financially supports the development and implementation of the 8th Street Gateway Project.

Section 3. Perpetual Maintenance.

The City of Clermont hereby approves and accepts that any and all improvements, including landscaping, installed by the City within the Florida Department of Transportation Right-of-Way shall be perpetually maintained by the City of Clermont at its expense.

Section 4. Severability.

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

CITY OF CLERMONT
RESOLUTION NO. 2016-37

Section 5. Authorization.

The Mayor and/or City Manager are specifically authorized to execute an agreement for the 8th Street Gateway Project with the Florida Department of Transportation for maintenance of the landscaping and improvements installed in relation to the agreement heretofore mentioned.

Section 4. Effective Date.

This Resolution shall take effect immediately upon its adoption.

CITY OF CLERMONT
RESOLUTION NO. 2016-37

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on the 8th day of November, 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, November 8, 2016		
Agenda Item Name		
Resolution No. 2016-48		
Requested Action		
Recommend to approve Resolution No. 2016-48		
Staff Report		
Resolution No. 2016-48 is proposed to amend the City's adopted budget for Fiscal Year 2016. Florida Statutes require budget amendments to be adopted no later than sixty (60) days following the end of the fiscal year. The amendments are necessary to formally amend the budget for City Council approvals and reflect actual revenues and expenditures.		
Additional Analysis		
Fiscal Impact Summary		
Total decrease to fund balance - all funds is \$514,256		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Resolution No. 2016-48 Resolution No 2016-48.docx		

CITY OF CLERMONT
RESOLUTION NO. 2016-48

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
CLERMONT, LAKE COUNTY, FLORIDA, AUTHORIZING BUDGET
AMENDMENTS FOR THE CITY OF CLERMONT FOR FISCAL YEAR
2015-2016**

WHEREAS, it is hereby found and determined by the City Council of the City of Clermont, Lake County, Florida, that the following budget amendments are necessary for the Fiscal Year October 1, 2015 to September 30, 2016:

GENERAL FUND

1. Increase Subscriptions & Dues (10510-55400) \$ 665
To amend the City Council Department budget for membership dues for the National League of Cities Association.
2. Increase Travel (10510-54001) \$ 601
To amend the City Council Department budget for increased travel.
3. Increase Professional Services – Labor Attorney (10514-53182) \$ 11,622
To amend the Legal Department budget for legal fees associated with collective bargaining negotiations.
4. Increase Regular Salaries – (10515-12100) \$ 22,429
Increase FICA – (10515-12220) \$ 1,814
To amend the Development Services Department budget for the extension of a limited duration planner position.
5. Increase Other Current Charges (10519-54900) \$ 7,781
To amend the Other General Government budget for additional closing costs associated with the Hooks Street property sale.
6. Increase Defined Benefit – Pension (10521-12245) \$ 264,907
Increase Defined Benefit – Pension (10522-12245) \$ 185,778
To amend the Police and Fire Department budgets for increased pension contributions.
7. Increase Self-Insurance Liability Claims (10521-54501) \$ 38,170
To amend the Police Department budget for vehicle accident claims deductibles.

CITY OF CLERMONT
RESOLUTION NO. 2016-48

8. Increase Uniforms – Bullet Proof Vest (10521-55203-21013)	\$	20,000
Increase Capital Equipment (10521-66401-21022)	\$	7,961
Increase Capital Equipment (10521-66401-21023)	\$	5,949
Increase Federal Grants – Bullet Proof Vest (10331-33120-21013)	\$	2,000
Increase Federal Grants (10337-33120-21022)	\$	7,961
Increase Federal Grants (10337-33120-21023)	\$	5,949
To amend the Police Department budget for the purchase of capital equipment/bullet proof vests and associated Federal Grant funding.		
9. Increase Software Renewals/Support (10521-55219)	\$	15,178
To amend the Police Department budget for the purchase of computers for vehicles.		
10. Increase Public Education (10522-55403)	\$	1,860
Increase Fire Services Education (10342-34225)	\$	1,860
To amend the Fire Department budget for the purchase of materials for public education and associated revenue.		
11. Increase Contract Services - Cleaning (10522-53402)	\$	27,749
To amend the Fire Department budget for Fire Stations contracted cleaning costs.		
12. Increase Capital Outlay - Vehicles (10522-66400)	\$	30,272
To amend the Fire Department budget for the replacement of a vehicle totaled in an accident on September 9, 2015.		
13. Increase Repair & Maintenance - Pool (10575-54629)	\$	47,275
To amend the Parks and Recreation Department budget for repairs to the Arts and Recreation Center pool, as approved by the City Council on August 19, 2016.		
14. Increase Performer Fees – CPAC (10575-54922-72120)	\$	55,289
Increase Event Ticket Sales – CPAC (10347-34727-72120)	\$	111,272
To amend the Parks and Recreation Department budget to recognize the performer fee expense and ticket sales for the Performing Art Center.		
15. Decrease Fund Balance (10599-59900)	\$	616,258
Total General Fund Adjustments.		

CITY OF CLERMONT
RESOLUTION NO. 2016-48

CAPITAL PROJECTS FUND

- | | |
|--|--------------|
| 1. Increase Capital Outlay - Promenade (32559-66301-95107) | \$ 871,200 |
| Decrease Capital Outlay – Promenade (32572-66301-95107) | \$ 1,265,300 |
| To amend the budget for updated Master Plan costs. | |
| 2. Increase Fund Balance (32599-59900) | |
| Total Capital Projects Fund Adjustments. | \$ 394,100 |

SANITATION FUND

- | | |
|--|------------|
| 1. Increase Capital Outlay – Vehicles (49534-66400) | \$ 292,098 |
| To amend the Sanitation Fund budget for the carryforward of the unexpended FY 2015 funds budgeted for a garbage truck. | |
| 2. Decrease Fund Balance (49599-59900) | |
| Total Sanitation Fund Adjustments. | \$ 292,098 |

Net Decrease to Fund Balance – All Funds	\$ 514,256
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CITY OF CLERMONT
RESOLUTION NO. 2016-48

NOW, THEREFORE, BE IT RESOLVED, that the above said budget amendments of the City of Clermont for the Fiscal Year 2015-2016 are hereby adopted.

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 8th day of November, 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, November 8, 2016	
Agenda Item Name	
Resolution No. 2016-41 <i>Hayes Brothers Funeral Home</i>	
Requested Action	
Recommend approval of Resolution 2016-41.	
Staff Report	
This request was originally heard at the Oct. 25, 2016 Council meeting. It was tabled to Nov. 8, 2016 to allow staff and the applicant an opportunity to address issues raised at the October hearing. The applicant is requesting a conditional use permit (CUP) to establish a funeral home in the C-1 Light Commercial zoning district. Under Section 122-204 (a)(4) of the land development code (LDC), funeral homes are a conditional use in the C-1 district. The property is located at 191 Broome Street. It has an existing 3,100-square-foot building that was previously used for a daycare. The applicant proposes to use the existing building and existing parking area on the property. Some interior renovations of the building will be necessary to accommodate the funeral home. The facility will be used for viewings, consultations, notary and any other funeral-related business, but with no embalming or cremation at the site. In addition, no refrigerated storage of human remains will be onsite. This will be done at another licensed facility. A State of Florida licensed funeral director will be in charge of this establishment. The facility has 11 existing improved parking spaces with the ability to provide another 12 or so on the grassed area south of the parking lot. The applicant is requesting the ability to provide overflow parking in this area, as allowable for consideration under Section 98-4. The parking requirements, under Section 98-14, requires 1 space for every 4 permanent seats. The funeral home is not providing any permanent seating. Based upon the estimated capacity based upon their floor plan, the funeral home can accommodate up to 80 people. If parking does become an issue, the applicant understands and agrees that the City may require additional parking or rescind the CUP. The applicant has indicated that business office hours will be from 10 am to 4 pm, with a majority of the viewings from 6 pm to 8 pm. Staff has reviewed the application and believes that the proposed use will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, and the proposed use will comply with the regulations and conditions specified. Therefore, staff recommends approval of the request for a funeral home in the C-1 Light Commercial zoning district with the conditions contained in Resolution 2016-41. <i>At the October 4, 2016 Planning and Zoning Commission meeting, Commissioner Cuqui Whitehead moved to recommend approval of the conditional use permit; Commissioner Carlos Solis seconded. The vote was unanimous to recommend approval of the conditional use permit.</i>	
Additional Analysis	

Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Resolution	2016-41 Hayes FHome.docx	
2. Map and Exhibits	Hayes Brother Funeral Home Exhibits.pdf	
3. Site plan	Site plan.pdf	
4. Minutes	P&Z Minutes.pdf	
5. Application	Application.pdf	
6. Legal ad	Hayes CUP legal Ad.docx	

**CITY OF CLERMONT
RESOLUTION NO. 2016-41**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A
CONDITIONAL USE PERMIT TO ALLOW FOR A FUNERAL HOME IN
THE C-1 LIGHT COMMERCIAL ZONING DISTRICT.**

WHEREAS, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida at a meeting held October 4, 2016 recommended approval of this Conditional Use Permit to allow for a funeral home, at the following location:

LOCATION:
191 West Broome Street
AK 1611300

WHEREAS, the granting of this Conditional Use Permit will not adversely affect the officially adopted Comprehensive Plan of the City; such use will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity; the proposed use will comply with the regulations and conditions specified in the codes for such use; and the proposed use may be considered desirable at the particular location;

WHEREAS, the applicant has applied for a Conditional Use Permit for a funeral home;

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 a funeral home in the C-1 Light Commercial zoning district; be granted subject to the following conditions:

Section 1 - General Conditions

1. The conditions as set forth in this Conditional Use Permit shall be legally binding upon any heirs, assigns and successors in title or interest.
2. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.
3. No business can occupy any portion of the building unless the proposed business has applied for and obtained a Local Business Tax Receipt from the Development Services Department.

CITY OF CLERMONT
RESOLUTION NO. 2016-41

4. The Conditional Use Permit must be executed and processed through the office of the City Clerk within 90 days of its date of grant by the City Council or the permit shall become null and void.
5. The Applicant shall record in the Public Records of Lake County within 90 days of its date of approval by the City Council, a short-form version of this Conditional Use Permit as provided by the City or a form acceptable to the City, to provide notice to all interested parties, the assigns, successors and heirs of the developer/applicant and all future owners of the above-referenced property that the real property described above is subject to the terms and conditions of the Conditional Use Permit.
6. This permit shall become null and void if the funeral home has not begun operations with a Certificate of Occupancy within two (2) years of the date the Conditional Use Permit is executed and signed by the appropriate parties.
7. The structure shall be inspected by the Fire Marshal for Life Safety requirements. All requirements must be met prior to any Certificate of Occupancy being issued.
8. The structure shall be inspected by the City Building Inspector and all building code violations must be corrected prior to a Certificate of Occupancy being issued.
9. 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.
10. In the event that parking at this site proves inadequate, the City reserves the right to open the Conditional Use Permit for further review and additional conditions which may include additional parking requirements or revocation of the Conditional Use Permit.

Section 2 – Land Use

1. Permitted uses shall include a funeral home facility. Other permitted uses in the C-1 Light Commercial zoning district are also permitted.
2. No embalming, cremation, or refrigerated storage of human remains may occur on the premises. The funeral home shall only be used for office use, viewing purposes, consultation, notary and any other funeral related business.
3. If the applicant cannot maintain the parking agreement with the property owner of the adjoining vacant lot (AK 1611296, 1611288), the applicant will be required to amend this CUP to address their parking needs.

CITY OF CLERMONT
RESOLUTION NO. 2016-41

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 8th day of November, 2016.

CITY OF CLERMONT

Gail L. Ash, Mayor

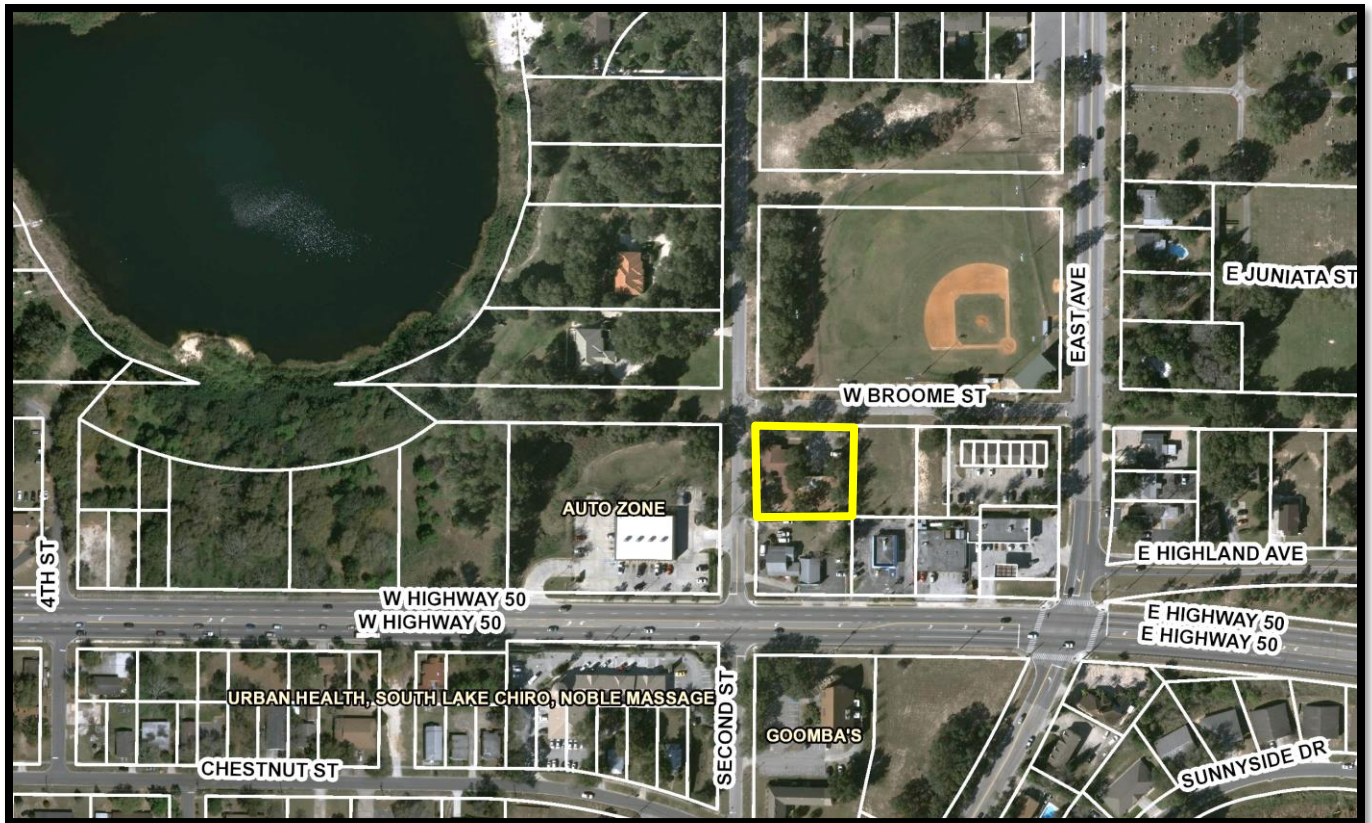
ATTEST:

Tracy Ackroyd Howe, City Clerk

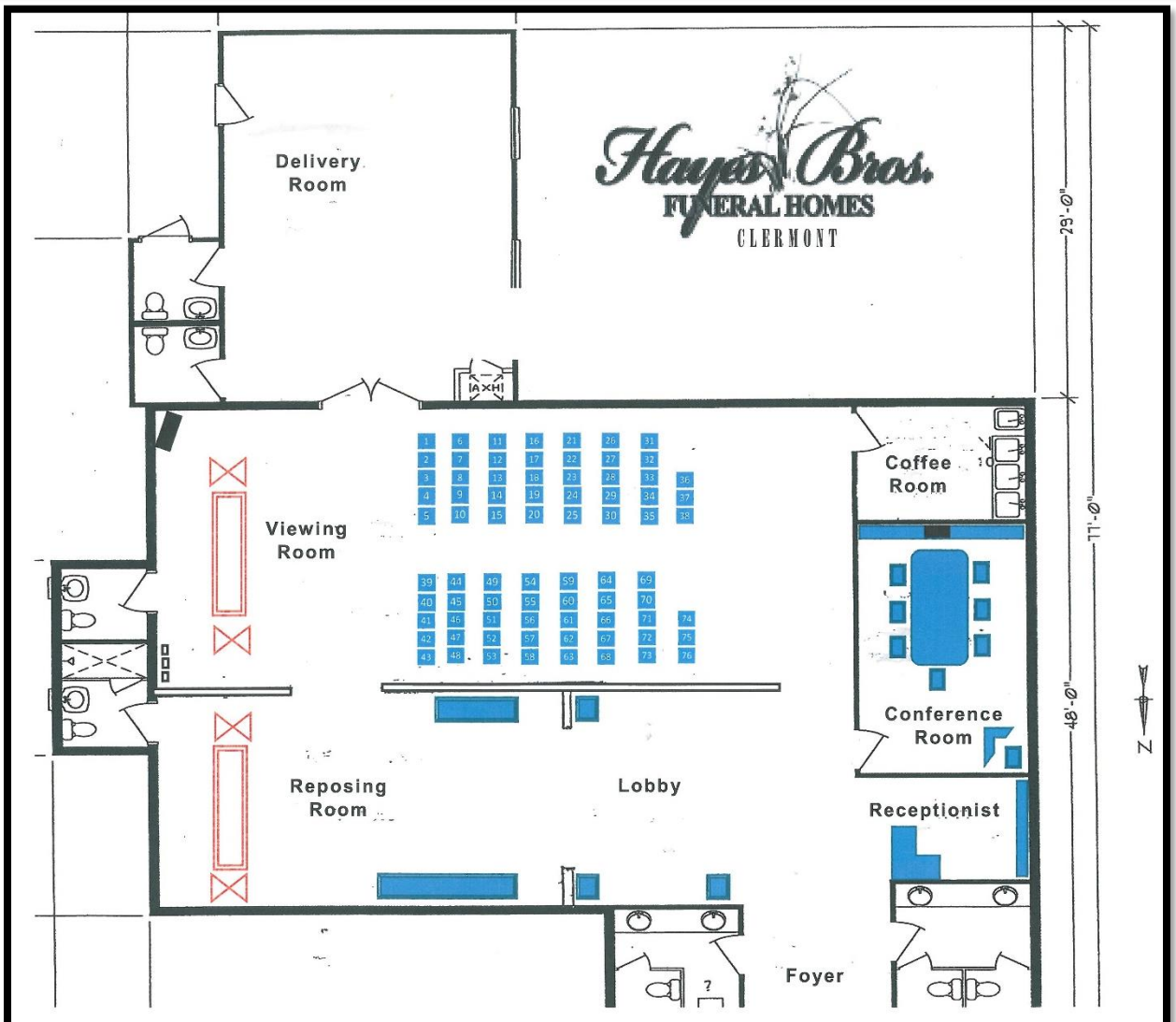
Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

Hayes Brothers Funeral Home



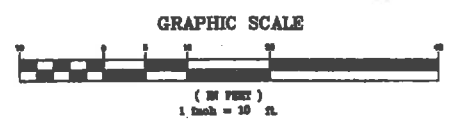
Hayes Brothers Funeral Home



MONTVERRE ENGINEERING INC.
 P.O. BOX 500118 PHONE (407)468-4528
 MONTESSA, FLORIDA 34756
 FAX (407)468-2129

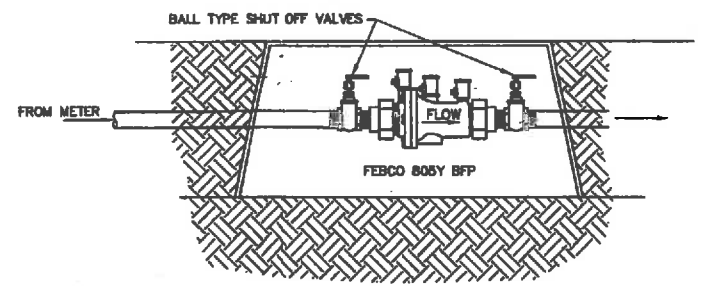
ARIANA'S CHILD CARE CENTER ADDITION
 CITY OF CLEMMONT LAKE COUNTY FLORIDA

JOB NO.	9931
DATE	OCT. 99
SCALE	GRAPHIC
DRAWN BY	ACN
CHECKED BY	ACN
REVISIONS	
1	GEN. REV. 11/8/99
2	
3	
4	
5	
6	
7	
CADD FILE NO. 9931-100.dwg	
DRAWING DESCRIPTION	
LANDSCAPE PLAN	
DRAWING NO.	
SHT. 2 OF 4	

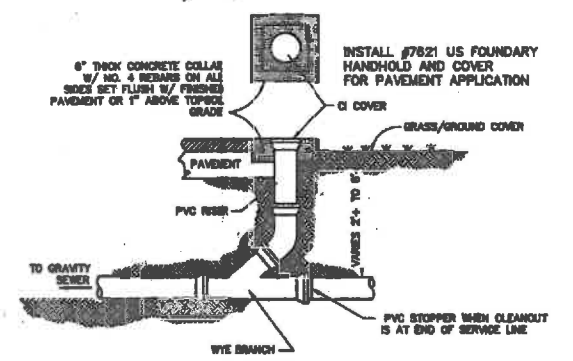


LEGEND

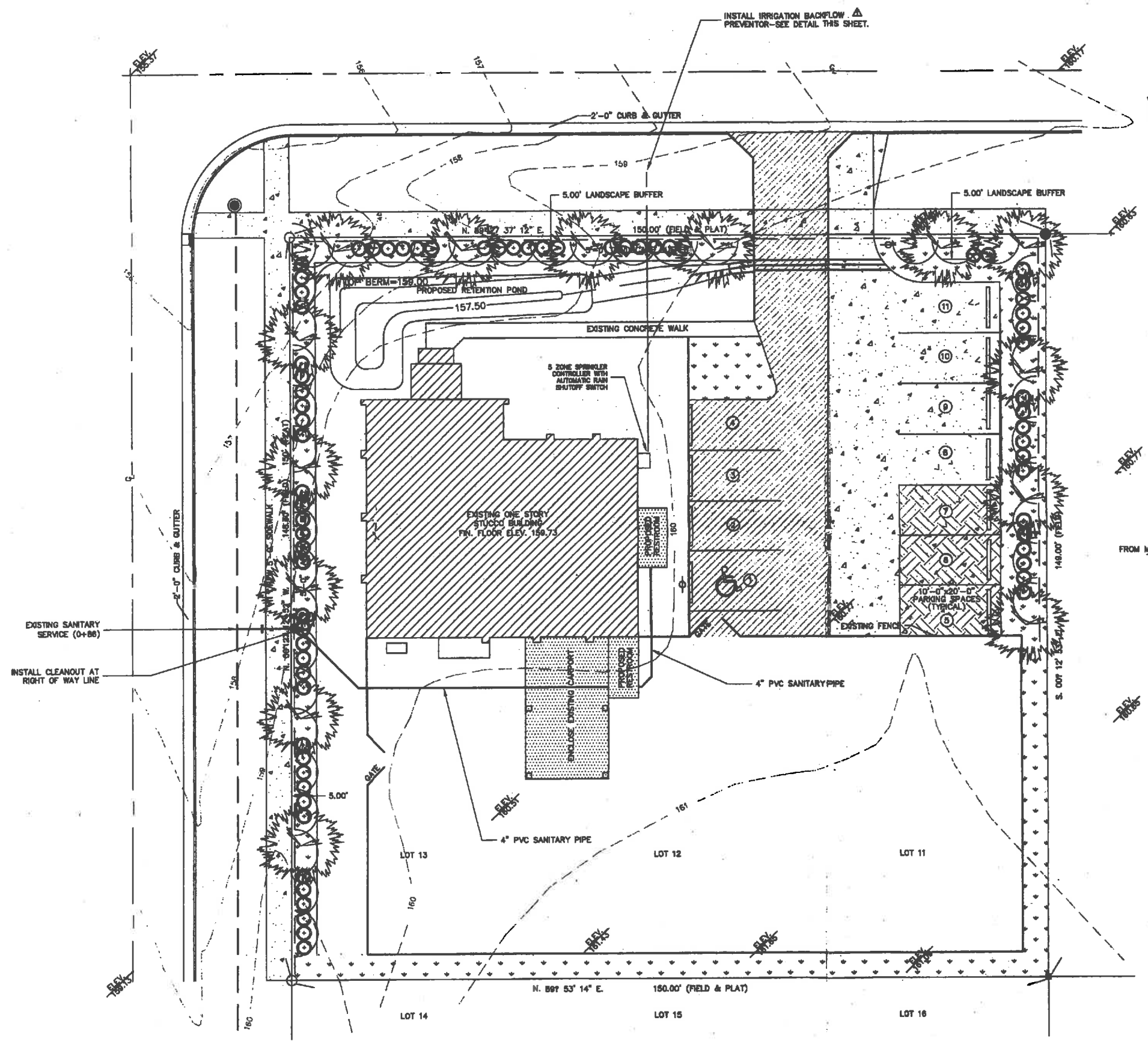
- 2 — DETAIL NUMBER
- 5 — SHEET NUMBER
- LIVE OAK TREE— 14 EACH
AT TIME OF PLANTING MIN. 1-1/2"
AT 4-1/2 FT ABOVE EXISTING GRADE.
FLORIDA NUMBER 1 OR BETTER
MUST BE 8' HEIGHT AT TIME OF PLANTING.
- SHRUB—RED TIP PHOTINIA (PHOTINIA
FRAXILIS). SHRUBS SHALL BE A MINIMUM
OF TWO FEET IN HEIGHT AND 30" ON
CENTER WHEN MEASURED IMMEDIATELY
AFTER PLANTING.
- FULL OR HALF CIRCLE SHRUB HEAD
SHRUB SPRAY HEAD—MAX. 1.0 GPM
- SEWER CLEANOUT



BACK FLOW PREVENTOR DETAIL



CLEAN OUT DETAIL



**City of Clermont
MINUTES
PLANNING AND ZONING COMMISSION
OCTOBER 4, 2016**

Page 1

The meeting of the Planning and Zoning Commission was called to order Tuesday, October 4, 2016 at 6:30 p.m. by Chairman Nick Jones. Other members present were Carlos Solis, Herb Smith, Cuqui Whitehead, and Tony Hubbard. Also in attendance were Barbara Hollerand, Development Services Director, Curt Henschel, Planning Manager, John Kruse, Senior Planner, Dan Mantzaris, City Attorney, and Rae Chidlow, Planning Specialist.

MINUTES of the Planning and Zoning Commission meeting held September 12, 2016 were approved as written.

REPORTS

Chairman Jones stated that he attended a seminar held by Lake County at the Clermont City Center. He stated that it was a very informative seminar. He stated that the growth is expected to exceed what was previously estimated. He stated that by 2070, we may see an enormous influx of residents. He stated that what he took out of the meeting is the need for planning and for cities' codes to be changed in the future as the need arises for the future growth.

Development Services Director Hollerand stated that Jim Hitt will be leaving the city to go back to the City of Apopka. She stated that his last day is Friday, October 7, 2016.

1. REQUEST FOR CONDITIONAL USE PERMIT

REQUEST: To allow a funeral home in the C-1 Light Commercial zoning district.

PROJECT: Hayes Brothers Funeral Home

Senior Planner Kruse presented the staff report as follows:

The applicant is requesting a conditional use permit (CUP) to establish a funeral home in the C-1 Light Commercial zoning district. Under Section 122-204 (a)(4) of the land development code (LDC), funeral homes are a conditional use in the C-1 Light Commercial district. The property is located at 191 Broome Street. It has an existing 3,100-square-foot building that was previously used for a daycare. The applicant proposes to use the existing building and existing parking area on the property. Some interior renovations of the building will be necessary to accommodate the funeral home.

The facility will be used for viewings, consultations, notary and any other funeral-related business, but with no embalming or cremation at the site. In addition, no storage of human remains will be onsite. This will be done at another licensed facility. A State of Florida licensed funeral director will be in charge of this establishment.

The facility has 11 existing improved parking spaces with the ability to provide another 12 or so on the grassed area south of the parking lot. The applicant is requesting the ability to provide overflow parking in this area, as allowable for consideration under Section 98-4. The parking requirements, under Section 98-14, requires 1 space for every 4 permanent seats. The funeral

**City of Clermont
MINUTES
PLANNING AND ZONING COMMISSION
OCTOBER 4, 2016**

Page 2

home is not providing any permanent seating. Based upon the estimated capacity based on their floor plan, the funeral home can accommodate up to 80 people. If parking does become an issue, the applicant understands and agrees that the City may require additional parking or rescind the CUP. The applicant has indicated that business office hours will be from 10 am to 4 pm, with a majority of the viewings from 6 pm to 8 pm.

Staff has reviewed the application and believes that the proposed use will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, and the proposed use will comply with the regulations and conditions specified. Therefore, staff recommends approval of the request for a funeral home in the C-1 Light Commercial zoning district with the conditions contained in Resolution 2016-41.

Tommy Hayes III, 23417 Oak Prairie Circle, Sorrento, stated that he concurs with staff's recommendation and is present to answer any questions.

Commissioner Whitehead moved to recommend approval of the conditional use permit; Commissioner Solis seconded. The vote was unanimous to recommend approval of the conditional use permit.

2. REQUEST FOR COMPREHENSIVE PLAN AMENDMENT

REQUEST: To change the future land use from Lake County Commercial to City of Clermont Commercial

PROJECT: Headquarter Mazda

3. REQUEST FOR REZONING

REQUEST: To change the zoning from Urban Estate to C-2 General Commercial.

PROJECT: Headquarter Mazda

Planning Manager Henschel presented the staff report as follows:

The City annexed the subject parcel on August 9, 2016, as authorized by the utility agreement with the property owner. The utility agreement and encumbrance to annex was executed on June 8, 2015. The property is improved and is receiving water and sewer services from the City of Clermont. The property, approximately 5.15 acres, has been developed as an auto dealership, Headquarter Mazda.

The proposed map amendment will change the future land use from Lake County's Regional Commercial to the City's Commercial. The related rezoning request will change the zoning from Urban Estate to the C-2 General Commercial zoning classification. Any future changes will require a conditional use permit.

Staff recommends approval of the small-scale comprehensive plan amendment and rezoning.



**CITY OF CLERMONT
CONDITIONAL USE PERMIT (CUP)
APPLICATION**

DATE: 8/20/2016

FEE: \$300.00

PROJECT NAME (if applicable): Hayes Brothers Funeral Home Clermont

APPLICANT: Hayes Brothers Funeral Home, Inc.

CONTACT PERSON: Donald E. Hayes, Sr. or Tommy Hayes, III

Address: 28 W. Woodward Avenue

City: Eustis State: Florida Zip: 32726

Phone: 352-589-4666 Fax: 352-589-6222

E-Mail: hayesbrosfunerals@hotmail.com

OWNER: Araceli Rangel

Address: 191 W. Broome Street

City: Clermont State: Florida Zip: 34711

Phone: 407-947-0555 Fax: _____

Address of Subject Property: 191 W. Broome Street Clermont, FL 34711

General Location: The corner of Broome St. and 2nd St.

Legal Description (include copy of survey): Lots 11, 12, 13 city block 7 Clermont, FL

Land Use (City verification required): Commercial

Zoning (City verification required): C-1



CITY OF CLERMONT
CONDITIONAL USE PERMIT (CUP)
APPLICATION
Page 2

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

The use of this C-1 zoned property is to provide a funeral service facility, with the exception of embalming and cremation. There is adequate parking and overflow parking will be on site as well (rear and side grass parking at 191 Broome St. Viewings, rituals and business operations will be conducted during scheduled times of the work day. A state Licensed Funeral Director will be in charge of this establishment.

Donald E Hayes
Applicant Name (print)

x Donald E Hayes
Applicant Name (signature)

Enrique Rangel
Owner Name (print)

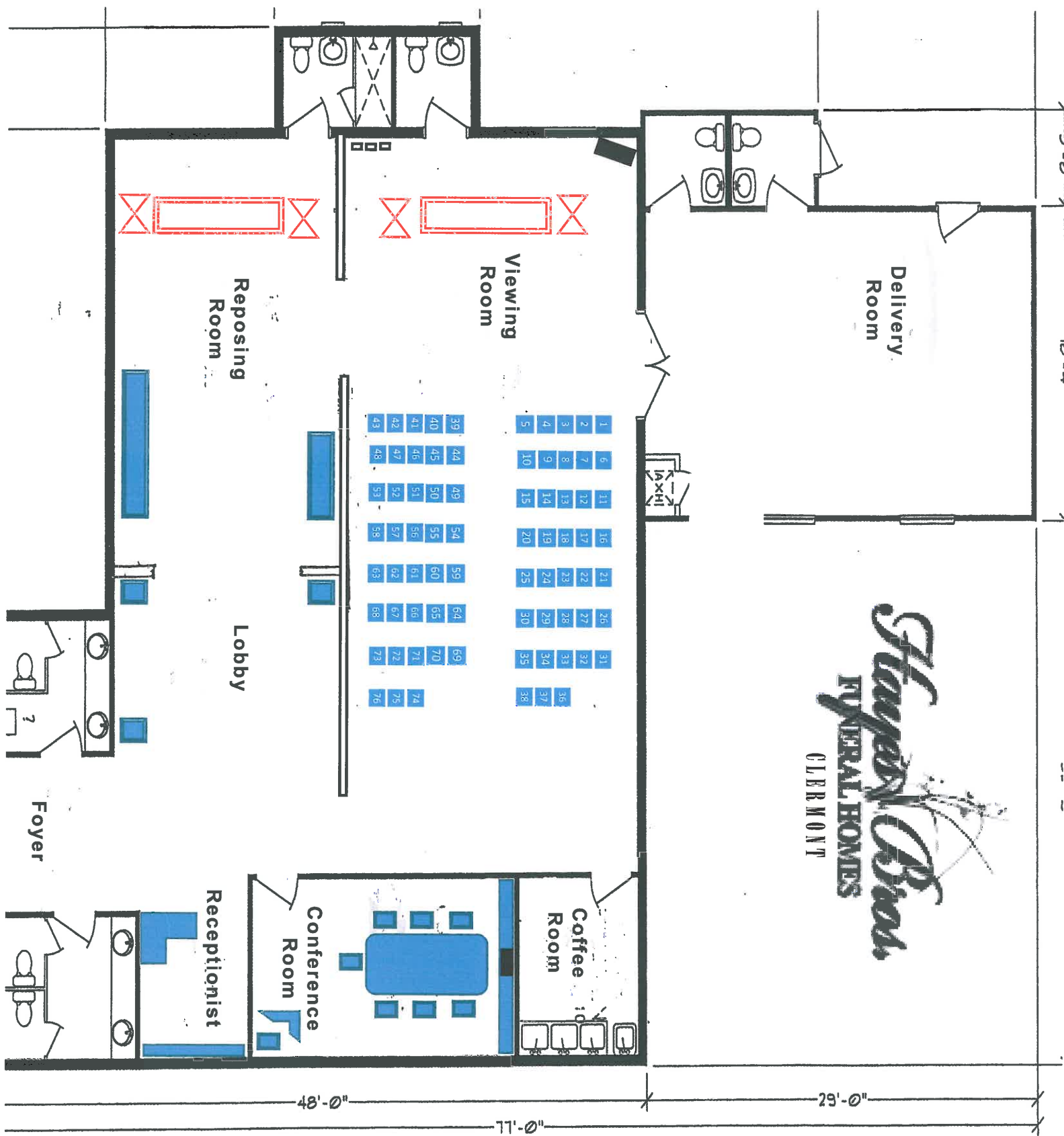
x Enrique Rangel
Owner Name (signature)

***** NOTICE *****

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

City of Clermont
Development Services Department
685 W. Montrose St.
P.O. Box 120219
Clermont, FL. 34712-021 9
(352) 394-4083 Fax: (352) 394-3542

Stanger Bros. FUNERAL HOMES CLERMONT



Google Maps W Broome St



Image capture: May 2012 © 2016 Google

Clermont, Florida

Street View - May 2012

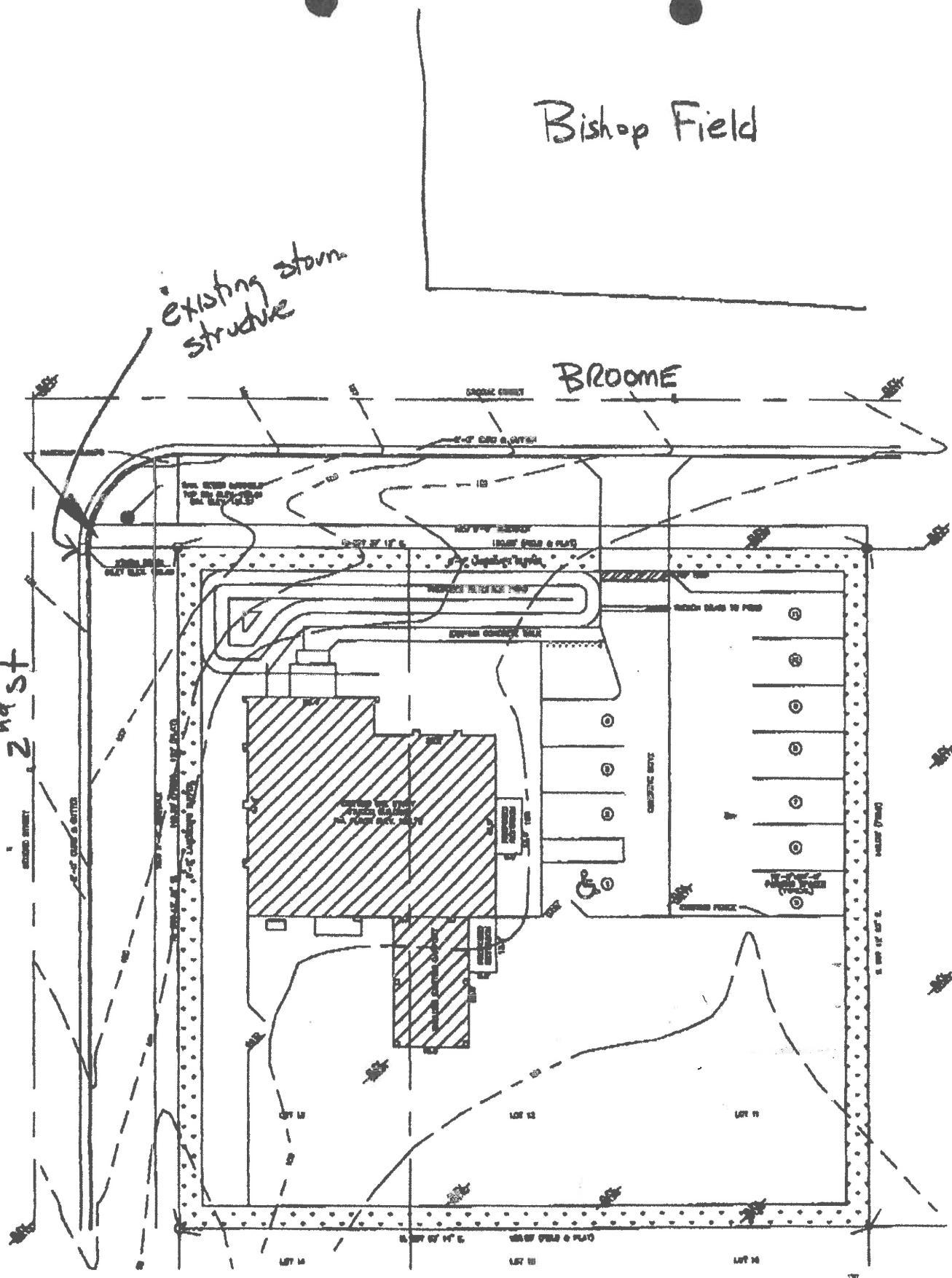


Bishop Field

existing storm
structure

BROOME

2nd st



LEGAL NOTICE

Notice is hereby given that the City of Clermont will consider a request for a Conditional Use Permit to allow a funeral home in the C-1 Light Commercial Zoning District, at the following location:

LOCATION

191 West Broome Street
AK 1611300

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, October 4, 2016 at 6:30pm.

A public meeting to consider the request will be held before the City Council on Tuesday, October 25, 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
September 27 and October 18, 2016



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, November 8, 2016		
Agenda Item Name		
Ordinance No. 2016-48 <i>Final Medical Marijuana</i>		
Requested Action		
Recommend approval of Ordinance 2016-48.		
Staff Report		
The Florida Right to Medical Marijuana Initiative; Amendment 2, is on the November 8, 2016 ballot in Florida as an initiated Constitutional Amendment. The measure, upon voter approval, would legalize medical marijuana. The Constitutional Amendment language on the November ballot is: <i>No. 2 Constitutional Amendment Article X, Section 29 Use of Marijuana for Debilitating Medical Conditions</i> <i>Allows medical use of marijuana for individuals with debilitating medical conditions as determined by a licensed Florida physician. Allows caregivers to assist patients' medical use of marijuana. The Department of Health shall register and regulate centers that produce and distribute marijuana for medical purposes and shall issue identification cards to patients and caregivers. Applies only to Florida law. Does not immunize violations of federal law or any non-medical use, possession or production of marijuana.</i> The City of Clermont has prepared an Ordinance that would provide definitions in the City's code for marijuana and marijuana dispensaries. The Ordinance would regulate that a medical marijuana dispensary could locate only on properties with M-1 Industrial Zoning, and would require a Conditional Use Permit with restrictions as specified in the Ordinance.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Ordinance 2016-48 med marijuana dispen w strikes.doc		
2. Legal Ad 2016-48 Medical Marijuana legal ad.doc		

CITY OF CLERMONT
ORDINANCE No. 2016-48

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, RELATED TO MEDICAL MARIJUANA DISPENSARIES AMENDING THE LAND DEVELOPMENT CODE OF THE CITY OF CLERMONT BY AMENDING SECTION 82-12, "LAND USE DEFINITIONS" PROVIDING FOR DEFINITIONS OF MARIJUANA AND MARIJUANA DISPENSARIES AND AMENDING SECTION 122-264 "M-1-CONDITIONAL USES" PROVIDING MEDICAL MARIJUANA DISPENSARIES SHALL REQUIRE A CONDITIONAL USE; SETTING FORTH STANDARDS AND REGULATIONS FOR MEDICAL MARIJUANA DISPENSARIES; AND PROVIDING FOR CONFLICT, SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE.

WHEREAS, Article VIII, Section 2 of the Florida Constitution provides that municipalities shall have governmental, corporate and proprietary powers to enable municipalities to conduct municipal government, perform municipal functions and render municipal services; and

WHEREAS, pursuant to the referenced provision of the Florida Constitution, a city may exercise any power for municipal purposes except as otherwise provided by law; and

WHEREAS, Chapter 166, Florida Statutes, the "Municipal Home Rule Powers Act," reinforces the authority granted under the Florida Constitution and authorizes municipalities to exercise any power for municipal purposes, except when expressly prohibited by law and to enact Ordinances in furtherance thereof; and

WHEREAS, the within the above referenced grant of powers, the City of Clermont (the "City") has the authority to regulate land development and the use of property within the City for the protection of the public health, safety and welfare; and

WHEREAS, the City Council has determined that given the potential impact on the surrounding areas, that Medical Marijuana Dispensaries, if allowed by law, should be a conditional use permitted in limited areas of the City; and

WHEREAS, the City Council has determined that it is in the public interest to set certain distance and other standards regarding the operation of Medical Marijuana Dispensaries; and

WHEREAS, the City Council has found that a high proportion of sales in such facilities are cash sales, necessitating additional security procedures and precautions; and

WHEREAS, consistent with the findings stated above, the City Council has determined that adoption of this Ordinance is in the best interest of the public health, safety and welfare;

CITY OF CLERMONT
ORDINANCE No. 2016-48

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

SECTION 1.

The foregoing Whereas clauses are hereby ratified and incorporated as the legislative intent and findings supporting this Ordinance.

SECTION 2.

Section 82-12 “Land use definitions” of the Clermont Code of Ordinances is hereby amended to add the following definitions (underlined depicts added wording):

Section 82-12 - Land use definitions

Marijuana: The meaning given cannabis in Section 893.02(3), Florida Statutes, and shall include all forms of medical cannabis or low-THC Cannabis.

Medical Marijuana Dispensary: Any treatment center, entity, establishment, or portion thereof, which is lawfully licensed to acquire, cultivate, possess, process, transfer, transport, sell, dispense or administer marijuana, products containing marijuana, products derived from marijuana, related supplies, or educational materials. A pharmacy as defined in Section 465.003, Florida Statutes which employs a Florida License pharmacist onsite shall not be considered a Medical Marijuana Dispensary.

SECTION 3.

Section 122-264 “M-1 Conditional Uses” of the Clermont Code of Ordinances is hereby amended as follows: (underlined depicts added wording):

Section 122-264. M-1- Conditional uses.

(a) Conditional uses in the M-1 district are as follows:

- (1) Airports.
- (2) Junkyards.
- (3) Planned unit development per article IV of this chapter.
- (4) Utility facilities (i.e. electric transformers, gas regulator stations, etc.).
- (5) Adult entertainment establishments.
- (6) Medical Marijuana Dispensary.

CITY OF CLERMONT
ORDINANCE No. 2016-48

- (7) Conditional uses of the C-2 general commercial district not specifically listed as a permitted use in the M- 1 light commercial district, provided they meet the regulations of the C-2 district.
- (b) Other manufacturing or wholesale uses not listed as a permitted use may be considered as a conditional use, provided the requirements of Chapter 86, Article III, Division 3, and the following conditions are met:
- (1) The use is so located, site-planned and designed to avoid undue noise, odor, smoke, explosive hazards or any other nuisances or dangers to abutting properties.
 - (2) Adequate waste treatment, roadways and utilities can be provided.
 - (3) All applicable local, state and federal regulations regarding such use can be met.
 - (4) No wholesale or retail establishment may occupy more than 100,000 square feet.
- (c) Medical Marijuana Dispensary shall be subject to the following additional criteria:
- (1) Loitering. The Medical Marijuana Dispensary shall provide adequate seating for its patients and business invitees. The Medical Marijuana Dispensary shall not permit any patient or business invitee to stand, sit (including in a parked car), or gather or loiter outside of the building where the dispensary operates, including in any parking areas, for any period of time longer than that reasonably required to arrive and depart.
 - (2) Security. The owners shall have a review of the site with the City Police Department prior to opening and annually. It shall be the responsibility of the owner to schedule the reviews with the Department.
 - (3) No Drive through Service. No Medical Marijuana Dispensary shall have a drive through or drive in service. All dispensing, payment for and receipt of medical marijuana shall occur from inside the Medical Marijuana Dispensary.
 - (4) Alcoholic Beverages or Marijuana. No sale of alcoholic beverages or consumption or use of alcoholic beverages or marijuana shall be allowed on the premises, including in the parking areas.
 - (5) Separation Distances. A Medical Marijuana Dispensary shall not operate within two hundred (200) feet of any residentially zoned or residentially used property, or school existing or approved by the City at the time of application. All distance requirements shall be measured

CITY OF CLERMONT
ORDINANCE No. 2016-48

by drawing a straight line from the nearest property line of the protected use to the nearest property line of the proposed Medical Marijuana Dispensary.

(6) Operating Hours. Medical Marijuana Dispensaries shall not be allowed to operate between 7:00pm and 7:00am.

(7) Compliance with Other Laws. All Medical Marijuana Dispensaries shall at all times be in compliance with all federal and state laws and regulations, and the City of Clermont Code of Ordinances, as may be amended from time to time.

(d) In case of uncertainty of the classification of any public 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.

SECTION 4. 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 5. Severability.

Should any provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of the ordinance as a whole, or any part thereof, other than the part declared to be invalid.

SECTION 6. Codification.

The text of Sections 2 and 3 of this Ordinance shall be codified as a part of the Clermont City Code. The codifier is authorized to make editorial changes not affecting the substance of this Ordinance by the substitution of "article" for "ordinance", "section" for "paragraph", or otherwise to take such editorial license.

SECTION 7. 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. 2016-48

PASSED AND ADOPTED by the City Council of the City of Clermont, this 8th day of November, 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. 2016-48

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, RELATED TO MEDICAL MARIJUANA DISPENSARIES AMENDING THE LAND DEVELOPMENT CODE OF THE CITY OF CLERMONT BY AMENDING SECTION 82-12, "LAND USE DEFINITIONS" PROVIDING FOR DEFINITIONS OF MARIJUANA AND MARIJUANA DISPENSARIES AND AMENDING SECTION 122-264 "M-1-CONDITIONAL USES" PROVIDING MEDICAL MARIJUANA DISPENSARIES SHALL REQUIRE A CONDITIONAL USE; SETTING FORTH STANDARDS AND REGULATIONS FOR MEDICAL MARIJUANA DISPENSARIES; AND PROVIDING FOR CONFLICT, SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE.

A public meeting to consider the ordinance will be held before the City Council on Tuesday, November 8, 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
October 18 & 25, 2016



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, November 8, 2016		
Agenda Item Name		
Lien Reduction <i>Dean</i>		
Requested Action		
Recommend denial of fine reduction and release of lien.		
Staff Report		
This request is regarding a lien on vacant property located on School Street, just west of Clermont Elementary. The property owners are Harry M. Dean et al, c/o Billie Dean of Apopka. The property had a code case concerning an unsafe structure. The City moved forward with contracting to demolish the home in 2003. The lien was recorded in the Public Records of Lake County in December 2003. The total amount of the abatement was \$3,750.08, which represents direct costs of \$3,600 to demolish the structure and an additional \$150.08 in other administrative expenses. The City incurred both administrative and direct costs in pursuing this matter, and it is staff's recommendation that a full waiver is not appropriate, given the 13 years the lien has remained on the property. Should the Council consider a reduction, staff would recommend that it be paid within 30 days. Upon Council approval, and after payment, if applicable, the lien would be released from the property.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Request	Dean request - 1042 School Street.pdf	
2. City Attorney Memorandum	gray1042Schoolstreet.pdf	
3. Location map	Dean map - 1042 School Street.pdf	
4. Property Record	Dean property record.pdf	
5. Lien on Dean property- School St	Dean property lien 2003.pdf	
6. Demolition invoice 2003	Invoice for Dean property demo - 1042 School St.pdf	
7. Photos of vacant property	Dean Property photos.docx	

Barbara Hollerand

Subject: School Street property lien reduction request

From: Isadora Dean [mailto:deani49@embarqmail.com]

Sent: Wednesday, October 12, 2016 10:47 AM

To: Barbara Hollerand <BHollerand@clermontfl.org>

Subject: Re: School Street property lien reduction request

Mrs. Hollerand,

Please have the City Council consider the request to reduce and release the liens on said property.

November 8 is a good day for me.

Thank You,

Billie Dean

DE BEAUBIEN, KNIGHT, SIMMONS, MANTZARIS & NEAL, LLP

ATTORNEYS AND COUNSELORS AT LAW

A LIMITED LIABILITY PARTNERSHIP INCLUDING PROFESSIONAL ASSOCIATIONS

Post Office Box 87

332 North Magnolia Avenue

Orlando, Florida 32802-0087

(407) 422-2454

Telefax (407) 992-3541

Writer's e-Mail: dfm14@dbksmn.com

MEMORANDUM

TO : Darren Gray, City Manager

FROM : Daniel F. Mantzaris, City Attorney

DATE : October 28, 2016

RE : Nuisance Abatement Lien - Request for Waiver of Lien
Property Owners: Harry Dean, Jackie Dean, Robert Dean, Betty Rawls and Ramona Sample
Property Location: 1042 School Street
Amount of Lien: \$3,750.08

The subject property is a vacant lot. According to the City's records, in 2003 the City filed the attached Notice of Lien in the amount of \$3,750.08. The Notice reflects that the lien resulted from the City's abatement of a nuisance on the property by demolishing an unsafe structure. As you are aware, the City is authorized by City Code to abate a nuisance by whatever means are reasonable and to charge the property owner the expenses associated therewith. If the expenses are not timely paid a lien is created. Note, this is not a lien that was created by the Code Enforcement Board. As you are further aware, the expenses associated with the lien represent out-of-pocket costs incurred by the City to remove the unsafe structure. As you can see from the lien, the property owners at the time the lien was created still own the property.

The owners have requested that the City Council consider a reduction or complete waiver of the lien. We understand that the matter will be on the agenda for the November 8, 2016 meeting. Historically, City staff has been reluctant to recommend a reduction or waiver of lien amounts where the City incurred actual cost to make a property code compliant. The City records in this matter do not reflect whether an outside contractor was paid to complete the demolition or whether the demolition was completed by the City's in-house staff. In either case, the City incurred actual expenses and therefore, it is the Council's decision, based on the request of the owners, whether to reduce or waive the lien.

Memorandum to Darren Gray
October 28, 2016
Page 2

It is our understanding that the property owners' representative will be present at the November 8, 2016 meeting and will present the owners' request. At that time, of course, the Council can ask any questions or receive any information that they deem necessary and appropriate to make a decision.

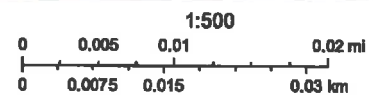
If you have any questions, or wish to discuss this matter further, please do not hesitate to contact me.

cc: Barbara Hollerland



October 28, 2016

-  Override 1
-  Override 1
-  County Boundary
-  Street Names
-  Local Streets
-  Subdivision Lots
-  Address Locations
-  Tax Parcels Alternate Key
-  Tax Parcels



PROPERTY RECORD CARD

General Information

Owner Name:	DEAN HARRY M ET AL	Alternate Key:	1624312
Mailing Address:	C/O BILLIE L DEAN 1140 LEXINGTON PKWY APOPKA, FL 32712 Update Mailing Address	Parcel Number:	19-22-26- 060000000400
		Millage Group and City:	000C (CLERMONT)
		Total Certified Millage Rate:	18.6521
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	1042 SCHOOL AVE CLERMONT FL 34711 Update Property Location ⓘ	Property Name:	— Submit Property Name ⓘ
		School Locator:	School and Bus Map ⓘ
Property Description:	CLERMONT, LINCOLN HEIGHTS SCHOOL LOTS 4, 6 PB 10 PG 84		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT RESIDENTIAL (0000)	0	0		2	LT	\$0.00	\$24,124.00

Miscellaneous Improvements

There is no improvement information to display.

Sales History

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
869 / 371	3/1/1986	Warranty Deed	Unqualified	Improved	\$1.00
Click here to search for mortgages, liens, and other legal documents. ⓘ					

Values and Estimated Ad Valorem Taxes ⓘ

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$24,124	\$17,081	\$17,081	5.11800	\$87.42
LAKE COUNTY MSTU AMBULANCE	\$24,124	\$17,081	\$17,081	0.46290	\$7.91
SCHOOL BOARD STATE	\$24,124	\$24,124	\$24,124	4.62700	\$111.62
SCHOOL BOARD LOCAL	\$24,124	\$24,124	\$24,124	2.24800	\$54.23
CITY OF CLERMONT	\$24,124	\$17,081	\$17,081	4.20610	\$71.84
ST JOHNS RIVER FL WATER	\$24,124	\$17,081	\$17,081	0.28850	\$4.93

MGMT DIST

LAKE COUNTY VOTED DEBT SERVICE	\$24,124	\$17,081	\$17,081	0.15240	\$2.60
LAKE COUNTY WATER AUTHORITY	\$24,124	\$17,081	\$17,081	0.25540	\$4.36
SOUTH LAKE HOSPITAL DIST	\$24,124	\$17,081	\$17,081	0.73320	\$12.52
				Total:	Total:
				18.0915	\$357.43

Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

First Homestead Exemption (up to \$25,000)	Learn More View the Law
Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000) ⓘ	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to \$500)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law
Disability Exemption (up to \$500)	Learn More View the Law
Total Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5000)	Learn More View the Law
Veteran's Total Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
Government Exemption (amount varies)	Learn More View the Law

Exemption Savings ⓘ

The exemptions marked with a ✓ above are providing a tax dollar savings of:
\$0.00

Assessment Reduction Information (3% cap, 10% cap, Agricultural, Portability, etc.)

This property is benefitting from the following assessment reductions with a checkmark ✓

Save Our Homes Assessment Limitation (3% assessed value cap)	Learn More View the Law
Save Our Homes Assessment Transfer (Portability)	Learn More View the Law
✓ Non-Homestead Assessment Limitation (10% assessed value cap)	Learn More View the Law

CFN 2003162483
Bk 02471 Pg 2109; (1pg)
DATE: 12/17/2003 09:43:36 AM
JAMES C. WATKINS, CLERK OF COURT
LAKE COUNTY
RECORDING FEES 5.00
TRUST FUND 1.00

STATE OF FLORIDA
COUNTY OF LAKE





Office of Ed Havill

Lake County Property Appraiser

December 11,
2003**Property Record Card**

General Information:			
Alternate Key:	1624312	Parcel:	19-22-26-060000000400
Name:	DEAN HARRY M ET AL	Millage Group:	000C
Address:	C/O AMY D JONES PO BOX 308 CLERMONT, FL 34711-	Loc Notes:	1042 SCHOOL AVE CLERMONT FL 34711
Legal Description:	CLERMONT, LINCOLN HGTS SCHOOL LOTS 4, 6 PB 10 PG 84		

Land Data:									
Line	Use Code	Frontage	Depth	Notes	No. Units	Type	Class	Value	Just Value
1	0100	100.0	132.0		100.00	FF	0		16500

Building Characteristics:					
Bldg No.	Section Type	Section No.	Ext Wall Type	No. of Stories	Floor Area
0001	FIR	001	000	1.00	1566
0001	EPA	002	001	1.00	70

Residential:									
Fireplaces	Baths (2 Fix)	Baths (3 Fix)	Baths (4 Fix)	Baths (Ex Fix)	Bed	A/C	Built In Kitchen	Sq. Ft.	Year Built
0	0	0	0	0	0	No	0	1566	1950

Miscellaneous Improvements:					
No.	Type	No. Units	Type	Year	Depr Value

Sales History :						
O.R. Book	O.R. Page	Sale Date	Instrument	Q/U	Vac Impr	Sale Price
0869	0371	3/1/1986	WD	U	I	\$1.00

Value:	
Total Just Value:	\$16,500.00
Total Exempt Value:	\$0.00
Total Taxable Value:	\$16,500.00 *May Reflect Save-Our-Homes Limitations

Draw Building

315-587-9824
HARRY M. DEAN et al.
10911 LYMAN ROAD
NORTH ROSE, NY 14516

Central Environmental Services, Inc.

3210 Friendly Ave.

Orlando, FL 32808

Office: 407-295-7005

Fax: 407-295-7004

INVOICE

DATE	INVOICE ...
11/21/2003	7645

BILL TO

City of Clermont
P.O. Box 120219
Clermont, FL 34712

PROJECT

Code Enforcement Demo
1042 School Street
Clermont, FL

P.O. #

Terms

Due Date

REP

Job #

Service Agreement #

Net 10

12/1/2003

03-359

ITEM

DESCRIPTION

RATE

QTY

AMOUNT

Res Demo

Demolish & remove 1 single story
wood frame house and 1 single
story concrete block frame shed
including trash debris, stoops, pads,
foundations and footers to the dirt.
Sales Tax

3,600.00

6.00%

3,600.00

0.00

Total

\$3,600.00

Dean Property, 1042 School Street





AGENDA ITEM

Meeting Date		
Tuesday, November 8, 2016		
Agenda Item Name		
Variance Request <i>Marco's Pizza</i>		
Requested Action		
Recommend denial of the variance request.		
Staff Report		
The applicant is requesting a parking variance in order to accommodate a restaurant use within a retail/office building located at 2620 E. Highway 50, near Target. The building was recently constructed as a 5,110-square-foot office building, and it was parked at a ratio of one space per 200 square feet. Based on office and retail uses, the owner was able to over-park the site by one parking space, leaving a total parking count of 27 spaces. The applicant is now seeking a restaurant use for 1,810 square feet of the building space, of which 585 square feet will be used for patron use. This patron area is what is used to calculate the parking needs for a restaurant use. In this case, 14 spaces are required for the restaurant use, and 17 spaces are required for the remaining office use. Per code requirements, 31 total parking spaces are needed to serve the two uses on site. However, there are only 27 parking spaces provided, leaving a deficit four parking spaces per code requirements. Section 86-174 of the land development code requires a positive finding on eight criteria in order to grant a variance, and staff believes that two of the eight do not meet these findings.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Application	Application.pdf	
2. Site plan	Site plan.pdf	
3. Criteria	Marcos Review Criteria.docx	
4. Legal ad	VAR legal ad.doc	



CITY OF CLERMONT
VARIANCE
Application

DATE: _____

FEE: \$200.⁰⁰

PROJECT NAME (if applicable): Marcos Pizza

APPLICANT: Tillman & Associates Engineering, LLC.

CONTACT PERSON: Jeff McPherson

Address: 1720 SE 16th Avenue, Building 100

City: Ocala State: FL Zip: 34471

Phone: 352-387-4540 Fax: 352-387-4545

E-Mail: permits@tillmaneng.com

OWNER: Professional Resource Development, Inc.

Address: 1200 Network Centre Drive, Suite 2

City: Effingham State: IL Zip: 62401

Phone: _____ Fax: _____

Address of Subject Property: 2620 E Hwy 50, Suite 200, Clermont, FL 34711

General Location: Site is located 0.10 miles along North Hancock Road from the intersection of SR 50 at the NE corner of State and Hancock Road.

Legal Description (include copy of survey): Survey and legal are attached.

Land Use (City verification required): General Commercial

Zoning (City verification required): C-2



CITY OF CLERMONT
VARIANCE
Application
Page 2

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

City Zoning Ordinance (Land Development Code Section) from which you are requesting relief:
Chapter 98 Parking and Vehicular Use Are, Section 98 - 14 table of minimum parking space requirements

What are you proposing to do that would require a variance and why? Leasing 1,810 sf of shop space to a Marcos Pizza restaurant in this 5,110 sf multi-tenant building with existing dental office. The variance is requested for relief from the need for four additional parking spaces.

How does the Code create a hardship? The code does not account for peak parking demands of adjacent uses. For example, Marcos Pizza would generate peak parking demands while the dental office is closed.

*** * * * The following justifications must be completed * * * * ***
for any variance requested:

Variance requested – subject and code section: Section 98 - 14 Table of minimum parking space requirements.

Sec. 86-174. Review criteria and findings.

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

- (1) Special conditions and circumstances exist which are peculiar to the land, structure or building involved, and which are not applicable to other lands, structures or buildings in the same zoning district;

The Marcos pizza restaurant is permitted in the existing C-2 zoning district.

- (2) The condition giving rise to the requested variance has not been created by any person presently having an interest in the property;

The property was professionally designed and constructed to current land development criteria. Ownership has done nothing to create any deficiencies requiring the variance.



CITY OF CLERMONT

VARIANCE

Application

Page 3

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

Literal interpretation of the code would not account for the peak uses of each tenant at different time periods.

(4) The variance request is not based exclusively upon a desire to reduce the cost of developing the site or otherwise economically founded;

The property is an existing site with parking, so reducing construction costs is not applicable.

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

The variance requested is for the minimal additional parking required by code for a 1,810 sf Marcos Pizza restaurant with 585 sf of patron use and four employees.

(6) Granting of the variance request will not confer on the applicant any special privilege that is denied by the land development code to other lands, buildings or structures in the same zoning district;

The property through the grant of the variance will not have any more privileges than any other similar sites in Clermont.

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

The variance would not substantially alter the site or surrounding area in a negative way (see attached).



CITY OF CLERMONT
VARIANCE
Application
Page 4

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

The property is located in an existing commercial development and is allowed C-2 uses which permits restaurants.

JEFF M PHERSON
Applicant Name (print)

X [Signature]
Applicant Name (signature)

Jason Benline, Professional
Owner Name (print) Resource
Development, Inc.

X Jason Benline
Owner Name (signature)

***** NOTICE *****

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

City of Clermont
Development Services Department.
685 W. Montrose St.
P.O. Box 120219
Clermont, FL. 34712-021 9
(352) 394-4083 Fax: (352) 394-3542



PREPARED BY AND RETURN TO
Randolph J. Rush, Esquire
Winderweedle, Haines, Ward & Woodman, PA
Post Office Box 880
Winter Park, Florida 32790

Parcel ID No. 22-22-26-0800-000-00200

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that **CHESTER C. FOSGATE COMPANY, a Florida corporation**, whose mailing address is Post Office Box 568821, Orlando, Florida 32856-8821 ("**Grantor**"), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged has **GRANTED, BARGAINED, SOLD and CONVEYED**, and by these presents does **GRANT, BARGAIN, SELL and CONVEY** unto **PROFESSIONAL RESOURCE DEVELOPMENT, INC., an Illinois corporation**, whose mailing address is 1200 Network Centre Drive, Suite 2, Effingham, Illinois 62401 ("**Grantee**"), that certain real property located in Lake County, Florida, more particularly described on **Exhibit "A"** attached hereto and made a part hereof by reference, together with all improvements, tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining (the "**Property**").

This conveyance is made by Grantor and accepted by Grantee subject to the matters set forth in **Exhibit "B"** attached hereto and made a part hereof (the "**Permitted Exceptions**"), none of which are sought to be reimposed hereby.

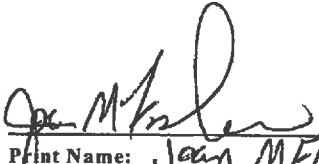
TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, unto Grantee, and its successors and assigns, and Grantor does hereby **WARRANT and FOREVER DEFEND** all and singular the Property unto Grantee, and its successors and assigns, against every persons whomsoever, lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

Grantee, by its acceptance hereof, solely for the benefit of Grantor and its successors and assigns, does hereby assume and agree to pay all ad valorem and non-ad valorem taxes pertaining to the Property for the calendar year 2015 and subsequent years, and Grantee does further agree to defend, indemnify and hold Grantor harmless from any liability for the payment thereof.

Effective as of the 4th day of May, 2015.

IN WITNESS WHEREOF, the Grantor has caused these presents to be duly executed in its name and by those thereunto duly authorized, the day and year first above written.

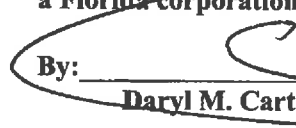
Witnesses:


Print Name: Joan M. Fisher

Print Name: Olivia Deak

GRANTOR:

CHESTER C. FOSGATE COMPANY
a Florida corporation

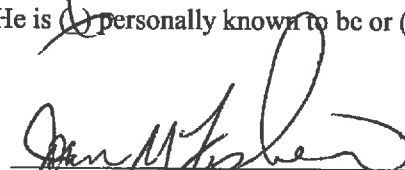
By: 
Daryl M. Carter, Vice President

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 4th day of May, 2015, by DARYL M. CARTER, as Vice President of CHESTER C. FOSGATE COMPANY, a Florida corporation, on behalf of said corporation. He is ☒ personally known to be or ☐ has produced a valid driver's license for identification.



JOAN M. FISHER
MY COMMISSION # FF 028166
EXPIRES: July 16, 2017
Bonded Thru Budget Notary Services


Notary Public, State of Florida

Printed Name of Notary Public: _____

My Commission Expires: _____

EXHIBIT "A"

Lot 2, HANCOCK CENTER, according to the plat thereof as recorded in Plat Book 53, Page 81, Public Records of Lake County, Florida.

TOGETHER with those certain easements for ingress, egress, parking, utilities, storm water drainage, construction, maintenance and reconstruction and signage set forth in that certain Operation and Easement Agreement between Target Corporation and Chester C. Fosgate Company for Hancock Center Shopping Center, recorded February 12, 2002 in Official Records Book 2069, Page 381, Public Records of Lake County, Florida.

EXHIBIT "B"**[Permitted Exceptions]**

1. All matters contained on the Plat of Hancock Center, as recorded in Plat Book 53, Page 81, Public Records of Lake County, Florida.
2. Operation and Easement Agreement recorded in Official Record Book 2069, Page 381, Public Records of Lake County, Florida.
3. Restrictive Use Covenant recorded in Official Record Book 2206, Page 2178, Public Records of Lake County, Florida.
4. Exclusivity Declaration recorded in Official Record Book 2320, Page 1102, Public Records of Lake County, Florida.
5. Distribution Easement in favor of Florida Power Corporation d/b/a Progress Energy Florida, Inc. recorded April 7, 2005 in Official Record Book 2801, Page 1878, Public Records of Lake County, Florida.

PROPERTY RECORD CARD

General Information

Owner Name:	PROFESSIONAL RESOURCE DEVELOPMENT INC	Alternate Key:	3836045
Mailing Address:	1200 NETWORK CENTRE DR STE 2 EFFINGHAM, IL 62401 Update Mailing Address	Parcel Number:	22-22-26-080000000200
		Millage Group and City:	000C (CLERMONT)
		Total Certified Millage Rate:	18.0915
		Trash/Recycling/Water/Info:	My Public Services Map
Property Location:	2620 EAST HWY 50 CLERMONT FL 34711 Update Property Location	Property Name:	Submit Property Name
		School Locator:	School and Bus Map
Property Description:	CLERMONT, HANCOCK CENTER SUB LOT 2 BEING IN 27-22-26 PB 53 PG 81-84 ORB 4621 PG 2177		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT COMMERCIAL (1000)	0	0		49589	SF	\$0.00	\$495,890.00

Miscellaneous Improvements

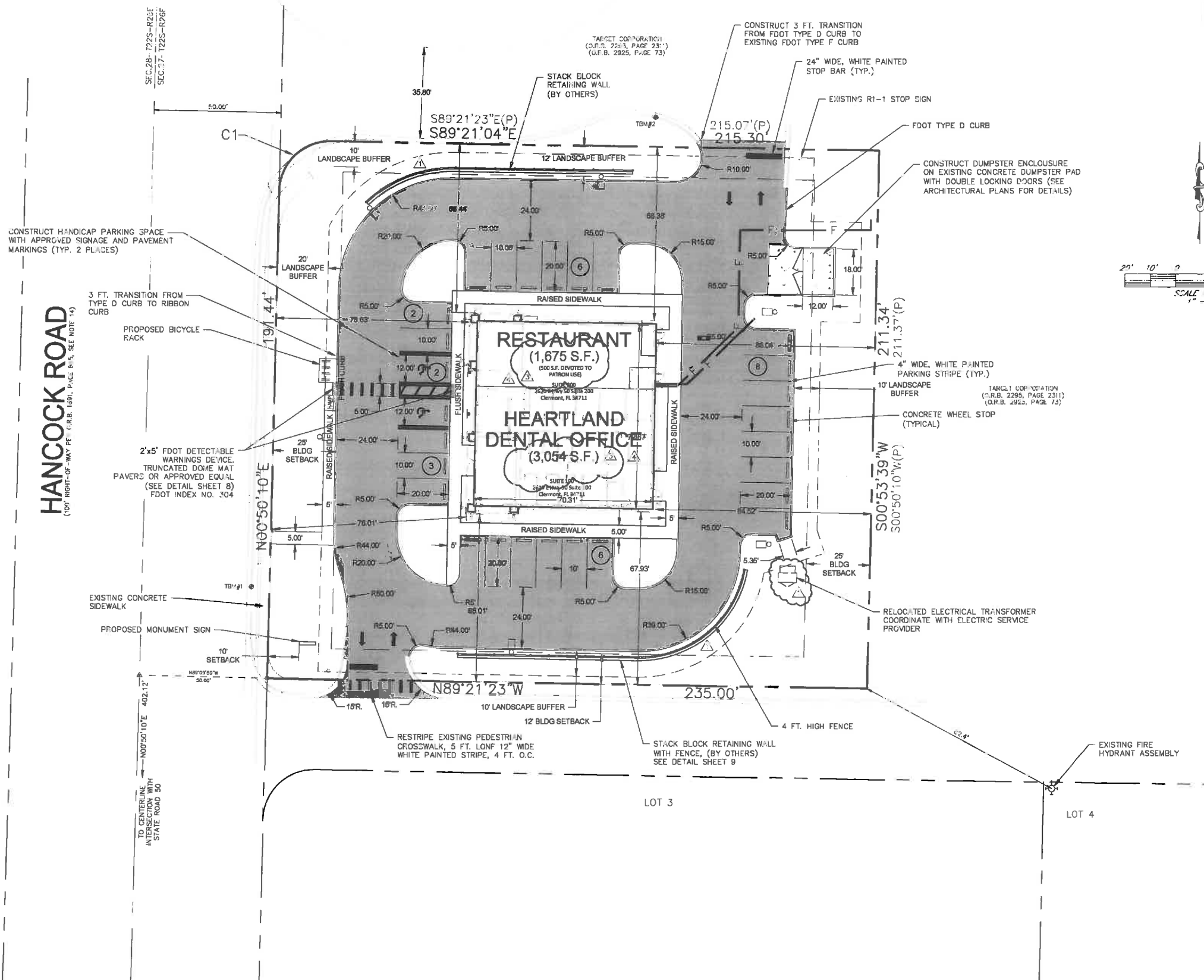
There is no improvement information to display.

Sales History

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
4621 / 2177	5/4/2015	Warranty Deed	Qualified	Vacant	\$625,000.00
Click here to search for mortgages, liens, and other legal documents.					

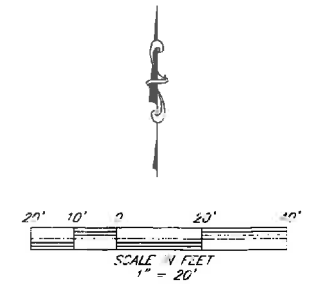
Values and Estimated Ad Valorem Taxes

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$495,890	\$495,890	\$495,890	5.11800	\$2,537.97
LAKE COUNTY MSTU AMBULANCE	\$495,890	\$495,890	\$495,890	0.46290	\$229.55
SCHOOL BOARD STATE	\$495,890	\$495,890	\$495,890	4.62700	\$2,294.48
SCHOOL BOARD LOCAL	\$495,890	\$495,890	\$495,890	2.24800	\$1,114.76



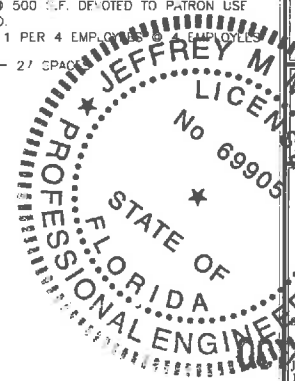
SITE BENCHMARK TABLE			
STATION	NAD 83 ELEVATION	DESCRIPTION	
TM#1	213.55'	EXISTING BOX CUT IN TOP OF CONCRETE CURB (LET)	
TM#2	213.01'	SET BOX CUT IN TOP OF CONCRETE CURB	

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	20.00'	31.35'	28.22'	N45°43'5\"/>
C1(P)	20.00'	31.35'	23.24'	N15°41'24\"/>



PROJECT SUMMARY TABLE	
● EXISTING ZONING	● C-2
● PROPOSED ZONING	● C-2
● EXISTING LAND USE	● GENERAL COMMERCIAL
● PROPOSED LAND USE	● DENTAL OFFICE
● F.A.R. RATIO	● MAXIMUM .25
[(3,200+1300)/43,500] / 1.14 = 0.10	
● PROP. BLDG. SQ. FOOT (ONE STORY)	● PROPOSED .10
● PROPOSED BUILDING HEIGHT	● 5,110 SQUARE FEET
● PROJECT AREA	● 25 FEET (MAX. ALLOWED 55 FEET)
● OPEN SPACE	● 1.14 ACRES
● IMPERVIOUS AREA	● 0.47 ACRES (41.5%)
● WATER SUPPLY	● 0.67 ACRES (58.4%)
● SEWAGE SYSTEM	● CITY OF CLERMONT
● FRONT SETBACK	● CITY OF CLERMONT
● REAR SETBACK	● 25'
● NORTH SIDE SETBACK	● 25'
● SOUTH SIDE SETBACK	● 12'
● PROJECTED NUMBER OF EMPLOYEES	● 14
● PARKING REQUIRED	● 25 SPACES
● HANDICAP REQUIRED	● 2 SPACES
● PARKING PROVIDED	● 27 SPACES
● HANDICAP PROVIDED	● 2 SPACES
● LOADING ZONE	● 0 SPACES
● SQ. FT. OF PAVED PARKING AND DRIVE AISLE	● 20,822 SQ. FT.
● FIRM PANEL NO. 12060CD500	● FLOOD ZONE "X" (DECEMBER 18, 2012)

- NOTES:
1. ALL SIGNAGE MUST COMPLY WITH CITY OF CLERMONT SPECIFICATIONS.
 2. "NO PARKING" FIRE LANE BY ORDER OF THE FIRE DEPARTMENT SIGNS SHALL BE 12"x18" WITH A WHITE BACKGROUND AND RED LETTERS, AND SHALL BE A MAXIMUM OF SEVEN FEET IN HEIGHT FROM THE ROADWAY TO THE BOTTOM OF THE SIGN. THE SIGNS MUST BE WITHIN SIGHT OF THE TRAFFIC FLOW.
 3. ALL AREAS THAT ARE STABILIZED WITH SEED MUST BE FULLY ESTABLISHED PRIOR TO THE RELEASE OF THE CERTIFICATE OF OCCUPANCY PER CITY OF CLERMONT.
 4. PARKING CALCULATED PER CITY OF CLERMONT LAND DEVELOPMENT CODE AS FOLLOWS:
OFFICE: 1 SPACE / 200 S.F. @ 3,054 S.F. = 15 SPACES REQ'D.
RESTAURANT / LOUNGE:
1) 1 SPACE / 50 S.F. @ 500 S.F. DEVOTED TO PATRON USE = 10 SPACES REQ'D.
2) EMPLOYEE SPACES = 1 PER 4 EMPLOYEES
= 1 SPACE
TOTAL PARKING REQUIRED = 27 SPACES



Fullman & Associates
ENGINEERING, LLC.
1720 SE 16th Ave. Bldg. 100 • Ocala, FL 34471
Office: (352) 307-1947 • Fax: (352) 307-2820
CERTIFICATE OF AUTHORIZATION 1507-6

DATE	BY	REVISIONS
11-04-15	DLB	REVISED RETAINING WALL LOCATION
01-07-16	JMM	RELOCATED ELECTRICAL TRANSFORMER
01-07-16	JMM	PARKING CALCULATION REVISED
01-07-16	JMM	PARKING CALCULATION REVISED

HEARTLAND DENTAL
CITY OF CLERMONT, FLORIDA

GEOMETRY & STRIPING PLAN

11-04-15
DESIGNED BY DLB
CHECKED BY JMM
TYPED BY JMM
15-1012

DATE: 11-04-15
PROJECT: HEARTLAND DENTAL
SHEET: 5 OF 11

Marcos Pizza Variance – Heartland Dental Location

The requirements for a variance are as follows:

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

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

FINDINGS:

- (1) Special conditions and circumstances exist which are peculiar to the land, structure or building involved, and which are not applicable to other lands, structures or buildings in the same zoning district;

Applicant response: *The Marco’s Pizza restaurant is permitted in the existing C-2 zoning district.*

Staff comments: *Special conditions do not exist, the development was constructed with only retail and office in mind.*

Negative finding

- (2) The condition giving rise to the requested variance has not been created by any person presently having an interest in the property;

Applicant response: *The property was professionally designed and constructed to current land development criteria. Ownership has done nothing to create any deficiencies requiring the variance.*

Staff comments: *The owner of the development maximized the square footage by not accounting for any food service space.*

Negative finding

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

Applicant response: *Literal interpretation of the code would not account for the peak uses of each tenant at different time periods.*

Staff comments: *Based on individual circumstances... parking stall reductions have been approved by city council in the past.*

Positive finding

- (4) The variance request is not based exclusively upon a desire to reduce the cost of developing the site or otherwise economically founded;

Applicant response: *The property is an existing site with parking, so reducing construction costs is not applicable.*

Staff comments: *The site is completely built out. No additional cost would be spent developing the site.*

Positive finding

- (5) The variance, if granted, is the minimum variance necessary to make possible the reasonable use of the land, building or structure;

Applicant response: *The variance requested is for the minimal additional parking required by code for a 1,810 sq ft Marcos Pizza restaurant with 585 sf of patron use and four employees.*

Staff comments: *Staff feels this variance request would be the minimum necessary to open the proposed restaurant use.*

Positive finding

- (6) Granting of the variance request will not confer on the applicant any special privilege that is denied by the land development code to other lands, buildings or structures in the same zoning district;

Applicant response: *The property through the grant of the variance will not have any more privileges than any other similar sites in Clermont.*

Staff comments: *Based on individual circumstances... parking stall reductions have been approved by city council in the past.*

Positive finding

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

Applicant response: *The variance would not substantially alter the site or surrounding area in a negative way.*

Staff comments: *Staff does not feel the parking stall reduction will diminish any property values in the area.*

Positive finding

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

Applicant response: *The Property is located in an existing commercial development and is allowed C-2 uses which permits restaurants.*

Staff comments: *Staff does not feel the requested variance will be detrimental to surrounding properties or to the public welfare.*

Positive finding

STAFF RECOMMENDATION for the Variance:

City council has approved similar variance requests in the past, however, Section 86-174 of the LDC requires a positive finding on eight items in order to grant a variance, and staff believes that there are two that do not meet these findings. Therefore, staff must recommend denial of this variance request for reduced parking.

LEGAL NOTICE

Notice is hereby given that the City Council of the City of Clermont will consider a request for the following Variance: To allow less than 1 parking space per 200 square feet instead of a minimum of 1 space per 200 square feet – as required by Section 98-14 of the LDC, at the following location:

LOCATION

2620 E. Highway 50
Alternate Key 3836045

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

This request will be heard by the City Council at a public hearing to be held on Tuesday, November 8, 2016 at 6:30 P.M. in the Clermont City Hall located at 685 West Montrose Street.

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

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

Tracy Ackroyd Howe
City Clerk, MMC

Daily Commercial
November 1, 2016



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, November 8, 2016		
Agenda Item Name		
Resolution No. 2016-40 <i>User Fees</i>		
Requested Action		
Recommend to approve Resolution No. 2016-40		
Staff Report		
Resolution No. 2016-40 is proposed to adopt a fee schedule for Planning and Zoning, Building Services, Fire Review and Inspection Services, Parks and Recreation, Police and City Clerk user fees. The fees included in the resolution are primarily based on a study (attached) performed by the consulting firm of Tindale Oliver. The first time ever study was authorized by the City Council in January 2015 to determine if current user fees covered the cost of providing respective services. The study calculated fees were determined primarily based on estimates of direct staff time involved with providing such services. The study recommends increases to Planning and Zoning, Building Services, Fire Review and Inspection Services and Parks and Recreation fees. No increases are recommended to Police and City Clerk fees. A Fees Analysis (attached) shows the current fee, the study calculated fee, the staff recommended fee and comparable fees from other similar sized jurisdictions. It is noted that in respect to several Parks and Recreation fees, the staff recommended fee amount is lower than the study calculated fee amount (shaded in green). It is also noted that some Planning and Zoning fees were reduced based on discussions at the City Council workshop on August 29 (shaded in blue). The estimated additional revenue to be generated from the revised fee schedule pertaining to the Planning and Zoning fees (General Fund) is \$201,000; Building Services fees (Building Services Fund) \$203,000; and Fire Review and Inspection Services fees (Fire Inspection Fund) \$211,000. The amended fee schedule is proposed to be effective January 1, 2017.		
Additional Analysis		
Fiscal Impact Summary		
The estimated additional revenue is included in the current year approved budget.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Resolution	Resolution No. 2016-40.doc	

2.	Schedule A	Schedule A - 11-2-16.pdf
3.	Waterfront Park Map	Waterfront Map for Rentals.pdf
4.	Fee Analysis	Fees Analysis - 11-2-16.pdf
5.	Fee Study Report	Clermont User Fee Study Report (Final) - 7-14-16.pdf

CITY OF CLERMONT
RESOLUTION NO. 2016-40

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, ADOPTING A FEE SCHEDULE FOR PLANNING AND ZONING, BUILDING SERVICES, FIRE REVIEW AND INSPECTION SERVICES, PARKS AND RECREATION, POLICE AND CITY CLERK USER FEES; REPEALING ALL PRIOR RESOLUTIONS IN CONFLICT HERewith AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Clermont pursuant to its authority as a municipal corporation under the laws of the State of Florida, has the authority to establish and collect fees for planning and zoning, building services, fire review and inspection services, parks and recreation use, police and city clerk; and

WHEREAS, the adoption of fees as set forth herein, is consistent with Clermont City Code Section 86.112, is in the best interest of the citizens of the City of Clermont and the cost effective, efficient, and appropriate operation of the City.

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

SECTION 1.

The City Council does hereby adopt the City of Clermont Fee Schedule for planning and zoning, building services, fire review and inspection services, parks and recreation use, police and city clerk fees as set forth in Schedule A, attached hereto and incorporated herein. The schedule in its entirety shall be kept in the office of the City Clerk and shall be available for public review as reasonably appropriate.

SECTION 2.

All fees as set forth in Schedule A are subject to Federal, State and local sales taxes as applicable.

SECTION 3.

Any resolution previously adopted by the City Council and in conflict herewith is hereby repealed to the extent of the conflict.

SECTION 4.

A copy of this Resolution shall be kept on file in the City Clerk's office and made available to the public upon request.

SECTION 5.

This resolution shall take effect January 1, 2017.

CITY OF CLERMONT
RESOLUTION NO. 2016-40

1

DONE AND RESOLVED, by the City Council of the City of Clermont, Lake County, Florida this 8th day of November, 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

Section 1 - Planning & Zoning Fees

Public Hearing Applications *(Actual cost of required advertising is additional and billed separately)*

1. Conditional Use Permit	\$845.00
2. Rezoning	\$542.00
3. Variance (Multiple variances for one property charged at a single fee)	Existing SF residential \$300.00 All others \$600.00
4. Right of Way Closing	\$1,000.00
5. Annexation	\$155.00
6. Comprehensive Plan Amendment - map amendment (small-scale)	\$755.00
7. Comprehensive Plan Amendment - text and/or map amendment for 10+ acres (large-scale)	\$2,325.00

Site Plan Review

8. Commercial	\$1,300.00
9. Multifamily	\$1,300.00
10. Subdivisions	\$1,515.00
11. Commercial - Resubmittal	50% of Commercial Rate
12. Multifamily - Resubmittal	50% of Multifamily Rate
13. Subdivisions - Resubmittal	50% of Subdivisions Rate
14. Site grading, clearance, or stormwater management plan review in absence of commencement of formal approved development construction.	\$620.00

Subdivision Plat Review

15. Final Plat	\$250 + \$8/lot
16. Re-plat	\$300 + \$8/lot
17. Resubmission	\$50 + \$8/lot; max of \$775.00
18. Plat Coordination	\$205.00

Development Permit (Zoning Clearance)

19. All Commercial (New Construction)	\$100.00
20. All Residential/Existing Commercial/Miscellaneous	\$45.00
21. Tree Removal Permit	\$25.00; If After-the-Fact \$155.00

Section 1 - Planning & Zoning Fees

Miscellaneous

22. Document Request (comprehensive plan, LDRS, etc.)	Actual reproduction costs rounded up to the nearest \$1 figure. Single page item or series of pages = \$.20/page	
23. Concurrency Verification Letter (Non-binding analysis)		\$80.00
24. Zoning Verification Letter		\$55.00
25. Unity of Title		\$35.00
26. Lot Split		\$35.00

Section 2 - Building Services Fees

Administrative Fees

1. Change of Primary Contractor	\$85.00
2. Change of Sub Contractor	\$50.00
3. Modifying Construction Plans After Permit Issuance	\$85.00
4. Approve or Re-stamp Construction Plans (after permit issuance)	\$85.00
5. Pre-power Approval Forms for first 60 days	\$100.00
6. Temporary/Conditional Certificate of Occupancy	\$180.00
7. Replace Building Permit	\$10.00
8. Fax Permits (Local)	\$5.00
9. Fax Permits (Long Distance)	\$5.00
10. Extensions of Permits - only 90 day extensions may be granted	15% of original permit fee or \$55 whichever is greater
11. Permit Amendment Fee - other than contractor changes	\$40.00
12. Special Inspection Fee for after hours, weekend, and holiday	\$150 per hour; time calculated as departure from home to return to home
13. Customized Reports	\$40 per hour; one hour minimum

Residential Permit Fees (under roof)

14. Residential Building Permit (includes plan review, inspections, and admin)	\$0.35 per sq foot; \$75 minimum
15. Other Permit Items (under roof or impervious surface)	Residential - \$75 minimum
16. Other Permit Items - Residential (not covered elsewhere); includes demolitions	\$75 minimum or 2% cost of construction whichever is greater
17. Roofing/Re-roofing	\$0.05 per square foot or minimums whichever is greater
18. All Alterations/Renovations and Shell Only Permits	One half of the square foot rate Residential; \$75 minimum

Mobile Homes

19. Pre Mobile Home Set Up - health, safety, and structural inspection prior to used mobile home setup. (Pertains to used mobile homes only)	\$165.00
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Section 2 - Building Services Fees

Mobile Homes (Con't.)

- | | |
|--|---|
| 20. Manufactured Homes Permit Fees - Manufactured Home Permit - includes set-up, electric, plumbing, and mechanical | \$445.00 |
| 21. Fees for additions to manufactured homes shall be calculated the same as building permit fee/aluminum permit fee | \$0.35 per square foot residential;
\$0.25 per square foot aluminum;
\$75 minimum |
| 22. Modular Home Permit Fees | Same as Manufactured Homes |
| 23. Modular Buildings DEO Approved | Same as Manufactured Homes |

Commercial Permit Fees (under roof)

- | | |
|--|---|
| 24. Commercial Building Permit (includes building plan review, inspections, administrative) | \$0.50 per square foot;
\$150 minimum |
| 25. Warehouses: 0 to 400,000 square feet | \$0.20 per square foot |
| 26. Warehouses: 400,001 + square feet | \$0.15 per square foot |
| 27. Institutional | \$0.50 per square foot |
| 28. Other permit items (under roof or impervious surface) | Commercial - \$150 minimum |
| 29. Other Permit - Commercial (commercial hoods, walk in coolers, retaining walls, site lighting, demolition, and other miscellaneous permits not covered elsewhere) | \$200 minimum or 2%
cost of construction;
whichever is greater |
| 30. Roofing/Re-Roofing | \$0.05 per square foot or \$75
minimum; whichever is greater |
| 31. Marine | \$0.25 per square foot - \$75
Residential or \$150
Commercial minimum |
| 32. Foundations | \$0.05 per square foot |
| 33. All Alterations/Renovations and Shell Only Permits | One half of the square foot rate
Commercial - \$150 minimum |

Sign Permit Fees

- | | |
|---|---------------------------------|
| 34. Permit Fees (for issuing each sign) | \$125.00 |
| 35. Permit Fees (with electric) | \$165.00 |
| 36. In addition: Wall hung signs | \$0.40 per square foot per side |
| 37. Free Standing Signs | \$0.65 per square foot per side |

Section 2 - Building Services Fees

Swimming Pool Permit Fees

38. Spa (includes electrical, plan review, plumbing and gas)	\$125.00
39. Private Above-ground Swimming Pools (includes electrical, plan review, plumbing and gas)	\$110.00
40. Private In-ground Swimming Pools (includes electrical, plan review, plumbing, and gas)	\$370.00
41. Commercial Swimming Pools (includes electrical, plan review, plumbing, and gas)	\$515.00

Other Fees

42. Aluminum Construction Permit Fees	\$0.25 per square foot; \$75 minimum
43. Pool Enclosures	1/2 Aluminum rate \$75 minimum
44. Greenhouse Buildings	(including roofing) \$75 minimum
45. Plumbing Permit Fees	\$0.05 per square foot; \$75 minimum
46. Plumbing - Warehouse	1/2 plumbing rate \$75 minimum
47. Gas piping/fixtures	\$0.05 per square foot; \$75 minimum
48. Electrical Permit Fees	\$0.05 per square foot; \$75 minimum
49. Electrical - Warehouses	1/2 electrical rate \$75 minimum
50. Individual Basis - each service installation	\$115.00
51. Each distribution/sub panel/disconnect new or replacement	\$115.00
52. Mechanical Permit Fees	\$0.05 per square foot \$75 minimum
53. Mechanical - Warehouse	1/2 mechanical rate \$75 minimum
54. L/P and Natural Gas (greater than 125 gallons)	\$165.00
55. Fuel Storage	\$165.00

Section 2 - Building Services Fees

Other Fees (Con't.)

56. Paint Booth	\$165.00
57. Shed (aluminum, wood, other)	\$0.25 per square foot; \$75 minimum
58. Fence	\$40 per 300 linear foot
59. Life Safety Inspection	\$75.00
60. Change of Building Use/Occupancy (inspection required)	\$125.00
61. Reinspection Fees	\$90.00
62. If the first inspection was never made - renewal must be at full current value	100%
63. Slab Inspection approved and slab poured	80%
64. Lintel Inspection approved	60%
65. Framing and Rough all inspections approved	40%
66. Insulation Inspection approved	20%
67. For Final Inspections only	10%
68. Electrical, Plumbing and Mechanical Permit Renewal Fee	Renewal or sub permits shall be the minimum permit fee
69. Work without a Permit	Double permit fee or \$150; whichever is greater
70. Contractor License Processing Fee	\$35.00
71. Mechanical (Rooftop Units) - Installation/Replacement	\$150 per unit; if over 2,000 CFM(over 5 tons), additional fire fee may apply
72. Expedited Plans Review	\$900.00

Section 3 - Fire Review and Inspection Services Fees

Inspection Fees

1. Reinspection	\$105.00
2. Fire Life Safety	\$0.013 per square foot; \$103 minimum
3. Courttest/Pre-Final	\$105.00
4. Requested Fire Inspection/Consultation	\$105.00
5. Food Truck Vendor	\$45 per 6 months
6. Fire Hydrant Flow Test	1 to 5 hydrants: \$128 Each additional group of 1 to 5 hydrants: \$64 Reinspection per group of 1 to 5 hydrants: \$64

Annual or Reoccurring Inspections

7. Licensure Fire Inspection	\$0.013 per square foot; \$103 minimum
8. Fire Alarm Monitoring (renewed annually)	\$130.00
9. Commercial Occupancy Fire Inspection	\$0.013 per square foot; \$103 minimum
10. Hazardous Materials Storage (EPCRA)	\$209.00

Administrative Fees

11. Contractor Initial Registration Fee	\$52.00
12. Change of Primary Contractor	\$52.00
13. Change of Sub Contractor	\$52.00
14. Modifying Construction Plans after Permit Issuance	\$52.00
15. Approve or Re-stamp Constructions Plans (after Permit issuance)	\$52.00
16. Replace Fire Permit	\$6.00
17. Extensions of Permits - only 90 day extension may be granted	13% of original permit fee or \$55, whichever is greater
18. Permit Amendment Fee - other than contractor changes	\$34.00
19. Resubmittal of Construction Plans	\$103 for the first 10 pages \$13 for each additional page

Section 3 - Fire Review and Inspection Services Fees

Administrative Fees (Con't.)

- | | |
|---|---|
| 20. Special Inspection Fee for after hours, weekend, or holiday | \$123 for first 2 hours plus \$79
for each additional hour |
| 21. Customized Reports | \$32 per hour; 1 hour minimum |
| 22. Work without a permit | Double permit fee or \$128 whichever is greater |

Fire Review Fees

- | | |
|---|---|
| 23. Commercial Building Permit | \$0.013 per square foot; \$164 minimum |
| 24. Warehouses: 0 to 400,000 square feet | \$0.013 per square foot |
| 25. Warehouses: 400,001 + square feet | \$0.013 per square foot |
| 26. Institutional | \$0.013 per square foot |
| 27. Marine | \$0.013 per square foot
\$75 Residential or \$150 Commercial minimum |
| 28. Other Permit Items (under roof or impervious surface) | Commercial - \$150 minimum |
| 29. Fire Review Alterations Renovations | One half of the square foot rate
Commercial - \$82 minimum |
| 30. Build out/Remodle | \$314.00 |
| 31. Fire Damage/Repair | \$314.00 |
| 32. Firewall/Penetration/Damper | \$314.00 |
| 33. Fire Alarm Systems | \$0.013 per square foot; \$246 minimum |
| 34. Fire Alarm Modification (up to 10 devices) | \$314.00 |
| 35. Fire Alarm Modification (greater than 10 devices not to exceed 30) | \$444.00 |
| 36. Low Voltage/Egress | \$96.00 |
| 37. Hood Suppression/Duct (Hood Light/Smoke) | \$184.00 |
| 38. Fire Sprinkler System | \$0.013 per square foot; \$348 minimum |
| 39. Fire Sprinkler System Modification (up to 10 heads) | \$314.00 |
| 40. Fire Sprinkler System Modification (greater than 10 heads not to exceed 30) | \$444.00 |
| 41. Fire Sprinkler System Residential | \$0.013 per square foot; \$82 minimum |
| 42. Fire Suppression (Wet/Dry) | \$209.00 |

Section 3 - Fire Review and Inspection Services Fees

Fire Review Fees (Con't.)

43. Fire Protection System Plans (Hanlon and other specialty systems)	\$314.00
44. Standpipe	\$628.00
45. Underground Fire Line (includes line flush, underground hydro, and visual)	\$233 for the first 200 linear feet plus \$64 for ea additional 200 linear feet
46. Gated Entry Systems (residential and commercial) per gate	\$130.00
47. Monument Sign	\$105.00
48. Aluminum Construction Permet Fees	\$0.20 per square foot; \$75 minimum
49. Pool Enclosures	1/2 Aluminum rate - \$75 minimum
50. Shed (Aluminum, wood, other)	\$0.20 per square foot; \$75 minimum
51. Fence	\$32 per 300 linear feet
52. Generator	\$96.00
53. Tank	\$209.00
54. Hazardous Operations	\$209.00
55. L/P and Natural Gas (greater than 125 gallons)	\$130.00
56. Fireworks and Pyrotechnics Displays	\$314.00
57. Tent (greater than 900 square feet)	\$130.00
58. Change of Building Use/Occupancy (inspection required)	\$0..13 per square foot; \$164 minimum
59. Other Permit Items not covered elsewhere	\$200 minimum or 1.3% cost of construction; whichever is greater

Other Fire Fees

60. Special Events	Handled on a case-by-case basis. Typically requires 3 personnel at \$30 per hour; minimum of 3 hours
61. Crowd Management	Handled on a case-by-case basis. Typically requires 3 personnel at \$30 per hour; minimum of 3 hours
62. Sparkler Sales Fee (per location)	\$105.00

Section 4 - Parks and Recreation Fees

	<u>Resident/Non-Profit</u>	<u>Non-Resident</u>
<u>Youth and Senior League Fees</u>		
1. Per Team Each Season per League Team	\$175.00	\$175.00
<u>Field Use Rental Rates</u>		
2. Per Hour - Without Lights	\$15.00	\$25.00
3. Per Hour - With Lights	\$25.00	\$35.00
4. Field Prep Fee per Baseball or Softball Field	\$20.00	\$30.00
5. Field Paint Fee per Multi-Purpose Field (First Time)	\$100.00	\$125.00
6. Field Paint Fee per Multi-Purpose Field (Re-paint)	\$60.00	\$75.00
7. City Staff Fee per Hour - if needed during tournament (Min. 2 hours)	\$25.00	\$25.00
8. Tournament Deposit Fee - Deposit returned based on condition left of rental facilities/fields	\$400.00	\$400.00
<u>Court/Cage Rental Rates</u>		
9. Tennis Court per Court Hourly Rental	\$15.00	\$25.00
10. Basketball Court per Court Hourly Rental	\$15.00	\$25.00
11. Baseball/Softball Batting Cage Rental - Per Hour	\$5.00	\$10.00
<u>Concession Stand</u>		
12. League Use Only per Month	\$100.00	n/a
<u>City Sports Programs</u>		
13. City Adult Softball League (10 game season)	\$395.00	\$395.00
14. City Adult Softball League (8 game season)	\$350.00	\$350.00
15. City Adult Basketball League (8 game season)	\$300.00	\$300.00
<u>Park Area Rental Rates</u>		
16. Application Fee for all usage of Park Buildings, Events, Facilities, Play Areas	\$10.00	\$10.00
17. City Hall Park rental per hour	\$25.00	\$50.00
18. City Hall Park rental refundable deposit	\$150.00	\$150.00
19. Park Area Event Deposit	\$150.00	\$150.00
20. Park Picnic pavilion or beach pavilion four (4) hour block (9 am - 1 pm or 2 pm - 6 pm)	\$50.00	\$100.00

Section 4 - Parks and Recreation Fees

	<u>Resident/Non-Profit</u>	<u>Non-Resident</u>
<u>Park Area Rental Rates (Con't.)</u>		
21. Picnic or Beach pavilion - per day	\$100.00	\$200.00
22. Waterfront Park Section A - Deposit	\$250.00	\$250.00
23. Waterfront Park Section A - per hour (2 hour minimum)	\$100.00	\$200.00
24. Waterfront Park Section A - Daily Fee	\$700.00	\$1,100.00
25. Waterfront Park Section B - Deposit	\$150.00	\$150.00
26. Waterfront Park Section B - per hour (2 hour minimum)	\$25.00	\$50.00
27. Waterfront Park Section B - Daily Fee	\$200.00	\$300.00
28. Waterfront Park Section C - (entire park) Deposit	\$350.00	\$350.00
29. Waterfront Park Section C - (entire park) per hour (2 hour minimum)	\$200.00	\$300.00
30. Waterfront Park Section C - (entire park) Daily Fee	\$1,500.00	\$2,500.00
31. Waterfront Park Section C - (entire park) each additional consecutive day	\$1,200.00	\$2,000.00
32. Highlander Deposit	\$150.00	\$150.00
33. Highlander Rental Fee Full Building per hour	\$60.00	\$125.00
<u>Clermont City Center</u>		
34. Entire CCC Building Rental (per hour) (2 hour minimum)	\$125.00	\$150.00
35. Meeting Room A (per hour)	\$60.00	\$80.00
36. Meeting Room B (per hour)	\$45.00	\$65.00
37. Meeting Room C (per hour)	\$35.00	\$45.00
38. Meeting Room D (per hour)	\$25.00	\$35.00
39. Meeting Room E (per hour)	\$20.00	\$30.00
40. Board Room	\$20.00	\$30.00
41. Outside Patio Area (per hour)	\$35.00	\$45.00

Section 4 - Parks and Recreation Fees

	<u>Resident/Non-Profit</u>	<u>Non-Resident</u>
<u>Clermont City Center (Con't)</u>		
42. Kitchen (per hour) (2 hour minimum) Cleaning Fee - If building is not cleaned properly by user then cleaning funds are taken out of deposit	\$25.00	\$35.00
43. Event Deposit (Under 500 Square Foot Usage)	\$50.00	\$50.00
44. Event Deposit (Over 501 Square Foot Usage) Deposit will adjust with attendees and type of event	\$200 - \$500	\$200 - \$500
<u>Waterfront Park</u>		
45. Daily Boat Launch Fee (per boat)	\$5.00	\$5.00
46. Annual Boat Launch Fee (per boat cost) (Residential)	\$35.00	n/a
47. If an approved event requires additional personnel, an hourly charge shall be paid to the City of Clermont and shall be agreed to by the applicant prior to approval of an event. (per person, per hour)	\$25.00	\$25.00
48. Additional Park Staff - per person, per hour (2 hour minimum)	\$25.00	\$25.00
49. Late Payment fee per week	10% of Total Fees/week	10% of Total Fees/week
<u>Champions Splash Park</u>		
50. General Admission	\$2.00	\$2.00
51. Group Rental Rates: Includes Exclusive use of Splash park for 2 hours, space for 74 guests, and Splash Park Attendant	\$150.00	\$200.00
<u>Arts and Recreation Center</u>		
<u>Pool Rates</u>		
52. Daily, Individual	\$2.00	\$3.00
53. Week Pass (7 days)	\$10.00	\$15.00
54. Monthly	\$30.00	\$50.00
55. Individual Season Pass	\$80.00	\$140.00
56. Family Season Pass	\$200.00	\$300.00
<u>Pool Rental Rates</u>		
57. Half pool rental per 1.5 hour block	\$65.00	\$80.00
58. Full pool rental per 1.5 hour block	\$125.00	\$140.00
59. Exclusive Lap Lane rental per hour	\$15.00	\$20.00
60. Lifeguards - per hour	\$15.00	\$15.00

Section 4 - Parks and Recreation Fees

	<u>Resident/Non-Profit</u>	<u>Non-Resident</u>
<u>Arts and Recreation Center (Con't.)</u>		
<u>Pool Rental Rates (Con't.)</u>		
61. Pool refundable deposit	\$50.00	\$50.00
<u>Gymnasium Admission Rates</u>		
62. Daily	\$2.00	\$3.00
63. Monthly Pass	\$30.00	\$45.00
64. Annual Gymnasium Pass	\$200.00	\$300.00
<u>Gymnasium Rental Rates (per hour)</u>		
65. Full Court	\$55.00	\$75.00
66. Refundable Deposit	\$200.00	\$200.00
<u>Outdoor Field Rental Rates (Per Hour)</u>		
67. Bahia Grass Field	\$15.00	\$25.00
<u>Main Stage Rental Rates</u>		
68. Ticketed Performance Rental - one (1) day	\$4,250.00	\$4,250.00
69. Main Stage Second Show per day	\$1,500.00	\$1,500.00
70. Additional Day Main Stage Rental	\$2,000.00	\$2,000.00
71. Room/Floor Space Only per hour	\$175.00	\$200.00
72. Room and Stage per hour	\$225.00	\$250.00
73. Banquet package with stage per hour (includes 40 tables and 350 chairs)	\$275.00	\$300.00
74. Banquet package without stage per hour (includes 40 tables and 350 chairs)	\$245.00	\$270.00
75. Theatre seating package per hour (includes seating for up to 800)	\$275.00	\$300.00
76. Refundable Deposit	\$500.00 - \$1,000.00 Dependant Upon Use	\$500.00 - \$1,000.00 Dependant Upon Use
<u>Black Box Theatre Rental Rates</u>		
77. Ticketed performance rental one (1) day	\$1,500.00	\$1,500.00
78. Black Box Second Show per day	\$500.00	\$500.00

Section 4 - Parks and Recreation Fees

	<u>Resident/Non-Profit</u>	<u>Non-Resident</u>
<u>Arts and Recreation Center (Con't.)</u>		
<u>Black Box Theatre Rental Rates (Con't.)</u>		
79. Additional day Black Box Rental	\$750.00	\$750.00
80. Theatre with General Stage Light and 1 Microphone	\$100.00	\$125.00
81. Refundable Deposit	\$50.00 - \$100.00 Dependant Upon Use	\$50.00 - \$100.00 Dependant Upon Use
<u>Other Rental Rates (Per Hour)</u>		
82. Kitchen	\$60.00	\$75.00
83. Kitchen Refundable Deposit	\$200.00	\$200.00
84. Clermont Room (2200 sq ft room)	\$60.00	\$70.00
85. Clermont Room Refundable Deposit	\$200.00	\$200.00
86. Citrus Room (600 sq ft room)	\$25.00	\$30.00
87. Classrooms (300 sq ft room)	\$15.00	\$20.00
88. Citrus Room and Classroom Refundable Deposit	\$100.00	\$100.00
<u>Miscellaneous</u>		
89. Application Fee	\$10.00	\$10.00
90. Additional Staff (two hour minimum) per worker	\$25.00	\$25.00
91. Police, Fire, or Medical Staff (two hour minimum); Fee is based on the current rate and may have a minimum number of hours paid by the renter.	Varies	Varies
92. Entertainment Tech I (4 hour minimum) \$25.00 per hour	\$100.00	\$100.00
93. Entertainment Tech II (5 hour minimum) \$40.00	\$200.00	\$200.00
94. Tables	\$2.00	\$2.00
95. Chairs	\$1.00	\$1.00
96. Microphone	\$15.00	\$15.00
97. Podium	\$25.00	\$25.00
98. Portable Projector	\$40.00	\$40.00
99. Portable Screen	\$20.00	\$20.00
100. Portable Speaker	\$40.00	\$40.00

Section 4 - Parks and Recreation Fees

	<u>Resident/Non-Profit</u>	<u>Non-Resident</u>
<u>Arts and Recreation Center (Con't.)</u>		
<u>Miscellaneous (Con't.)</u>		
101. 55" TV with DVD Player	\$35.00	\$35.00
102. Laptop	\$40.00	\$40.00
103. Rear Screen Projector (Main Stage Only)	\$100.00	\$100.00
104. Dance Floor (Main Stage Only)	\$250.00	\$250.00
105. Risers (Main Stage Only)	\$200.00	\$200.00
106. Projector and Screen (Black Box Only)	\$75.00	\$75.00
107. Floor Plan Review Fee	\$25.00	\$25.00
108. Late Payment Fee per week	10% of Total Fees/week	10% of Total Fees/week
<u>Event Request and Application Fees</u>		
109. All Events, Rentals and Tournaments	\$10.00	\$10.00

**Note: For-profit businesses may utilize the resident rate only if the business physical address is within the City limits.
Rentals for the intended use of a business function must utilize the business physical address.**

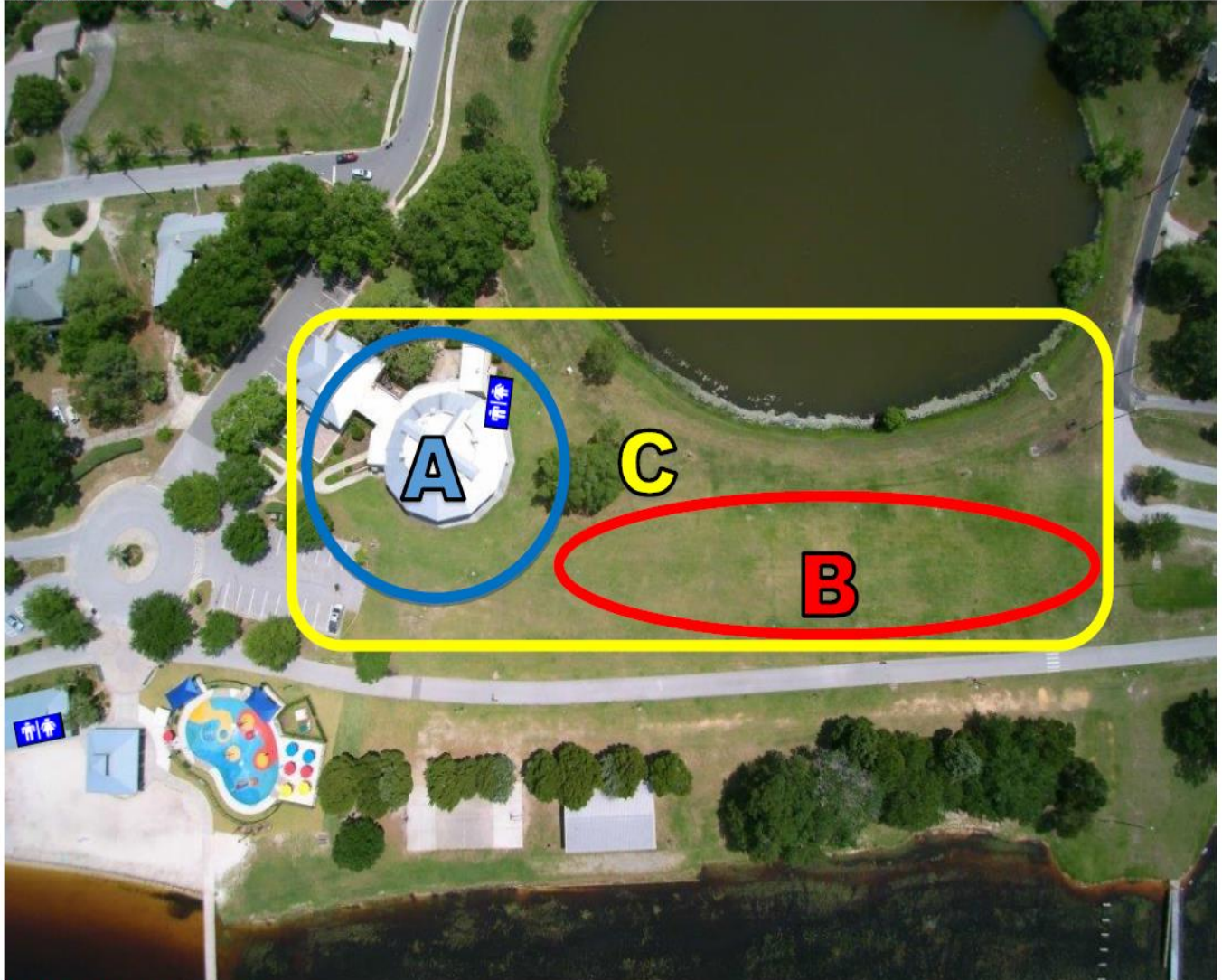
Section 5 - Police Fees

- | | | |
|----|---------------------|--|
| 1. | Equipment Violation | \$4 per violation |
| 2. | Finger Printing | \$5 per card |
| 3. | Report Copies | \$0.15 per page |
| 4. | Parking Tickets | \$25 if paid within first 10 days, \$50 afterwards |
| 5. | Off Duty Officer | Extra \$2 per hour |

Section 6 - City Clerk Fees

- | | |
|----------------------------|--|
| 1. Documents (letter size) | \$.15 per page or \$.20 double sided per page,
per, F. S. Chapter 119 |
| 2. Documents (legal size) | \$.15 per page or \$.20 double sided per page,
per, F. S. Chapter 119 |
| 3. Documents (ledger size) | \$1.50 per page |
| 4. Documents (24 x 36) | \$3.50 per page |
| 5. Documents (36 x 48) | \$9.00 per page |
| 6. Certified Copies | \$1.00 per page
per, F. S. Chapter 119 |
| 7. Compact Discs | \$1.50 per CD |
| 8. Cassette Tapes | \$2.00 per tape |

WATERFRONT PARK



MAP 1

City of Clermont
Planning and Zoning Fees Analysis

11/2/2016

#	Fee Title	Current Fee	Calculated Fee	Recommended Fee	Comparable Fees Range	Comments
Public Hearing Applications (Actual cost of required advertising is additional and billed separately)						
1	Conditional Use Permit	\$250 plus \$50/acre; max of \$1,000	\$846	\$845	\$750 - \$1,000	
2	Rezoning	\$350	\$1,085	\$542	\$350 - \$2,000	Per workshop discussion, reflects a 50% reduction.
3	Variance (Multiple variances for one property charged at a single fee)	\$200	\$620	Existing SF Residential - \$300; All others - \$600	\$100 - \$600	Per workshop discussion, reflects a 50% reduction for SF residential.
4	Right of Way Closing	\$25	\$78	\$1,000	\$850 - \$1,000	
5	Annexation	\$50	\$155	\$155	\$100 - \$2,000	
6	Comprehensive plan amendment - map amendment (Small-Scale)	\$500	\$1,550	\$775	\$700 - \$2,000	Per workshop discussion, reflects a 50% reduction.
7	Comprehensive plan amendment - text and/or map amendment for 10+ acres (Large-Scale)	\$1,500	\$4,650	\$2,325	\$1,000 - \$10,500	Per workshop discussion, reflects a 50% reduction.
Site Plan Review:						
8	Commercial	For non-residential buildings of 6,000 sf or larger and MFR over 6 units; \$350 plus \$25/1,000 sf over 6,000 sf or \$25/MFR unit over 6 units. If < 6,000 sf or < = 6 units; \$100	\$1,300	\$1,300	\$250 - \$2,000	
9	Multifamily		\$1,300	\$1,300	\$250 - \$2,000	
10	Subdivisions	0	\$1,514	\$1,515	\$500 - \$1,000	
11	Commercial - Resubmittal	For non-residential buildings of 6,000 sf or larger and MFR over 6 units; \$100 plus \$10/1,000 sf over 6,000 sf or \$10/MFR unit over 6 units. If < 6,000 sf or < = 6 units; \$100	\$1,300	50% of Commercial Rate	\$200 - \$500	Per workshop discussion, reflects a 50% reduction.
12	Multifamily - Resubmittal		\$1,300	50% of Multi-Family Rate	\$200 - \$500	Per workshop discussion, reflects a 50% reduction.
13	Subdivisions - Resubmittal	0	\$1,514	50% of Subdivisions Rate	\$200 - \$500	Per workshop discussion, reflects a 50% reduction.
14	Site grading, clearance, or stormwater management plan review in absence of commencement of formal approved development construction.	\$400	\$1,240	\$620	n/a	Per workshop discussion, reflects a 50% reduction.
Subdivision Plat Review:						
15	Final Plat	\$250 + \$2.50/lot	\$250 + \$7.75/lot	\$250 + \$8/lot	\$600 - \$850	
16	Re-plat	\$300 + \$2.50/lot	\$300 + \$7.75/lot	\$300 + \$8/lot	Data not available	
17	Resubmission	\$50 + \$2.50/lot; max of \$250	\$50 + \$7.75/lot; max of \$775	\$50 + \$8/lot; max of \$775	Data not available	
18	Plat Coordination	0	\$204	\$205	n/a	
Development Permit (Zoning Clearance):						
19	All Commercial (New Construction)	\$100	\$310	\$100	\$100	Recommended fee lower than study calculated fee
20	All Residential/Existing Commercial/Misc.	\$25	\$45	\$45	\$45	
21	Tree removal permit	\$100 if "After-the-Fact"	\$310 if "After-the-Fact"	\$25; \$155 if "After-the-Fact"	\$50	Recommended fee lower than study calculated fee

City of Clermont
Planning and Zoning Fees Analysis

11/2/2016

#	Fee Title	Current Fee	Calculated Fee	Recommended Fee	Comparable Fees Range	Comments
Miscellaneous						
22	Document request (comprehensive plan, LDRs, etc.)	Actual reproduction costs rounded up to the nearest \$1 figure. Single page item or series of pages = \$.20/page	Actual reproduction costs rounded up to the nearest \$1 figure. Single page item or series of pages = \$.20/page	Actual reproduction costs rounded up to the nearest \$1 figure. Single page item or series of pages = \$.20/page	Actual reproduction costs rounded up to the nearest \$1 figure. Single page item or series of pages = \$.20/page	
23	Concurrency verification letter (Non-binding analysis)	\$0	\$82	\$80	Data not available	
24	Zoning Verification Letter	0	\$55	\$55	\$10 - \$150	
25	Unity of Title	0	\$37	\$35	n/a	
26	Lot Split	0	\$37	\$35	\$100 - \$500	

City of Clermont
Building Services Fees Analysis

11/2/2016

#	Fee Title	Current Fee	Calculated Fee	Recommended Fee	Comparable Fees Range	Comments
Administrative Fees						
1	Change of Primary Contractor	\$55	\$84	\$85	\$50 - \$61	
2	Change of Sub Contractor	\$33	\$50	\$50	\$30 - \$38	
3	Modifying Construction Plans after Permit Issuance	\$55	\$84	\$85	\$50 - \$250	
4	Approve or Re-stamp Constructions Plans (after permit issuance)	\$55	\$84	\$85	\$50 - \$61	
5	Pre-power Approval forms for first 60 days	\$65	\$99	\$100	\$60 - \$73	
6	Temporary/Conditional Certificate of Occupancy	\$120	\$182	\$180	\$85 - \$175	
7	Replace Building Permit	\$5	\$8	\$10	\$5	
8	Fax Permits (Local)	\$2	\$3	\$5	n/a	
9	Fax Permits (Long Distance)	\$3	\$5	\$5	n/a	
10	Extensions of Permits - only 90 day extension may be granted	10% of Original permit fee or \$55, whichever is greater	15% of Original permit fee or \$55, whichever is greater	15% of Original permit fee or \$55, whichever is greater	10% of Original permit fee or \$61 - \$100, whichever is greater	
11	Permit Amendment Fee - other than contractor changes	\$27	\$41	\$40	\$30	
12	Special Inspection fee for after hours, weekend and holiday	\$100 per hour; Time calculated as departure from home to return to home	\$152 per hour; Time calculated as departure from home to return to home	\$150 per hour; Time calculated as departure from home to return to home	\$50 - \$150 Min	
13	Customized Reports	\$25 per hour; One hour minimum	\$38 per hour; One hour minimum	\$40 per hour; One hour minimum	Data not available	
Residential Permit Fees (under roof)						
14	Residential Building Permit (includes plan review, inspections and admin.)	\$0.23 per square foot; \$75 minimum	\$0.35 per square foot; \$75 minimum	\$0.35 per square foot; \$75 minimum	\$0.26 per square foot; \$75 minimum	
15	Other Permit Items (under roof or impervious surface)	Residential - \$75 minimum	Residential - \$75 minimum	Residential - \$75 minimum	n/a	
16	Other Permit Items - Residential (not covered elsewhere); Includes Demolitions	\$75 minimum or 1% cost of construction; whichever is greater	\$75 minimum or 2% cost of construction; whichever is greater	\$75 minimum or 2% cost of construction; whichever is greater	n/a	
17	Roofing/Re-Roofing	\$0.03 per square foot or minimums; whichever is greater	\$0.05 per square foot or minimums; whichever is greater	\$0.05 per square foot or minimums; whichever is greater	\$0.03 per square foot or \$150; whichever is greater	
18	All Alterations/Renovations and Shell only Permits	One half of the square foot rate Residential - \$75 minimum	One half of the square foot rate Residential - \$75 minimum	One half of the square foot rate Residential - \$75 minimum	One half of the square foot rate Residential - \$75 minimum	

City of Clermont
Building Services Fees Analysis

11/2/2016

#	Fee Title	Current Fee	Calculated Fee	Recommended Fee	Comparable Fees Range	Comments
Mobile Homes						
19	Pre-Mobile Home Set Up - Health, safety, and structural inspection prior to used mobile home setup. (Pertains to used mobile homes only)	\$109	\$166	\$165	\$121 - \$360	
20	Manufactured Homes Permit Fees - Manufactured Home Permit - includes set-up, electric, plumbing, and mechanical	\$294	\$447	\$445	\$150 - \$360	
21	Fees for additions to manufactures homes shall be calculated the same as building permit fee/aluminum permit fee	\$0.23 per square foot residential; \$0.16 per square foot aluminum; \$75 minimum	\$0.35 per square foot residential; \$0.24 per square foot aluminum; \$75 minimum	\$0.35 per square foot residential; \$0.25 per square foot aluminum; \$75 minimum	Data not available	
22	Modular Home permit Fees	Same as Manufactured Homes	Same as Manufactured Homes	Same as Manufactured Homes	\$263 - \$360	
23	Modular Buildings DEO Approved	Same as Manufactured Homes	Same as Manufactured Homes	Same as Manufactured Homes	\$323 - \$360	
Commercial Permit Fees (under roof)						
24	Commercial Building Permit (Includes building plan review, inspections, administrative)	\$0.32 per square foot; \$150 minimum	\$0.50 per square foot; \$150 minimum	\$0.50 per square foot; \$150 minimum	\$0.91 per square foot; \$180 minimum	
25	Warehouses: 0 to 400,000 sf	\$0.13 per sf	\$0.20 per sf	\$0.20 per sf	\$0.19 per sf	
26	Warehouses: 400,001 + sf	\$0.11 per sf	\$0.17 per sf	\$0.15 per sf	\$0.17 per sf	
27	Institutional	\$0.33 per sf	\$0.50 per sf	\$0.50 per sf	\$0.41 per sf	
28	Other permit items (Under roof or impervious surface)	Commercial - \$150 minimum	Commercial - \$150 minimum	Commercial - \$150 minimum	Data not available	
29	Other permit - Commercial (commercial hoods, walk in coolers, retaining walls, site lighting, demolition, and other miscellaneous permits not covered elsewhere)	\$200 minimum or 1% cost of construction; whichever is greater	\$200 minimum or 2% cost of construction; whichever is greater	\$200 minimum or 2% cost of construction; whichever is greater	Data not available	
30	Roofing/Re-Roofing	\$0.03 per square foot or minimums; whichever is greater	\$0.05 per square foot or minimums; whichever is greater	\$0.05 per square foot or \$75 minimum; whichever is greater	\$0.03 - \$0.04 per square foot or \$180; whichever is greater	
31	Marine	\$0.17 per square foot - \$75 Residential or \$150 Commercial minimum	\$0.26 per square foot - \$75 Residential or \$150 Commercial minimum	\$0.25 per square foot - \$75 Residential or \$150 Commercial minimum	\$0.16 - \$0.20 per square foot or \$90; whichever is greater	
32	Foundations	\$0.03 per square foot	\$0.05 per square foot	\$0.05 per square foot	\$0.03 - \$0.12 per square foot or \$180; whichever is greater	
33	All Alterations/Renovations and Shell only Permits	One half of the square foot rate Commercial - \$150 minimum	One half of the square foot rate Commercial - \$150 minimum	One half of the square foot rate Commercial - \$150 minimum	One half of the square foot rate Commercial - \$150 - \$180 minimum	
Sign Permit Fees						
34	Permit Fees (For issuing each sign)	\$82	\$125	\$125	\$50 - \$90	
35	Permit Fees (With electric)	\$109	\$166	\$165	\$120	
36	In addition: Wall hung signs	\$0.27 per square foot per side	\$0.41 per square foot per side	\$0.40 per square foot per side	\$0.30 per square foot per side	
37	Free Standing signs	\$0.44 per square foot per side	\$0.67 per square foot per side	\$0.65 per square foot per side	\$0.47 - \$0.48 per square foot per side	

City of Clermont
Building Services Fees Analysis

11/2/2016

#	Fee Title	Current Fee	Calculated Fee	Recommended Fee	Comparable Fees Range	Comments
Swimming Pool Permit Fees						
38	Spa (includes electrical, plan review, plumbing and gas)	\$82	\$125	\$125	\$50 - \$120	
39	Private above-ground swimming pools (Includes electrical, plan review, plumbing and gas)	\$72	\$109	\$110	\$50 - \$120	
40	Private in-ground swimming pools (Includes electrical, plan review, plumbing and gas)	\$245	\$372	\$370	\$50 - \$300	
41	Commercial swimming pools (Includes electrical, plan review, plumbing and gas)	\$338	\$514	\$515	\$50 - \$420	
Other Fees						
42	Aluminum Construction Permit Fees	\$0.16 per square foot; \$75 minimum	\$0.24 per square foot; \$75 minimum	\$0.25 per square foot; \$75 minimum	\$0.18 - \$0.19 per square foot; \$75 - \$90 minimum	
43	Pool Enclosures	1/2 Aluminum rate - \$75 minimum	1/2 Aluminum rate - \$75 minimum	1/2 Aluminum rate - \$75 minimum	1/2 Aluminum rate - \$90 minimum	
44	Greenhouse Buildings	(Including roofing) \$75 minimum	(Including roofing) \$75 minimum	(Including roofing) \$75 minimum	\$0.03 per square foot; \$75 minimum	
45	Plumbing permit Fees	\$0.03 per square foot; \$75 minimum	\$0.05 per square foot; \$75 minimum	\$0.05 per square foot; \$75 minimum	\$0.03 - \$0.06 per square foot; \$75 - \$90 minimum	
46	Plumbing - Warehouse	1/2 plumbing rate - \$75 minimum	1/2 plumbing rate - \$75 minimum	1/2 plumbing rate - \$75 minimum	1/2 plumbing rate	
47	Gas piping/fixtures	\$0.03 per square foot; \$75 minimum	\$0.05 per square foot; \$75 minimum	\$0.05 per square foot; \$75 minimum	\$0.03 - \$0.06 per square foot; \$75 - \$120 minimum	
48	Electrical Permit Fees	\$0.03 per square foot; \$75 minimum	\$0.05 per square foot; \$75 minimum	\$0.05 per square foot; \$75 minimum	\$0.03 - \$0.06 per square foot; \$75 - \$120 minimum	
49	Electrical - Warehouses	1/2 electrical rate - \$75 minimum	1/2 electrical rate - \$75 minimum	1/2 electrical rate - \$75 minimum	1/2 electrical rate	
50	Individual basis - Each service installation	\$75	\$114	\$115	n/a	
51	Each distribution/sub panel/disconnect new or replacement	\$75	\$114	\$115	n/a	
52	Mechanical Permit Fees	\$0.02 per square foot - \$75 minimum	\$0.03 per square foot - \$75 minimum	\$0.05 per square foot - \$75 minimum	\$0.02 - \$0.06 per square foot; \$75 - \$120 minimum	
53	Mechanical - Warehouse	1/2 mechanical rate - \$75 minimum	1/2 mechanical rate - \$75 minimum	1/2 mechanical rate - \$75 minimum	1/2 mechanical rate	
54	L/P and natural Gas (greater than 125 gallons)	\$110	\$167	\$165	\$181	
55	Fuel Storage	\$110	\$167	\$165	\$181	
56	Paint Booth	\$110	\$167	\$165	\$181	
57	Shed (Aluminum, wood, other)	\$0.16 per square foot; \$75 minimum	\$0.24 per square foot; \$75 minimum	\$0.25 per square foot; \$75 minimum	Data not available	
58	Fence	\$25 per 300 linear foot	\$38 per 300 linear foot	\$40 per 300 linear foot	Data not available	

City of Clermont
Building Services Fees Analysis

11/2/2016

#	Fee Title	Current Fee	Calculated Fee	Recommended Fee	Comparable Fees Range	Comments
59	Life Safety Inspection	\$50	\$76	\$75	n/a	
60	Change of Building use/occupancy (inspection required)	\$82	\$125	\$125	\$50 - \$181	
61	Reinspection Fees	\$60	\$91	\$90	\$25 - \$66	
62	If the first inspection was never made - renewal must be at full current value	100%	n/a	100%	100%	
63	Slab inspection approved and slab poured	80%	n/a	80%	80%	
64	Lintel inspection approved	60%	n/a	60%	60%	
65	Framing and rough all inspections approved	40%	n/a	40%	40%	
66	Insulation inspection approved	20%	n/a	20%	20%	
67	For final inspections only	10%	n/a	10%	10%	
68	Electrical, Plumbing, and Mechanical Permit renewal fee	Renewal or sub permits shall be the minimum permit fee	n/a	Renewal or sub permits shall be the minimum permit fee	Renewal or sub permits shall be the minimum permit fee	
69	Work without a Permit	Double permit fee or \$100; whichever is greater	Double permit fee or \$152; whichever is greater	Double permit fee or \$150; whichever is greater	Double permit fee or \$150; whichever is greater	
70	Contractor License Processing Fee	\$0	n/a	\$35	n/a	
71	Mechanical (Rooftop Units) - Installation/Replacement	0	\$150 per unit; if over 2,000 CFM (over 5 tons), additional fire fee may apply	\$150 per unit; if over 2,000 CFM (over 5 tons), additional fire fee may apply	n/a	
72	Expedited Plans Review	\$0	\$446	\$900	n/a	

City of Clermont
Fire Review and Inspection Services Fees Analysis

11/2/2016

#	Fee Title	Current Fee	Calculated Fee	Recommended Fee	Comparable Fees Range	Comments
Inspection Fees						
1	Reinspection	\$60	\$105	\$105	\$30 - \$66	Fee is to cover the inspector's time for multiple visits
2	Fire Life Safety	\$50	\$0.013 per square foot; \$103 minimum	\$0.013 per square foot; \$103 minimum	n/a	Larger buildings take much longer to inspect; pre-fire planning also takes additional data entry time
3	Courtesy/Pre-Final	\$0	\$105	\$105	n/a	prevents "free" inspections
4	Requested Fire Inspection/Consultation	\$0	\$105	\$105	n/a	covers personnel time and costs
5	Food Truck Vendor	\$35 per 6 months	\$45 per 6 months	\$45 per 6 months	n/a	eliminates overtime and is convenient for vendors
6	Fire Hydrant Flow Test	1 to 5 hydrants: \$100 Each additional group of 1 to 5 hydrants: \$50 Reinspection per group of 1 to 5 hydrants: \$50	1 to 5 hydrants: \$128 Each additional group of 1 to 5 hydrants: \$64 Reinspection per group of 1 to 5 hydrants: \$64	1 to 5 hydrants: \$128 Each additional group of 1 to 5 hydrants: \$64 Reinspection per group of 1 to 5 hydrants: \$64	1 to 5 hydrants: \$111 Each additional group of 1 to 5 hydrant:\$56	Some properties require the flow tests of numerous hydrants versus a small property with one or two hydrants
Annual or Recurring Inspection Fees						
7	Licensure Fire Inspection	\$0	\$0.013 per square foot; \$103 minimum	\$0.013 per square foot; \$103 minimum	\$0.013 per square foot; \$103 minimum	covers inspector's time and time to complete required paperwork
8	Fire Alarm Monitoring (renewed annually)	\$109	\$130	\$130	\$121	covers data entry, review and testing costs
9	Commercial Occupancy Fire Inspection	\$0	\$0.013 per square foot; \$103 minimum	\$0.013 per square foot; \$103 minimum	n/a	covers inspector's time
10	Hazardous Material Storage (EPCRA)	\$0	\$209	\$209	\$75	covers hazardous inspection and data entry
Administrative Fees						
11	Contractor Initial Registration Fee	\$0	\$52	\$52	n/a	covers data entry costs
12	Change of Primary Contractor	\$55	\$52	\$52	n/a	covers data entry
13	Change of Sub Contractor	\$33	\$52	\$52	n/a	covers data entry
14	Modifying Construction Plans after Permit Issuance	\$55	\$52	\$52	n/a	covers personnel costs
15	Approve or Re-stamp Constructions Plans (after permit issuance)	\$55	\$52	\$52	n/a	covers personnel costs
16	Replace Fire Permit	\$5	\$6	\$6	n/a	covers personnel costs
17	Extensions of Permits - only 90 day extension may be granted	10% of Original permit fee or \$55, whichever is greater	13% of Original permit fee or \$55, whichever is greater	13% of Original permit fee or \$55, whichever is greater	\$30	covers personnel costs
18	Permit Amendment Fee - other than contractor changes	\$27	\$34	\$34	n/a	covers personnel costs
19	Resubmittal of construction plans	\$65	\$103 for the first 10 pages \$13 for each additional page	\$103 for the first 10 pages \$13 for each additional page	\$75	covers personnel costs
20	Special Inspection fee for after hours, weekend and holiday	\$100 per hour; Time calculated as departure from home to return to home	\$123 for first 2 hours plus \$79 for each additional hour	\$123 for first 2 hours plus \$79 for each additional hour	\$50 - \$55 per hour; 2 hour min	covers personnel costs
21	Customized Reports	\$25 per hour; One hour minimum	\$32 per hour; One hour minimum	\$32 per hour; One hour minimum	n/a	covers personnel costs for data entry time
22	Work without a permit	Double permit fee or \$100; whichever is greater	Double permit fee or \$128; whichever is greater	Double permit fee or \$128; whichever is greater	\$50 - \$200 or double the permit	penalty for not following required guidelines
Fire Review Fees						
23	Commercial Building Permit	\$0.05 per sf; \$164 min	\$0.013 per square foot; \$164 minimum	\$0.013 per square foot; \$164 minimum	\$.05 - \$.08/sq. ft with \$50 - \$150 min	
24	Warehouses: 0 to 400,000 sf	\$0.03 per sf	\$0.013 per sf	\$0.013 per sf	\$.05 - \$.08/sq. ft with \$50 - \$150 min	
25	Warehouses: 400,001 + sf	\$0.03 per sf	\$0.013 per sf	\$0.013 per sf	\$.05 - \$.08/sq. ft with \$50 - \$150 min	

City of Clermont
Fire Review and Inspection Services Fees Analysis

11/2/2016

#	Fee Title	Current Fee	Calculated Fee	Recommended Fee	Comparable Fees Range	Comments
26	Institutional	\$0.05 per sf	\$0.013 per sf	\$0.013 per sf	\$.05 - \$.08/sq. ft with \$50 - \$150 min	
27	Marine	\$0.01 per square foot - \$75 Residential or \$150 Commercial minimum	\$0.013 per square foot - \$75 Residential or \$150 Commercial minimum	\$0.013 per square foot - \$75 Residential or \$150 Commercial minimum	n/a	
28	Other permit items (Under roof or impervious surface)	Commercial - \$150 minimum	Commercial - \$150 minimum	Commercial - \$150 minimum	n/a	
29	Fire Review Alterations Renovations	One half of the square foot rate Commercial - \$82 minimum	One half of the square foot rate Commercial - \$82 minimum	One half of the square foot rate Commercial - \$82 minimum	\$.05/sq. ft. with \$100 min	
30	Build out/Remodel					
31	Fire Damage/Repair					
32	Firewall/Penetration/Damper					
33	Fire Alarm Systems	\$0.01 per square foot; \$169 minimum	\$0.013 per square foot; \$246 minimum	\$0.013 per square foot; \$246 minimum	\$0.013 per square foot; \$169 minimum	covers review and inspection time
34	Fire Alarm System Modification (up to 10 devices)	\$60	\$314	\$314	\$100	covers review and inspection time
35	Fire Alarm Modification (greater than 10 devices not to exceed 30)	\$109	\$444	\$444	\$100 - \$200	covers review and more indepth testing and inspection
36	Low Voltage/Egress	\$0	\$96	\$96	n/a	
37	Hood Suppression/Duct (Hood Light/Smoke)	\$164	\$184	\$184	\$35 - \$181	Multiple inspection visits required; fee to cover time
38	Fire Sprinkler System	\$0.01 per square foot; \$169 minimum	\$0.013 per square foot; \$348 minimum	\$0.013 per square foot; \$348 minimum	\$0.013 per square foot; \$169 minimum	covers review and inspection time
39	Fire Sprinkler Systems Modification (up to 10 heads)	\$60	\$314	\$314	\$64 - \$100	Covers plans review and all necessary inspections
40	Fire Sprinkler Systems Modification (greater than 10 heads not to exceed 30)	\$109	\$444	\$444	\$100 - \$200	Covers plans review and multiple required inspections
41	Fire Sprinkler System Residential	\$65	\$0.013 per square foot; \$82 minimum	\$0.013 per square foot; \$82 minimum	n/a	Very in-depth plans review required; fee covers review time by Plans Examiner
42	Fire Suppression (Wet/Dry)	\$164	\$209	\$209	\$50 - \$181	
43	Fire Protection System Plans (halon systems and other specialty systems)	\$82	\$314	\$314	\$75	requires additional time and inspection
44	Standpipe	\$109	\$628	\$628	\$121	
45	Underground Fire line (includes line flush, underground hydro and visual)	\$0	\$223 for first 200 linear feet plus \$64 for each additional 200 linear feet	\$223 for first 200 linear feet plus \$64 for each additional 200 linear feet	\$175 for first 200 linear feet plus \$50 for each additional 200 linear feet	
46	Gated Entry Systems (residential and commercial) - per gate	\$0	\$130	\$130	n/a	
47	Monument Sign	\$0	\$105	\$105	n/a	covers review and inspection time
48	Aluminum Construction Permit Fees	\$0.16 per square foot; \$75 minimum	\$0.20 per square foot; \$75 minimum	\$0.20 per square foot; \$75 minimum	n/a	
49	Pool Enclosures	1/2 Aluminum rate - \$75 minimum	1/2 Aluminum rate - \$75 minimum	1/2 Aluminum rate - \$75 minimum	80	
50	Shed (Aluminum, wood, other)	\$0.16 per square foot; \$75 minimum	\$0.20 per square foot; \$75 minimum	\$0.20 per square foot; \$75 minimum	n/a	
51	Fence	\$25 per 300 linear feet	\$32 per 300 linear feet	\$32 per 300 linear feet	\$25	
52	Generator	\$0	\$96	\$96	n/a	
53	Tank	\$0	\$209	\$209	\$209	
54	Hazardous Operations	\$0	\$209	\$209	\$75 - \$181	
55	L/P and Natural Gas (greater than 125 gallons)	\$54	\$130	\$130	\$75 - \$181	

City of Clermont
Fire Review and Inspection Services Fees Analysis

11/2/2016

#	Fee Title	Current Fee	Calculated Fee	Recommended Fee	Comparable Fees Range	Comments
56	Fireworks and Pyrotechnics Displays	\$0	\$314	\$314	\$150	covers review and inspection time
57	Tent (Greater than 900 sf)	\$109	\$130	\$130	\$35 - \$121	covers review and inspection time
58	Change of Building use/occupancy (inspection required)	\$82	\$0.013 per sf; \$164 minimum	\$0.013 per sf; \$164 minimum	\$25	
59	Other Permit not Covered Elsewhere	\$200 minimum or 1% cost of construction; whichever is greater	\$200 minimum or 1.3% cost of construction; whichever is greater	\$200 minimum or 1.3% cost of construction; whichever is greater	n/a	
Other Fire Fees						
60	Special Events	\$0	Handled on a case-by-case basis. Typically requires 3 personnel at \$30 per hr.; min. of 3 hrs.	Handled on a case-by-case basis. Typically requires 3 personnel at \$30 per hr.; min. of 3 hrs.	n/a	required detail and covers personnel costs
61	Crowd Management	\$0				
62	Sparkler sales fee (Per Location)	\$0	\$105	\$105	\$75	covers in depth inspection and review

City of Clermont
Parks and Recreation Fees Analysis

11/2/2016

#	Description	Current Fees		Calculated Fees		Recommended Fees		Comparable Fees Range	Comments
		Res/Non-Profit	Non-Residential	Res/Non-Profit	Non-Residential	Res/Non-Profit	Non-Residential		
Youth and Senior League Fees									
1	Per Team each season per league team	\$125 team	\$125 team	\$380 team	\$380 team	175	175	n/a	Recommended fee lower than study calculated fee
Field Use Rental Rates									
2	Per Hour-Without Lights	\$15	\$25	\$45	\$75	\$15	\$25	\$25 - \$65	Recommended fee lower than study calculated fee
3	Per Hour-With Lights	\$25	\$35	\$75	\$105	\$25	\$35	\$30 - \$75	Recommended fee lower than study calculated fee
4	Field Prep Fee per Baseball or Softball Field	\$15	\$25	\$45	\$75	\$20	\$30	\$15	Recommended fee lower than study calculated fee
5	Field Paint Fee per Multi-Purpose Field (First Time)	\$100	\$125	\$305	\$385	\$100	\$125	n/a	Recommended fee lower than study calculated fee
6	Field Paint Fee per Multi-Purpose Field (Repaint)	\$50	\$65	\$155	\$200	\$60	\$75	n/a	Recommended fee lower than study calculated fee
7	City Staff Fee per Hour - if needed during tournament (Min. 2 hrs.)	\$25	\$25	\$75	\$75	\$25	\$25	n/a	Recommended fee lower than study calculated fee
8	Tournament Deposit Fee - Deposit returned based on condition left of rental facilities/fields	\$200	\$200	\$200	\$200	\$400	\$400	n/a	
Court/Cage Rental Rates									
9	Tennis Court per Court Hourly Rental	\$10	\$20	\$30	\$60	\$15	\$25		Recommended fee lower than study calculated fee
10	Basketball Court per Court Hourly Rental	\$10	\$20	\$30	\$60	\$15	\$25	\$75 - \$100	Recommended fee lower than study calculated fee
11	Baseball/Softball Batting Cage Rental - Per Hour	\$2.50	\$5	\$8	\$15	\$5	\$10	n/a	Recommended fee lower than study calculated fee
Concession Stand									
12	League use only per month	\$150/month during season \$25/month out of season				\$100/month	-		
City Sports Programs									
13	City Adult Softball League (10 game season)	\$395	\$395	-	-	\$395	\$395		
14	City Adult Softball League (8 game season)	\$300	\$300	-	-	\$350	\$350		
15	City Adult Basketball League (8 game season)	\$300	\$300	-	-	\$300	\$300		
Park Area Rental Rates									
16	Application Fee for all usage of Parks Buildings, Events, Facilities, & Play Area	\$10	\$10	\$30	\$30	\$10	\$10	n/a	Recommended fee lower than study calculated fee
17	City Hall Park rental per hour	-	-	-	-	\$25	\$50		
18	City Hall Park rental refundable deposit	-	-	-	-	\$150	\$150		
19	Park Area Event Deposit	\$150	\$150	\$150	\$150	\$150	\$150	n/a	
20	Park picnic pavilion or beach pavilion four (4) hour block 9am - 1pm or 2pm - 6pm	-	-	-	-	\$50	\$100		
21	Picnic or Beach pavillion - per day	-	-	-	-	\$100	\$200		
22	Waterfront Park Section A Deposit	\$200	\$200	-	-	\$250	\$250		
23	Waterfront Park Section A - per hour (2 hour minimum)	\$50	\$50	-	-	\$100	\$200		
24	Waterfront Park Section A - Daily Fee	\$500	\$500	-	-	\$700	\$1,100		
25	Waterfront Park Section B Deposit	\$150	\$150	-	-	\$150	\$150		
26	Waterfront Park Section B - per hour (2 hour minimum)	\$25	\$50	-	-	\$25	\$50		
27	Waterfront Park Section B - Daily Fee	\$200	\$200	-	-	\$200	\$300		
28	Waterfront Park Section C (entire park) Deposit	\$350	\$350	-	-	\$350	\$350		
29	Waterfront Park Section C (entire park) per hour (2 hour minimum)	\$100	\$190	\$305	\$580	\$200	\$300		Recommended fee lower than study calculated fee
30	Waterfront Park Section C (entire park) - Daily Fee	\$1,000	\$1,900	\$3,065	\$5,820	\$1,500	\$2,500		Recommended fee lower than study calculated fee

City of Clermont
Parks and Recreation Fees Analysis

11/2/2016

#	Description	Current Fees		Calculated Fees		Recommended Fees		Comparable Fees Range	Comments
		Res/Non-Profit	Non-Residential	Res/Non-Profit	Non-Residential	Res/Non-Profit	Non-Residential		
31	Waterfront Park Section C (entire park) - each additional consecutive day	-	-	-	-	\$1,200	\$2,000		
32	Highlander Deposit	\$100	\$100	\$100	\$100	\$150	\$150	n/a	
33	Highlander Rental Fee - Full Building per Hour	\$20	\$40	\$60	\$125	\$60	\$125	n/a	
Clermont City Center									
34	Entire CCC Building Rental (per hour - two hour minimum	\$75	\$100	\$230	\$305	\$125	\$150	\$10 - \$100	Recommended fee lower than study calculated fee
35	Meeting Room A (per hour)	\$50	\$70	\$155	\$215	\$60	\$80	\$10 - \$100	Recommended fee lower than study calculated fee
36	Meeting Room B (per hour)	\$35	\$55	\$105	\$170	\$45	\$65	\$10 - \$100	Recommended fee lower than study calculated fee
37	Meeting Room C (per hour)	\$25	\$35	\$75	\$105	\$35	\$45	\$10 - \$100	Recommended fee lower than study calculated fee
38	Meeting Room D (per hour)	\$15	\$25	\$45	\$75	\$25	\$35	\$10 - \$100	Recommended fee lower than study calculated fee
39	Meeting Room E (per hour)	\$10	\$20	\$30	\$60	\$20	\$30	\$10 - \$100	Recommended fee lower than study calculated fee
40	Board Room (per hour)	\$10	\$20	\$30	\$60	\$20	\$30	\$10 - \$100	Recommended fee lower than study calculated fee
41	Outside Patio Area (per hour)	\$25	\$35	\$75	\$105	\$35	\$45	\$25	Recommended fee lower than study calculated fee
42	Kitchen (per hour - two hour minimum)	\$15	\$25	\$45	\$75	\$25	\$35	\$20 - \$30	Recommended fee lower than study calculated fee
43	Event Deposit (Over 501 sf. Ft usage) Deposit will adjust with attendees and type of event	\$200 - \$500	\$200 - \$500	\$200 - \$500	\$200 - \$500	\$200 - \$500	\$200 - \$500	n/a	
44	Event Deposit (Under 500 sf. Ft usage)	\$50	\$50	\$50	\$50	\$50	\$50	n/a	
Waterfront Park									
45	Daily boat launch fee	\$5 per boat	\$5 per boat	\$15 per boat	\$15 per boat	\$5 per boat	\$5 per boat	n/a	Recommended fee lower than study calculated fee
46	Annual Boat Launch Fee (per boat cost)	\$35	\$35	\$105	\$105	\$35	n/a	n/a	Recommended fee lower than study calculated fee
47	If an approved event requires additional personnel, an hourly charge shall be paid to the City of Clermont and shall be agreed to by the applicant prior to approval of an event.	\$25 per person per hour	\$25 per person per hour	\$75 per person per hour	\$75 per person per hour	\$25 per person per hour	\$25 per person per hour	n/a	Recommended fee lower than study calculated fee
48	Additional Park Staff - Per Hour (minimum 2 hr.) - Per Hour Per Person	\$25	\$25	\$75	\$75	\$25	\$25	n/a	Recommended fee lower than study calculated fee
49	Late payment fee per week	-	-	-	-	10% of total fees per	10% of total fees per week		
Champions Splash Park									
50	General Admission	\$2	\$2	\$5	\$5	\$2	\$2	n/a	Recommended fee lower than study calculated fee
51	Group Rental Rates: Includes Exclusive use of Splash Park for 2 hours, Space for 74 guests, and Splash Park Attendant	\$125	\$160	\$385	\$490	\$150	\$200	n/a	Recommended fee lower than study calculated fee
Arts and Recreation Center									
Pool Rates									
52	Daily, Individual	\$1	\$2	\$5	\$10	\$2	\$3	\$2	Recommended fee lower than study calculated fee
53	Week Pass (7 days)	\$5	\$10	\$30	\$60	\$10	\$15	n/a	Recommended fee lower than study calculated fee
54	Monthly	\$15	\$25	\$95	\$155	\$30	\$50	n/a	Recommended fee lower than study calculated fee
55	Individual Season Pass	\$40	\$70	\$250	\$435	\$80	\$140	\$50	Recommended fee lower than study calculated fee
56	Family Season Pass	\$120	\$200	\$745	\$1,240	\$200	\$300	n/a	Recommended fee lower than study calculated fee
Pool Rental Rates (Per Hour)									
57	Half pool rental per 1.5 hour block	-	-	-	-	\$65	\$80		
58	Full pool rental per 1.5 hour block	-	-	-	-	\$125	\$140		
59	Exclusive Lap Lane Rental - Per Hr.	\$10	\$12	\$60	\$75	\$15	\$20	n/a	Recommended fee lower than study calculated fee
60	Lifeguards - Per Hr.	\$15	\$15	\$95	\$95	\$15	\$15	n/a	Recommended fee lower than study calculated fee
61	Pool refundable deposit	\$50	\$50	-	-	\$50	\$50		

City of Clermont
Parks and Recreation Fees Analysis

11/2/2016

#	Description	Current Fees		Calculated Fees		Recommended Fees		Comparable Fees Range	Comments
		Res/Non-Profit	Non-Residential	Res/Non-Profit	Non-Residential	Res/Non-Profit	Non-Residential		
Gymnasium Admission Rates									
62	Daily	\$1	\$2	\$5	\$10	\$2	\$3	\$1 - \$5	Recommended fee lower than study calculated fee
63	Monthly Pass	\$10	\$15	\$60	\$95	\$30	\$45	n/a	Recommended fee lower than study calculated fee
64	Annual gymnasium pass	-	-	-	-	\$200	\$300		
Gymnasium Rental Rates (Per Hour)									
65	Full Court	\$50	\$70	\$310	\$435	\$55	\$75	\$75 - \$100	Recommended fee lower than study calculated fee
66	Refundable Deposit	\$200	\$200	\$200	\$200	\$200	\$200	n/a	
Outdoor Field Rental (Per Hour)									
67	Bahia Grass Field	\$10	\$15	\$60	\$95	\$15	\$25	n/a	Recommended fee lower than study calculated fee
Main Stage									
68	Ticketed performance rental one (1) day	-	-	-	-	\$4,250	\$4,250		
69	Main stage second show per day	-	-	-	-	\$1,500	\$1,500		
70	Additional day Main Stage rental	-	-	-	-	\$2,000	\$2,000		
71	Room/Floor Space Only per Hr.	\$150	\$175	\$930	\$1,085	\$175	\$200	n/a	Recommended fee lower than study calculated fee
72	Room and Stage per Hr.	\$180	\$205	\$1,120	\$1,275	\$225	\$250	n/a	Recommended fee lower than study calculated fee
73	Banquet package with stage per hour (includes 40 tables and 350 chairs	\$225	\$250	-	-	\$275	\$300		
74	Banquet package without stage per hour (includes 40 tables and 350 chairs)	\$200	\$225	-	-	\$245	\$270		
75	Theatre seating package per hour (includes seating for up to 800)	\$250	\$275	-	-	\$275	\$300		
76	Refundable Deposit	\$500 - \$1,000	\$500 - \$1,000			\$500 - \$1,000	\$500 - \$1,000		
Black Box Theatre									
77	Ticketed performance rental one (1) day	\$1,500	\$1,500	-	-	\$1,500	1500		
78	Black Box second show per day	\$500	\$500	-	-	\$500	500		
79	Additional day Black Box rental	\$750	\$750	-	-	\$750	750		
80	Theater with General Stage Light and 1 Microphone	\$85	\$100	\$530	\$620	\$100	\$125	n/a	Recommended fee lower than study calculated fee
81	Black Box refundable deposit	\$200	\$200	-	-	\$500 - \$1,000	\$500 - \$1,000		
Rental Rates (Per Hour)									
82	Kitchen	\$50	\$65	\$310	\$405	\$60	\$75	\$20 - \$30	Recommended fee lower than study calculated fee
83	Kitchen refundable deposit	\$200	\$200	-	-	\$200	\$200		
84	Clermont Room (2200 sq ft room)	\$40	\$50	\$250	\$310	\$60	\$70	\$10 - \$100	Recommended fee lower than study calculated fee
85	Clermont room refundable deposit	\$200	\$200	-	-	\$200	\$200		
86	Citrus Room (600 sq ft room)	\$15	\$18	\$95	\$110	\$25	\$30	\$10 - \$100	Recommended fee lower than study calculated fee
87	Classrooms (300 sq ft room)	\$10	\$12	\$60	\$75	\$15	\$20	\$10 - \$100	Recommended fee lower than study calculated fee
88	Citrus Room and Classroom refundable deposit	\$100	\$100	-	-	\$100	\$100		
Miscellaneous									
89	Application Fee	\$10	\$10	\$60	\$60	\$10	\$10	n/a	Recommended fee lower than study calculated fee
90	Additional Staff (Two hour minimum) per worker	\$25	\$25	\$155	\$155	\$25	\$25	n/a	Recommended fee lower than study calculated fee
91	Police, Fire, or Medical Staff (Two hour minimum); Fee is based on the current rate and may have a minimum number of hours paid by the renter	Varies	Varies	Varies	Varies	Varies	Varies	n/a	
92	Entertainment Tech I (4 hour minimum) \$25 per hour	-	-	-	-	\$100	\$100		

City of Clermont
Parks and Recreation Fees Analysis

11/2/2016

#	Description	Current Fees		Calculated Fees		Recommended Fees		Comparable Fees Range	Comments
		Res/Non-Profit	Non-Residential	Res/Non-Profit	Non-Residential	Res/Non-Profit	Non-Residential		
93	Entertainment Tech II (5 hour minimum) \$40 per hour	-	-	-	-	\$200	\$200		
94	Tables	\$2	\$2	-	-	\$2	\$2		
95	Chairs	\$1	\$1	-	-	\$1	\$1		
96	Microphone	\$8	\$10	\$50	\$60	\$15	\$15	n/a	Recommended fee lower than study calculated fee
97	Podium	\$25	\$25	-	-	\$25	\$25		
98	Portable Projector	\$30	\$30	-	-	\$40	\$40		
99	Portable Screen	\$15	\$15	-	-	\$20	\$20		
100	Portable Speaker	\$35	\$35	-	-	\$40	\$40		
101	55" TV with DVD Player	\$25	\$25	-	-	\$35	\$35		
102	Laptop	\$25	\$25	-	-	\$40	\$40		
103	Rear Screen Projector (Main Stage only)	\$75	\$75	-	-	\$100	\$100		
104	Dance floor (Main Stage only)	\$250	\$250	-	-	\$250	\$250		
105	Risers (Main Stage only)	\$200	\$200	-	-	\$200	\$200		
106	Projector and screen (Black Box only)	\$45	\$45	-	-	\$75	\$75		
107	Floor plan review fee	-	-	-	-	\$25	\$25		
108	Late payment fee per week	-	-	-	-	per week	per week		
Event Request and Application Fee									
109	All Events, Rentals, and Tournaments	\$10	\$10	\$30	\$30	\$10	\$10	n/a	Recommended fee lower than study calculated fee



City of Clermont

Non-Utility User Fee Update Study

FINAL REPORT

July 14, 2016



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City of Clermont

Non-Utility User Fee Update Study

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APPENDIX A: Development Services Department - Supplemental Information

APPENDIX B: User Fee Comparisons

APPENDIX C: Fire Department - Supplemental Information

City of Clermont

Non-Utility User Fee Study

I. Executive Summary

The City of Clermont retained Tindale Oliver (TO) to update the user fees charged by the following departments:

- City Clerk
- Development Services
- Fire Department
- Parks and Recreation
- Police

The City does not have a time tracking system in place at this time, and therefore, staff time/effort data for each fee category was not available. Given this, this study analyzed the ability of the revenues generated from current fees to recover costs associated with providing related services and calculated updated fee levels that would fully recover associated costs. Costs identified in the study reflect only the departmental costs and do not take into consideration costs associated with support from other departments.

The following provides a summary of the primary findings for each department:

- **City Clerk** – The fees related to the City Clerk’s Office includes duplication of public records and cemetery fees. The cost of reproduction of records is governed by Florida Statutes Chapter 119, which is incorporated into the City’s current fee schedule. As such, no change is recommended.

In the case of cemetery fees, the cemetery trust fund has a balance of approximately \$1 million and the City has available space and sufficient land for the next ten years. Given these, a change in the current cemetery user fees is not found to be necessary at this time.

Currently, the use of cemetery fee revenues is restricted to capital expenditures by the City Code. It is recommended that the Code be revised to allow the use of

revenues for both operating and capital expenditures related to the cemetery development and operations. This would also be consistent with the approach used by several other jurisdictions.

- **Development Services** – After a review of the revenues generated in 2015, it was determined that the Building Services and the Planning and Zoning Divisions’ user fee revenue collection recoups approximately 65 percent and 30 percent of costs, respectively. As such, it was determined that the current user fees for the Building and Planning and Zoning Divisions would need to be increased by approximately 50 percent and 210 percent respectively to recover associated costs. The associated increase in revenue would be approximately \$346,000 for the Building Services Division and \$271,000 for the Planning and Zoning Divisions. This additional revenue could be used for enhanced services, if needed, and/or to reduce the ad valorem millage since any shortfall is currently being funded through the General Fund.
- **Fire Department** – As part of the update of the Fire Department’s user fees, existing fees were updated and fees for services that are currently provided at no charge by the Fire Department were identified. Based on the information provided by the Fire Department, effort/cost estimates of providing services were used to update the existing fee categories as well as to develop fees for those services that are currently being provided at no charge. As a result of this analysis, the average increase needed to recover associated expenses was calculated at approximately 135 percent, with a range of no change to +423 percent for different categories of existing fees. The associated increase in revenue would be approximately \$219,000 for the Fire Department. This additional revenue could be used for enhanced services, if needed, and/or to reduce the ad valorem millage since any shortfall is currently being funded through the General Fund.

In addition, the Fire Department collects a \$100 false alarm fee for fire, in cases when there are more than three false alarms in a quarter from a given property. The effort associated with responding to a call is estimated at \$440 per alarm. Furthermore, many jurisdictions utilize a time span of 6 months or a year, which may be easier to track for the Clermont Fire Department.

- **Parks and Recreation** – After reviewing the Fiscal Year 2015 revenues and expenses for the Arts and Recreation, Fields, and Events Divisions, it was determined the City currently recoups approximately 16 percent of the Arts and Recreation Division’s

expenses and 33 percent of the Events and Fields Divisions' expenses respectively. To recover the associated expenses, the City needs to increase the Arts and Recreation user fees by 520 percent and the Events and Fields user fees by 205 percent. The associated increase in revenue would be approximately \$824,000 for the Arts and Recreation Division and \$504,000 for the Events and Fields Divisions. It is important to note in Fiscal Year 2015-2016, the City Council increased the ad valorem millage from 3.729 mills to 4.2061 mills to fund primarily the shortfall associated with the Arts and Recreation Division. As such, an increase in user fees could potentially result in a reduction of millage.

- **Police** - The City currently charges for equipment violations, parking tickets, report copies, finger printing, and off-duty officer time. Of these, equipment violation, parking tickets, off-duty officer time, and finger printing have a limited scope and generate minimal revenue. Also, as discussed previously, report copies are governed by Florida Statutes, Chapter 119. As of this time, the only recommended change is to start collecting a fee for false alarms. The City already has a 1989 resolution in place establishing a \$30 false alarm fee for police, in cases when there are more than three false alarms in a quarter from a given property. This fee amount is sufficient to cover the estimated cost of \$27 to address a false alarm. Similar to false alarm fees for fire, many jurisdictions use a time span of 6 months or a year as opposed to a quarter.
- **Indexing** – In many cases, user fees are reviewed periodically as opposed to an annual review. If no adjustment is made in between updates, a situation can arise where significant changes to the user fees may be needed. To address this issue, the user fees could potentially be indexed annually based on personnel cost (salary/benefits) increases.

Although this report establishes calculated fee levels that would be necessary to recover the cost associated with providing user-fee related services, the City Council can make the policy decision to adopt fee levels lower than the maximum calculated fees. In addition, it is recommended that the City establish a time tracking system to better document effort associated with fee-related services.

II. Introduction

The City of Clermont retained Tindale Oliver (TO) to update user fees charged by several City departments. This study documents current fees' ability to recover costs associated with providing related services and calculate updated fee levels that would fully recover associated cost. In addition, the City does not charge a fee for certain services, which are also considered in this study. Finally, a comparison of Clermont's fees to those charged by other jurisdictions is provided, as information is available.

More specifically, the fees charged by the following departments are reviewed as part of this study:

- City Clerk
- Development Services
- Fire Department
- Parks and Recreation
- Police

It is important to note that the City does not have a time tracking system in place at this time, and as such, time data related to completing various tasks was not available for this study. Given this, the study is based on available cost and revenue information and staff estimates. The only exception is the Fire Department, which started tracking time/effort information for certain tasks. This information is incorporated into the analysis. In addition, cost figures reflect only the departmental costs and do not take into consideration costs associated with support from other departments such as the Finance Department, City Attorney, City Administration, etc.

Although this report provides calculations of fee levels that would be necessary to recover the cost associated with providing user fee-related services, the City Council can make the policy decision to adopt a fee level lower than the maximum level calculated in this report. In addition, it is recommended that the City establish a time tracking system to better document effort associated with fee-related services.

III. City Clerk Fees

The City Clerk collects fees in the following areas:

- Reproduction of public records
- Cemetery charges

Public Records

The cost associated with resending public records requests is governed by Florida Statutes, Chapter 119, which requires that public records be provided at actual cost of duplication. The Statute defines the actual cost of duplication as the cost of the material and supplies used to duplicate the public records, but does not include labor cost or overhead cost associated with such duplication.

Through Resolution No. 1555, the City of Clermont adopted fees for public record duplication in a manner that is consistent with the Florida Statutes. As such, at this time, no changes to this fee schedule is recommended.

Cemetery Fees

The City of Clermont operates the Oak Hill Cemetery, a municipal cemetery. The City's fee schedule includes charges for cemetery spaces, cremorial niches (single and double interment), and columbarium. Fees for City residents range from \$500 to \$900 per space/niche while fees for non-residents range from \$1,200 to \$2,100 per space/niche. This is a one-time fee with no additional charges for maintenance.

In Fiscal Years 2013 and 2014, the City sold a total of 132 plots for an average fee of \$950. The average annual revenue from these sales was approximately \$62,500. Revenues from the cemetery are accumulated in the Cemetery Perpetual Care Trust Fund, established by Chapter 22 of the City's Code of Ordinances. It is important to note that the use of revenues from the cemetery are restricted to capital expenditures (e.g., purchase of additional land for more plots, etc.). Section 22.7 of the City Code states that the annual cost of care and maintenance of the cemetery shall be paid out of only the interest and dividends earned by the Trust Fund and general taxes.

As of Fiscal Year 2014, the Fund had a balance of approximately \$1 million. Based on the discussions with the City representatives, the City has available space and sufficient land for the next ten years. Given this, it is recommended that the City maintain the current fee structure. Furthermore, as shown in Appendix B, Table B-1, the City of Clermont's current cemetery user fees are within the range of similar or nearby jurisdictions included in this analysis.

In terms of operational costs, the City has one dedicated personnel for cemetery maintenance at annual cost of approximately \$50,000. As mentioned previously, because time data was not available, other non-dedicated personnel's time was not quantified. Although, due to the restrictions discussed previously, the City cannot fund this position directly from the cemetery fees, the available information suggests that the current cemetery fees would have been able to recoup the cost associated with maintaining the cemetery. **Table 1** provides a summary of this information.

Table 1
Oak Hill Cemetery -- Revenue and Expense Summary

Description	FY 2013	FY 2014	FY 2015	Total/ Weighted Average
<i>Revenue Received from Cemetery:</i>				
Plots Sold ⁽¹⁾	56	76		132
Total Revenue ⁽¹⁾	\$54,188	\$70,866		\$125,054
Revenue per Plot ⁽²⁾	\$968	\$932		\$947
Average Revenue per Year ⁽³⁾				\$62,527
<i>Dedicated Expense Associated with Cemetery:</i>				
Personnel ⁽⁴⁾			\$49,029	
Cost Recovery Ratio ⁽⁵⁾				1.28

(1) Source: City of Clermont Quarterly Performance Report, as of September 30, 2014

(2) Total revenue divided by plots sold

(3) Average total revenue collected between FY 2013 and FY 2014

(4) Source: City of Clermont Clerk's Office

(5) Calculated as the average revenue per year (Item 3) divided by the personnel cost (Item 4). Although the annual revenue is sufficient to recoup the operational costs, due to the restrictions on the use of this revenue, the City funds operational expenses from the General Fund.

Other jurisdictions interviewed by Tindale Oliver generally allow the use of cemetery fee revenues to be used for all cemetery-related expenses, including operating and capital costs. It is recommended that the City revise the City Code to allow more flexibility in order to recover all expenses related to the development and operations of the City-owned cemeteries.

IV. Development Services Department Fees

The City of Clermont Development Services Department is responsible for review and permitting of all development within the City and is comprised of four divisions:

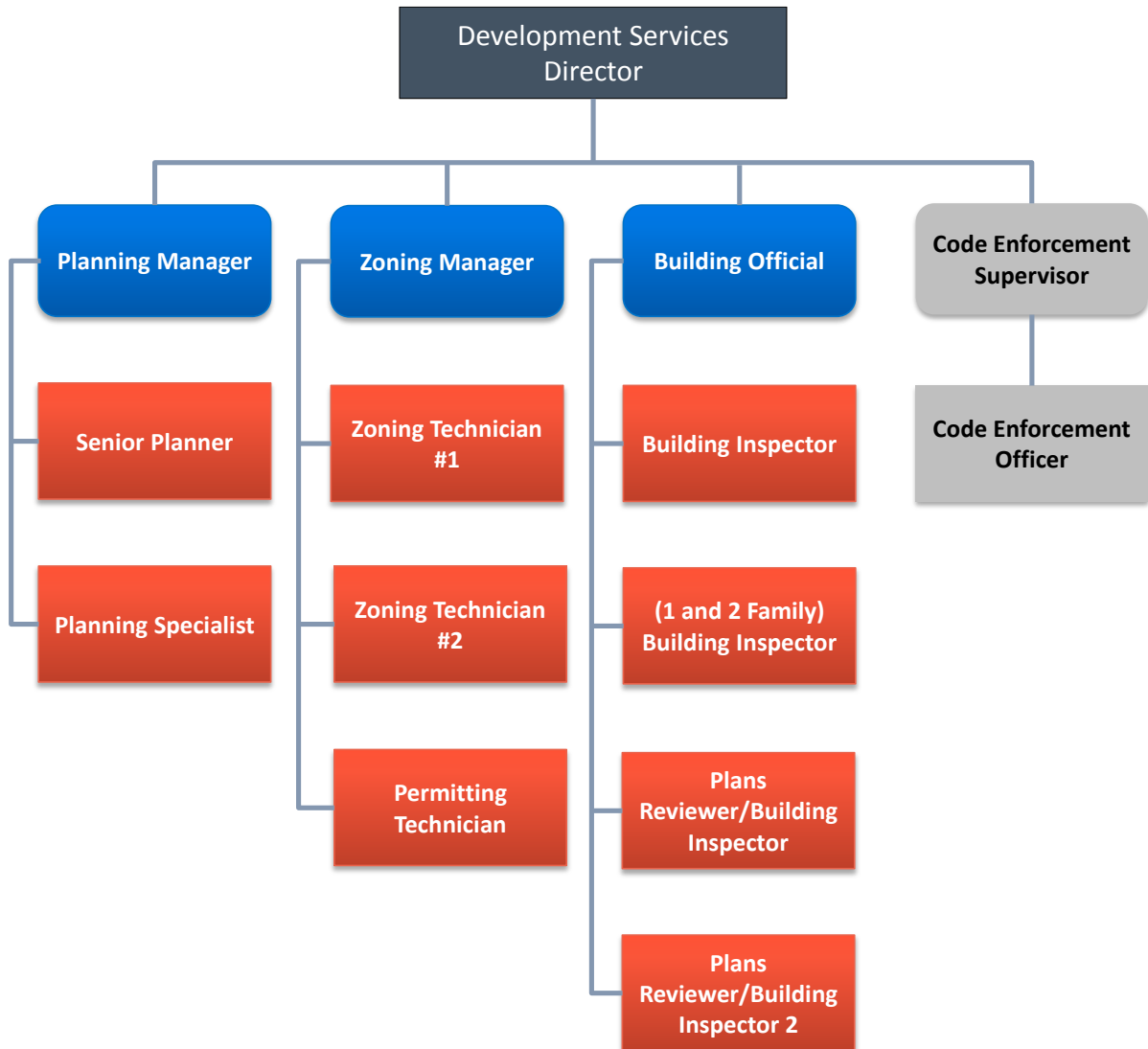
- Building Services;
- Planning;
- Zoning; and
- Code Enforcement.

The Development Services Department provides several services, including, but not limited to:

- Review of rezoning requests, future land use map and text amendments, variances to code, conditional use permits (CUP);
- Participation in the development review process of Development of Regional Impacts (DRI's), Planned Unit Development (PUD), subdivision plans, landscape plans, annexations and right of way/easement abandonment;
- Implementation of development regulations (Zoning Code); and
- Handling of site plan reviews for residential and commercial development.

Figure 2 provides the organizational chart for the Development Services Department. For the purposes of this study, the Code Enforcement Division is excluded from the calculations.

Figure 2
Development Services Department Organizational Structure



Service Cost

The first step in updating the fees of the Development Services Department is to determine the portion of the budget/cost associated with user fee related services for each of the divisions. The total estimated budget associated with providing permitting/review services for the Building Services, Planning, and Zoning Divisions was provided by the Development Services and Finance Departments of the City of Clermont. As shown in **Table 2**, the total budget associated with user fee-related services is approximately \$1.0 million for the Building Services Division and \$400,000 for the Planning and Zoning Divisions, amounting to an overall total of approximately \$1.4 million.

Table 2
Development Services Department Available Budget

Item	Building Services Expenses	Planning Expenses	Zoning Expenses	Total Development Services Expenses ⁽²⁾
Personnel Expenses ⁽¹⁾	\$622,726	\$214,150	\$130,469	\$967,345
Additional Expenses⁽¹⁾				
Equipment Needs (1 truck)	\$31,000	N/A	N/A	\$31,000
Equipment Needs (1 truck)	\$31,000	N/A	N/A	\$31,000
Minor Equipment, Training, etc. Associated with Plan Reviewer/Building Inspector	\$5,760	N/A	N/A	\$5,760
Minor Equipment, Training, etc. Associated with (1- and 2- family) building inspector	\$5,760	N/A	N/A	\$5,760
Professional Services - Building Services	\$195,000	N/A	N/A	\$195,000
Permitting Software & GIS (Renewed Annually)	\$21,672	N/A	N/A	\$21,672
Building Official and Inspector Certifications	\$9,225	N/A	N/A	\$9,225
Information Storage Expense	\$10,000	N/A	N/A	\$10,000
Operating Expense - (Gas, Uniforms, Equipment, Phone and Data, Insurance, Administrative, etc.)	\$81,779	N/A	N/A	\$81,779
Operating Expense - (Gas, Uniforms, Equipment, Phone and Data, Insurance, Administrative, etc.)		\$8,666	\$8,666	\$17,332
Minor Equipment, Training, etc.		\$6,700	\$3,110	\$9,810
Professional Services - Plats & Addressing		\$10,000	\$0	\$10,000
Project & Code Software & GIS (Renewed Annually)		\$2,100	\$6,600	\$8,700
Lake Sumter MPO Annual Fee		\$9,550	\$0	\$9,550
Subtotal - Additional Expenses	\$391,196	\$37,016	\$18,376	\$446,588
Total Budget⁽³⁾	\$1,013,922	\$251,166	\$148,845	\$1,413,933

(1) Source: City of Clermont Development Services and Finance Departments

(2) Sum of each division's expenses. Figures represent only the cost associated with user fee related activities.

(3) Sum of the personnel expenses and additional expenses subtotal. Represents the total available budget by division and for the department, excluding the Code Enforcement Division.

Revenue Generation

The next step in the fee update process is to review each division's revenue collections from user fee-related services. **Table 3** presents the revenues collected compared to budgeted costs by division, the portion of costs that are recovered through user fee revenues, and the percentage each division's fees would need to increase to fully cover costs. Revenue figures are based on 2015 user fee activity and were provided by the Development Services Department.

As shown, the annual revenue for the Development Services Department amounts to \$817,000 in 2015, with \$668,000 from the Building Services Division's services, \$129,000 from the Planning and Zoning Division, and \$20,000 from site inspections. In the case of Building Services and Planning and Zoning Divisions' user fees, the revenue does not recover budgeted costs. The Building Services Division's user fees would need to be increased by 52 percent while the Planning and Zoning Divisions' user fees need to be increased by 210 percent to recover associated cost. The additional revenue generated with the associated percent increase in fees is approximately \$346,000 in the case of the Building Services Division and \$271,000 for Planning and Zoning Divisions. Appendix A provides further detail on revenue estimates.

Because site inspection activities involve staff from multiple departments, it is difficult to determine full cost of providing this service. Given this and that the revenue generated from this service is moderate compared to other divisions, it is recommended that the City maintain the current fee structure until better effort/cost data becomes available through time tracking.

Table 3
Development Services Department Revenue Summary

Division	Revenue (2015) ⁽¹⁾	Budgeted Cost ⁽²⁾	Revenue to Cost Ratio ⁽³⁾	Calculated Fee Increase ⁽⁴⁾
Building Services	\$668,100	\$1,013,922	66%	52%
Planning & Zoning	\$129,264	\$400,011	32%	210%
Site Inspections ⁽⁵⁾	\$19,534	N/A	N/A	N/A
Total	\$816,898	\$1,413,933	58%	73%

(1) Source: Appendix A, Tables A-1 and A-2.

(2) Source: Table 2

(3) Revenue collected (Item 1) divided by budgeted cost (Item 2) for each division

(4) Percent increase in fees needed to fully recover expenses; calculated as the percent difference between revenues collected (Item 1) and budgeted costs (Item 2).

(5) The site inspection revenue figure was provided by the Development Services Department

Buildings Services Division

The Building Services Division is responsible by Florida Statutes for all building plan reviews and inspections within the City of Clermont, including all commercial and residential construction plan reviews, inspections throughout the construction process, and tracking and permitting of the construction process. The Division is also responsible for the distribution of code and ADA standards.

The Building Services Division's costs were compared to revenue generation from related fees. As shown in Table 3, the estimated revenue recoups approximately 66 percent of the budgeted costs and would require a 52 percent increase in the division's user fees to fully recover the associated costs. The calculated fees, proposed fees, and a range of fees from similar or nearby jurisdictions are shown in **Table 4**.

Table 4 Building Services Division Calculated User Fee Schedule					
Fee Title ⁽¹⁾	Current Fee ⁽¹⁾	Calculated Fee ⁽²⁾	Proposed Fee ⁽³⁾	Other Jurisdictions' Fee Ranges ⁽⁴⁾	
				Low End	High End
Administrative Fees					
Change of Primary Contractor	\$55	\$84	\$85	\$50	\$61
Change of Sub Contractor	\$33	\$50	\$50	\$30	\$38
Contractor Initial Registration Fee	New	N/A	\$35	N/A	N/A
Modifying Construction Plans after Permit Issuance	\$55	\$84	\$85	\$50	\$250
Approve or Re-stamp Constructions Plans (after permit issuance)	\$55	\$84	\$85	\$50	\$61
Pre-power Approval Forms for First 60 Days	\$65	\$99	\$100	\$60	\$73
Temporary/Conditional Certificate of Occupancy	\$120	\$182	\$180	\$85	\$175
Replace Building Permit	\$5	\$8	\$10	\$5	
Fax Permits (local)	\$2	\$3	\$5	N/A	N/A
Fax Permits (long Distance)	\$3	\$5	\$5	N/A	N/A
Extensions of Permits - only 90 day extension may be granted	10% of Original permit fee or \$55, whichever is greater	15% of Original permit fee or \$55, whichever is greater	15% of Original permit fee or \$55, whichever is greater	10% of original permit or \$61, whichever is greater	10% of original permit or \$100, whichever is greater
Permit Amendment Fee - other than contractor changes	\$27	\$41	\$40	\$30	
Special Inspection Fee for After Hours, Weekend and Holiday	\$100 per hour; Time calculated as departure from home to return to home	\$152 per hour; Time calculated as departure from home to return to home	\$150 per hour; Time calculated as departure from home to return to home	\$50 per hour	\$150 per hour
Customized Reports	\$25 per hour; One hour minimum	\$38 per hour; One hour minimum	\$40 per hour; One hour minimum	See Appendix B, Table B-2	
Residential Permit Fees - Square Footage Rate (under roof)					
Residential Building Permit (includes plan review, inspections and admin.)	\$0.23 per square foot; \$75 minimum	\$0.35 per square foot; \$75 minimum	\$0.35 per square foot; \$75 minimum	\$0.26 per sf; \$75 minimum	
Other Permit Items (under roof or impervious surface)	Residential - \$75 minimum	Residential - \$75 minimum	Residential - \$75 minimum	N/A	N/A
Other Permit Items - Residential (not covered elsewhere); Includes Demolitions	\$75 minimum or 1% cost of construction; whichever is greater	\$75 minimum or 2% cost of construction; whichever is greater	\$75 minimum or 2% cost of construction; whichever is greater	N/A	N/A
Roofing/Re-Roofing	\$0.03 per square foot or minimums; whichever is greater	\$0.05 per square foot or minimums; whichever is greater	\$0.05 per square foot or minimums; whichever is greater	\$0.03 per sf; \$150 minimum	
All Alterations/Renovations and Shell only Permits	One half of the square foot rate Residential - \$75 minimum	One half of the square foot rate Residential - \$75 minimum	One half of the square foot rate Residential - \$75 minimum	1/2 sf rate for residential; \$75 minimum	
Mobile Homes					
Pre-Mobile Home Set Up - Health, safety, and structural inspection prior to used mobile home setup (pertains to used mobile homes only)	\$109	\$166	\$165	\$121	\$360
Manufactured Homes Permit Fees - Manufactured home permit includes set-up, electric, plumbing, and mechanical	\$294	\$447	\$445	\$150	\$360
Fees for additions to manufactures homes shall be calculated the same as building permit fee/aluminum permit fee				\$360	
Modular Home Permit Fees	Same as Manufactured Homes	Same as Manufactured Homes	Same as Manufactured Homes	\$263	\$360
Modular Buildings DCA Approved	Same as Manufactured Homes	Same as Manufactured Homes	Same as Manufactured Homes	\$323	\$360
Commercial Permit Fees Square Footage Rate (under roof)					
Building Review Fee:					
Commercial Building Permit (includes building plan review, inspections, administrative) ⁽⁵⁾	\$0.32 per square foot; \$150 minimum	\$0.49 per square foot; \$150 minimum	\$0.50 per square foot; \$150 minimum	\$0.40 per sf	\$0.91 per sf; \$180 minimum
Warehouses: 0 to 400,000 sf ⁽⁵⁾	\$0.13 per sf	\$0.20 per sf	\$0.20 per sf	\$0.19 per sf	
Warehouses: 400,001 + sf ⁽⁵⁾	\$0.11 per sf	\$0.17 per sf	\$0.15 per sf	\$0.17 per sf	
Institutional ⁽⁵⁾	\$0.33 per sf	\$0.50 per sf	\$0.50 per sf	\$0.41 per sf	
Other Permit Items (under roof or impervious surface)	Commercial - \$150 minimum	Commercial - \$150 minimum	Commercial - \$150 minimum	See Appendix B, Table B-2	
Other Permit - Commercial (commercial hoods, walk in coolers, retaining walls, site lighting, demolition, and other miscellaneous permits not covered elsewhere)	\$200 minimum or 1% cost of construction; whichever is greater	\$200 minimum or 2% cost of construction; whichever is greater	\$200 minimum or 2% cost of construction; whichever is greater	See Appendix B, Table B-2	
Roofing/Re-Roofing	\$0.03 per square foot or minimums; whichever is greater	\$0.05 per square foot or minimums; whichever is greater	\$0.05 per square foot or minimums; whichever is greater	\$0.03 per sf	\$0.04 per sf; \$180 minimum
Marine	\$0.17 per square foot - \$75 Residential or \$150 Commercial minimum	\$0.26 per square foot - \$75 Residential or \$150 Commercial minimum	\$0.25 per square foot - \$75 Residential or \$150 Commercial minimum	\$0.16 per sf; \$90 minimum	\$0.20 per sf
Foundations	\$0.03 per square foot	\$0.05 per square foot	\$0.05 per square foot	\$0.03 per sf	\$0.12 per sf; \$180 minimum
All Alterations/Renovations and Shell only Permits	One half of the square foot rate Commercial - \$150 minimum	One half of the square foot rate Commercial - \$150 minimum	One half of the square foot rate Commercial - \$150 minimum	1/2 of commercial rate; \$150 minimum	1/2 of commercial rate; \$180 minimum

Table 4 (Continued)					
Building Services Division Calculated User Fee Schedule					
Fee Title ⁽¹⁾	Current Fee ⁽¹⁾	Calculated Fee ⁽²⁾	Proposed Fee ⁽³⁾	Other Jurisdictions' Fee Ranges ⁽⁴⁾	
				Low End	High End
Other Permit Fees					
Aluminum Construction Permit Fees	\$0.16 per square foot; \$75 minimum	\$0.24 per square foot; \$75 minimum	\$0.25 per square foot; \$75 minimum	\$0.18 per sf; \$90 minimum, w/o slab	\$0.19 per sf; \$75 minimum
Pool Enclosures	1/2 Aluminum rate - \$75 minimum	1/2 Aluminum rate - \$75 minimum	1/2 Aluminum rate - \$75 minimum	1/2 aluminum rate; \$75 minimum	1/2 aluminum rate; \$90 minimum, w/o slab
Greenhouse Buildings	(Including roofing) \$75 minimum	(Including roofing) \$75 minimum	(Including roofing) \$75 minimum	\$0.03 per sf; \$75 minimum	
Plumbing Permit Fees	\$0.03 per square foot; \$75 minimum	\$0.05 per square foot; \$75 minimum	\$0.05 per square foot; \$75 minimum	\$0.03 per sf; \$75 minimum	\$0.06 per sf; Res. min of \$90 and Comm. min of \$120
Plumbing - Warehouse	1/2 plumbing rate - \$75 minimum	1/2 plumbing rate - \$75 minimum	1/2 plumbing rate - \$75 minimum	1/2 plumbing rate	
Gas Piping/Fixtures	\$0.03 per square foot; \$75 minimum	\$0.05 per square foot; \$75 minimum	\$0.05 per square foot; \$75 minimum	\$0.03 per sf; \$75 minimum	\$0.06 per sf; Res. min of \$90 and Comm. min of \$120
Electrical Permit Fees	\$0.03 per square foot; \$75 minimum	\$0.05 per square foot; \$75 minimum	\$0.05 per square foot; \$75 minimum	\$0.03 per sf; \$75 minimum	\$0.06 per sf; Res. min of \$90 and Comm. min of \$120
Electrical - Warehouses	1/2 electrical rate - \$75 minimum	1/2 electrical rate - \$75 minimum	1/2 electrical rate - \$75 minimum	1/2 electrical rate	
Individual Basis - each service installation	\$75	\$114	\$115	N/A	N/A
Each Distribution/Sub Panel/Disconnect New or Replacement	\$75	\$114	\$115	N/A	N/A
Mechanical Permit Fees	\$0.02 per square foot - \$75 minimum	\$0.03 per square foot - \$75 minimum	\$0.05 per square foot - \$75 minimum	\$0.02 per sf; \$75 minimum	\$0.06 per sf; Res. min of \$90 and Comm. min of \$120
Mechanical - Warehouse	1/2 mechanical rate - \$75 minimum	1/2 mechanical rate - \$75 minimum	1/2 mechanical rate - \$75 minimum	1/2 mechanical rate	
Mechanical (rooftop units) - Installation/Replacement	New	N/A	\$150 per unit; if over 2,000 CFM (over 5 tons) additional fire fee may apply	N/A	N/A
L/P and Natural Gas (greater than 125 gallons) ⁽⁵⁾	\$110	\$167	\$165	\$181	
Fuel Storage ⁽⁵⁾	\$110	\$167	\$165	\$181	
Paint Booth ⁽⁵⁾	\$110	\$167	\$165	\$181	
Shed (aluminum, wood, other)	\$0.16 per square foot; \$75 minimum	\$0.24 per square foot; \$75 minimum	\$0.25 per square foot; \$75 minimum	See Appendix B, Table B-2	
Fence	\$25 per 300 linear foot	\$38 per 300 linear foot	\$40 per 300 linear foot	See Appendix B, Table B-2	
Life Safety Inspection ⁽⁵⁾	\$50	\$76	\$75	N/A	N/A
Change of Building Use/Occupancy (inspection required) ⁽⁵⁾	\$82	\$125	\$125	\$50	\$181
Sign Permit Fees					
Permit Fees (for issuing each sign)	\$82	\$125	\$125	\$50	\$90
Permit Fees (with electric)	\$109	\$166	\$165	\$120	
In addition: Wall hung signs	\$0.27 per square foot per side	\$0.41 per square foot per side	\$0.40 per square foot per side	\$0.30 per sf per side	
Free Standing Signs	\$0.44 per square foot per side	\$0.67 per square foot per side	\$0.65 per square foot per side	\$0.47 per sf per side	\$0.48 per sf per side
Swimming Pool Permit Fees					
Spa (includes electrical, plan review, plumbing and gas)	\$82	\$125	\$125	\$50	\$120
Private Above-ground Swimming Pools (includes electrical, plan review, plumbing and gas)	\$72	\$109	\$110	\$50	\$120
Private In-ground Swimming Pools (includes electrical, plan review, plumbing and gas)	\$245	\$372	\$370	\$50	\$300
Commercial Swimming Pools (includes electrical, plan review, plumbing and gas)	\$338	\$514	\$515	\$50	\$420
Reinspection Fees					
Reinspection Fees	\$60	\$91	\$90	\$25	\$66
Permit Renewal Fees					
If the first inspection was never made - renewal must be at full current value	100%	N/A	100%	100%	
Slab inspection approved and slab poured	80%	N/A	80%	80%	
Lintel inspection approved	60%	N/A	60%	60%	
Framing and rough all inspections approved	40%	N/A	40%	40%	
Insulation inspection approved	20%	N/A	20%	20%	
For final inspections only	10%	N/A	10%	10%	
Electrical, Plumbing, and Mechanical Permit Renewal Fee	Renewal or sub permits shall be the minimum permit fee	N/A	Renewal or sub permits shall be the minimum permit fee	Renewal or sub permits shall be the minimum permit fee	
Work Without a Permit	Double permit fee or \$100; whichever is greater	Double permit fee or \$152; whichever is greater	Double permit fee or \$150; whichever is greater	Double the permit fee or \$50, whichever is greater	\$150 or double the permit fee, whichever is greater

(1) Source: City of Clermont Building Services Fee Schedule

(2) Current fee (Item 1) increased by 52%

(3) Calculated fee (Item 2) rounded to the nearest multiple of 5

(4) Source: Appendix B, Table B-2

(5) Represents only the portion the Building Division collects; excludes the portion collected by the Fire Department.

Note: "See Appendix B, Table B-2" indicates there is not comparable information due to unit differences within the fee calculation, see Appendix B for additional information. “N/A” indicates categories without information to compare.

Planning and Zoning Divisions

The Planning and Zoning Divisions provide current and long-range planning for the public and private properties within the City as well as reviews of development plans, zoning guidelines, variances, and other related activity for compliance with the City's Land Development Code.

The following steps were completed as part of the update of the Planning and Zoning Divisions' user fees:

- 1) Based on discussions with the City staff, it was determined that the updated fee schedule would have the following changes:
 - a. Site plan review and conditional use permit fees would be revised from a tiered-fee basis to a single fee per review. This per review fee is calculated based on estimated time and effort provided by the Development Services Department. Appendix A, Table A-3 provides further information on these calculations.
 - b. Fees that are not actively charged were removed from the fee schedule. Appendix A, Table A-4 provides a list of fees removed from the Planning and Zoning user fee schedule.
- 2) The process of updating the Planning and Zoning Divisions' user fees is similar to that of the Building Services Division. After comparing the budgeted costs against the estimated revenue within the division, it is calculated that the Planning and Zoning Divisions' user fees need to be increased by 210 percent to fully recover the budgeted costs. The final calculated fees and proposed fees are shown in **Table 5** as well as a range of fees from similar or nearby jurisdictions.

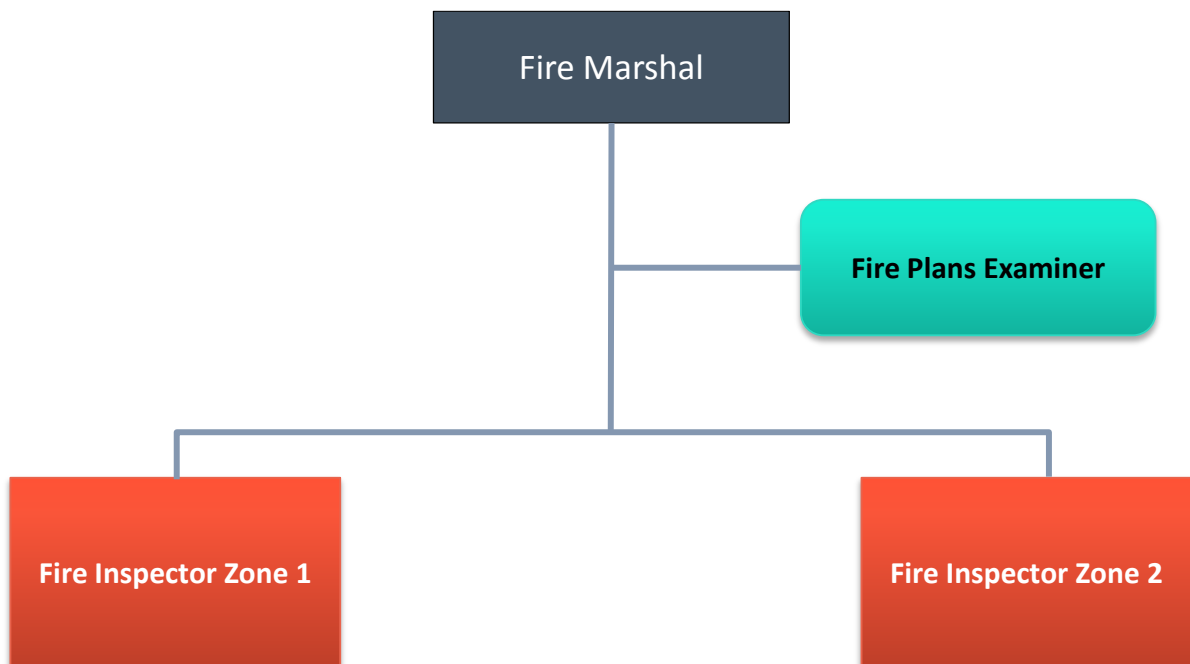
Fee Title ⁽¹⁾	Current Fee ⁽¹⁾	Calculated Fee ⁽²⁾	Proposed Fee ⁽³⁾	Other Jurisdictions' Fee Ranges ⁽⁴⁾	
				Low End	High End
Conditional Use Permit	\$250 plus \$50/acre; max of \$1,000	\$846	\$845	\$750 + \$7.50/ acre (max \$1,000)	
Rezoning	\$350	\$1,085	\$1,085	\$350	\$2,000
Variance (per application)	\$200	\$620	\$620	\$100	\$600
Right of Way Closing	\$25	\$78	\$80	\$850	\$1,000
Annexation	\$50	\$155	\$155	\$100	\$2,000
Site Plan Review:					
Commercial	For non-residential buildings of 6,000 sf or larger and MFR over 6 units; \$350 plus \$25/1,000 sf over 6,000 sf or \$25/MFR unit over 6 units. If < 6,000 sf or <= 6 units; \$100	\$1,300	\$1,300	\$250	\$2,000
Multifamily		\$1,300	\$1,300	\$250	\$2,000
Subdivisions	New	\$1,514	\$1,515	\$500	\$1,000
Commercial - Resubmittal	For non-residential buildings of 6,000 sf or larger and MFR over 6 units; \$100 plus \$10/1,000 sf over 6,000 sf or \$10/MFR unit over 6 units. If < 6,000 sf or <= 6 units; \$100	\$1,300	\$520	\$200	\$500
Multifamily - Resubmittal		\$1,300	\$520	\$200	\$500
Subdivisions - Resubmittal	New	\$1,514	\$605	\$200	\$500
Site grading, clearance, or stormwater management plan review in absence of commencement of formal approved development construction	\$400	\$1,240	\$1,240	N/A	N/A
Comprehensive Plan Amendment:					
Text amendment that impacts goals, objectives and polices (Small) ⁽⁵⁾	\$500	\$1,550	\$1,550	\$700	\$2,000
Amendment that impacts text/ and or future land use map or map series (Large) ⁽⁵⁾	\$1,500	\$4,650	\$4,650	\$1,000	\$10,500
Subdivision Plat Review:					
Final Plat	\$250 + \$2.50/lot	\$250 + \$7.75/lot	\$250 + \$8/lot	10 lots: \$600 - \$850	
Re-plat	\$300 + \$2.50/lot	\$300 + \$7.75/lot	\$300 + \$8/lot	See Appendix B, Table B-3	
Resubmission	\$50 + \$2.50/lot; max of \$250	\$50 + \$7.75/lot; max of \$775	\$50 + \$8/lot; max of \$775	See Appendix B, Table B-3	
Development Permit (Zoning Clearance):					
All Commercial (new construction)	\$100	\$310	\$100	\$100	
All Residential/Existing Commercial/Misc.	\$25	\$78	\$45	\$75	
Tree Removal Permit	\$100 if "After-the-Fact"	\$310 if "After-the-Fact"	\$310 if "After-the-Fact"	\$50	
Documents (Comprehensive Plan, Land Development Regulations, etc.)					
Document Request	Actual reproduction costs rounded up to the nearest \$1 figure. Single page item or series of pages = \$.20/page	Actual reproduction costs rounded up to the nearest \$1 figure. Single page item or series of pages = \$.20/page	Actual reproduction costs rounded up to the nearest \$1 figure. Single page item or series of pages = \$.20/page	N/A	N/A
Concurrency Management Systems					
Concurrency Verification Letter (non-binding analysis)	-	\$82	\$80	N/A	N/A
Additional Zoning/Permitting Fees:					
Zoning Verification Letter	New	\$55	\$55	\$10	\$150
Unity of Title	New	\$37	\$35	N/A	N/A
Lot Split	New	\$37	\$35	\$100	\$500
Expedited Plans Review ⁽⁶⁾	New	\$446	\$900	N/A	N/A
Plat Coordination	New	\$204	\$205	N/A	N/A

- (1) Source: City of Clermont's Planning and Zoning User Fee Schedule
- (2) Current fee increased by 210%. In the case of a structure change of the current fee, the calculated fee is based off estimated effort/cost, see Appendix A for additional information.
- (3) Calculated fee (Item 2) rounded to the nearest multiple of 5 and also reflects any changes by the Development Services Department.
- (4) Source: Appendix B, Table B-3
- (5) Excludes the average advertising cost, which is charged at cost to the applicant. Average estimated cost is \$1,100 for advertising.
- (6) Estimated effort/cost doubled to capture the additional effort in expediting the plan review process
- Note "See Appendix B, Table B-3" indicates there is not comparable information due to unit differences within the fee calculation, see Appendix B for additional information. “N/A” indicates categories without information to compare.

V. Fire Department Fees

The City of Clermont Fire Department provides fire inspection and plan review services as well as meetings/consultation and other support. Figure 1 provides the organizational chart for the staff involved in the fire inspection and review process for the City.

Figure 1
Fire Inspections and Review Staff Organizational Structure



Fire inspections involve the review of non-residential structures and apartments to ensure that the buildings meet the fire safety requirements. Plan review services involve the review of construction plans and documents for new construction, alterations and renovations for compliance with the Florida Fire Prevention Code, the City of Clermont Land Development Regulations and the Code of Ordinances, including but not limited to, a complete evaluation of any and all life safety support systems such as automatic sprinkler systems, fire alarm systems, smoke detection and evacuation systems and the adequacy of means egress. In addition, site plans for new construction, alterations and renovations are reviewed for compliance with all applicable codes, rules, laws and standards, including fire department ingress/egress and water supply requirements. At this time, some of these services are provided for a fee while others are provided at no charge. As part of the update study, the following steps were completed.

- Based on discussions with the Fire Department, Tindale Oliver identified the list of services for which there is a fee versus others where there is no fee charged at this time. In some cases, a fee for a given service was being collected by the Development Services Department, but not by the Fire Department.
- Based on budget information obtained from the City's Finance Department, the portion of the budget associated with providing inspections, plan review, and other related support services was identified. **Table 6** provides this information as well as the budgeted revenues for Fiscal Year 2016. Total budgeted revenues for fire inspection and review fee related services recover approximately 22 percent of the total expenses.

Table 6
Fire Fee Revenue/Expense Summary

Item	Figure
Revenues⁽¹⁾	
Fire Inspections	\$11,218
Review Fees	\$51,439
Total Revenue	\$62,657
Expenses⁽²⁾	
Total Expenditures	\$282,000
Cost Recovery Ratio ⁽³⁾	0.22

(1) Source: City of Clermont Finance Department.

Figure represent the Fiscal Year 2016 revenue.

(2) Source: City of Clermont Finance Department.

Figure represents the Fiscal Year 2017 budgeted expenditures.

(3) Total revenue divided by total expenditures

- Recently, the Fire Department started to track time spent on various tasks. Any available time sheet information was supplemented with time estimates for various services.
- In addition, annual permitting activity was supplemented with estimates provided by the Fire Department.
- Based on this information, a more comprehensive fee schedule was developed to capture charges for a larger number of services, as shown in **Tables 7 and 8**. Table 7 includes a list of fee categories that are actively charged by the Fire Department, a typical year's estimated total number of annual permits by category, calculated fees based on effort estimates provided by the Fire Department, and calculated revenue estimates based on the calculated fees. Table 8 presents the fees that are not actively charged by the Fire Department, total estimated number of annual permits for a typical year by category, calculated fees based on time estimates provided by the Fire Department, and the associated revenue based on the calculated fees. It is important to note that some of the fee categories included in Table 8 are already established and being collected by the Development Services Department. However, it is our understanding that the portion of the effort by the Fire Department is not being collected for the fee categories included in Table 8.

Table 7
Fire Department – Fees Actively Charged

Description ⁽¹⁾	Type ⁽¹⁾	Total Number of Permits (Annual) ⁽¹⁾	Current Fee ⁽¹⁾	Avg. Building Size Inspected ⁽¹⁾	Calculated Fee ⁽²⁾	Calculated Revenue ⁽³⁾
Reinspection	Inspections	122	\$60	N/A	\$82	\$10,004
Hood Suppression/Duct (hood light/smoke)	Plan Review & Inspection	8	\$164	N/A	\$144	\$1,152
Fire Life Safety ⁽⁴⁾	Inspections	129	\$50	15,000	\$0.01 per sf; \$103 min.	\$19,350
Other Permit not Covered Elsewhere	Inspections	16	\$200 minimum or 1% cost of construction; whichever is greater	N/A	\$200 minimum or 1% cost of construction; whichever is greater	\$3,200
Tent (greater than 900 sf) ⁽⁴⁾	Plan Review & Inspection	12	\$109	N/A	\$102	\$1,224
Fire Alarm Systems ⁽⁵⁾⁽⁶⁾	Plan Review & Inspection	12	\$0.01 per square foot; \$169 minimum	15,000	\$0.01 per sf; \$246 min.	\$2,952
Fire Alarm System Modification (up to 10 devices) ⁽⁶⁾	Plan Review	10	\$60	N/A	\$246	\$2,460
Fire Alarm Modification (greater than 10 devices not to exceed 30) ⁽⁶⁾	Plan Review	21	\$109	N/A	\$348	\$7,308
Fire Sprinkler System ⁽⁵⁾⁽⁶⁾	Plan Review & Inspection	12	\$0.01 per square foot; \$169 minimum	15,000	\$0.01 per sf; \$348 min.	\$4,176
Fire Sprinkler Systems Modification (up to 10 heads) ⁽⁶⁾	Plan Review	10	\$60	N/A	\$246	\$2,460
Fire Sprinkler Systems Modification (greater than 10 heads not to exceed 30)	Plan Review	21	\$109	N/A	\$348	\$7,308
Fire Sprinkler System Residential ⁽⁵⁾⁽⁶⁾	Plan Review & Inspection	29	\$65	1,500	\$0.01 per sf; \$82 min.	\$2,378
Fire Protection System Plans (halon systems and other specialty systems) ⁽⁴⁾	Plan Review	1	\$82	N/A	\$246	\$246
Underground Fuel Storage Tank	Plan Review	2	\$164	N/A	\$164	\$328
Total		405				\$64,546

(1) Source: City of Clermont Fire Department

(2) Calculated fee determined by a review of the cost/effort of providing the service. Costs/effort estimates were provided by the City of Clermont Fire Department.

(3) Total number of permits (Item 1) multiplied by the calculated fee (Item 2). In the case of tiered fees, the calculated revenue utilizes the average building size inspected unless noted otherwise.

(4) Source: Permit Payments of Selected Fees; City of Clermont 2015

(5) Calculated revenue using the minimum fee

(6) Permit count determined by a review of 2015 permits and estimated permit counts provided by the City of Clermont Fire Department.

Table 8
Fire Department – Fees not Actively Charged

Description ⁽¹⁾	Type ⁽¹⁾	Estimated Permits (Annual) ⁽¹⁾	Avg./ Total Building Size Inspected ⁽¹⁾	Current Fee ⁽¹⁾	Calculated Fee ⁽²⁾	Calculated Revenue ⁽³⁾
Fire Alarm Monitoring (renewed annually) ⁽⁴⁾	Annual	24	N/A	\$109	\$102	\$2,448
Courtesy/Pre-Final	Inspections	3	N/A	New	\$82	\$246
Fire Damage/Repair	Inspections	1	N/A	New	\$246	\$246
Firewall/Penetration/Damper	Inspections	26	N/A	New	\$246	\$6,396
Flammable Storage	Inspections	1	N/A	New	\$164	\$164
Fire Hydrant Flow Test ⁽⁴⁾	Inspections	1	N/A	1 to 5 hydrants: \$100 Each additional group of 1 to 5 hydrants: \$50 Reinspection per each group of 1 to 5 hydrants: \$50	1 to 5 hydrants: \$100 Each additional group of 1 to 5 hydrants: \$50 Reinspection per each group of 1 to 5 hydrants: \$50	\$100
Gated Entry Systems (residential and commercial) - per gate	Inspections	3	N/A	New	\$102	\$306
Generator	Inspections	2	N/A	New	\$75	\$150
Licensure Fire Inspection	Inspections	26	15,000	New	\$0.01 per sf; \$103 min.	\$3,900
Tank	Inspections	1	N/A	New	\$164	\$164
Underground Fire line (includes line flush, underground hydro and visual)	Inspections	24	N/A	New	\$175 for first 200 linear feet + \$50 for each additional 200 linear feet	\$4,200
Build out/Remodel	Plan Review	76	N/A	New	\$246	\$18,696
Fireworks and Pyrotechnics Displays	Plan Review and Inspection	2	N/A	New	\$246	\$492
Hazardous Operations	Plan Review	1	N/A	New	\$164	\$164
Low Voltage/Egress	Plan Review	2	N/A	New	\$75	\$150
Administrative Fees						
Change of Primary Contractor	Administrative	6	N/A	\$55	\$41	\$246
Change of Sub Contractor	Administrative	6	N/A	\$33	\$41	\$246
Contractor Initial Registration Fee	Administrative	15	N/A	New	\$41	\$615
Modifying Construction Plans after Permit Issuance	Administrative	25	N/A	\$55	\$41	\$1,025
Approve or Re-stamp Constructions Plans (after permit issuance)	Administrative	25	N/A	\$55	\$41	\$1,025
Replace Fire Permit	Administrative	10	N/A	\$5	\$5	\$50
Extensions of Permits - only 90 day extension may be granted	Administrative	10	N/A	10% of Original permit fee or \$55, whichever is greater	10% of Original permit fee or \$55, whichever is greater	\$550
Permit Amendment Fee - other than contractor changes	Administrative	10	N/A	\$27	\$27	\$270
Resubmittal of construction plans	Administrative	5	N/A	\$65	\$103 for the first 10 pages plus \$10 for each additional page	\$515
Special Inspection Fee for After Hours, Weekend and Holiday	Administrative	25	N/A	\$100 per hour; Time calculated as departure from home to return to home	\$123 for first 2 hours plus \$62 for each additional hour	\$9,275
Customized Reports	Administrative	12	N/A	\$25 per hour; One hour minimum	\$25 per hour; One hour minimum	\$300

Table 8 (Continued)
Fire Department – Fees not Actively Charged

Description ⁽¹⁾	Type ⁽¹⁾	Estimated Permits (Annual) ⁽¹⁾	Avg./ Total Building Size Inspected ⁽¹⁾	Current Fee ⁽¹⁾	Calculated Fee ⁽²⁾	Calculated Revenue ⁽³⁾
Commercial Permit Fees Square Footage (Under Roof)						
Fire Review Fee:						
Commercial Building Permit ^{(6),(7)}	New Const.	81	15,000	\$0.05 per sf; \$164 min	\$0.01 per sf; \$164 min	\$13,284
Warehouses: 0 to 400,000 sf ⁽⁷⁾	New Const.	0	15,000	\$0.03 per sf	\$0.01 per sf	
Warehouses: 400,001 + sf ⁽⁷⁾	New Const.	0	15,000	\$0.03 per sf	\$0.01 per sf	\$0
Institutional ⁽⁷⁾	New Const.	0	15,000	\$0.05 per sf	\$0.01 per sf	\$0
Other permit items (under roof or impervious surface) ^{(4),(6)}	New Const.	56	N/A	Commercial - \$150 minimum	Commercial - \$150 minimum	\$8,400
Marine	New Const.	0	N/A	\$0.01 per square foot - \$75 Residential or \$150 Commercial minimum	\$0.01 per square foot - \$75 Residential or \$150 Commercial minimum	\$0
Fire Review Alterations Renovations ^{(4),(5)}	New Const.	54	N/A	One half of the square foot rate Commercial - \$82 minimum	One half of the square foot rate Commercial - \$82 minimum	\$8,081
Other Permit Fees						
Commercial Occupancy Routine/Recurring Fire Inspection (Entire Re-write)	Annual	N/A	2,359,800	New	\$0.01 per sf; \$103 min.	\$23,598
Requested Fire Inspection/Consultation	Inspections	12	N/A	New	\$82	\$984
Aluminum Construction Permit Fees ^{(4),(5)}	New Const.	210	N/A	\$0.16 per square foot; \$75 minimum	\$0.16 per square foot; \$75 minimum	\$16,162
Pool Enclosures ^{(4),(5)}	New Const.	27	N/A	1/2 Aluminum rate - \$75 minimum	1/2 Aluminum rate - \$75 minimum	\$2,103
L/P and Natural Gas (greater than 125 gallons) ^{(4),(7)}	New Const.	9	N/A	\$54	\$102	\$918
Fire Suppression (wet/dry) ⁽⁴⁾	Inspections	22	N/A	\$164	\$164	\$3,608
Shed (aluminum, wood, other) ⁽⁴⁾	New Const.	4	N/A	\$0.16 per square foot; \$75 minimum	\$0.16 per square foot; \$75 minimum	\$300
Fence ⁽⁴⁾	New Const.	167	N/A	\$25 per 300 linear foot	\$25 per 300 linear feet	\$4,850
Standpipe	New Const.	1	N/A	\$109	\$492	\$492
Special Events	Event	108	N/A	New	Handled on a case-by-case basis. Typically requires 3 personnel at \$30 per hr.; min. of 3 hrs.	\$9,720
Crowd Management	Event		N/A	New		
Food Truck Vendor	Inspections	100	N/A	\$35 per 6 months	\$35 per 6 months	\$3,500
Sparkler Sales Fee (per location)	Inspections	50	N/A	New	\$82	\$4,100
Change of Building Use/Cccupancy (inspection required) ^{(4),(6)}	New Const.	1	15,000	\$82	\$0.01 per sf; \$164 minimum	\$164
Sign Permit Fees						
Monument Sign ⁽⁴⁾	New Const.	25	N/A	New	\$82	\$2,050
Work Without a Permit	New Const.	19	N/A	Double permit fee or \$100; whichever is greater	Double permit fee or \$100; whichever is greater	\$2,290
Total		1,288				\$156,543

- (1) Source: City of Clermont Fire Department
- (2) Calculated fee determined by a review of the cost/effort of providing the service. Costs/effort estimates were provided by the City of Clermont Fire Department.
- (3) Total number of permits (Item 1) multiplied by the calculated fee (Item 2). In the case of tiered fees, the calculated revenue utilizes the average/total building size inspected unless noted otherwise.
- (4) Source: Permit Payments of Selected Fees; City of Clermont 2015
- (5) Revenue Source: Permit Payments of Selected Fees; City of Clermont 2015 and the City of Clermont Fire Department
- (6) Calculated revenue using the minimum fee
- (7) Current fee shown represents the portion the Fire Department collects; excludes the portion collected by the Building Division.

- **Table 9** presents a list of fire user fees that have not had any recent activity. Due to the inactivity, these categories should be monitored going forward in regards to any updates.

Table 9
Fire User Fees to be Monitored

Description ⁽¹⁾	Type ⁽¹⁾	Current Fee ⁽¹⁾
Expedited Permit	Administrative	N/A
Fuel Storage (renewed annually)	Annual	\$54
Paint Booth	Annual	\$54
Paint Booth Suppression	Annual	\$164
Open Burning	Inspections	N/A
Tar Kettles	Inspections	N/A
Extinguishing Systems (Each)	Inspections	\$164
Modular Building DCA Approved	Inspections	\$294
Greenhouse Buildings	New Const.	(Including roofing) \$75 minimum
Dry Hydrants	New Const.	\$109
Remediation Systems	New Const.	\$109

(1) Source: City of Clermont Fire Department

- As mentioned previously, the budgeted revenue recovers approximately 22 percent of the cost of providing fire user fee related services. If the City starts charging the calculated fees presented in Tables 7 and 8, the estimated revenue would recoup approximately 78 percent of the associated expenditures. As such, the calculated fees should be increased by approximately 28 percent to ensure that the fire user fee revenue covers the associated expenses. **Table 10** presents this information.

Table 10
City of Clermont Fire User Fees Summary

<u>Item</u>	<u>Figure</u>
Total Expenditures ⁽¹⁾	\$282,000
Cost Recovery Ratio ⁽¹⁾	0.22
New (Calculated) Fee Revenue ⁽²⁾	\$221,089
Cost Recovery Ratio (Calculated Revenue/ Total Expenditures) ⁽³⁾	0.78
Final Adjustment to Calculated Fees ⁽⁴⁾	28%

(1) Source: Table 6

(2) Sum of total calculated revenue from Tables 7 and 8

(3) Calculated revenue (Item 2) divided by total expenditures (Item 1)

(4) Calculated as the percentage difference between calculated revenue (Item 2) and total expenditures (Item 1)

- The last step in updating the City's fire user fees is to increase the calculated fees by approximately 28 percent, as shown in **Tables 11** (fees actively charged) and **12** (fees not actively charged). In addition to the final calculated user fee, both Tables 11 and 12 also present the current fee, the percent change from the current fee, and a fee range comparison of similar or near-by jurisdictions. Lastly, the associated increase in revenue for the Fire Department is approximately \$219,000.

Table 11
Fire User Fees – Final Calculated Fees (Fees Actively Charged)

Description ⁽¹⁾	Type ⁽¹⁾	Current Fee ⁽¹⁾	Calculated Fee			Percent Change ⁽⁵⁾		Other Jurisdictions' Fee Ranges ⁽⁶⁾	
			Fixed/Min. ⁽²⁾	Variable ⁽³⁾	Variable Unit ⁽⁴⁾	Fixed/Min.	Variable	Low End	High End
Reinspection	Inspections	\$60	\$105	N/A	N/A	75.0%	N/A	\$30	\$66
Hood Suppression/Duct (hood light/smoke)	Plan Review & Inspection	\$164	\$184	N/A	N/A	12.2%	N/A	\$35	\$181
Fire Life Safety	Inspections	\$50	\$103	\$0.013	per square foot	106.0%	N/A	N/A	N/A
Other Permit not Covered Elsewhere	Inspections	\$200 minimum or 1% cost of construction; whichever is greater	\$200	1.3%	Min. fee or variable percentage of cost of construction; whichever is greater	0.0%	30.0%	N/A	N/A
Tent (greater than 900 sf)	Plan Review & Inspection	\$109	\$130	N/A	N/A	19.3%	N/A	\$35	\$121
Fire Alarm Systems	Plan Review & Inspection	\$0.01 per square foot; \$169 minimum	\$246	\$0.013	per square foot	45.6%	30.0%	\$0.01 per sf; \$169 min.	
Fire Alarm System Modification (up to 10 devices)	Plan Review	\$60	\$314	N/A	N/A	423.3%	N/A	\$100	
Fire Alarm Modification (greater than 10 devices not to exceed 30)	Plan Review	\$109	\$444	N/A	N/A	307.3%	N/A	\$100	\$200
Fire Sprinkler System	Plan Review & Inspection	\$0.01 per square foot; \$169 minimum	\$348	\$0.013	per square foot	105.9%	30.0%	\$0.01 per sf; \$169 min.	
Fire Sprinkler Systems Modification (up to 10 heads)	Plan Review	\$60	\$314	N/A	N/A	423.3%	N/A	\$64	\$100
Fire Sprinkler Systems Modification (greater than 10 heads not to exceed 30)	Plan Review	\$109	\$444	N/A	N/A	307.3%	N/A	\$100	\$200
Fire Sprinkler System Residential	Plan Review & Inspection	\$65	\$82	\$0.013	per square foot	26.2%	N/A	See Appendix B, Table B-4	
Fire Protection System Plans (halon systems and other specialty systems)	Plan Review	\$82	\$314	N/A	N/A	282.9%	N/A	\$75	
Underground Fuel Storage Tank	Plan Review	\$164	\$209	N/A	N/A	27.4%	N/A	\$75	

- (1) Source: Table 7
- (2) Calculated by increasing the fixed or minimum fee of each category by 28%
- (3) Calculated by increasing the variable fee of each category by 28%
- (4) Represents the unit of measure of the variable fee
- (5) Percent change from the current fee (Item 1) to the calculated fee (Items 2 and 3)
- (6) Source: Appendix B, Table B-4
 - Note: "See Appendix B, Table B-4" indicates there is not comparable information due to unit differences within the fee calculation, see Appendix B for additional information. "N/A" indicates categories without information to compare.

Table 12
Fire User Fees – Final Calculated Fees (Fees not Actively Charged)

Description ⁽¹⁾	Type ⁽¹⁾	Current Fee ⁽¹⁾	Calculated Fee			Other Jurisdictions' Fee Ranges ⁽⁶⁾	
			Fixed/Min. ⁽²⁾	Variable ⁽³⁾	Variable Unit ⁽⁴⁾	Low End	High End
Fire Alarm Monitoring (renewed annually)	Annual	\$109	\$130	N/A	N/A		\$121
Courtesy/Pre-Final	Inspections	New	\$105	N/A	N/A	N/A	N/A
Fire Damage/Repair	Inspections	New	\$314	N/A	N/A	N/A	N/A
Firewall/Penetration/Damper	Inspections	New	\$314	N/A	N/A	N/A	N/A
Flammable Storage	Inspections	New	\$209	N/A	N/A		\$75
Fire Hydrant Flow Test	Inspections	1 to 5 hydrants: \$100 Each additional group of 1 to 5 hydrants: \$50 Reinspection per each group of 1 to 5 hydrants: \$50	\$128	\$64	additional groups of 1 to 5 hydrants or reinspections of groups of 1 to 5 hydrants		1 to 5 hydrants: \$111 Each additional group of 1 to 5 hydrants: \$56
Gated Entry Systems (residential and commercial) - per gate	Inspections	New	\$130	N/A	N/A	N/A	N/A
Generator	Inspections	New	\$96	N/A	N/A	N/A	N/A
Licensure Fire Inspection	Inspections	New	\$103	\$0.013	per square foot	See Appendix B, Table B-4	
Tank	Inspections	New	\$209	N/A	N/A	\$75	\$100
Underground Fire line (includes line flush, underground hydro and visual)	Inspections	New	\$223	\$64	each additional 200 linear feet after the initial 200 linear feet	\$175 for first 200 linear feet + \$50 each 200 linear feet thereafter	
Build out/Remodel	Plan Review	New	\$314	N/A	N/A	N/A	N/A
Fireworks and Pyrotechnics Displays	Plan Review and Inspection	New	\$314	N/A	N/A		\$150
Hazardous Operations	Plan Review	New	\$209	N/A	N/A	\$75	\$181
Low Voltage/Egress	Plan Review	New	\$96	N/A	N/A	N/A	N/A

Table 12 (Continued)
Fire User Fees – Final Calculated Fees (Fees not Actively Charged)

Description ⁽¹⁾	Type ⁽¹⁾	Current Fee ⁽¹⁾	Calculated Fee			Other Jurisdictions' Fee Ranges ⁽⁶⁾	
			Fixed/Min. ⁽²⁾	Variable ⁽³⁾	Variable Unit ⁽⁴⁾	Low End	High End
Administrative Fees							
Change of Primary Contractor	Administrative	\$55	\$52	N/A	N/A	See Appendix B, Table B-4	
Change of Sub Contractor	Administrative	\$33	\$52	N/A	N/A	N/A	N/A
Contractor Initial Registration Fee	Administrative	New	\$52	N/A	N/A	N/A	N/A
Modifying Construction Plans after Permit Issuance	Administrative	\$55	\$52	N/A	N/A	N/A	N/A
Approve or Re-stamp Constructions Plans (after permit issuance)	Administrative	\$55	\$52	N/A	N/A	N/A	N/A
Replace Fire Permit	Administrative	\$5	\$6	N/A	N/A	N/A	N/A
Extensions of Permits - only 90 day extension may be granted	Administrative	10% of Original permit fee or \$55, whichever is greater	\$55	13%	percentage of value of original permit fee or \$55; whichever is greater	\$30	
Permit Amendment Fee - other than contractor changes	Administrative	\$27	\$34	N/A	N/A	N/A	N/A
Resubmittal of construction plans	Administrative	\$65	\$103	\$13	per additional page after the initial first 10 pages	\$75	
Special Inspection Fee for After Hours, Weekend and Holiday	Administrative	\$100 per hour; Time calculated as departure from home to return to home	\$123	\$79	per additional hour after the first 2 hours	\$50 - \$55 per hr.; 2 hr. min.	
Customized Reports	Administrative	\$25 per hour; One hour minimum	N/A	\$32	per additional hour; one hour minimum	N/A	N/A
Commercial Permit Fees Square Footage (Under Roof)							
Fire Review Fee:							
Commercial Building Permit	New Const.	\$0.05 per sf; \$164 min	\$164	\$0.013	per square foot	(\$0.05-\$0.08) per sf.; (\$50-\$150) min.	
Warehouses: 0 to 400,000 sf	New Const.	\$0.03 per sf	N/A	\$0.013	per square foot		
Warehouses: 400,001 + sf	New Const.	\$0.03 per sf	N/A	\$0.013	per square foot		
Institutional	New Const.	\$0.05 per sf	N/A	\$0.013	per square foot		
Other permit items (Under roof or impervious surface)	New Const.	Commercial - \$150 minimum	\$150	\$0.013	per square foot	N/A	N/A

Table 12 (Continued)
Fire User Fees – Final Calculated Fees (Fees not Actively Charged)

Description ⁽¹⁾	Type ⁽¹⁾	Current Fee ⁽¹⁾	Calculated Fee			Other Jurisdictions' Fee Ranges ⁽⁶⁾	
			Fixed/Min. ⁽²⁾	Variable ⁽³⁾	Variable Unit ⁽⁴⁾	Low End	High End
Commercial Permit Fees Square Footage (Under Roof)							
Fire Review Fee:							
Marine	New Const.	\$0.01 per square foot - \$75 Residential or \$150 Commercial minimum	\$75 Residential or \$150 Commercial	\$0.013	per square foot	N/A	N/A
Fire Review Alterations Renovations	New Const.	One half of the square foot rate Commercial - \$82 minimum	\$82	One half of the square foot rate Commercial	per square foot	\$0.05 per sf.; \$100 min.	
Other Permit Fees							
Commercial Occupancy Routine/Recurring Fire Inspection (Entire Re-write)	Annual	New	\$103	\$0.013	per square foot	See Appendix B, Table B-4	
Requested Fire Inspection/Consultation	Inspections	New	\$105	N/A	N/A	N/A	N/A
Aluminum Construction Permit Fees	New Const.	\$0.16 per square foot; \$75 minimum	\$75	\$0.20	per square foot	N/A	N/A
Pool Enclosures	New Const.	1/2 Aluminum rate - \$75 minimum	\$75	1/2 Aluminum rate	per square foot	\$80	
L/P and Natural Gas (greater than 125 gallons)	New Const.	\$54	\$130	N/A	N/A	\$75	\$181
Fire Suppression (wet/dry)	Inspections	\$164	\$209	N/A	N/A	\$50	\$181
Shed (aluminum, wood, other)	New Const.	\$0.16 per square foot; \$75 minimum	\$75	\$0.20	per square foot	See Appendix B, Table B-4	
Fence	New Const.	\$25 per 300 linear feet	N/A	\$32	per 300 linear feet	\$25	
Standpipe	New Const.	\$109	\$628	N/A	N/A	\$121	
Special Events	Event	New	Handled on a case-by-case basis. Typically requires 3 personnel at \$30 per hr.; min. of 3 hrs.			N/A	N/A
Crowd Management	Event	New				N/A	N/A
Food Truck Vendor	Inspections	\$35 per 6 months	N/A	\$45	per 6 months	N/A	N/A

Table 12 (Continued)
Fire User Fees – Final Calculated Fees (Fees not Actively Charged)

Description ⁽¹⁾	Type ⁽¹⁾	Current Fee ⁽¹⁾	Calculated Fee			Other Jurisdictions' Fee Ranges ⁽⁶⁾	
			Fixed/Min. ⁽²⁾	Variable ⁽³⁾	Variable Unit ⁽⁴⁾	Low End	High End
Other Permit Fees							
Sparkler Sales Fee (per location)	Inspections	New	\$105	N/A	N/A	\$75	
Change of Building Use/Cccupancy (inspection required)	New Const.	\$82	\$164	\$0.013	per square foot	\$25	
Sign Permit Fees							
Monument Sign	New Const.	New	\$105	N/A	N/A	N/A	N/A
Work Without a Permit	New Const.	Double permit fee or \$100; whichever is greater	\$128	Double permit fee	Fixed or minimum fee or double the permit fee; whichever is greater	\$50 to \$200 or double the permit fee	

(1) Source: Table 8

(2) Calculated as the minimum fee of each category increased by 28%

(3) Calculated as the variable fee of each category increased by 28%

(4) Represents the unit of measure of the variable fee

(5) Percent change from current fee (Item 1) to the calculated fee (Items 2 and 3)

(6) Source: Appendix B, Table B-4

Note: "See Appendix B, Table B-4" indicates there is not comparable information due to unit differences within the fee calculation, see Appendix B for additional information. "N/A" indicates categories without information to compare.

- The last component in the review of the Fire Department’s user fees is to update the Fire False Alarm Fee. Currently, the City charges \$100 per third false alarm call in a quarter calendar year. **Table 13** presents the cost to the Fire Department to respond to a false alarm, which amounts to \$439. As shown in Appendix B, Table B-4, many jurisdictions use a time frame of six months or one year, which may improve the ease of tracking.

Table 13 ⁽¹⁾
City of Clermont – Fire False Alarm Fee Calculation

Item	Cost per Hour	Average Response (hours)	Total Cost
<i>Fire False Alarm Fee; \$100</i>			
FEMA Recommended Cost Engine	135.25	0.75	\$101
FEMA Recommended Cost Ladder	91	0.75	\$68
8 Staff Members for response	240	0.75	\$180
Administrative Time	30	3	\$90
Total Cost to Department			\$439

(1) Source: City of Clermont Fire Department

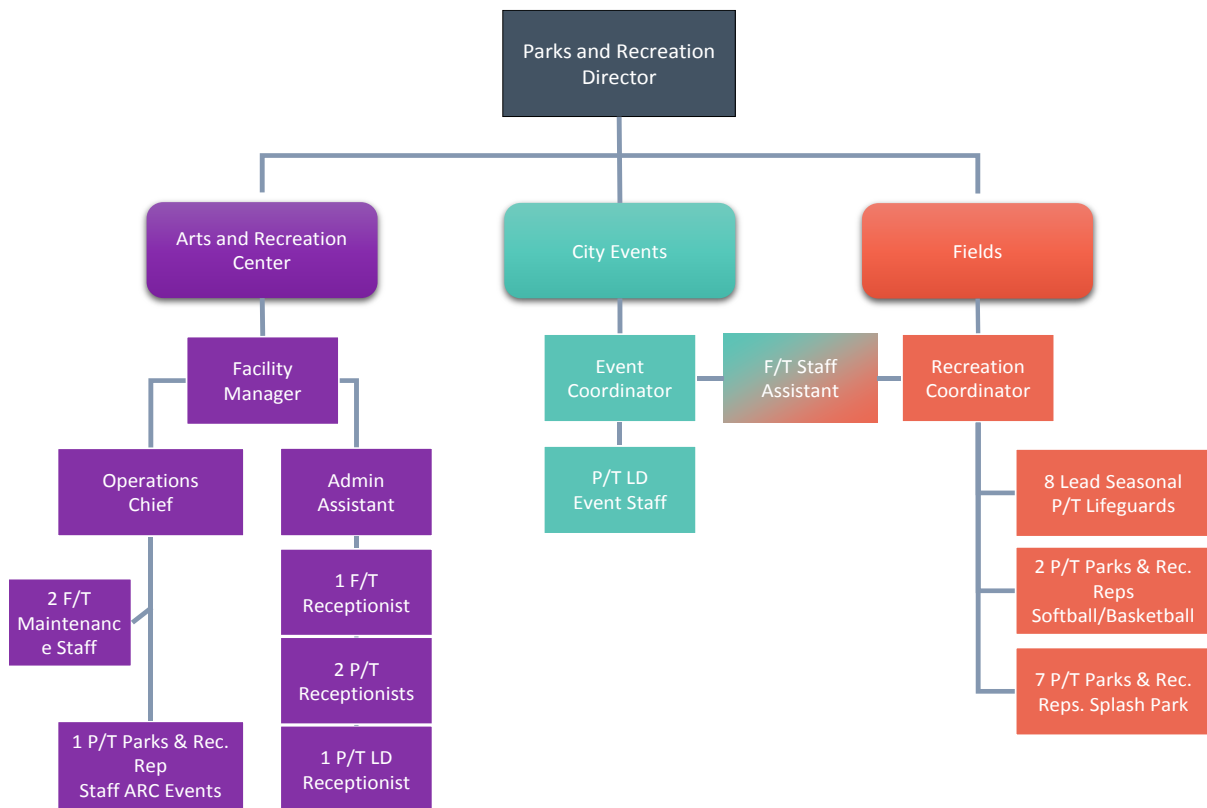
VI. Parks and Recreation Department Fees

The City of Clermont Parks and Recreation Department has three divisions:

- Clermont Arts & Recreation Center (ARC);
- City Events; and
- City Fields.

Figure 2 provides the organizational chart for the Department.

Figure 2
Parks & Recreation Department Organizational Structure



Arts & Recreation Center

Purchased by the City in Fiscal Year 2014, the Arts & Recreation Center (ARC) building features the largest auditorium in Lake County with a theater, swimming pools, gymnasium, and a variety of meeting spaces. Revenue and expense information related to the ARC's activities for a full year was available for Fiscal Year 2015. As shown in **Table 14**, this information suggested that the current fee schedule recoups approximately 16 percent of the non-capital expenditure cost. Detailed information on revenues and expenses by fee category was not available. Given this, the City has the option to increase the fees up to 521% in order for these activities to offset their associated expenses. The associated increase in revenue for the Arts and Recreation Center is approximately \$824,000.

It is important to note in Fiscal Year 2016, the City Council increased the ad valorem millage from 3.729 mils to 4.2061 mils to fund primarily the shortfall of expenses associated with the ARC. As such, an increase in user fees could potentially result in a reduction of millage.

Table 14
Arts and Recreation Center
Summary of Revenue and Expenditures

Item	FY 2015
Arts and Recreation Center	
Revenues ⁽¹⁾	\$158,083
Expenses ⁽¹⁾	\$981,900
Cost Recovery Ratio ⁽²⁾	0.16
Fee Increase Percentage Needed ⁽³⁾	521%

(1) Source: City of Clermont Finance Department, excludes planned capital purchases

(2) Calculated as the ratio of revenues to expenses

(3) Calculated as the percent difference between revenues and expenses.

Table 15 presents the calculated Arts and Recreation Center user fees as well as a range of fees charged in similar or nearby jurisdictions.

Table 15
Arts and Recreation Center – Calculated Fee Schedule

Description	Resident or Non-Profit		Non-Resident or For-Profit		Other Jurisdictions' Fee Ranges ⁽³⁾	
	Current Fee ⁽¹⁾	Proposed Fee ⁽²⁾	Current Fee ⁽¹⁾	Proposed Fee ⁽²⁾	Low End	High End
Pools						
Pool Rates						
Daily, Individual	\$1	\$5	\$2	\$10	\$2	\$2
Week Pass (7 days)	\$5	\$30	\$10	\$60	N/A	N/A
Monthly	\$15	\$95	\$25	\$155	N/A	N/A
Individual Season Pass	\$40	\$250	\$70	\$435	\$50 per summer pass	
Family Season Pass	\$120	\$745	\$200	\$1,240	N/A	N/A
Rental Rates (Per Hour)						
Private deck rental with pool	\$175	\$1,085	\$200	\$1,240	N/A	N/A
Private deck rental, no pool	\$125	\$775	\$150	\$930	N/A	N/A
Pool Rental	\$50	\$310	\$60	\$375	N/A	N/A
1/3 Pool Rental	\$18	\$110	\$22	\$135	N/A	N/A
Exclusive Lap Lane Rental - Per Hr.	\$10	\$60	\$12	\$75	N/A	N/A
Lifeguards - Per Hr.	\$15	\$95	\$15	\$95	N/A	N/A
Gymnasium						
Gymnasium Admission Rates						
Daily	\$1	\$5	\$2	\$10	\$1	\$5
Monthly Pass	\$10	\$60	\$15	\$95	N/A	N/A
Rental Rates (Per Hour)						
Full Court	\$50	\$310	\$70	\$435	\$75	\$100
Refundable Deposit	\$200	\$200	\$200	\$200	N/A	N/A
Outdoor Field Rental (Per Hour)						
Bahia Grass Field	\$10	\$60	\$15	\$95	N/A	N/A
Performance Hall						
Room/Floor Space Only per Hr.	\$150	\$930	\$175	\$1,085	N/A	N/A
Room and Stage per Hr.	\$180	\$1,120	\$205	\$1,275	N/A	N/A
Basic Room Package with Stage per Hr.	\$225	\$1,395	\$250	\$1,555	N/A	N/A
Basic Room Package without Stage per Hr.	\$195	\$1,210	\$220	\$1,365	N/A	N/A
Exhibitor Package without Stage per Hr.	\$175	\$1,085	\$200	\$1,240	N/A	N/A
Wedding Package	\$800	\$4,970	\$1,000	\$6,210	N/A	N/A
Concert Package	\$1,250	\$7,765	\$1,500	\$9,315	N/A	N/A
Theater						
Theater Only	\$50	\$310	\$65	\$405	N/A	N/A
Theater with General Stage Light and 1 Microphone	\$85	\$530	\$100	\$620	N/A	N/A
Wedding Package	\$350	\$2,175	\$450	\$2,795	N/A	N/A
Rental Rates (Per Hour)						
Green Room	\$15	\$95	\$20	\$125	\$10	\$100
Lobby	\$60	\$375	\$80	\$495	\$10	\$100
Kitchen	\$50	\$310	\$65	\$405	\$20	\$30
Clermont Room	\$40	\$250	\$50	\$310	\$10	\$100
Citrus Room	\$15	\$95	\$18	\$110	\$10	\$100
Classrooms	\$10	\$60	\$12	\$75	\$10	\$100

Table 15 (Continued)
Arts and Recreation Center – Calculated Fee Schedule

Description	Resident or Non-Profit		Non-Resident or For-Profit		Other Jurisdictions' Fee Ranges ⁽³⁾	
	Current Fee ⁽¹⁾	Proposed Fee ⁽²⁾	Current Fee ⁽¹⁾	Proposed Fee ⁽²⁾	Low End	High End
Miscellaneous						
Application Fee	\$10	\$60	\$10	\$60	N/A	N/A
Deposits:						
Rental deposit for spaces over 650 square feet	\$200-\$2,000	\$200-\$2,000	\$200-\$2,000	\$200-\$2,000	N/A	N/A
Rental deposit for spaces under 650 square feet	\$100	\$100	\$100	\$100	N/A	N/A
Additional Staff (Two hour minimum) per worker	\$25	\$155	\$25	\$155	N/A	N/A
Police, Fire, or Medical Staff (Two hour minimum); Fee is based on the current rate and may have a minimum number of hours paid by the renter	Varies	Varies	Varies	Varies	N/A	N/A
Audio, Sound, or Technical Staff (Two hour minimum) per tech; May be requested for any rental and hired as a City Contracted rate	Varies	Varies	Varies	Varies	N/A	N/A
Banquet Table - 60" Rounds per table	\$2	\$10	\$3	\$20	N/A	N/A
Banquet Table - 72" Rounds per table	\$2	\$10	\$3	\$20	N/A	N/A
Banquet Table - 8' Rectangle per table	\$2	\$10	\$3	\$20	N/A	N/A
Banquet Table - 6' Rectangle per table	\$2	\$10	\$3	\$20	N/A	N/A
Chairs - Cushion Chairs	\$1	\$5	\$1	\$5	N/A	N/A
Chairs - Plastic	\$0.50	\$5	\$0.50	\$5	N/A	N/A
Microphone	\$8	\$50	\$10	\$60	N/A	N/A

(1) Source: City of Clermont Arts and Recreation Center Fee schedule

(2) Current user fee increased by 521% and rounded to the nearest multiple of 5.

(3) Source: Appendix B, Table B-5.

Note "See Appendix B, Table B-5" indicates there is not comparable information due to unit differences within the fee, see Appendix B for additional information. "N/A" indicates categories without information to compare.

Events and Fields

Similar to the Arts and Recreation Center Division, the revenue and expense information related to events and fields activities for a full year was available for Fiscal Year 2015. As shown in **Table 16**, this information suggested that the current fee schedule recoups approximately 33 percent of the non-capital expenditure cost. Detailed information on revenues and expenses by fee category was not available. Given this, the City has the option to increase the fees up to 206 percent to recoup associated expenses. The associated increase in revenue for the Events and Fields Divisions is approximately \$504,000.

Table 16
Events and Fields -- Summary of Revenue and Expenditures

Item	FY 2015
<i>Events and Fields</i>	
Revenues ⁽¹⁾	\$244,183
Expenses ⁽¹⁾	\$748,291
Cost Recovery Ratio ⁽²⁾	0.33
Fee Increase Percentage Needed ⁽³⁾	206%

- (1) Source: City of Clermont Finance Department, excludes planned capital purchases
(2) Calculated as the ratio of revenues to expenses
(3) Calculated as the percent difference between revenues and expenses.

Table 17 presents the calculated Events and Fields Divisions' user fees as well as a range of fees charged in similar or nearby jurisdictions.

Table 17 Events and Fields -- Calculated Fee Schedule								
Description	Resident		Non-Resident		Non-Profit		Other Jurisdictions' Fee Ranges ⁽³⁾	
	Current Fee ⁽¹⁾	Proposed Fee ⁽²⁾	Current Fee ⁽¹⁾	Proposed Fee ⁽²⁾	Current Fee ⁽¹⁾	Proposed Fee ⁽²⁾	Low End	High End
City of Clermont Youth and Senior League Fees								
Per Team each season per league team	\$125 team	\$380 team	\$125 team	\$380 team	-	-	N/A	N/A
Non-Resident Fee (per person per season)	Free	Free	Free	Free	-	-	N/A	N/A
Non-Resident Fee is a fee charged for any participant that is not a current resident, does not own land or a business owner within the City Limits of Clermont.	-	-	-	-	-	-	N/A	N/A
Sport Facility Use								
Field Use (Non-Tournament)								
Per Hour-Without Lights	\$15	\$45	\$25	\$75	\$15	\$45	\$25	\$65
Per Hour-With Lights	\$25	\$75	\$35	\$105	\$25	\$75	\$30	\$75
Field Prep Fee per Baseball or Softball Field	\$15	\$45	\$25	\$75	\$15	\$45	\$15	
Field Paint Fee per Multi-Purpose Field (First Time)	\$100	\$305	\$125	\$385	\$100	\$305	N/A	N/A
Field Paint Fee per Multi-Purpose Field (Repaint)	\$50	\$155	\$65	\$200	\$50	\$155	N/A	N/A
Field Use (Tournament)								
Per Hour-Without Lights	\$15	\$45	\$30	\$90	\$15	\$45	\$19	
Per Hour-With Lights	\$25	\$75	\$35	\$105	\$25	\$75	\$25	
Field Prep Fee per Baseball or Softball Field	\$15	\$45	\$25	\$75	\$15	\$45	N/A	N/A
Field Prep Fee per Multi-Field (Initial Layout & Painting)	\$100	\$305	\$125	\$385	\$100	\$305	N/A	N/A
Field Prep Fee per Multi-Field (Repaint in consecutive days or weeks)	\$50	\$155	\$65	\$200	\$50	\$155	N/A	N/A
City Staff Fee per Hour - if needed during tournament (Min. 2 hrs.)	\$25	\$75	\$25	\$75	\$25	\$75	N/A	N/A
Tournament Deposit Fee - Deposit returned based on condition left of rental facilities/fields	\$200	\$200	\$200	\$200	\$200	\$200	N/A	N/A
Court/Cage Rental								
Tennis Court per Court Hourly Rental	\$10	\$30	\$20	\$60	\$10	\$30	See Appendix B, Table B-5	
Basketball Court per Court Hourly Rental	\$10	\$30	\$20	\$60	\$10	\$30	\$75	\$100
Baseball/Softball Batting Cage Rental - Per Hour	\$2.50	\$8	\$5	\$15	\$2.50	\$8	N/A	N/A
Concession Stand								
League use only per month cost (Regular Season)	\$150	\$460	-	-	-	-	N/A	N/A
league use only per month cost (Non-Regular Season)	\$25	\$75	-	-	-	-	N/A	N/A
City Sports Programs								
City Adult Athletic Leagues - Softball (Spring & Fall)	\$395 per Team	\$1,210 per Team	\$395 per Team	\$1,210 per Team	-	-	N/A	N/A
City Adult Athletic Leagues - Softball (Polar Season - Short Season)	\$325 per Team	\$995 per Team	\$325 per Team	\$995 per Team	-	-	N/A	N/A
City Programs	Negotiated	Negotiated	Negotiated	Negotiated	Negotiated	Negotiated	N/A	N/A
Program costs are based on cost of program & approval by City Manager	-	-	-	-	-	-	N/A	N/A
Park Area Rental								
Application Fee for all usage of Parks Buildings, Events, Facilities, & Play Area	\$10	\$30	\$10	\$30	\$10	\$30	N/A	N/A
Park Area Event Deposit	\$150	\$150	\$150	\$150	\$150	\$150	N/A	N/A
Park Picnic Pavilion or Beach Pavilion - Per Hour	\$20	\$60	\$30	\$90	\$20	\$60	N/A	N/A
Park Area Event Rental - Per Hour (no building, ball fields or pavilion usage)	\$25	\$75	\$50	\$155	\$25	\$75	N/A	N/A
Park Area Event Rental - Daily Fee (no building, ball fields, or pavilion usage)	\$200	\$615	\$300	\$920	\$200	\$615	N/A	N/A
Park Area Event & Usage of One Picnic Pavilion - Per Hour (Minimum 2 Hours)	\$35	\$105	\$65	\$200	\$35	\$105	N/A	N/A
Park Area Event & Usage of Picnic or Beach Pavilion - Per Day	\$280	\$860	\$380	\$1,165	\$280	\$860	N/A	N/A
Park Area Event & Usage of Two Picnic Pavilions - Per Hour (Minimum 2 Hours)	\$45	\$140	\$80	\$245	\$45	\$140	N/A	N/A
Park Area Event & Usage of Two Picnic Pavilions - Per Day	\$360	\$1,105	\$460	\$1,410	\$360	\$1,105	N/A	N/A
Park Area Event Cleaning Fee - Taken out of deposit based on condition left of rental facilities	-	-	-	-	-	-	N/A	N/A
Waterfront Pavilion Deposit no Stage - Per Event	\$100	\$100	\$100	\$100	\$100	\$100	N/A	N/A
Waterfront Pavilion Rental no Stage Usage - per Hour (Minimum 2 Hours)	\$20	\$60	\$30	\$90	\$20	\$60	N/A	N/A
Waterfront Pavilion Rental No Stage Usage - Daily fee	\$200	\$615	\$300	\$920	\$200	\$615	N/A	N/A
Waterfront Pavilion Deposit with Stage - Per Event	\$200	\$200	\$200	\$200	\$200	\$200	N/A	N/A
Waterfront Pavilion Rental with Stage - Per Hour (Minimum 2 Hours)	\$50	\$155	\$70	\$215	\$50	\$155	N/A	N/A
Waterfront Pavilion Rental with Stage - Daily Fee	\$500	\$1,530	\$700	\$2,145	\$500	\$1,530	N/A	N/A
Waterfront Pavilion Cleaning Fee - Taken out of deposit based on condition left of rental facilities	-	-	-	-	-	-	N/A	N/A

Table 17 (Continued)								
Events and Fields -- Calculated Fee Schedule								
Description	Resident		Non-Resident		Non-Profit		Other Jurisdictions' Fee Ranges ⁽³⁾	
	Current Fee ⁽¹⁾	Proposed Fee ⁽²⁾	Current Fee ⁽¹⁾	Proposed Fee ⁽²⁾	Current Fee ⁽¹⁾	Proposed Fee ⁽²⁾	Low End	High End
Park Area Rental								
Waterfront Pavilion no Stage & Highlander Deposit	\$200	\$200	\$200	\$200	\$200	\$200	N/A	N/A
Waterfront Pavilion no Stage & Highlander - Per Hour (Minimum 2 Hours)	\$40	\$125	\$70	\$215	\$40	\$125	N/A	N/A
Waterfront Pavilion no Stage & Highlander - Daily Fee	\$400	\$1,225	\$700	\$2,145	\$400	\$1,225	N/A	N/A
Waterfront Pavilion with Stage & Highlander Deposit	\$250	\$250	\$250	\$250	\$250	\$250	N/A	N/A
Waterfront Pavilion with Stage & Highlander - Per Hour (Minimum 2 Hours)	\$70	\$215	\$110	\$335	\$70	\$215	N/A	N/A
Waterfront Pavilion with Stage & Highlander - Daily Fee	\$700	\$2,145	\$1,100	\$3,370	\$700	\$2,145	N/A	N/A
Waterfront Pavilion & Highlander Cleaning Fee - Taken out of deposit based on condition left of rental facilities	-	-	-	-	-	-	N/A	N/A
Highlander Deposit	\$100	\$100	\$100	\$100	\$100	\$100	N/A	N/A
Highlander Rental Fee - Half Building per Hour	\$10	\$30	\$20	\$60	\$10	\$30	N/A	N/A
Highlander Rental Fee - Full Building per Hour	\$20	\$60	\$40	\$125	\$20	\$60	N/A	N/A
Highlander Cleaning Fee - Taken out of deposit based on condition left of rental facilities	-	-	-	-	-	-	N/A	N/A
Waterfront Park - Entire Park Rental Deposit	\$350	\$350	\$350	\$350	\$350	\$350	N/A	N/A
Waterfront Park - Entire Park Rental (Hourly Fee) (Minimum 2 Hours)	\$100	\$305	\$190	\$580	\$100	\$305	N/A	N/A
Waterfront Park - Entire Park Rental (Daily Fee)	\$1,000	\$3,065	\$1,900	\$5,820	\$1,000	\$3,065	N/A	N/A
Waterfront Park - Entire Park Rental Cleaning Fee - Taken out of deposit based on condition left of rental facilities	-	-	-	-	-	-	N/A	N/A
Clermont Community Center								
Deposits								
Event Deposit (Over 501 sf. Ft usage) Deposit will adjust with attendees and type of event	\$200 - \$500	\$200 - \$500	\$200 - \$500	\$200 - \$500	\$200 - \$500	\$200 - \$500	N/A	N/A
Event Deposit (Under 500 sf. Ft usage)	\$50	\$50	\$50	\$50	\$50	\$50	N/A	N/A
Rental Fees								
Entire CCC Building Rental (per hour - two hour minimum	\$75	\$230	\$100	\$305	\$75	\$230	\$10	\$100
Meeting Room A (per hour)	\$50	\$155	\$70	\$215	\$50	\$155	\$10	\$100
Meeting Room B (per hour)	\$35	\$105	\$55	\$170	\$35	\$105	\$10	\$100
Meeting Room C (per hour)	\$25	\$75	\$35	\$105	\$25	\$75	\$10	\$100
Meeting Room D (per hour)	\$15	\$45	\$25	\$75	\$15	\$45	\$10	\$100
Meeting Room E (per hour)	\$10	\$30	\$20	\$60	\$10	\$30	\$10	\$100
Board Room (per hour)	\$10	\$30	\$20	\$60	\$10	\$30	\$10	\$100
Outside Patio Area (per hour)	\$25	\$75	\$35	\$105	\$25	\$75		\$25
Kitchen (per hour - two hour minimum)	\$15	\$45	\$25	\$75	\$15	\$45	\$20	\$30
Cleaning Fee - If building is not cleaned properly by user then cleaning funds are taken out of deposit	-	-	-	-	-	-	N/A	N/A
Boat Ramp								
Launch fee - Daily boat launch fee	\$5 per boat	\$15 per boat	\$5 per boat	\$15 per boat	\$5 per boat	\$15 per boat	N/A	N/A
Annual Boat Launch Fee (per boat cost)	\$35	\$105	\$35	\$105	\$35	\$105	N/A	N/A
Waterfront Park Parking								
Daily Fee per Car	Free	Free	Free	Free	Free	Free	N/A	N/A
Event Request Application Fee								
All Events, Rentals, and Tournaments	\$10	\$30	\$10	\$30	\$10	\$30	N/A	N/A
Launch Fee and Boating Events								
A launch fee of \$20 per vessel shall be paid prior to the event.	\$6	\$20	\$6	\$20	\$6	\$20	N/A	N/A
Exception: If the participant has a current annual launch pass, the fee shall be \$5	\$1	\$5	\$1	\$5	\$1	\$5	N/A	N/A
Additional Fees								
If an approved event requires additional personnel, an hourly charge shall be paid to the City of Clermont and shall be agreed to by the applicant prior to approval of an event.	\$25 per person per hour	\$75 per person per hour	\$25 per person per hour	\$75 per person per hour	\$25 per person per hour	\$75 per person per hour	N/A	N/A
Additional Chairs for Waterfront Outside Rental - First 200 included with rental	\$1	\$5	\$1	\$5	\$1	\$5	N/A	N/A
Additional Park Staff - Per Hour (minimum 2 hr.) - Per Hour Per Person	\$25	\$75	\$25	\$75	\$25	\$75	N/A	N/A
Trash/Bathroom Event Staff - Per Hour (minimum 2 hr.) - Per Hour Per Person	\$25	\$75	\$25	\$75	\$25	\$75	N/A	N/A
Police Officer - Per Hour (minimum 4 hr.) - Per Hour Per Person	\$30	\$90	\$30	\$90	\$30	\$90	N/A	N/A
Set up Staff - Per Person Per Hr. (Min 2 hrs.)	\$25	\$75	\$25	\$75	\$25	\$75	N/A	N/A
Tear Down Staff - Per Person Per Hour (Minimum 2 Hrs.)	\$25	\$75	\$25	\$75	\$25	\$75	N/A	N/A
Dumpster - per 20 yard dumpster	\$400	\$1,225	\$400	\$1,225	\$400	\$1,225	N/A	N/A
Champions Splash Park								
General Admission	\$2	\$5	\$2	\$5	n/a	n/a	N/A	N/A
Group Rental Rates: Includes Exclusive use of Splash Park for 2 hours, Space for 74 guests, and Splash Park Attendant	\$125	\$385	\$160	\$490	n/a	n/a	N/A	N/A

- (1) Source: City of Clermont Parks and Recreation Fee schedule
- (2) Current user fee increased by 206% and rounded to the nearest multiple of 5.
- (3) Source: Appendix B, Table B-5.
Note "See Appendix B, Table B-5" indicates there is not comparable information due to unit differences within the fee, see Appendix B for additional information. "N/A" indicates categories without information to compare.

VII. Police Department Fees

The City of Clermont Police Department provides the following services that are subject to a fee:

- Equipment Violation: \$4 per violation
- Finger printing: \$5 per card
- Report copies: \$0.15 per page
- Parking tickets in loading/unloading areas, etc.: \$25 if paid within the first 10 days, \$50 afterwards
- “Off duty” officer: \$2 per hour
- False alarms: Not charged at this time

Of these, copies of reports are governed under Florida Statutes, Chapter 119, which was discussed previously. The allowable charge is limited to cost of material, and does not include labor.

Finger printing, equipment violation and parking tickets have a limited scope and generate minimal revenue. Similarly, off duty officer time results in a minimal cost, which is being recouped under the current charge. As such, no changes are recommended for these service charges.

In terms of false alarms, Chapter 30 of the City’s Code of Ordinances allows the City to charge a fee for false alarms in excess of three false alarms within the same calendar quarter. At this time, the City does not charge a fee for false alarms responded by the Police Department. The City has a resolution that was signed in 1989 and established \$100 for false fire alarms and \$30 for false police alarms. As shown in Appendix B, Table, B-6, this fee ranges from \$25 to \$150 in other jurisdictions included in this analysis. Chapter 30 also allows the City to charge if the owner/resident of the structure does not appear within 30 minutes of being notified by the police to deactivate the alarm system.

In 2014, the Police Department received 2,061 alarm calls for service. The Department estimates cost associated with responding to these calls at \$27 per call. Information on how many of these alarms were in excess of three false alarms at a given residence within a quarter is not available. However, given the estimated cost per call, a \$30 per call for police false alarms appears to be a reasonable fee.

VIII. Indexing

In many cases, user fees are reviewed periodically as opposed to an annual review. If no adjustment to the fee schedule is made in between update periods a situation can be created where major adjustments to the fee schedule become necessary due to the time interval between adjustments. The need for significant adjustments also creates concerns for the fee payers. To address this issue, the calculated fees could potentially be indexed annually for personnel cost (salary/benefits) increases, as appropriate. The City of Clermont typically provides an annual salary adjustment of two to four percent. As such, a three-percent annual increase may be appropriate.

Appendix A
Development Services Department
Supplemental Information

This appendix provides the supplemental information utilized in the update process of the Developmental Services' user fees.

Tables A-1 and A-2 provide the total 2015 revenue generation and the portion of total revenue each fee category generates for the Building Services and Planning and Zoning Divisions. It is important to note these tables are included to provide a general order-of-magnitude revenue levels and that the revenues for each category will fluctuate depending on activity levels.

Table A-3 provides a summary of the effort/cost of providing services with a fee structure change or are new fee categories for the Planning and Zoning Divisions' user fees. The estimated time and cost of providing a review was estimated by the Development Services Department.

Table A-1 Building Services Division Revenue Summary			
Fee Type ⁽¹⁾	Current Fee ⁽¹⁾	Total Revenue (2015) ⁽¹⁾	% of Total Revenue Collected ⁽²⁾
Administrative Fees			
Pre-power Approval Forms for First 60 Days	\$65	\$2,015	0.30%
Residential Permit Fees - Square Footage Rate (under roof)			
Residential Building Permit (includes plan review, inspections and admin.)	\$0.23 per square foot; \$75 minimum	\$283,909	42.50%
Other Permit Items - Residential (not covered elsewhere); Includes Demolitions	\$75 minimum or 1% cost of construction; whichever is greater	\$992	0.15%
Roofing/Re-Roofing	\$0.03 per square foot or minimums; whichever is greater	\$66,874	10.01%
All Alterations/Renovations and Shell only Permits	One half of the square foot rate Residential - \$75 minimum	\$1,350	0.20%
Commercial Permit Fees Square Footage Rate (under roof)			
Commercial Building Permit (Includes building plan review, inspections, administrative) ⁽³⁾	\$0.32 per square foot; \$150 minimum	\$54,774	8.20%
Other Permit - Commercial (commercial hoods, walk in coolers, retaining walls, site lighting, demolition, and other miscellaneous permits not covered elsewhere)	\$200 minimum or 1% cost of construction; whichever is greater	\$15,327	2.29%
Marine	\$0.17 per square foot - \$75 Residential or \$150 Commercial minimum	\$1,577	0.24%
Foundations	\$0.03 per square foot	\$600	0.09%
All Alterations/Renovations and Shell only Permits	One half of the square foot rate Commercial - \$150 minimum	\$18,760	2.81%
Roofing/Re-Roofing	\$0.03 per square foot or minimums; whichever is greater	\$369	0.06%
Other Permit Fees			
Aluminum Construction Permit Fees	\$0.16 per square foot; \$75 minimum	\$16,162	2.42%
Pool Enclosures	1/2 Aluminum rate - \$75 minimum	\$2,103	0.31%
Shed (aluminum, wood, other)	\$0.16 per square foot; \$75 minimum	\$300	0.04%
Fence	\$25 per 300 linear foot	\$4,850	0.73%
Electrical Permit Fees	\$0.03 per square foot; \$75 minimum	\$49,364	7.39%
Gas Piping/Fixtures	\$0.03 per square foot; \$75 minimum	\$20,398	3.05%
Life Safety Inspection ⁽³⁾	\$50	\$6,438	0.96%
L/P and Natural Gas (greater than 125 gallons) ⁽³⁾	\$110	\$1,387	0.21%
Mechanical Permit Fees	\$0.02 per square foot - \$75 minimum	\$34,853	5.22%
Mechanical - Warehouse	1/2 mechanical rate - \$75 minimum	\$326	0.05%
Plumbing Permit Fees	\$0.03 per square foot; \$75 minimum	\$44,860	6.71%
Each Distribution/Sub Panel/Disconnect New or Replacement	\$75	\$2,250	0.34%
Individual Basis - each service installation	\$75	\$7,175	1.07%
Sign Permit Fees			
Permit Fees (for issuing each sign)	\$82	\$2,132	0.32%
Permit Fees (with electric)	\$109	\$7,630	1.14%
Wall Hung Signs	\$0.27 per square foot per side	\$887	0.13%
Free Standing Signs	\$0.44 per square foot per side	\$835	0.12%
Swimming Pool Permit Fees			
Private Above-ground Swimming Pools (includes electrical, plan review, plumbing and gas)	\$72	\$72	0.01%
Private In-ground Swimming Pools (includes electrical, plan review, plumbing and gas)	\$245	\$17,150	2.57%
Commercial Swimming Pools (includes electrical, plan review, plumbing and gas)	\$338	\$676	0.10%
PE (Catch All Category)	N/A	\$1,705	0.26%
Total		\$668,100	

(1) Source: City of Clermont Development Services Department

(2) Each permit category total revenue figure divided by the total revenue for 2015

(3) Represents only the portion the Building Division collects; excludes the portion collected by the Fire Department

Table A-2
Planning and Zoning Divisions’ Revenue Summary

Fee Title ⁽¹⁾	Current Fee ⁽¹⁾	Revenue (2015) ⁽¹⁾	% of Total Revenue Collected ⁽²⁾
Conditional Use Permit	\$250 plus \$50/acre; max of \$1,000	\$1,483	1.15%
Rezoning	\$350	\$1,750	1.35%
Variance (per application)	\$200	\$4,000	3.09%
Right of Way Closing	\$25	\$50	0.04%
Annexation	\$50	\$100	0.08%
Site Plan Review:			
Commercial	For non-residential buildings of 6,000 sf or larger and MFR over 6 units; \$350 plus \$25/1,000 sf over 6,000 sf or \$25/MFR unit over 6 units. If < 6,000 sf or <= 6 units; \$100	\$25,130	19.44%
Multifamily			
Subdivisions			
Commercial - Resubmittal	For non-residential buildings of 6,000 sf or larger and MFR over 6 units; \$100 plus \$10/1,000 sf over 6,000 sf or \$10/MFR unit over 6 units. If < 6,000 sf or <= 6 units; \$100		
Multifamily - Resubmittal			
Subdivisions - Resubmittal			
Site grading, clearance, or stormwater management plan review in absence of commencement of formal approved development construction	\$400	N/A	N/A
Comprehensive Plan Amendment:			
Text amendment that impacts goals, objectives and polices (Small)	\$500	\$1,000	0.77%
Amendment that impacts text/ and or future land use map or map series (Large)	\$1,500	\$3,000	2.32%
Subdivision Plat Review:			
Final Plat	\$250 + \$2.50/lot	\$2,235	1.73%
Re-plat	\$300 + \$2.50/lot		
Resubmission	\$50 + \$2.50/lot; max of \$250	\$1,085	0.84%
Development Permit (Zoning Clearance):			
All Commercial (New Construction)	\$100	\$89,359	69.13%
All Residential/Existing Commercial/Misc.	\$25		
Tree Removal Permit	\$100 if "After-the-Fact"		
Documents (Comprehensive Plan, Land Development Regulations, etc.)			
Document request	Actual reproduction costs rounded up to the nearest \$1 figure. Single page item or series of pages = \$.20/page	\$72	0.06%
Concurrency Management Systems			
Concurrency Verification Letter (non-binding analysis)	-	N/A	N/A
Additional Zoning/Permitting Fees:			
Zoning Verification Letter	New	N/A	N/A
Unity of Title	New	N/A	N/A
Lot Split	New	N/A	N/A
Expedited Plans Review	New	N/A	N/A
Plat Coordination	New	N/A	N/A
Total		\$129,264	

(1) Source: City of Clermont Development Services Department
(2) Each permit category total revenue figure divided by the total revenue for 2015

Table A-3
Planning and Zoning User Fee Estimated Effort (Hours)/Cost ⁽¹⁾

Permit Type/Position	Development Services Director	Planning Manager	Senior Planner	Planning Specialist	Zoning Manager	Zoning Technician #1	Zoning Technician #2	City Engineer	Building Official	Environmental Services Coordinator	Fire Plans Examiner	Information Technology Director	Outside contractor	GIS Coordinator	Total Cost/Review
Conditional Use Permit	4	6	6	4	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	\$846
Site Plan Review															
Site Plan Review	n/a	2.5	1	n/a	1.5	n/a	n/a	2	2	1	2.5	1	n/a	n/a	
Typical Site Plan Review	n/a	10	4	n/a	6	n/a	n/a	2	2	4	2.5	1	n/a	n/a	\$1,271
Plan Review w/ Outside Contractor	n/a	10	4	n/a	6	n/a	n/a	2	n/a	4	2.5	1	2	n/a	\$1,319
Site Plan Review Cost (Used in Calculation)															\$1,300
Typical Subdivision Review	n/a	10	4	n/a	6	n/a	n/a	2	3	4	2.5	1	n/a	n/a	\$1,321
Large Subdivision Review	n/a	10	4	n/a	6	n/a	n/a	2	8	4	2.5	1	n/a	n/a	\$1,574
Typical Subdivision Review w/ Outside Contractor	n/a	10	4	n/a	6	n/a	n/a	2	n/a	4	2.5	1	3	n/a	\$1,394
Large Subdivision Review w/ Outside Contractor	n/a	10	4	n/a	6	n/a	n/a	2	n/a	4	2.5	1	8	n/a	\$1,769
Subdivision Review (Used in Calculation)															\$1,514
Concurrency Management Systems															
Concurrency verification letter (Non-binding analysis)	n/a	1	1	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	\$82
Additional Zoning/Permitting Fees															
Zoning Verification Letter	n/a	n/a	n/a	n/a	1.5	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	\$55
Unity of Title	n/a	n/a	n/a	n/a	1	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	\$37
Lot Split	n/a	n/a	n/a	n/a	1	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	\$37
Expedited Plans Review	n/a	n/a	n/a	n/a	4	n/a	n/a	n/a	n/a	n/a	n/a	n/a	4	n/a	\$446
Plat Coordination	n/a	n/a	n/a	7	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	\$204

(1) Source: City of Clermont Development Services Department

Table A-4 provides a list of Planning and Zoning user fees that have been eliminated from the fee schedule due to inactivity.

Table A-4
Planning and Zoning Division -- Eliminated User Fee Categories

Permit Type	Fee
Subdivision Plat Review:	
Preliminary Plan	\$300 + \$2.50/lot
Improvement Plan	\$500 + \$2.50/lot
Inspection and Administrative Fees:	
Site Development Inspection - 1st is free	Reinspection warranting City Engineer shall require an amount equal to the actual cost
Development Order Extension	50% of actual cost
Development Order "Minor" Modification	10% of actual cost
Sidewalk and Driveway Inspection - 1st is free	\$15/reinspection thereafter
Lot Mowing Administrative Fees:	-
Courtesy Letter	Free
Violation Notice	Free
Violation Eradication, clearance inspection and invoice processing	\$100 plus actual property mowing cost
Fire Inspection (Relates to Occupational License Only)	
Inspection request	\$30 for first inspection and \$15/reinspection thereafter
Concurrency Management Systems	
Non-Residential and Residential other than 1 and 2 family	\$100
Residential (Single and Two Family)	\$30
Subdivisions	\$150 plus \$1/lot over 50 lots
Concurrency encumbrance letter (Non-binding analysis):	\$250
Capacity reservation certificate - Fixed:	-
- One year	33% of sanitary sewer and potable water fees
- Two year	67% of sanitary sewer and 33% of potable water fees
- Three year	100% of sanitary sewer and 66% of potable water fees
Reservation Fees shall be refundable; Subject to a \$50 charge for admin. Costs and as follows:	90% - capacity was reserved for 12 months or less
	80% - capacity was reserved for 24 months
	70% - capacity was reserved for 36 months
Capacity Reservation Certificate - Flexible	Same as the fixed rate except the reservation fee for sanitary sewer is 1.5 times the fixed time frame certificates
Capacity shifting administrative fee (1 time per year max)	\$100 plus reservation fee costs where applicable
Reservation extension fee	33% of sanitary sewer, potable water impact fees and \$50 admin. Fee; 1-year maximum extension per year
Concurrency resolution fee	\$100 plus actual costs

Source: City of Clermont Development Services Department

Appendix B
User Fee Comparisons

Tables B-1 through B-6 provide a comparison of the City of Clermont's user fees to those of nearby or similar jurisdictions. Given the variations in fee categories, only the common categories were included in the comparison.

More specifically, the following tables are included:

- Table B-1 – Cemetery fee comparison;
- Table B-2 – Building Services fee comparison;
- Table B-3 – Planning and Zoning fee comparison;
- Table B-4 – Fire Department fee comparison;
- Table B-5 – Parks and Recreation fee comparison; and
- Table B-6 – Police fee comparison.

Table B-1
City Clerk -- Cemetery User Fee Comparison

Area	Type	City of Clermont	Ocoee Fee	St. Cloud Fee	Winter Garden Fee
Cemetery Fees					
City Clerk	Cemetery space	Resident - \$600/space	Resident - \$800/plot	Resident - \$400/space	Resident - \$800/space
City Clerk	Cemetery space	Non-Resident - \$1,400/space	Non-Resident - \$1,200/plot	Non-Resident - \$1,200/space	Non-Resident - \$1,200/space
City Clerk	Cremorial Niches	Single Interment (Resident) - \$500	\$890	-	-
City Clerk	Cremorial Niches	Single Interment (Non-Resident) - \$1,200	\$890	-	-
City Clerk	Cremorial Niches	Double Interment (Resident) - \$900	-	-	-
City Clerk	Cremorial Niches	Double Interment (Non-Resident) - \$2,100	-	-	-
City Clerk	Columbarium	Resident - \$600	Resident - \$1,000	-	Resident - \$600
City Clerk	Columbarium	Non-Resident - \$1,200	Non-Resident - \$1,500	-	Non-Resident - \$900

Area	Type	City of Clermont	Winter Park Fee	Orlando Fee	Lakeland Fee
Cemetery Fees					
City Clerk	Cemetery space	Resident - \$600/space	Resident - \$5,000/space or \$2,000/space	\$1,500/space	\$962/space
City Clerk	Cemetery space	Non-Resident - \$1,400/space	Non-Resident - \$5,500/space or \$2,500/space	-	-
City Clerk	Cremorial Niches	Single Interment (Resident) - \$500	\$550/space or \$420/space	-	\$1,243
City Clerk	Cremorial Niches	Single Interment (Non-Resident) - \$1,200	\$550/space or \$420/space	-	\$1,243
City Clerk	Cremorial Niches	Double Interment (Resident) - \$900	\$550/space or \$420/space	-	\$1,243
City Clerk	Cremorial Niches	Double Interment (Non-Resident) - \$2,100	\$550/space or \$420/space	-	\$1,243
City Clerk	Columbarium	Resident - \$600	Resident - \$2,200	-	-
City Clerk	Columbarium	Non-Resident - \$1,200	Non-Resident \$2,800	-	-

Source: City Clerk's Office of each jurisdiction

Table B-2
Development Services -- Building Services User Fee Comparison

Fee Title	City of Clermont	City of Ocoee	City of St. Cloud	City of Winter Garden	City of Winter Park	City of Lakeland	City of Orlando	City of Leesburg	Lake County			
Administrative Fees												
Change of Primary Contractor	\$55			1/3 of original permit fee				\$50	\$61			
Change of Sub Contractor	\$33			\$30				\$38				
Modifying Construction Plans after Permit Issuance	\$55			Residential: \$50 Commercial: \$250				\$50	\$61			
Approve or Re-stamp Constructions Plans (after permit issuance)	\$55			\$50				\$61				
Pre-power Approval Forms for First 60 Days	\$65			\$60				\$73				
Temporary/Conditional Certificate of Occupancy	\$120			Single Family: \$85 All Others: \$175				\$110	\$132			
Replace Building Permit	\$5			\$5								
Extensions of Permits - only 90 day extension may be granted	10% of Original permit fee or \$55, whichever is greater			1/2 original permit fee amount up to \$16,000 in valuations 10% of the original fee amount or \$50 whichever is greater for valuations > \$16,000				\$30	\$25	10% of original permit or \$100, whichever is greater	10% of original permit or \$61, whichever is greater	
Permit Amendment Fee - other than contractor changes	\$27			\$5 per page								\$30
Special Inspection Fee for After Hours, Weekend and Holiday	\$100 per hour; Time calculated as departure from home to return to home			\$50 per hour per inspector								\$150 per hour
Customized Reports	\$25 per hour; One hour minimum				No charge							
Residential Permit Fees - Square Footage Rate (under roof)												
Residential Building Permit (includes plan review, inspections and admin.)	\$0.23 per square foot; \$75 minimum	\$30 + \$3.50 per \$1,000 of Res. Construction Plan Review: 1/2 of Permit fee in addition to permit fee	Varies by size: For 2,000 sf: \$750; Plan Review: 1/4 of building permit fee	2,499 sf and under: \$30 + \$6 for each additional \$1,000 of construction value Plan Review: \$60	\$30 + 0.9% of valuation if over \$1,000 in total valuation Plan Review (Over \$4,000): 1/2 of building permit fee	Multiple, based off construction value. For (\$1,000.01-\$10,000) - \$80	\$50 for first \$1,000 of construction, plus \$3.50 for each addtl \$1,000		\$0.26 per sf; \$75 minimum			
Roofing/Re-Roofing	\$0.03 per square foot or minimums; whichever is greater	\$30	Multiple, based off construction value. For (\$1,000.01-\$15,000) - \$45 for first \$1,000 + \$3.25 for each addtl \$1,000 of construction value	Up to 2,499 sf residential: \$30 Reroof: \$45	\$30 + 0.5% of valuation	Shingle:\$45 Shingle reroof: \$80 Other roof types: Based off construction value. For (\$1,000.01-\$10,000) - \$80			\$0.03 per sf; \$150 minimum			
All Alterations/Renovations and Shell only Permits	One half of the square foot rate Residential - \$75 minimum	\$30 + \$3.50 per \$1,000 of Res. Construction			\$25 per page; If more than 50% of original plan, full plan review required				1/2 sf rate for residential; \$75 minimum			
Mobile Homes												
Pre-Mobile Home Set Up - Health, safety, and structural inspection prior to used mobile home setup (pertains to used mobile homes only)	\$109							\$360	\$121			
Manufactured Homes Permit Fees - Manufactured home permit includes set-up, electric, plumbing, and mechanical	\$294	\$150	\$225	\$300					\$323			
Fees for additions to manufactures homes shall be calculated the same as building permit fee/aluminum permit fee												
Modular Home Permit Fees	Same as Manufactured Homes		\$263	\$275					\$323			
Modular Buildings DCA Approved	Same as Manufactured Homes								\$323			
Commercial Permit Fees Square Footage Rate (under roof)												
Commercial Building Permit (includes building plan review, inspections, administrative) ⁽²⁾	\$0.32 per square foot; \$150 minimum	\$30 + \$4.50 per \$1,000 of Comm. Construction Plan Review: 1/2 or 1% of value of construction in addition to permit fee	Multiple, based off construction value. For (\$1,000.01-\$15,000) - \$45 for first \$1,000 + \$3.25 for each addtl \$1,000 of construction value Plan Review Fee - 1/2 of commercial building permit fee in addition to the building permit fee	Multiple, based off construction value. For (\$1,000.01-\$15,000) - \$30 for first \$1,000 + \$6 for each additional \$1,000 of construction value Plan Review:1/2 of building permit fee	\$30 + 0.9% of valuation if over \$1,000 in total valuation Plan Review (Over \$4,000): 1/2 of building permit fee	Multiple, based off construction value. For (\$1,000.01-\$10,000) - \$80	Varies: \$50 for first \$1,000 of construction, plus \$8 for each addtl \$1,000 up to \$25,000 in costs	\$0.91 per sf; \$180 minimum	\$0.40 per sf			
Warehouses: 0 to 400,000 sf ⁽²⁾	\$0.13 per sf							1/2 of commercial rate; \$180 minimum	\$0.19 per sf			
Warehouses: 400,001 + sf ⁽²⁾	\$0.11 per sf								\$0.17 per sf			
Institutional ⁽²⁾	\$0.33 per sf									\$0.41 per sf		

Table B-2 (Continued)
Development Services -- Building Services User Fee Comparison

Fee Title	City of Clermont	City of Ocoee	City of St. Cloud	City of Winter Garden	City of Winter Park	City of Lakeland	City of Orlando	City of Leesburg	Lake County
Commercial Permit Fees Square Footage Rate (under roof)									
Other Permit Items (under roof or impervious surface)	Commercial - \$150 minimum								\$0.23 per sf
Other Permit - Commercial (commercial hoods, walk in coolers, retaining walls, site lighting, demolition, and other miscellaneous permits not covered elsewhere)	\$200 minimum or 1% cost of construction; whichever is greater								\$0.23 per sf
Roofing/Re-Roofing	\$0.03 per square foot or minimums; whichever is greater	\$30 + \$4.50 per \$1,000 of Comm. Construction	Multiple, based off construction value. For (\$1,000.01-\$15,000) - \$45 for first \$1,000 + \$3.25 for each addtl \$1,000 of construction value	Multiple, based off construction value. For (\$1,000.01-\$15,000) - \$30 for first \$1,000 + \$6 for each additional \$1,000 of construction value	\$30 + 0.5% of valuation	Shingle:\$45 Shingle reroof: \$80 Other roof types: Based off construction value. For (\$1,000.01-\$10,000) - \$80		\$0.04 per sf; \$180 minimum	\$0.03 per sf
Marine	\$0.17 per square foot - \$75 Residential or \$150 Commercial minimum							\$0.16 per sf; \$90 minimum	\$0.20 per sf
Foundations	\$0.03 per square foot							\$0.12 per sf; \$180 minimum	\$0.03 per sf
All Alterations/Renovations and Shell only Permits	One half of the square foot rate Commercial - \$150 minimum	\$30 + \$4.50 per \$1,000 of Comm. Construction	Multiple, based off construction value. For (\$1,000.01-\$15,000) - \$45 for first \$1,000 + \$3.25 for each addtl \$1,000 of construction value	Multiple, based off construction value. For (\$1,000.01-\$15,000) - \$30 for first \$1,000 + \$6 for each additional \$1,000 of construction value	\$25 per page; If more than 50% of original plan, full plan review required			1/2 of commercial rate; \$180 minimum	1/2 sf rate for commercial; \$150 minimum
Other Permit Fees									
Aluminum Construction Permit Fees	\$0.16 per square foot; \$75 minimum							\$0.18 per sf; \$90 minimum, w/o slab	\$0.19 per sf; \$75 minimum
Pool Enclosures	1/2 Aluminum rate - \$75 minimum	\$30 + \$3.50 per \$1,000 of Construction	\$75	\$80				1/2 aluminum rate; \$90 minimum, w/o slab	1/2 aluminum rate; \$75 minimum
Greenhouse Buildings	(Including roofing) \$75 minimum								\$0.03 per sf; \$75 minimum
Plumbing Permit Fees	\$0.03 per square foot; \$75 minimum	Residential: \$30 + \$3 per fixture or appliance Commercial: \$30 + \$3.50 per \$1,000 of actual cost	Residential: \$45 Commercial: \$45; additional fee varies based off type of fixture	Up to 2,499 sf residential: \$60 Non-residential: Multiple, based off construction value. For (\$1,000.01-\$15,000) - \$30 for first \$1,000 + \$6 for each additional \$1,000 of construction value	\$40	Varies by type: \$80 for (1-3 fixture waste connections) + \$5 for each additional outlet	Residential: \$50 + \$7 per fixture Commercial: Varies: \$50 for first \$1,000 of construction, plus \$10 for each addtl \$1,000 up to \$25,000 in costs	\$0.06 per sf; Res. min of \$90 and Comm. min of \$120	\$0.03 per sf; \$75 minimum
Plumbing - Warehouse	1/2 plumbing rate - \$75 minimum							1/2 plumbing rate	1/2 plumbing rate; \$75 minimum
Gas Piping/Fixtures	\$0.03 per square foot; \$75 minimum		\$45; additional fee varies based off type of fixture	\$40	\$40 + \$5 for each gas fixture	Varies by type: \$80 for (1-3 outlets) + \$5 for each additional outlet	Residential: \$50 + \$7 per fixture Commercial: Varies: \$50 for first \$1,000 of construction, plus \$10 for each addtl \$1,000 up to \$25,000 in costs	\$0.06 per sf; Res. min of \$90 and Comm. min of \$120	\$0.03 per sf; \$75 minimum
Electrical Permit Fees	\$0.03 per square foot; \$75 minimum	Varies by amperes (\$60 - \$848)	Residential: \$45 Commercial: \$45; additional fee varies based off type of fixture	Up to 2,499 sf residential: \$60 Non-residential: Multiple, based off construction value. For (\$1,000.01-\$15,000) - \$30 for first \$1,000 + \$6 for each additional \$1,000 of construction value	Varies by type: \$40 + additional fee based off type of electrical permit	Varies by type: Residential: \$45+ Commercial: \$80 or \$0.03 per sf whichever is greater Warehouse: \$45 or \$0.015 per sf whichever is greater	Varies: \$50 for first \$1,000 of construction, plus \$10 for each addtl \$1,000 up to \$25,000 in costs	\$0.06 per sf; Res. min of \$90 and Comm. min of \$120	\$0.03 per sf; \$75 minimum
Electrical - Warehouses	1/2 electrical rate - \$75 minimum							1/2 electrical rate	1/2 electrical rate; \$75 minimum
Individual Basis - each service installation	\$75								
Each Distribution/Sub Panel/Disconnect New or Replacement	\$75								

Table B-2 (Continued)
Development Services -- Building Services User Fee Comparison

Fee Title	City of Clermont	City of Ocoee	City of St. Cloud	City of Winter Garden	City of Winter Park	City of Lakeland	City of Orlando	City of Leesburg	Lake County
Other Permit Fees									
Mechanical Permit Fees									
	\$0.02 per square foot - \$75 minimum	\$30 up to first \$1,000 of contract price \$10 per additional \$1,000 up to \$25,000 after initial \$1,000 of contract price \$6 per additional \$1,000 after the initial \$25,000 of contract price	Residential: \$45 Commercial: \$45 up to \$1,000 valuation + \$4.50 for each additional \$1,000	Up to 2,499 sf residential: \$60 Non-residential: Multiple, based off construction value. For (\$1,000.01-\$15,000) - \$30 for first \$1,000 + \$6 for each additional \$1,000 of construction value	\$40 minimum up to \$1,000 valuation; \$5 each additional \$1,000 up to \$25,000 value and \$2.50 each additional \$1,000 thereafter	Varies by type: HVAC in new house, duplex, or townhouse: \$80	Varies: \$50 for first \$1,000 of construction, plus \$10 for each addtl \$1,000 up to \$25,000 in costs	\$0.06 per sf; Res. min of \$90 and Comm. min of \$120	\$0.02 per sf; \$75 minimum
Mechanical - Warehouse	1/2 mechanical rate - \$75 minimum							1/2 mechanical rate	1/2 mechanical rate; \$75 minimum
L/P and Natural Gas (greater than 125 gallons) ⁽²⁾	\$110								\$181
Fuel Storage ⁽²⁾	\$110								\$181
Paint Booth ⁽²⁾	\$110								\$181
Shed (aluminum, wood, other)	\$0.16 per square foot; \$75 minimum	\$30 + \$3.50 per \$1,000 of Res. Construction	Multiple, based off construction value. For (\$1,000.01-\$15,000) - \$45 for first \$1,000 + \$3.25 for each additl \$1,000 of construction value	Prefab: \$30 Engineered Sheds: Based of construction value				\$60	
Fence	\$25 per 300 linear foot	\$30		Residential: \$25		Multiple, based off construction value. For (\$1,000.01-\$10,000) - \$80			
Life Safety Inspection ⁽²⁾	\$50								
Change of Building Use/Occupancy (inspection required) ⁽²⁾	\$82						\$50	\$150	\$181
Sign Permit Fees									
Permit Fees (for issuing each sign)	\$82	\$1 per SF of sign			\$50	\$80 for 50 sf or less + \$1.50 per additional sf thereafter		\$90	\$91 + either wall hung or free standing sign fee
Permit Fees (with electric)	\$109							\$120	\$121 + either wall hung or free standing sign fee
In addition: Wall hung signs (per square foot) per side	\$0.27					\$45 for 50 sf or less + \$1.50 per additional sf thereafter		\$0.30 per sf per side	\$0.30 per sf per side
Free Standing signs (per square foot) per side	\$0.44					\$45 - sidewalk sign		\$0.48 per sf per side	\$0.47 per sf per side
Swimming Pool Permit Fees									
Spa (includes electrical, plan review, plumbing and gas)	\$82		\$50	\$90				\$120	\$91
Private Above-ground Swimming Pools (includes electrical, plan review, plumbing and gas)	\$72		By value	\$50				\$120	\$91
Private In-ground Swimming Pools (includes electrical, plan review, plumbing and gas)	\$245		\$100	\$130				\$300	\$269
Commercial Swimming Pools (includes electrical, plan review, plumbing and gas)	\$338	\$30 + \$3.50 per \$1,000 of Construction	By value	Multiple, based off construction value. For (\$1,000.01-\$15,000) - \$30 for first \$1,000 + \$6 for each additional \$1,000 of construction value			\$50	\$420	\$371
Reinspection Fees									
Reinspection Fees	\$60	\$25 - first reinspection		\$30 - first reinspection	\$30 - first reinspection		\$50	\$50	\$66
Permit Renewal Fees									
If the first inspection was never made - renewal must be at full current value	100%							100%	
Slab inspection approved and slab poured	80%							80%	
Lintel inspection approved	60%							60%	
Framing and rough all inspections approved	40%							40%	
Insulation inspection approved	20%							20%	
For final inspections only	10%							10%	
Electrical, Plumbing, and Mechanical Permit renewal fee	Renewal or sub permits shall be the minimum permit fee						\$50 or 25% of original permit fee, whichever is greater	Renewal or sub permits shall be the minimum permit fee	
Work without a Permit	Double permit fee or \$100; whichever is greater	100% of usual permit fee in addition to the usual permit fee		Double the permit fee or \$50, whichever is greater	Double the variance application fee and triple the building, electrical, plumbing, and gas permit fees	\$150 + double the permit fees	Additional 100% of permit fee	\$150 or double the permit fee, whichever is greater	\$150 or double the permit fee, whichever is greater

- (1) Source: Each jurisdiction’s Building Department
(2) Represents only the portion the Building Division collects; excludes the portion collected by the Fire Department.

Table B-3
Development Services -- Planning and Zoning User Fee Comparison

Permit Type	City of Clermont	City of Ocoee	City of St. Cloud	City of Winter Garden	City of Winter Park	City of Lakeland	City of Leesburg	City of Mount Dora	City of Tavares	City of Orlando	Lake County
Conditional Use Permit	\$250 plus \$50/acre; max of \$1,000		\$900 w/ Mini Site Plan: \$1,150		Varies by scale of notice: \$500- \$6,000	Minor: \$350 Major (varies by acreage): \$350- \$1,700	Res. Dist.: \$350 Other Dist.: \$700	\$1,000		\$1,500	\$750 + \$7.50/ acre (max \$1,000)
Rezoning	\$350	Non-PUD: \$1,125 PUD: \$2,000	Non-PUD: \$900	\$500		\$350	\$850	Non-PUD: \$1,500	Standard: \$850 Other (w/ developers agreement or PD zoning or PD text amendment): \$1,000		Varies: \$200-\$1,250
Variance (per application)	\$200	Single Family; \$250 All Others; \$500	\$375 + \$50/ each additional in same application	Res (Fences, Sheds, Other Non-Habitable Structures: \$75 Single Family Res: \$100 All Others: \$150	Single Family: \$200 Multi-Family & Commercial: \$400	\$350	Administrative: \$200 Planning Commission: \$450	Non-Residential: \$500 Existing Single Family: \$250	Residential: \$450 Commercial: \$600	Single Family Owner Occupied: \$250 + \$10/ additional variance Other: \$500 + \$100/ additional variance	\$500 +\$50/ contiguous lot
Right of Way Closing	\$25		\$850					\$1,000		Aerial (First 30 linear feet): \$50 + \$25/ 110 linear feet Underground (First 30 linear feet): \$50 + \$50/ 110 linear feet	
Annexation	\$50		\$500 W/ LUA (Small) \$1,600 W/ LUA (Large) \$2,000	\$1,000 if > 5 acres, otherwise free	\$500 and if required, cost of notice	\$350	\$400	One Single Family Residence: \$150 All Others: \$1,250	\$300	\$100	
Site Plan Review:											
Commercial	For non-residential buildings of 6,000 sf or larger and MFR over 6 units; \$350 plus \$25/1,000 sf over 6,000 sf or \$25/MFR unit over 6 units. If < 6,000 sf or < = 6 units; \$100	Small Scale: (Non-residential < 25,000 sf or residential 1 to 12 units); \$1,500 Large Scale: (Varies by size and number of units); \$1,500 to \$3,500 Subdivision: (Varies by number of lots); \$2,500 to \$5,000	Major: \$1,500 Minor: \$850 Mini: \$100 + \$50/ additional plan item	Small Ind. Or Commercial: Site of less than 300 building sf or less than 500 sf of impervious area is free Major Ind., Comm., or Inst. Buildings: If > 4,000 building sf or > 5,000 sf of impervious area: \$200 + \$20/1,000 sf of building and impervious area Minor: All site plans not in small or major category is \$500 Multi-Family: \$300 + \$10 per unit Subdivision: \$500 + \$2/lot or \$250/ non- residential lot	Commercial or Multi-Family: \$250 Residential: \$125	Concept Review: \$230 Minor: (1 acre or less and access to improved public right-of-way: \$500 Major: \$980 up to 5 acres Major (> 5 acres): \$980 + \$25/acre	Conceptual: \$100 Minor: \$450 Major: \$1,000	Commercial & Multi-Family & Final: \$2,000 Minor Site Plan: \$1,000 Subdivision: \$1,000 Minor Subdivision: \$500	Minor Site Plan: \$250 Site Plan: \$1,200 Subdivision Plans: 25 lots or less is \$1,100 and \$1,400 for 26 or more lots Resubmittal: First resubmittal is included in review. Each subsequent resubmittal is 1/4 the cost of the initial application fee		Major: \$1,250 Major Site Plan Amendment: \$550 Minor Site Plan Review & Amendment: \$275 Subdivision: \$250 + \$2/ lot Minor Site Plan (No vertical development or < 200 sf of structures): \$100
Multifamily			\$2,000 +\$10/unit								
Subdivisions	New		\$500 + \$10/lot	< = 3 lots: \$500 > 3 lots: \$800	\$580 + \$60, 1-10 acres or \$25, over 10 acres	\$950 + \$2.50/ lot Minor Subdivision: \$600					
Commercial - Resubmittal	For non-residential buildings of 6,000 sf or larger and MFR over 6 units; \$100 plus \$10/1,000 sf over 6,000 sf or \$10/MFR unit over 6 units. If < 6,000 sf or < = 6 units; \$100		1/2 of original fee								
Multifamily - Resubmittal					\$500/ resubmission after the first	\$200					
Subdivisions - Resubmittal	New										
Comprehensive Plan Amendment:											
Text amendment that impacts goals, objectives and polices (Small)	\$500	\$1,050		< 10 acres: \$700	< 1 acre (1,500 sf notice): \$1,000	< = 10 acres: \$1,700 > 10 - 200 acres: \$2,900 > 200 acres: \$5,800	\$1,000	\$2,000	\$900	< 1/2 acres: \$1,500 1/2 - 10 acres: \$3,000 10 - 20 acres: \$7,000 20 + acres: \$10,500	\$1,600
Amendment that impacts text/ and or future land use map or map series (Large)	\$1,500	\$2,100		> 10 acres: \$2,500	> 1 acre (city-wide notice): \$6,000			\$2,500	\$1,500		\$5,500

Table B-3 (Continued)
Development Services -- Planning and Zoning User Fee Comparison

Permit Type	City of Clermont	City of Ocoee	City of St. Cloud	City of Winter Garden	City of Winter Park	City of Lakeland	City of Leesburg	City of Mount Dora	City of Tavares	City of Orlando	Lake County
Subdivision Plat Review:											
Final Plat	\$250 + \$2.50/lot		\$500 + \$10/lot	\$250 + \$10/residential lot and \$100 per non-res. lot		\$580 + \$3/ acre	\$700 + \$2.50/lot	Final Plat and Construction Plans: \$2,000 Preliminary Plat and Development Plan: \$1,000 Re-plat: \$1,000	Minor: (Subdivisions of 10 lots or less): \$850 25 lots or less: Preliminary is \$1,100 or \$2,100 for final 26 lots or more: Preliminary is \$1,400 or \$2,400 for final Resubmittal: First resubmittal is included in review. Each subsequent resubmittal is 1/4 the cost of the initial application fee	Minor: \$1,200 Major: \$3,000	Minor (< = 30 lots): \$550 + \$6.50/ lot Major (> 30 lots): \$1,000 + \$6.50/ lot Final Plat Review: \$250
Re-plat	\$300 + \$2.50/lot										
Resubmission	\$50 + \$2.50/lot; max of \$250		\$250								\$250
Development Permit (Zoning Clearance):											
All Commercial (new nonstruction)	\$100										Single Family: \$75 Commercial: \$100
All Residential/Existing Commercial/Misc.	\$25										
Tree removal permit	\$100 if "After-the-Fact"					\$50	\$50				\$30/tree - (4-10 trees) \$40/tree - (11 + trees), Max \$200 After-the-Fact: \$75/ tree, Max of \$200
Additional Zoning/Permitting Fees:											
Zoning Verification Letter	New		Zoning Letter: \$10			Customized: \$60, otherwise free	Res. Dist.: \$35 Others: \$40	\$50	\$25	\$50/ parcel	Res: \$100 Non-Res:\$150
Lot Split	New	\$500		\$100			\$300		\$200		Preliminary Review (Minor, Family and Agricultural): \$150 Agricultural: \$310 Minor: \$450

Source: Each jurisdiction’s Planning and Zoning Department

Table B-4
Fire Department -- Fire User Fee Comparison

Description	Type	City of Clermont	City of Ocoee	City of St. Cloud	City of Winter Garden	City of Leesburg	City of Winter Park	City of Lakeland	City of Orlando	Lake County		
Reinspection	Inspections	\$60	\$25	\$50	\$30	\$50 (2nd reins.)	\$40 (2nd reins.)	\$50 (2nd reins.)	\$50	\$66		
Hood Suppression/Duct (hood light/smoke)	Plan Review & Inspection	\$164	PR Fee: 1/4 of 1% of construction value Inspection: \$30 + \$4.50 per \$1,000 valuation	\$35	Varies by construction value; \$1,000.01 to \$15,000, \$30 for first \$1,000 plus \$6 per \$1,000 of valuation; plan reviews are 1/2 of 1% of construction value	\$150	Construction PR: 0.05% of valuation + \$55; \$55 min. Inspection: 0.5% of valuation; \$55 min.	\$150		\$181		
Tent (greater than 900 sf)	Plan Review & Inspection	\$109		\$35						\$121		
Fire Alarm Systems	Plan Review & Inspection	\$0.01 per square foot; \$169 minimum		PR: \$35 Minimum or \$0.002 of Valuation Inspection: \$50					\$200 per 25,000 sf Sprinkler modification less than 50 heads; \$100 Alarm modification of 20 or less devices; \$100	Varies by construction cost; \$50 for first \$1,000 of cost + \$8 per additional \$1,000 of cost up to \$25,000	\$0.01 per sf; min. \$169 Relocation of up to 10 sprinkler head; \$64 Relocation of 10 to 30 heads; \$121	
Fire Alarm System Modification (up to 10 devices)	Plan Review	\$60										
Fire Alarm Modification (greater than 10 devices not to exceed 30)	Plan Review	\$109										
Fire Sprinkler System	Plan Review & Inspection	\$0.01 per square foot; \$169 minimum										
Fire Sprinkler Systems Modification (up to 10 heads)	Plan Review	\$60										
Fire Sprinkler Systems Modification (greater than 10 heads not to exceed 30)	Plan Review	\$109										
Fire Sprinkler System Residential	Plan Review & Inspection	\$65										
Fire Protection System Plans (halon systems and other specialty systems)	Plan Review	\$82										
Underground Fuel Storage Tank	Plan Review	\$164								\$75		
Fire Alarm Monitoring (renewed annually)	Annual	\$109	PR Fee: 1/4 of 1% of construction value Inspection: \$30 + \$4.50 per \$1,000 valuation	PR: \$35 Minimum or \$0.002 of Valuation Inspection: \$50	Varies by construction value; \$1,000.01 to \$15,000, \$30 for first \$1,000 plus \$6 per \$1,000 of valuation; plan reviews are 1/2 of 1% of construction value		Construction PR: 0.05% of valuation + \$55; \$55 min. Inspection: 0.5% of valuation; \$55 min.	\$200 per 25,000 sf Sprinkler modification less than 50 heads; \$100 Alarm modification of 20 or less devices; \$100		Alarm Monitors: \$121		
Underground Fire line (includes line flush, underground hydro and visual)	Inspections	New		\$35 Minimum or \$0.002 of Valuation		\$100			Varies by construction cost; \$50 for first \$1,000 of cost + \$8 per additional \$1,000 of cost up to \$25,000	\$175 for first 200 linear feet + \$50 each 200 linear feet thereafter		
Flammable Storage	Inspections	New						\$75				

Table B-4 (Continued)
Fire Department -- Fire User Fee Comparison

Description	Type	City of Clermont	City of Ocoee	City of St. Cloud	City of Winter Garden	City of Leesburg	City of Winter Park	City of Lakeland	City of Orlando	Lake County	
Fire Hydrant Flow Test	Inspections	1 to 5 hydrants: \$100 Each additional group of 1 to 5 hydrants: \$50 Reinspection per each group of 1 to 5 hydrants: \$50	PR Fee: 1/4 of 1% of construction value Inspection: \$30 + \$4.50 per \$1,000 valuation					\$75		1 to 5 hydrants: \$111 Each additional group of 1 to 5 hydrants: \$56	
Gated Entry Systems (residential and commercial) - per gate	Inspections	New									
Generator	Inspections	New									
Licensure Fire Inspection	Inspections	New				Varies: Minimum Charge \$50 (up to 5,000 square feet), then \$25 per 2,500 square feet after 5,000 square feet.		\$75		\$132	
Tank	Inspections	New						\$75		\$100	
Fireworks and Pyrotechnics Displays	Plan Review and Inspection	New						\$150			
Hazardous Operations	Plan Review	New						\$75			
Administrative Fees											
Change of Primary Contractor	Administrative	\$55			33.33% of permit fee paid						
Extensions of Permits - only 90 day extension may be granted	Administrative	10% of Original permit fee or \$55, whichever is greater			\$30						
Resubmittal of construction plans	Administrative	\$65			\$10 per page						\$75
Special Inspection Fee for After Hours, Weekend and Holiday	Administrative	\$100 per hour; Time calculated as departure from home to return to home			\$50 per hr.; min. 2 hours	\$55 per hr.; min. 2 hours + permit fee		After first; 20% of original fee			
Commercial Permit Fees Square Footage (Under Roof)											
Fire Review Fee:											
Commercial Building Permit ⁽²⁾	New Const.	\$0.05 per sf; \$164 min	PR Fee: 1/4 of 1% of construction value	\$35 Minimum or \$0.001 of Construction Valuation		Fire plans reviews: \$.08 per sq. ft. \$50 Minimum Fee includes all fire inspections & plan review for new construction.	Construction PR: 0.05% of valuation + \$55; \$55 min. Inspection: 0.5% of valuation; \$55 min.	\$0.05 per sf; min \$150 Alterations: Min. of \$100			
Warehouses: 0 to 400,000 sf ⁽²⁾	New Const.	\$0.03 per sf									
Warehouses: 400,001 + sf ⁽²⁾	New Const.	\$0.03 per sf									
Institutional ⁽²⁾	New Const.	\$0.05 per sf									
Fire Review Alterations Renovations	New Const.	One half of the square foot rate Commercial - \$82 minimum									

Table B-4 (Continued)
Fire Department -- Fire User Fee Comparison

Description	Type	City of Clermont	City of Ocoee	City of St. Cloud	City of Winter Garden	City of Leesburg	City of Winter Park	City of Lakeland	City of Orlando	Lake County						
Other Permit Fees																
Commercial Occupancy Routine/Recurring Fire Inspection (Entire Re-write)	Annual	New	PR Fee: 1/4 of 1% of construction value Inspection: \$30 + \$4.50 per \$1,000 valuation				Construction PR: 0.05% of valuation + \$55; \$55 min. Inspection: 0.5% of valuation; \$55 min.	Larger than 12,000 sf per floor; \$75								
Pool Enclosures	New Const.	1/2 Aluminum rate - \$75 minimum			\$80											
L/P and Natural Gas (greater than 125 gallons) ⁽²⁾	New Const.	\$54						\$75 per tank over 2000 gal.			\$181					
Fire Suppression (wet/dry)	Inspections	\$164		\$50						\$181						
Shed (Aluminum, wood, other)	New Const.	\$0.16 per square foot; \$75 minimum			Prefab: \$30, engineered are by value											
Fence	New Const.	\$25 per 300 linear foot			\$25											
Standpipe	New Const.	\$109						\$50 plus sprinkler fee		\$121						
Sparkler Sales Fee (per location)	Inspections	New						\$75								
Change of Building Use/Cccupancy (inspection required)	New Const.	\$82		\$25												
Fuel Storage (renewed annually) ⁽²⁾	Annual	\$54								\$181						
Paint Booth ⁽²⁾	Annual	\$54								\$181						
Paint Booth Suppression	Annual	\$164								\$181						
Tar Kettles	Inspections	New						\$75								
Remediation Systems	New Const.	\$109														
Modular Building DCA Approved	Inspections	\$294														
Work Without a Permit	New Const.	Double permit fee or \$100; whichever is greater			Double permit fee or \$50; whichever is greater			\$200 or double the permit fee	An additional 100% of applicable permit fee							

(1) Source: Each jurisdiction’s Building or Fire Department website
(2) Represents only the portion the Fire Department collects; excludes the portion collected by the Building Services Division

Table B-4 (Continued)
Fire Department – Fire False Alarm Fee Comparison

Jurisdiction	Fire False Alarm Fee
City of Clermont	3-month cycle; \$100 after 3rd false alarm call
City of Ocoee	6-month cycle; \$25 after 3rd false alarm call; \$100 per call thereafter
City of St. Cloud	No Fee
City of Winter Garden	6-month cycle; \$100 for 4th false alarm call and \$250 per call thereafter
City of Lakeland	\$35 for 3rd and 4th false alarm calls and \$70 thereafter; 12 month cycle that starts over after 12 consecutive months of no false alarm calls
City of Winter Park	6 month cycle; Residential: \$25 for 3rd false alarm call and \$50 thereafter Commercial: \$50 for 4th false alarm call and \$100 thereafter
City of Orlando	Preceding 12 month cycle; Residential: \$100 for 3rd false alarm call; \$200 for the 6th call and each additional call thereafter Commercial: \$250 for 2nd false alarm call; \$300 for 4th false alarm call; and \$350 for the 6th call and each additional call thereafter

Source: Each jurisdiction's Fire Department

**Table B-5
Parks and Recreation -- Events and Fields User Fee Comparison**

Description	City of Clermont (Current Fee)		City of Leesburg		City of Eustis		City of Ocoee		Lake County	
	Resident	Non-Resident	Resident	Non-Resident	Resident	Non-Resident	Resident	Non-Resident	Resident	Non-Resident
Recreation Room Rentals										
Meeting Rooms (Approximately 300 Square Feet Room - Per Hour)	\$10	\$12	\$30-\$50	\$40-\$60	\$10-\$70	\$15-\$70		\$50-\$100	Profit: \$25/hr. per event Non-Profit: \$10/hr.	
Meeting Rooms (Approximately 600 Square Feet Room - Per Hour)	\$15	\$18								
Multipurpose Room - Per Hour	\$40	\$50								
Pool Administration Fees										
Daily Usage Individual	\$1	\$2	\$2		\$2/visit					
Individual Season Pass	\$40	\$70	\$50/ summer pass							
Gymnasium Admission Fees										
Daily	\$1	\$2	\$1 - youth \$2 - adult	-			\$2.50	\$4.50		
Gymnasium/ Multipurpose Field Rental Rates (Per Hour)										
Full Court	\$50	\$70	\$75	\$100			\$75	\$85		
Kitchen										
Rental per Hour - Minimum 2 Hours	\$50	\$65					\$20	\$30		
Sport Facility Use										
Field Use (Non-Tournament)										
Per Hour-Without Lights	\$15	\$25					\$25-\$50	\$30-\$65	\$28.03/field up to 3 hrs., \$9.34/hr. thereafter	
Per Hour-With Lights	\$25	\$35					\$30-\$65	\$35-\$75	\$28.03/field up to 3 hrs., \$9.34/hr. thereafter; additional \$9.34/hr. for lights	
Field Prep Fee per Baseball or Softball Field	\$15	\$25					\$15			
Field Use (Tournament)										
Per Hour-Without Lights	\$15	\$30	\$19	-						
Per Hour-With Lights	\$25	\$35	\$25	-						
Court/Cage Rental										
Tennis Court per Court Hourly Rental	\$10	\$20							\$14.02/court up to 3 hrs., \$4.67/hr. thereafter	
Basketball Court per Court Hourly Rental	\$10	\$20	\$75	\$100			\$75	\$85	\$9.34/court up to 3 hrs., \$4.67/hr. thereafter	
Clermont Community Center										
Rental Fees										
Entire CCC Building Rental (per hour - two hour minimum)	\$75	\$100	\$30-\$50	\$40-\$60	\$10-\$70	\$15-\$70		\$50-\$100		
Meeting Room A (per hour)	\$50	\$70								
Meeting Room B (per hour)	\$35	\$55								
Meeting Room C (per hour)	\$25	\$35								
Meeting Room D (per hour)	\$15	\$25								
Meeting Room E (per hour)	\$10	\$20								
Board Room (per hour)	\$10	\$20								
Outside Patio Area (per hour)	\$25	\$35					\$25			
Kitchen (per hour - two hour minimum)	\$15	\$25					\$20	\$30		

Source: Each jurisdiction's Parks and Recreation Department website

**Table B-6
Police User Fee Comparison**

Area	Type	City of Clermont	City of Ocoee	City of St. Cloud	City of Winter Garden	City of Leesburg	City of Winter Park	City of Lakeland	City of Orlando	Lake County	Polk County
Police	Off duty detail	\$2 extra per hr.	\$32/hr. - regular \$40/hr. - holiday	\$30/hr. - regular \$40/hr. - holiday	\$28/hr.; min 3 hrs.	Varies; by overtime rate of police officer on duty and type of function	\$35/hour \$48/hour holiday	Varies	\$39/hr. events \$32/hr. private business	\$35/hr.	\$25/hr. for deputy \$27/hr. for lieutenant \$29/hr. for sheriff
Police	Alarm response fee	3-month cycle; \$30 for third and subsequent false alarms	Within a 6 month timespan; \$35 for first, \$75 for second, \$150 for third and subsequent false alarms	Varies: \$0 for 1st and 2nd, \$50 for 3rd through 5th	No fee	Varies; 1st offense is \$25, increases by \$10 per the number of alarms thereafter.	Within a 6 month timespan; \$0 for first three infractions, \$50 for fourth and \$100 thereafter	Varies; 1st and 2nd offense are fee, third and fourth are \$35, and fifth and subsequent offenses are \$70		No fee	
Police	Fingerprints	\$5 per card	\$3 per card for residents	Res: \$10 Non-Res: \$15	No Fee	\$10 per card	\$5	No Fee	\$10 or \$20 per card	Non-Residential: \$5 for weapons permit, \$25 for all others	\$1.50 per card
Police	Report copies	\$0.15 per page	\$0.15 for single sided copies \$0.20 for double sided	Free. If more than 20 pages, 15 cents per page.	\$0.15 for single sided copies \$0.20 for double sided	\$0.15 for single sided copies \$0.20 for double sided	\$1.00 per copy	\$0.15 for single sided copies \$0.20 for double sided	\$0.15 per page	\$0.15 per page	Free. If more than 10 pages, 15 cents per page.
Police	Parking tickets	\$25 if paid within 10 days \$50 if paid later	\$25 per infraction	\$35 for a typical infraction	\$30 for a typical infraction	\$35 for a typical infraction	\$25	\$15 if paid within 10 days \$35 if paid later	\$37 for a typical infraction	\$10 for a typical infraction	No information

Source: Each jurisdiction's Police Department or Sheriff's Office

Appendix C
Fire Department
Supplemental Information

This appendix provides the supplemental information utilized in the update of the Fire Department's user fees.

Tables C-1 and C-2 provide the estimated revenue generation and the portion of total revenue each fee category generates based on the calculated fees shown in Tables 11 and 12. It is important to note this table is included to provide a general order-of-magnitude revenue levels and that the revenues for each category will fluctuate depending on activity levels.

Table C-1
Fire Department User Fees – Fees Actively Charged Revenue Summary

Description ⁽¹⁾	Type ⁽¹⁾	Current Fee ⁽¹⁾	Calculated Fee ⁽²⁾			Estimated Revenue ⁽³⁾	% of Total Estimated Revenue ⁽⁴⁾
			Fixed/Min.	Variable	Variable Unit		
Reinspection	Inspections	\$60	\$105	N/A	N/A	\$12,765	15.5%
Hood Suppression/Duct (hood light/smoke)	Plan Review & Inspection	\$164	\$184	N/A	N/A	\$1,470	1.8%
Fire Life Safety	Inspections	\$50	\$103	\$0.013	per square foot	\$24,691	30.0%
Other Permit not Covered Elsewhere	Inspections	\$200 minimum or 1% cost of construction; whichever is greater	\$200	1.3%	Min. fee or variable percentage of cost of construction; whichever is greater	\$4,083	5.0%
Tent (greater than 900 sf)	Plan Review & Inspection	\$109	\$130	N/A	N/A	\$1,562	1.9%
Fire Alarm Systems	Plan Review & Inspection	\$0.01 per square foot; \$169 minimum	\$246	\$0.013	per square foot	\$3,767	4.6%
Fire Alarm System Modification (up to 10 devices)	Plan Review	\$60	\$314	N/A	N/A	\$3,139	3.8%
Fire Alarm Modification (greater than 10 devices not to exceed 30)	Plan Review	\$109	\$444	N/A	N/A	\$9,325	11.3%
Fire Sprinkler System	Plan Review & Inspection	\$0.01 per square foot; \$169 minimum	\$348	\$0.013	per square foot	\$5,329	6.5%
Fire Sprinkler Systems Modification (up to 10 heads)	Plan Review	\$60	\$314	N/A	N/A	\$3,139	3.8%
Fire Sprinkler Systems Modification (greater than 10 heads not to exceed 30)	Plan Review	\$109	\$444	N/A	N/A	\$9,325	11.3%
Fire Sprinkler System Residential	Plan Review & Inspection	\$65	\$82	\$0.013	per square foot	\$3,034	3.7%
Fire Protection System Plans (halon systems and other specialty systems)	Plan Review	\$82	\$314	N/A	N/A	\$314	0.4%
Underground Fuel Storage Tank	Plan Review	\$164	\$209	N/A	N/A	\$419	0.5%
Total						\$82,362	

(1) Source: City of Clermont Fire Department

(2) Source: Table 11

(3) Estimated revenue based on the calculated fees shown in Table 11 and the permitting activity shown in Table 7

(4) Each permit category total revenue figure divided by the total estimated revenue

Table C-2
Fire Department User Fees – Fees Not Actively Charged Revenue Summary

Description ⁽¹⁾	Type ⁽¹⁾	Current Fee ⁽¹⁾	Calculated Fee ⁽²⁾			Estimated Revenue ⁽³⁾	% of Total Estimated Revenue ⁽⁴⁾
			Fixed/Min.	Variable	Variable Unit		
Fire Alarm Monitoring (renewed annually)	Annual	\$109	\$130	N/A	N/A	\$3,124	1.56%
Courtesy/Pre-Final	Inspections	New	\$105	N/A	N/A	\$314	0.16%
Fire Damage/Repair	Inspections	New	\$314	N/A	N/A	\$314	0.16%
Firewall/Penetration/Damper	Inspections	New	\$314	N/A	N/A	\$8,161	4.09%
Flammable Storage	Inspections	New	\$209	N/A	N/A	\$209	0.10%
Fire Hydrant Flow Test	Inspections	1 to 5 hydrants: \$100 Each additional group of 1 to 5 hydrants: \$50 Reinspection per each group of 1 to 5 hydrants: \$50	\$128	\$64	additional groups of 1 to 5 hydrants or reinspections of groups of 1 to 5 hydrants	\$128	0.06%
Gated Entry Systems (residential and commercial) - per gate	Inspections	New	\$130	N/A	N/A	\$390	0.20%
Generator	Inspections	New	\$96	N/A	N/A	\$191	0.10%
Licensure Fire Inspection	Inspections	New	\$103	\$0.013	per square foot	\$4,976	2.49%
Tank	Inspections	New	\$209	N/A	N/A	\$209	0.10%
Underground Fire line (includes line flush, underground hydro and visual)	Inspections	New	\$223	\$64	each additional 200 linear feet after the initial 200 linear feet	\$5,359	2.68%
Build out/Remodel	Plan Review	New	\$314	N/A	N/A	\$23,856	11.94%
Fireworks and Pyrotechnics Displays	Plan Review and Inspection	New	\$314	N/A	N/A	\$628	0.31%
Hazardous Operations	Plan Review	New	\$209	N/A	N/A	\$209	0.10%
Low Voltage/Egress	Plan Review	New	\$96	N/A	N/A	\$191	0.10%

Table C-2 (Continued)
Fire Department User Fees – Fees Not Actively Charged Revenue Summary

Description ⁽¹⁾	Type ⁽¹⁾	Current Fee ⁽¹⁾	Calculated Fee ⁽²⁾			Estimated Revenue ⁽³⁾	% of Total Estimated Revenue ⁽⁴⁾
			Fixed/Min.	Variable	Variable Unit		
Administrative Fees							
Change of Primary Contractor	Administrative	\$55	\$52	N/A	N/A	\$314	0.16%
Change of Sub Contractor	Administrative	\$33	\$52	N/A	N/A	\$314	0.16%
Contractor Initial Registration Fee	Administrative	New	\$52	N/A	N/A	\$785	0.39%
Modifying Construction Plans after Permit Issuance	Administrative	\$55	\$52	N/A	N/A	\$1,308	0.65%
Approve or Re-stamp Constructions Plans (after permit issuance)	Administrative	\$55	\$52	N/A	N/A	\$1,308	0.65%
Replace Fire Permit	Administrative	\$5	\$6	N/A	N/A	\$64	0.03%
Extensions of Permits - only 90 day extension may be granted	Administrative	10% of Original permit fee or \$55, whichever is greater	\$55	13%	percentage of value of original permit fee or \$55; whichever is greater	\$702	0.35%
Permit Amendment Fee - other than contractor changes	Administrative	\$27	\$34	N/A	N/A	\$345	0.17%
Resubmittal of construction plans	Administrative	\$65	\$103	\$13	per additional page after the initial first 10 pages	\$657	0.33%
Special Inspection Fee for After Hours, Weekend and Holiday	Administrative	\$100 per hour; Time calculated as departure from home to return to home	\$123	\$79	per additional hour after the first 2 hours	\$11,835	5.92%
Customized Reports	Administrative	\$25 per hour; One hour minimum	N/A	\$32	per additional hour; one hour minimum	\$383	0.19%

Table C-2 (Continued)
Fire Department User Fees – Fees Not Actively Charged Revenue Summary

Description ⁽¹⁾	Type ⁽¹⁾	Current Fee ⁽¹⁾	Calculated Fee ⁽²⁾			Estimated Revenue ⁽³⁾	% of Total Estimated Revenue ⁽⁴⁾
			Fixed/Min.	Variable	Variable Unit		
Commercial Permit Fees Square Footage (Under Roof)							
Fire Review Fee:							
Commercial Building Permit	New Const.	\$0.05 per sf; \$164 min	\$164	\$0.013	per square foot	\$16,950	8.49%
Warehouses: 0 to 400,000 sf	New Const.	\$0.03 per sf	N/A	\$0.013	per square foot	\$0	0.00%
Warehouses: 400,001 + sf	New Const.	\$0.03 per sf	N/A	\$0.013	per square foot	\$0	0.00%
Institutional	New Const.	\$0.05 per sf	N/A	\$0.013	per square foot	\$0	0.00%
Other permit items (Under roof or impervious surface)	New Const.	Commercial - \$150 minimum	\$150	\$0.013	per square foot	\$10,718	5.37%
Marine	New Const.	\$0.01 per square foot - \$75 Residential or \$150 Commercial minimum	\$75 Residential or \$150 Commercial	\$0.013	per square foot	\$0	0.00%
Fire Review Alterations Renovations	New Const.	One half of the square foot rate Commercial - \$82 minimum	\$82	One half of the square foot rate Commercial	per square foot	\$10,311	5.16%
Other Permit Fees							
Commercial Occupancy Routine/Recurring Fire Inspection (Entire Re-write)	Annual	New	\$103	\$0.013	per square foot	\$30,111	15.07%
Requested Fire Inspection/Consultation	Inspections	New	\$105	N/A	N/A	\$1,256	0.63%
Aluminum Construction Permit Fees	New Const.	\$0.16 per square foot; \$75 minimum	\$75	\$0.20	per square foot	\$20,623	10.32%
Pool Enclosures	New Const.	1/2 Aluminum rate - \$75 minimum	\$75	1/2 Aluminum rate	per square foot	\$2,683	1.34%
L/P and Natural Gas (greater than 125 gallons)	New Const.	\$54	\$130	N/A	N/A	\$1,171	0.59%
Fire Suppression (wet/dry)	Inspections	\$164	\$209	N/A	N/A	\$4,604	2.30%
Shed (aluminum, wood, other)	New Const.	\$0.16 per square foot; \$75 minimum	\$75	\$0.20	per square foot	\$383	0.19%
Fence	New Const.	\$25 per 300 linear feet	N/A	\$32	per 300 linear feet	\$6,189	3.10%
Standpipe	New Const.	\$109	\$628	N/A	N/A	\$628	0.31%
Special Events	Event	New	Handled on a case-by-case basis. Typically requires 3 personnel at \$30 per hr.; min. of 3 hrs.			\$12,403	6.21%
Crowd Management	Event	New					

Table C-2 (Continued)
Fire Department User Fees – Fees Not Actively Charged Revenue Summary

Description ⁽¹⁾	Type ⁽¹⁾	Current Fee ⁽¹⁾	Calculated Fee ⁽²⁾			Estimated Revenue ⁽³⁾	% of Total Estimated Revenue ⁽⁴⁾
			Fixed/Min.	Variable	Variable Unit		
Other Permit Fees							
Food Truck Vendor	Inspections	\$35 per 6 months	N/A	\$45	per 6 months	\$4,466	2.24%
Sparkler Sales Fee (per location)	Inspections	New	\$105	N/A	N/A	\$5,232	2.62%
Change of Building Use/Cccupancy (inspection required)	New Const.	\$82	\$164	\$0.013	per square foot	\$209	0.10%
Sign Permit Fees							
Monument Sign	New Const.	New	\$105	N/A	N/A	\$2,616	1.31%
Work Without a Permit	New Const.	Double permit fee or \$100; whichever is greater	\$128	Double permit fee	Fixed or minimum fee or double the permit fee; whichever is greater	\$2,922	1.46%
Total						\$199,749	

(1) Source: City of Clermont Fire Department

(2) Source: Table 12

(3) Estimated revenue based on the calculated fees shown in Table 12 and the permitting activity shown in Table 8

(4) Each permit category total revenue figure divided by the total estimated revenue



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, November 8, 2016		
Agenda Item Name		
Ordinance No. 2016-44 <i>Introduction</i> <i>Huber Self-Storage</i>		
Requested Action		
Recommend introduction of Ordinance 2016-44.		
Staff Report		
The applicant, The Huber Group, LLC, is requesting voluntary annexation of the subject property. The property is located west of US 27 and north of Caspian Lane. The City limits are across the US 27 right-of-way to the east. This is considered adjacent under Chapter 171 of the Florida Statutes for annexation. The property was previously used for citrus production and is currently vacant. The property is approximately 6.89 acres in size and is in the City's sewer service area. Water to the site will be provided by the private utility provider in this service area. The property is located within the ISBA and the JPA. The applicant wishes to receive services from the City in order to develop the property into a self-storage facility with a commercial out-parcel. This request is being heard concurrently with requests for a small-scale comprehensive plan amendment, rezoning, variance, and a conditional use permit to allow for the self-storage and the commercial out-parcel. The related request for a comprehensive plan amendment would change the future land use from Lake County's Urban Low to the City's Industrial designation. The rezoning request is to change the zoning from Urban Estate (currently Planned Commercial District in Lake County) to the City's C-2 General Commercial zoning classification. The City is able to provide services and the property is adjacent to the City limits. Therefore, 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)		
1. Ordinance	ANN ORD 2016-44.doc	
2. Annexation Map	Huber Annex Map.pdf	
3. Application	ANN application.pdf	
4. Legal ad	ANN Huber legal ad.docx	

CITY OF CLERMONT
ORDINANCE No. 2016-44

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

WHEREAS, the City Council of the City of Clermont, Lake County, Florida has received a Petition for Annexation of a parcel of land contiguous to the present corporate limits under Section 171.044, Florida Statutes; and

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

WHEREAS, the City Council has determined that the area sought to be annexed is contiguous to the City and is in need of the services which the City can offer and the City has determined that such area sought to be annexed will be substantially 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, Lake County, Florida, does hereby annex to and make part of its corporate boundaries; the following described property contiguous to the present City boundary, to-wit:

Legal Description

That part of Tract 61 lying westerly of Highway 27, Section 32, Township 22 South, Range 26, East, Lake Highlands Company, according to the plat thereof recorded in Plat Book 3, Page 24, Public Records of Lake County, Florida, less right of way for road. Alternate key 1648441.

Containing 6.89 Acres +/-

SECTION 2.

That the aforescribed property shall be and hereby is made part and parcel of the City of Clermont, Lake County, Florida, and that said property shall be subject to all of the laws, ordinances, and provisions pertaining to the City of Clermont.

CITY OF CLERMONT
ORDINANCE No. 2016-44

SECTION 3.

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

SECTION 4.

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

SECTION 5.

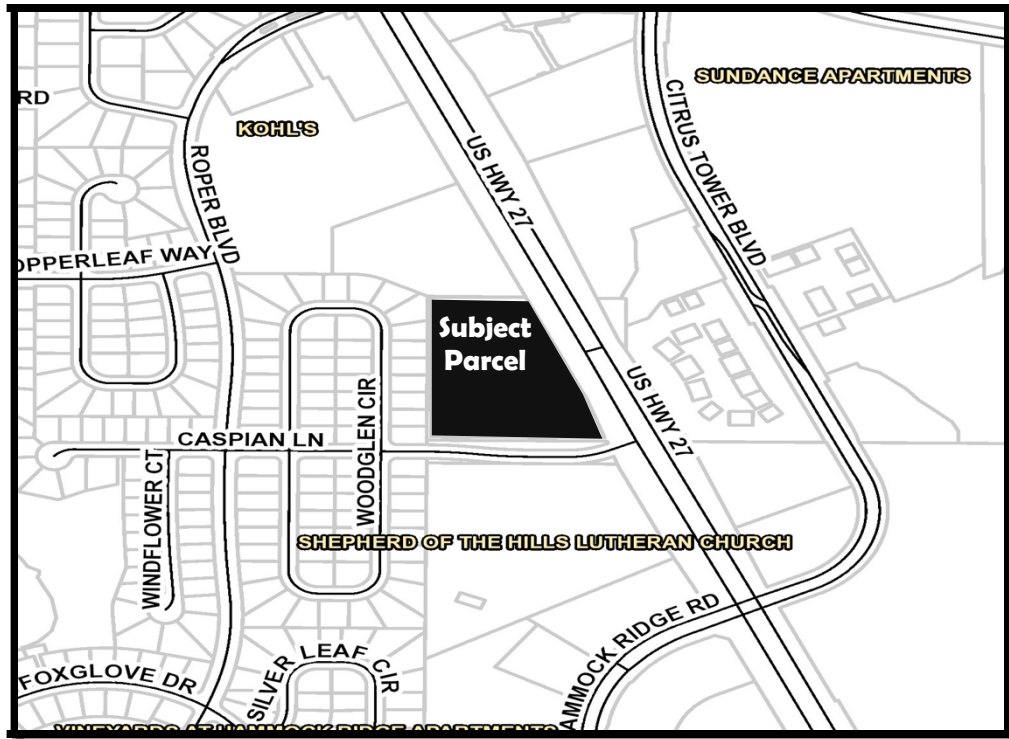
This Ordinance shall be recorded in the Public Records of Lake County, Florida.

SECTION 6.

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

CITY OF CLERMONT
ORDINANCE No. 2016-44

Location map:



CITY OF CLERMONT
ORDINANCE No. 2016-44

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 13th day of December, 2016.

CITY OF CLERMONT

Gail L. Ash, Mayor

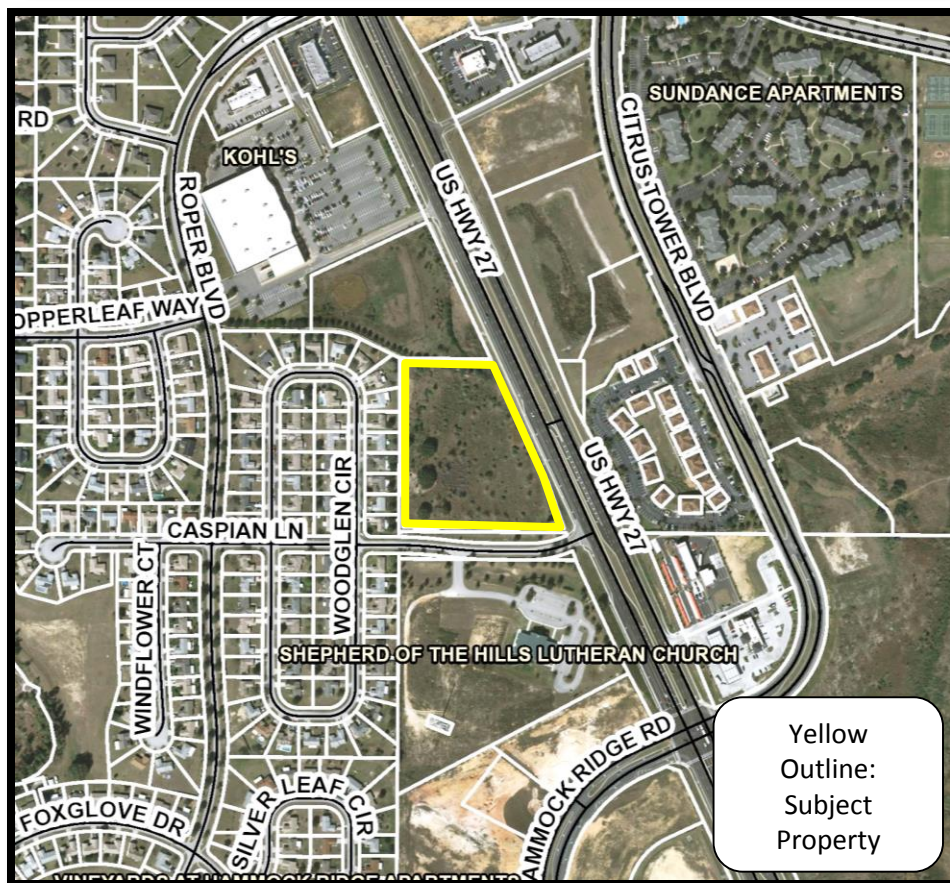
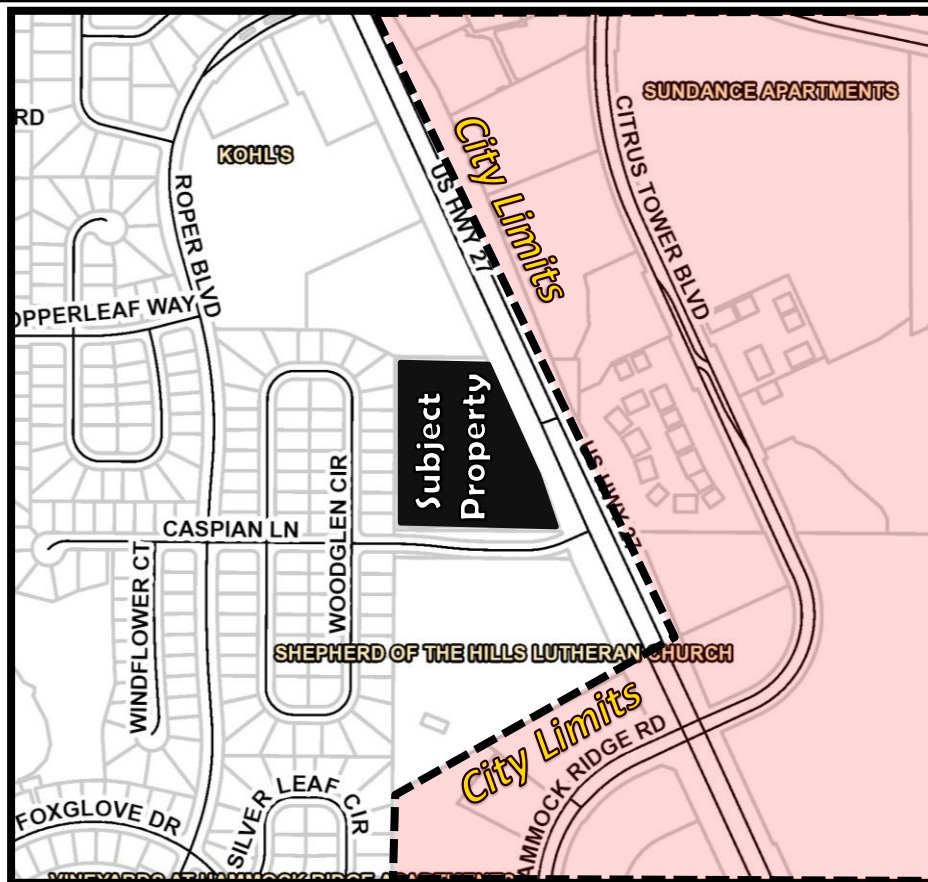
ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

Exhibit - Location Map - Huber Self Storage





APPLICATION & PETITION

DATE: Sep 23, 2016

FEE: \$50.⁰⁰

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

PROJECT NAME (if applicable): Huber Self Storage

APPLICANT: The Huber Group, LLC c/o James Fox

Address: P.O. Box 730

City: Windermere State: FL Zip: 34786

Phone: 407.909.0600 Fax: 407.909.9336

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

OWNER: Seidle Clermont Groves, LLC c/o Tracy Seidle

Address: 3450 Stallion Lane / P.O. Box 267370

City: Weston State: FL Zip: 33326-7370

Phone: ??? Fax: ???

AGENT NAME (Affidavit required): Mike Hale, P.E. (Engineer)

Address: 80 Spring Vista Drive

City: DeBary State: FL Zip: 32713

Phone: 386.753.0558 Fax: 386.753.0778

E-Mail: mhale@teds-fl.com

Property address and/or general location: Northwest corner of US Hwy 27 and Caspian Lane (address not yet issued), Lake County Tax Parcel 09-22-26-1400-061-00000 and directly across US 27, Parcel No. 09-22-26-140506100001

Area of property: 7.155 +/- acres, and/or +/- sq. ft.

The property is PRESENTLY used for: Vacant (undeveloped)

The property is PROPOSED to be used for: Future development, currently anticipated to include a self storage facility and commercial outparcel for west parcel.



Existing Lake County Land Use* : Urban Low Density

Existing Lake County Zoning* : Planned Commercial District (CP)

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

Number of existing structures on the property and their present use: N/A (vacant)

State the reason or basis for this request: To support future development, currently anticipated to include a self storage facility and commercial outparcel for west parcel.

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

Section 32, Township 22 S, Range 26 E

Tract 61, Section 32, Township 22 South, Range 26 East, according to the Map showing property of Lake Highlands Company, recorded in Plat Book 3, page 24, Public Records of Lake County, FL, LESS right of way for State Highway.

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



OWNER / AGENT AFFIDAVIT (ANNEXATION)

Date: Sep 23, 2016

Before me, the undersigned authority personally appeared Tracy Seidle, Manager, Seidle Clermont Groves, LLC (owner(s) name), who being by me duly sworn on oath, deposes and says:

1. That said authority is the fee-simple owner of the property legally described in this application.
2. That said authority desires an ANNEXATION to allow: future development, currently anticipated to include a self storage facility and commercial outparcel
3. That said authority (owner) has appointed (agent's name) The Huber Group, LLC to act in its behalf to accomplish the above, and before me the undersigned authorized agent personally appeared and being by me duly sworn on oath, deposes and says:

A. That he/she affirms and certifies that he/she understands and will comply with all Ordinances, Regulations, and Provisions of the City of Clermont, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his/her knowledge and belief, and further, that this application and attachments shall become part of the Official Records of the City of Clermont, Florida, and are not returnable.

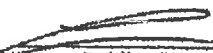
B. That the Submittal requirements for the application have been completed and attached hereto as part of that application.

X 
Owner (signature)

X 
Agent's (signature)

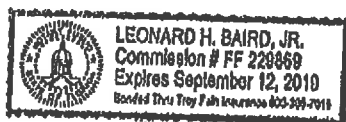
Sworn to and subscribed before
me this 27th day of September,
20 16.

Sworn to and subscribed before
me this 27th day of September,
20 16.


Notary Public, State of FL
My commission expires:

Notary Public, State of FL
My commission expires:

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





Existing Lake County Land Use* : Urban Low Density

Existing Lake County Zoning* : Planned Commercial District (CP)

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

Number of existing structures on the property and their present use: N/A (vacant)

State the reason or basis for this request: To support future development, currently anticipated to include a self storage facility and commercial outparcel

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

Section 32, Township 22 S, Range 26 E

Tract 61, Section 32, Township 22 South, Range 26 East, according to the Map showing property of Lake Highlands Company, recorded in Plat Book 3, page 24, Public Records of Lake County, FL, LESS right of way for State Highway.

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



**PETITION OF LANDOWNER(S) FOR ANNEXATION
OF CERTAIN PROPERTY TO THE CITY OF CLERMONT**

WE, the undersigned landowner(s) pursuant to the provisions of Chapter 59-1497 (Senate Bill No. 912), Laws of Florida, Regular Session 1959, entitled

AN ACT TO AMEND CHAPTER 9820, LAWS OF FLORIDA, SPECIAL ACT OF 1923, AS AMENDED, BEING THE CHARTER OF THE CITY OF CLERMONT, FLORIDA, TO PROVIDE ENABLING LEGISLATION FOR THE FUTURE ANNEXATION OF CONTIGUOUS TERRITORY BY PETITION AND CONSENT OF THE LANDOWNER(S) IN THE AREA SOUGHT TO BE ANNEXED: PROVIDING THAT SAID PROVISIONS SHALL BE CUMULATIVE: PROVIDING THAT THE PROPERTY ANNEXED SHALL BE LIABLE FOR ITS PROPORTIONATE SHARE OF THE EXISTING AND FUTURE INDEBTEDNESS OF SAID CITY, AND PROVIDING THAT SUCH ANNEXED TERRITORY SHALL BE SUBJECT TO ALL LAWS AND ORDINANCES OF SAID CITY AS IF ALL OF SUCH TERRITORY HAD BEEN A PART OF THE CITY OF CLERMONT AT THE TIME OF THE PASSAGE AND APPROVAL OF SAID LAWS AND ORDINANCES, AND FIXING EFFECTIVE DATE,

hereby petition that the hereinafter described real estate be annexed to, and become a part of the city limits of the City of Clermont, a municipal corporation in Lake County, Florida, created and existing pursuant to Chapter 9820, Laws of Florida, Special Acts of 1923, and amendatory and supplementary acts thereto, and we, jointly and severally, consent to such annexation of such area to said City of Clermont and upon annexation sought by this petition, all of the property, real and personal, within such area, and the inhabitants thereof, shall be subject to the government, jurisdiction, powers, franchises, duties and privileges of said City of Clermont, Florida and the said property shall be liable, proportionally, for all the present outstanding and existing, as well as future, indebtedness of the said City of Clermont; that all of the ordinances of the City of Clermont and all laws heretofore passed by the Legislature of the State of Florida, relating to and which now or hereafter constitute its Charter shall apply to have the same force and effect in such territory as may be annexed under the provisions hereof as if all of such territory had been part of the City of Clermont at the time of the passage and approval of said laws and ordinances.

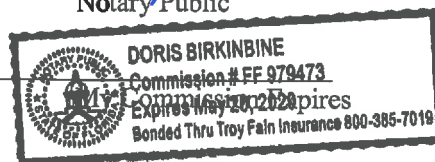
IN WITNESS WHEREOF, we, the undersigned landowners, as petitioners, have hereunto set our hands and seals as of the 26th day of September, 2016.

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

Donald M. H.
Landowner (Petitioner)

9/26/16
Date

Doris Birkinbine
Notary Public



PROPERTY RECORD CARD

West

General Information

Owner Name:	SEIDLE CLERMONT GROVES LLC	Alternate Key:	1648441
Mailing Address:	C/O TRACY SEIDLE PO BOX 267370 WESTON, FL 33326-7370 Update Mailing Address	Parcel Number:	09-22-26- 140006100000
		Millage Group and City:	0003 (UNINCORPORATED)
		Total Certified Millage Rate:	15.4121
		Trash/Recycling/Water/Info:	My Public Services Map

Property Location:	Update Property Location	Property Name:	-- Submit Property Name
		School Locator:	School and Bus Map
Property Description:	LAKE HIGHLANDS 32-22-26 TRACT 61 LYING W'LY OF HWY 27 PB 3 PG 24 ORB 4086 PG 388		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT COMMERCIAL (1000)	0	0		6.89	AC	\$0.00	\$620,100.00

Miscellaneous Improvements

There is no improvement information to display.

Sales History

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
618 / 1330	10/29/1976	Warranty Deed	Qualified	Vacant	\$40,000.00
3994 / 2155	3/10/2010	Quit Claim Deed	Multi-Parcel	Vacant	\$0.00
4086 / 388	9/30/2011	Quit Claim Deed	Multi-Parcel	Vacant	\$100.00

[Click here to search for mortgages, liens, and other legal documents.](#)

Values and Estimated Ad Valorem Taxes

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$620,100	\$606,320	\$606,320	5.11800	\$3,103.15

PROPERTY RECORD CARD

General Information

Owner Name:	SEIDLE CLERMONT GROVES LLC	Alternate Key:	3875507
Mailing Address:	C/O TRACY SEIDLE PO BOX 267370 WESTON, FL 33326-7370 Update Mailing Address	Parcel Number:	09-22-26-140506100001
		Millage Group and City:	000C (CLERMONT)
		Total Certified Millage Rate:	18.6521
		Trash/Recycling/Water/Info:	My Public Services Map
Property Location:	CLERMONT FL 34711 Update Property Location	Property Name:	-- Submit Property Name
		School Locator:	School and Bus Map
Property Description:	CLERMONT, LAKE HIGHLANDS 32-22-26 THAT PART OF TRACT 61 LYING E'LY OF HWY 27 PB 3 PG 24 ORB 4086 PG 388		

east

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT COMMERCIAL (1000)	0	0		0.27	AC	\$0.00	\$270.00

Miscellaneous Improvements

There is no improvement information to display.

Sales History

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
3994 / 2155	3/10/2010	Quit Claim Deed Multi-Parcel		Vacant	\$0.00
4086 / 388	9/30/2011	Quit Claim Deed Multi-Parcel		Vacant	\$100.00

[Click here to search for mortgages, liens, and other legal documents.](#)

Values and Estimated Ad Valorem Taxes

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$270	\$270	\$270	5.11800	\$1.38
LAKE COUNTY MSTU AMBULANCE	\$270	\$270	\$270	0.46290	\$0.12
SCHOOL BOARD STATE	\$270	\$270	\$270	4.62700	\$1.25
SCHOOL BOARD LOCAL	\$270	\$270	\$270	2.24800	\$0.61

LEGAL DESCRIPTION

PARCEL ONE

That part of Tract 61 lying westerly of Highway 27, Section 32, Township 22 South, Range 26 East, Lake Highlands Company, according to the plat thereof as recorded in Plat Book 3, Page 24, of the public records of Lake County, Florida, less right of way for road.

PARCEL TWO

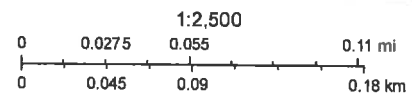
That part of Tract 61 lying easterly of Highway 27, Section 32, Township 22 South, Range 26 East, Lake Highlands Company, according to the plat thereof as recorded in Plat Book 3, Page 24, of the public records of Lake County, Florida, less right of way for road.

Parcel 092226140006100000



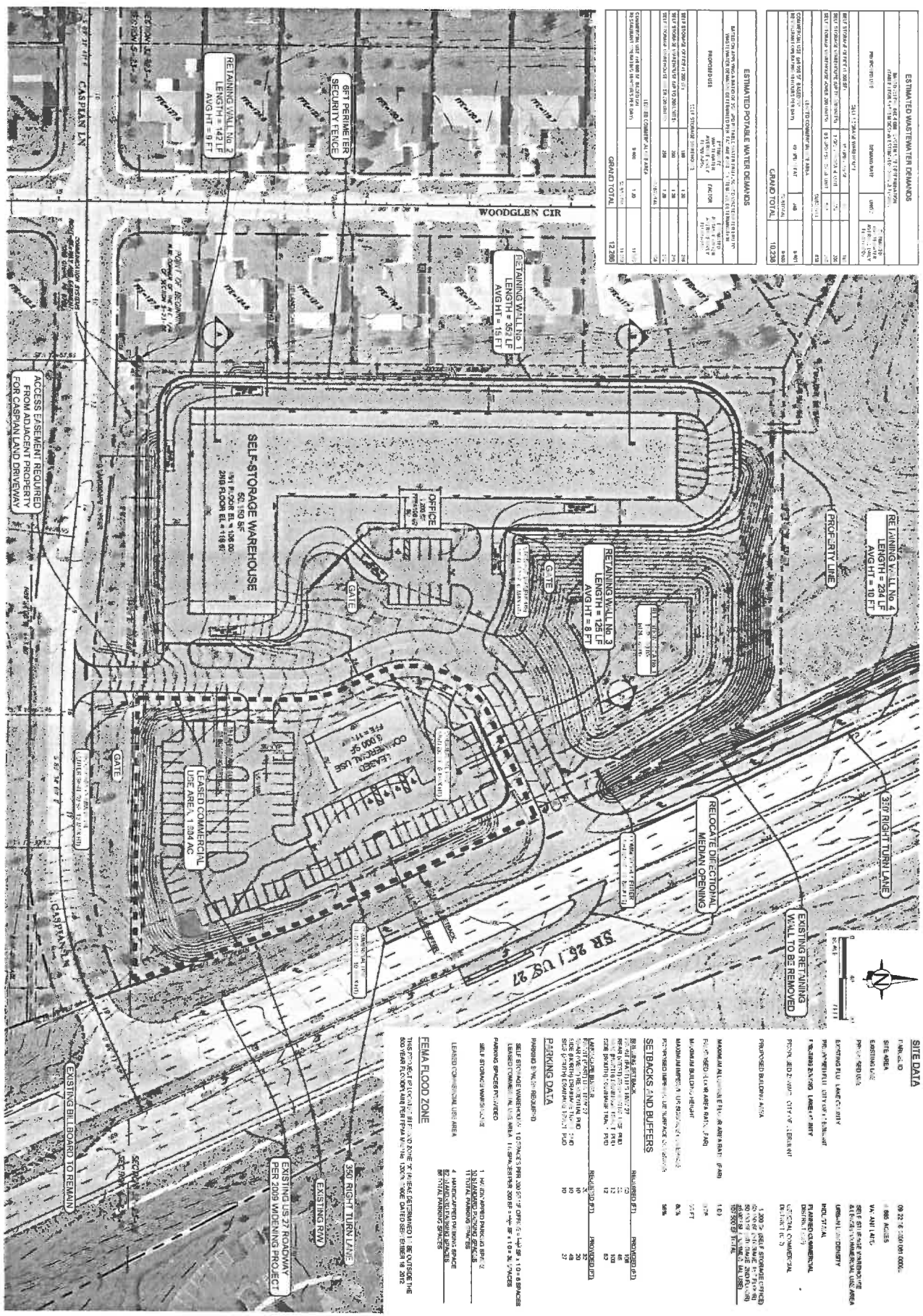
August 15, 2016

- Override 1
- County Boundary
- Street Names
- Local Streets
- Address Locations
- Property Name
- Tax Parcels Alternate Key
- Tax Parcels
- Surrounding Counties



	Override 1
	Override 1
	Tax Parcels Alternate Key
	Tax Parcels
	Surrounding Counties

Lake County Board of County Commissioners



ESTIMATED WASTEWATER DEMANDS			
WATER USE (GPD)	WATER USE (MGD)	WATER USE (MGD)	WATER USE (MGD)
1.00	0.00	0.00	0.00
2.00	0.00	0.00	0.00
3.00	0.00	0.00	0.00
4.00	0.00	0.00	0.00
5.00	0.00	0.00	0.00
6.00	0.00	0.00	0.00
7.00	0.00	0.00	0.00
8.00	0.00	0.00	0.00
9.00	0.00	0.00	0.00
10.00	0.00	0.00	0.00
11.00	0.00	0.00	0.00
12.00	0.00	0.00	0.00
13.00	0.00	0.00	0.00
14.00	0.00	0.00	0.00
15.00	0.00	0.00	0.00
16.00	0.00	0.00	0.00
17.00	0.00	0.00	0.00
18.00	0.00	0.00	0.00
19.00	0.00	0.00	0.00
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22.00	0.00	0.00	0.00
23.00	0.00	0.00	0.00
24.00	0.00	0.00	0.00
25.00	0.00	0.00	0.00
26.00	0.00	0.00	0.00
27.00	0.00	0.00	0.00
28.00	0.00	0.00	0.00
29.00	0.00	0.00	0.00
30.00	0.00	0.00	0.00
31.00	0.00	0.00	0.00
32.00	0.00	0.00	0.00
33.00	0.00	0.00	0.00
34.00	0.00	0.00	0.00
35.00	0.00	0.00	0.00
36.00	0.00	0.00	0.00
37.00	0.00	0.00	0.00
38.00	0.00	0.00	0.00
39.00	0.00	0.00	0.00
40.00	0.00	0.00	0.00
41.00	0.00	0.00	0.00
42.00	0.00	0.00	0.00
43.00	0.00	0.00	0.00
44.00	0.00	0.00	0.00
45.00	0.00	0.00	0.00
46.00	0.00	0.00	0.00
47.00	0.00	0.00	0.00
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49.00	0.00	0.00	0.00
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55.00	0.00	0.00	0.00
56.00	0.00	0.00	0.00
57.00	0.00	0.00	0.00
58.00	0.00	0.00	0.00
59.00	0.00	0.00	0.00
60.00	0.00	0.00	0.00
61.00	0.00	0.00	0.00
62.00	0.00	0.00	0.00
63.00	0.00	0.00	0.00
64.00	0.00	0.00	0.00
65.00	0.00	0.00	0.00
66.00	0.00	0.00	0.00
67.00	0.00	0.00	0.00
68.00	0.00	0.00	0.00
69.00	0.00	0.00	0.00
70.00	0.00	0.00	0.00
71.00	0.00	0.00	0.00
72.00	0.00	0.00	0.00
73.00	0.00	0.00	0.00
74.00	0.00	0.00	0.00
75.00	0.00	0.00	0.00
76.00	0.00	0.00	0.00
77.00	0.00	0.00	0.00
78.00	0.00	0.00	0.00
79.00	0.00	0.00	0.00
80.00	0.00	0.00	0.00
81.00	0.00	0.00	0.00
82.00	0.00	0.00	0.00
83.00	0.00	0.00	0.00
84.00	0.00	0.00	0.00
85.00	0.00	0.00	0.00
86.00	0.00	0.00	0.00
87.00	0.00	0.00	0.00
88.00	0.00	0.00	0.00
89.00	0.00	0.00	0.00
90.00	0.00	0.00	0.00
91.00	0.00	0.00	0.00
92.00	0.00	0.00	0.00
93.00	0.00	0.00	0.00
94.00	0.00	0.00	0.00
95.00	0.00	0.00	0.00
96.00	0.00	0.00	0.00
97.00	0.00	0.00	0.00
98.00	0.00	0.00	0.00
99.00	0.00	0.00	0.00
100.00	0.00	0.00	0.00

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, December 13, 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. 2016-44

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:

Vacant property on the west side of Highway 27, north of Caspian Lane
Alternate Key 1648441

LEGAL DESCRIPTION

That part of Tract 61 lying westerly of HWY 27, Section 32, Township 22 South, Range 26, East, Lake Highlands Company, according to the plat thereof recorded in Plat Book 3, Page 24, Public Records of Lake County, Florida, less right of way for road.

Containing 6.89 Acres +/-

See Map Below

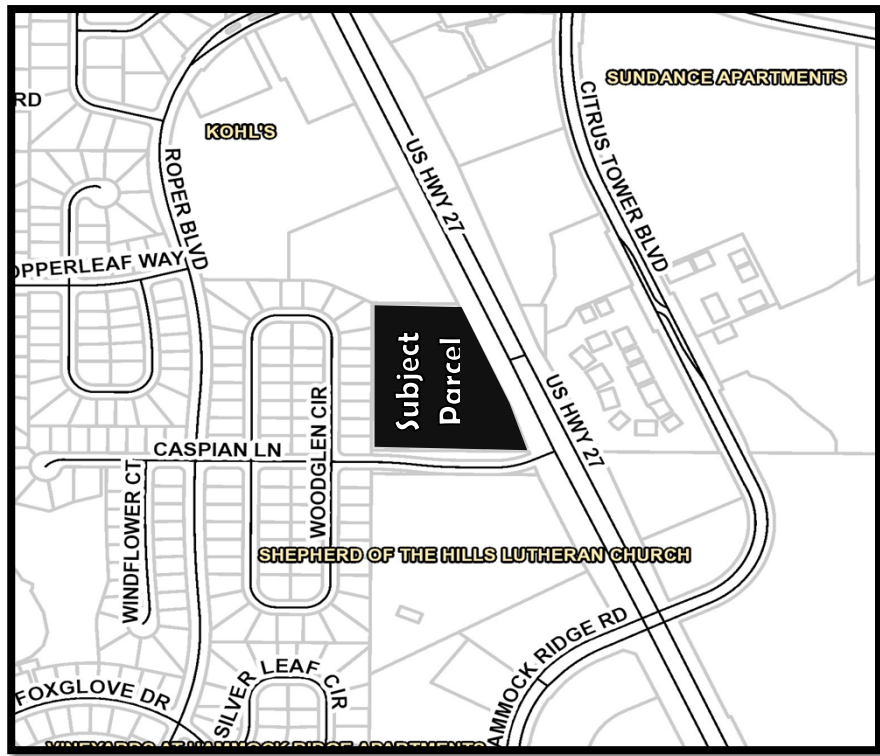
This ordinance is available for public inspection in the office of the City Clerk, 685 W. Montrose Street, Monday through Friday between the hours of 8:00 A.M. and 5:00 P.M.

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
November 22 & 29, 2016

Location Map:





CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, November 8, 2016		
Agenda Item Name		
Ordinance No. 2016-45 <i>Introduction</i> <i>Huber Self-Storage</i>		
Requested Action		
Recommend introduction of Ordinance 2016-45.		
Staff Report		
The applicant, The Huber Group, LLC, is requesting a small-scale comprehensive plan amendment for the subject property. The property is approximately 6.89 +/- acres in size. This request is being heard concurrently with requests for annexation, rezoning, variance, and a conditional use permit. The applicant wishes to develop the property and have City services available. The small-scale comprehensive plan amendment would change the future land use from Lake County's Urban Low to the City's Industrial designation. The applicant and staff initially considered the Commercial future land use designation for the parcel, since the end use of the site would be a self-storage facility and a commercial out-parcel. The proposed floor area ratio (FAR) for the project is 0.36. However, due to the FAR cap of 0.25 for Commercial future land use, this choice would have been inconsistent with the comprehensive plan for Commercial. Therefore, the Industrial future land use was requested since it allows for up to a 1.0 FAR. While the Industrial future land use category does permit more intense land uses, the property will have a conditional use permit limiting the uses and intensity along with C-2 General Commercial uses. The Industrial future land use has been previously used for self-storage facilities, and it also allows commercial uses. Staff recommends approval of the small-scale comprehensive plan amendment to change the future land use from Lake County Urban Low 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. 2016-45.doc
2.	Maps	Huber Maps.pdf
3.	Site Plan	HUBER CONCEPTUAL SITE PLAN.pdf
4.	Application	CPA appliation.pdf
5.	Legal ad	CPA Huber legal ad.docx

CITY OF CLERMONT
ORDINANCE No. 2016-45

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

That part of Tract 61 lying westerly of Highway 27, Section 32, Township 22 South, Range 26, East, Lake Highlands Company, according to the plat thereof recorded in Plat Book 3, Page 24, Public Records of Lake County, Florida, less right of way for road.

Containing 6.89 Acres +/-

Alternate Key 1648441

CITY OF CLERMONT
ORDINANCE No. 2016-45

CHANGE IN FUTURE LAND USE CLASSIFICATION

FROM LAKE COUNTY URBAN LOW
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.

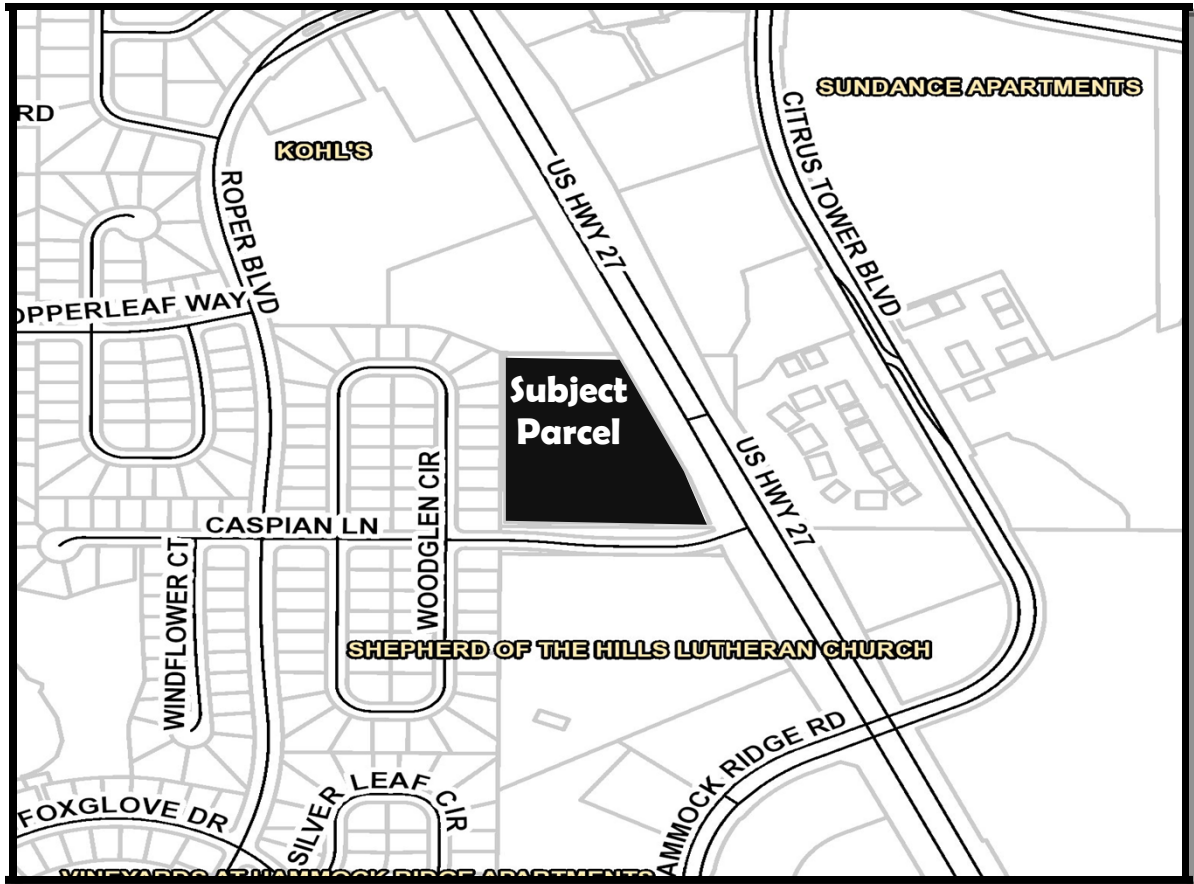
All ordinances or parts of ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

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. 2016-45

Location map:



CITY OF CLERMONT
ORDINANCE No. 2016-45

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida, this 13th day of December, 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 - Huber Self Storage

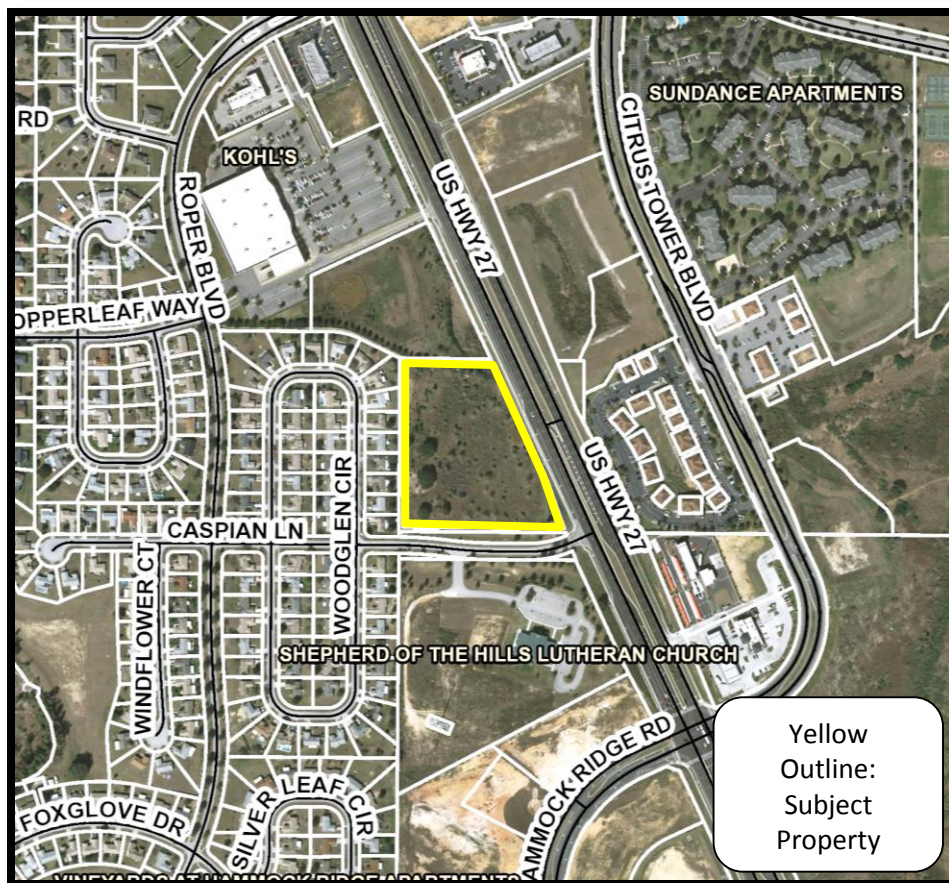
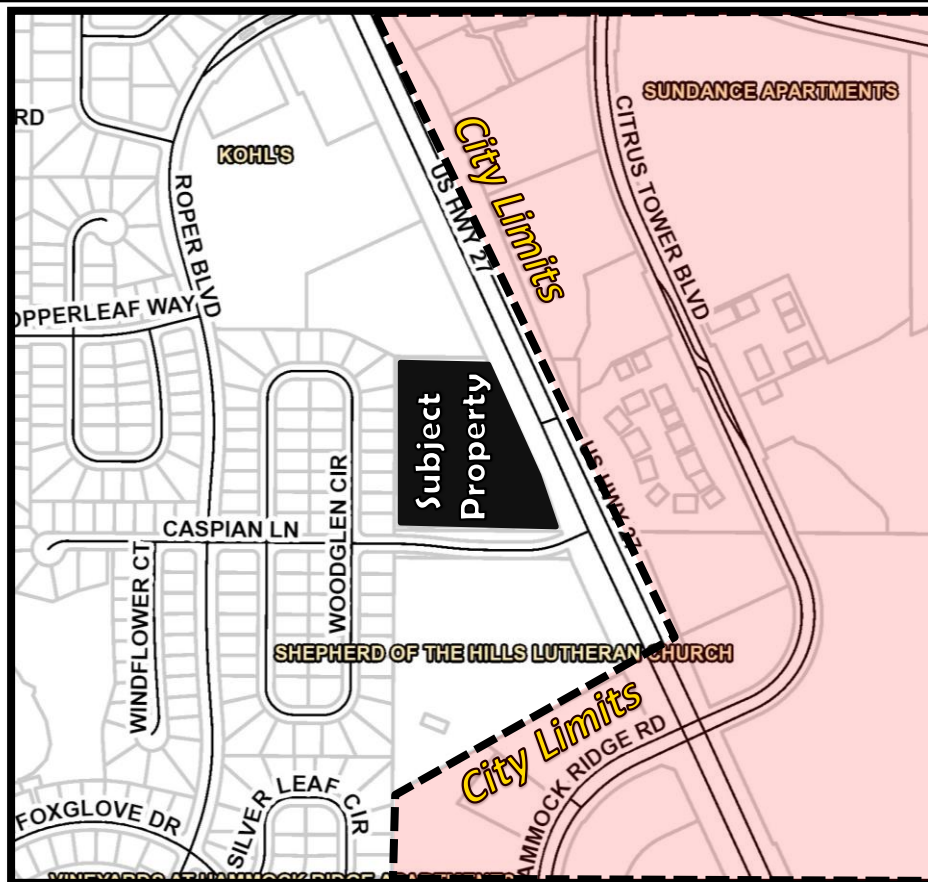


Exhibit – Future Land Use Map - Huber Self Storage

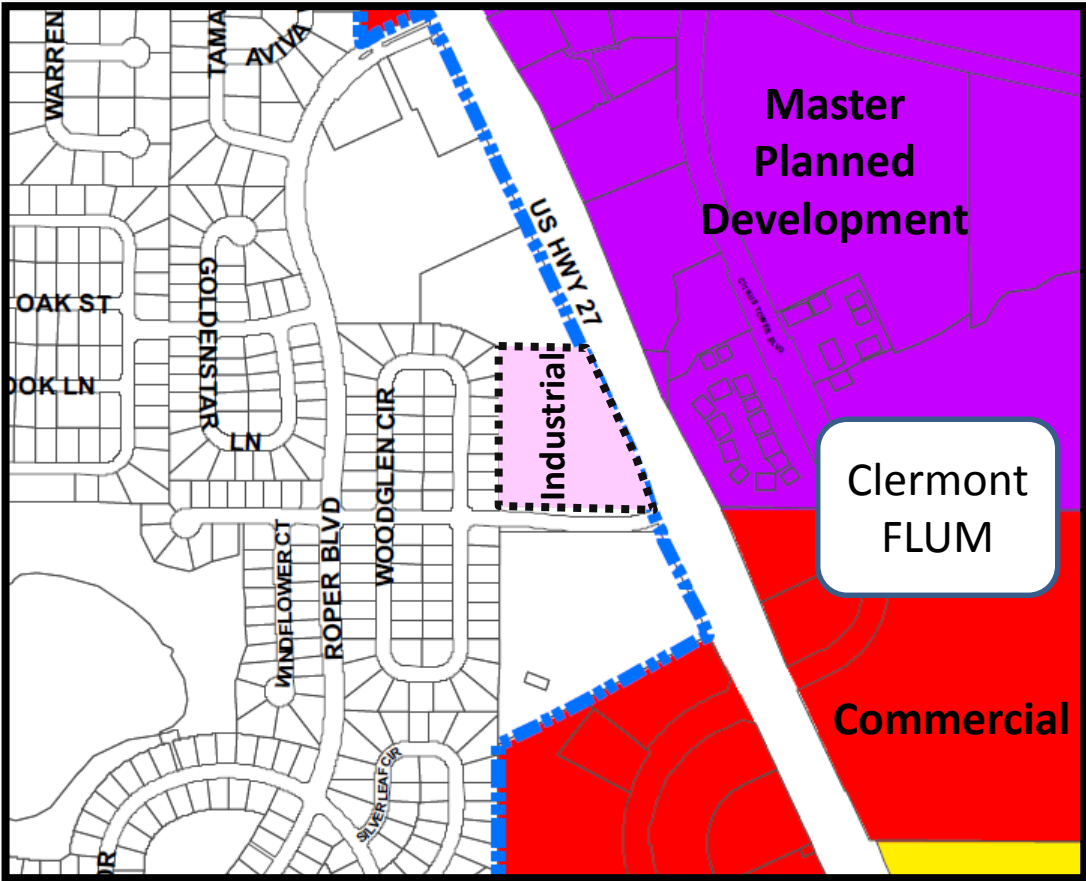
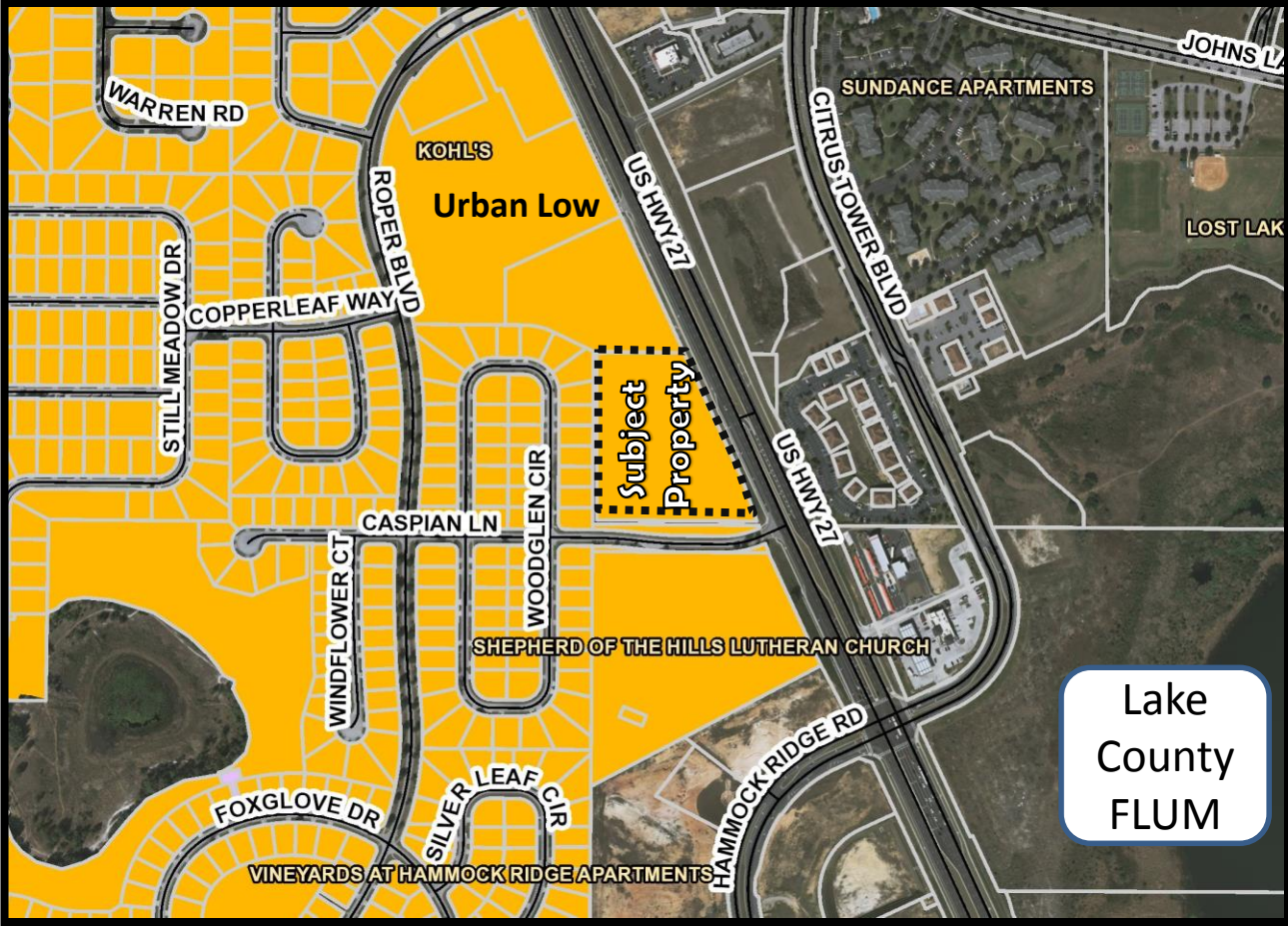
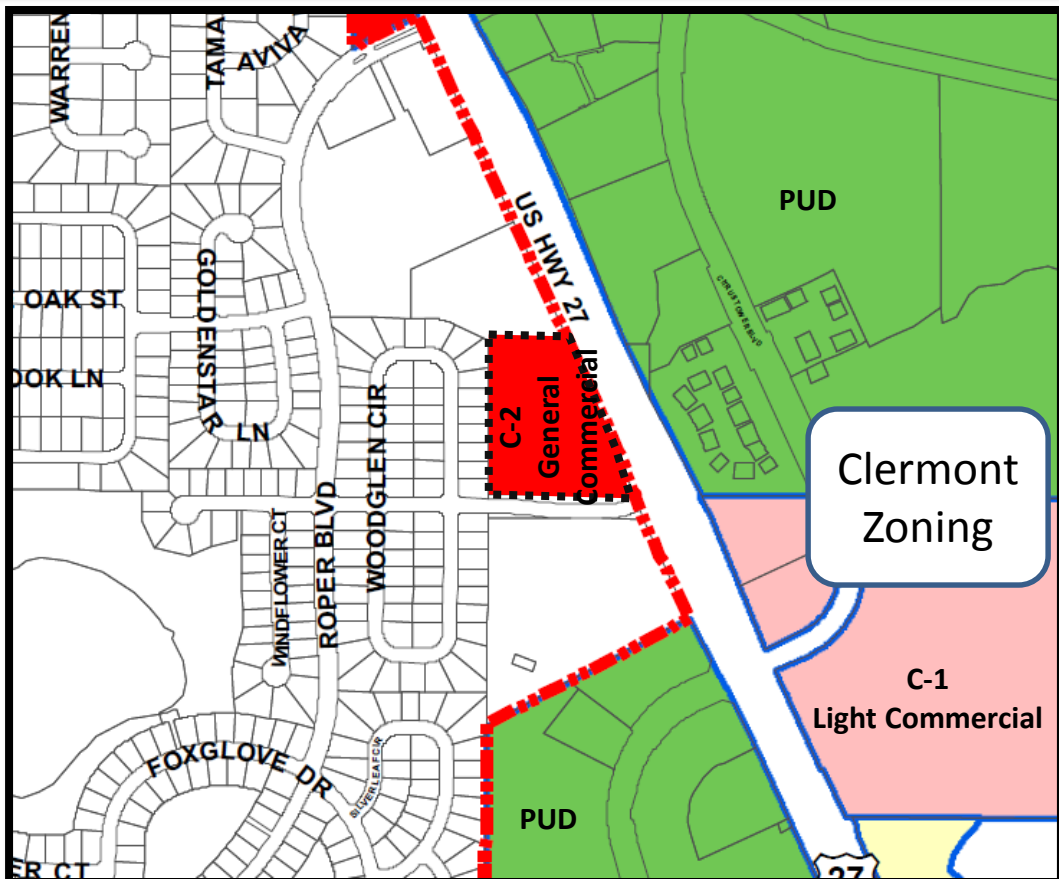
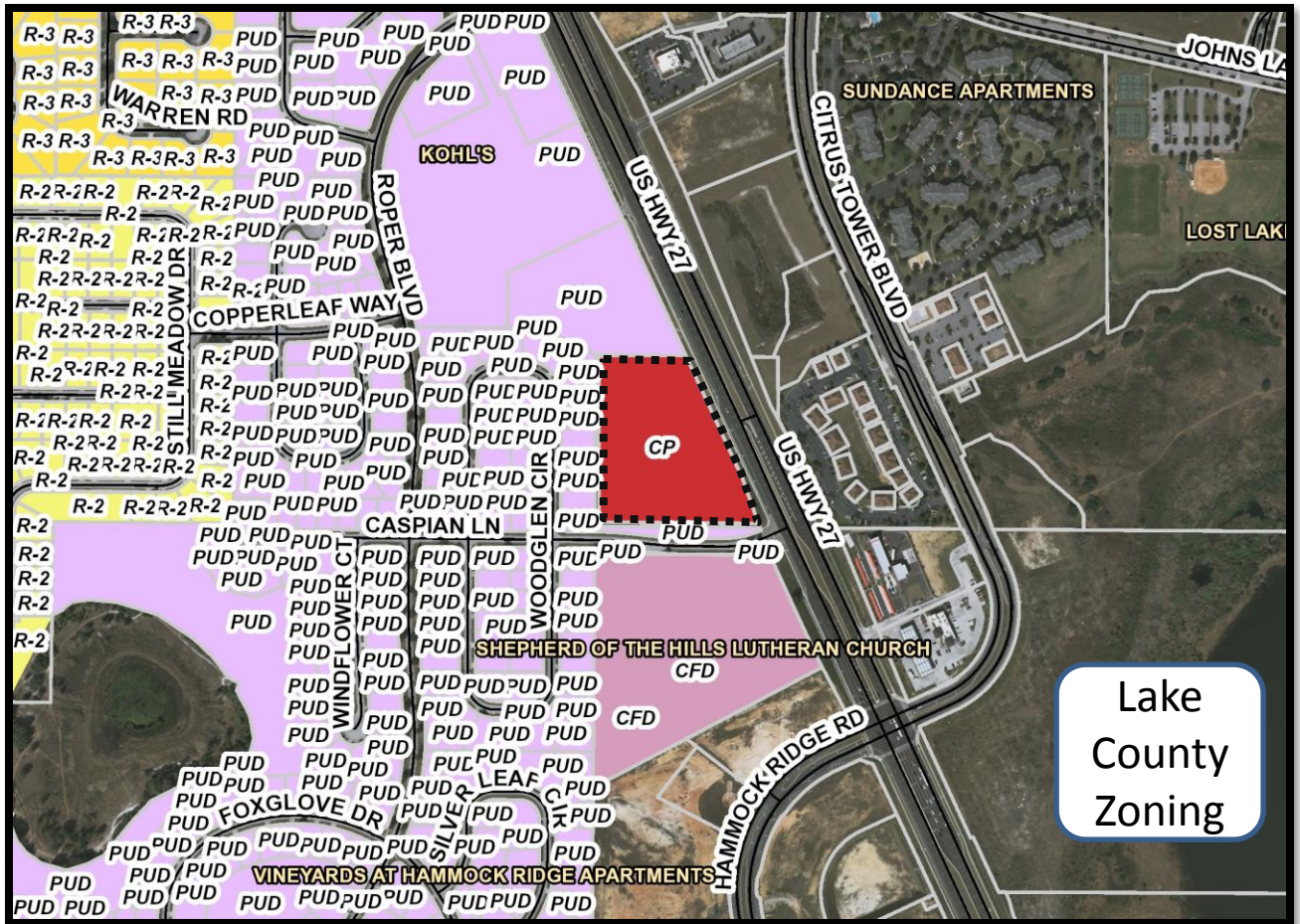
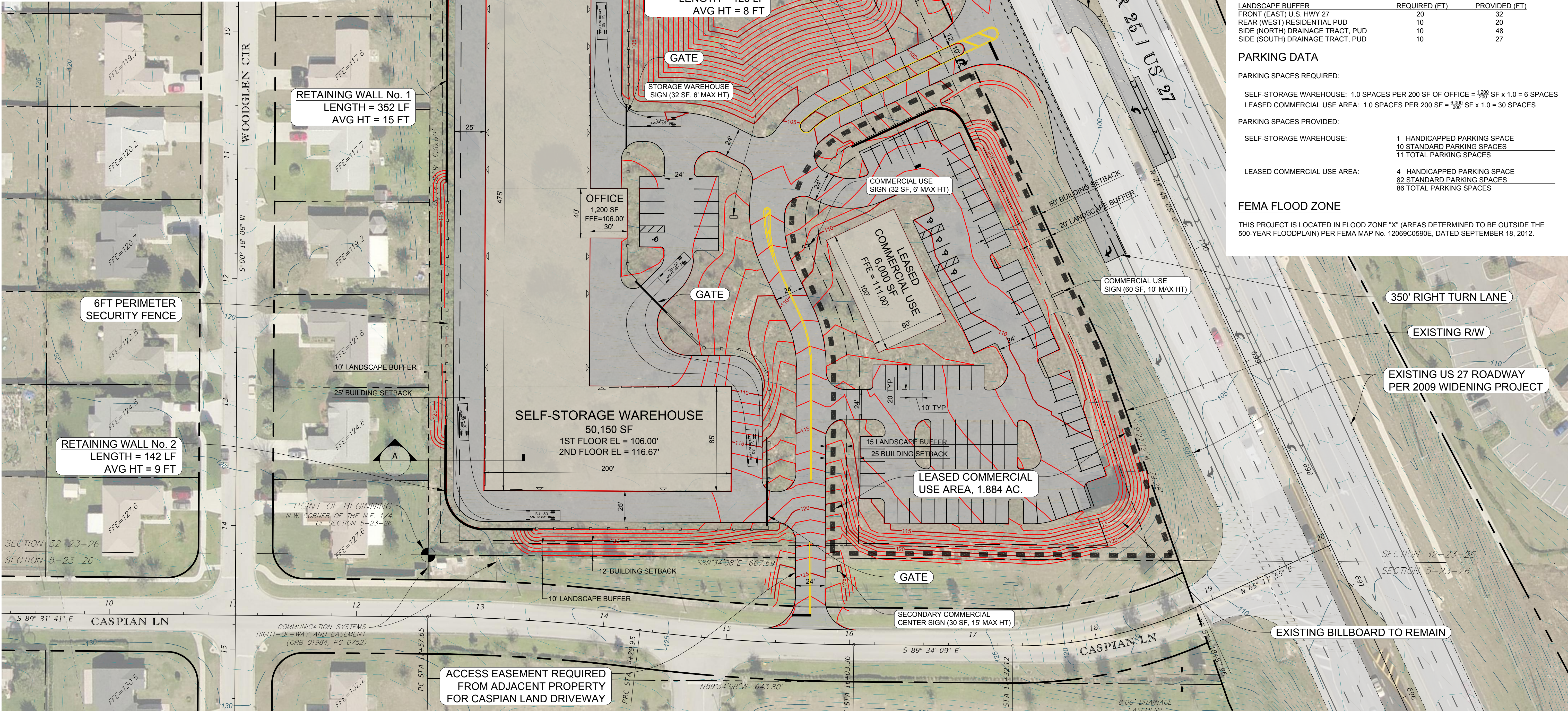


Exhibit – Zoning Map - Huber Self Storage



ESTIMATED WASTEWATER DEMANDS				
BASED ON FAC 64E-6.008 - SYSTEM SIZE DETERMINATION (TABLE 1 FOR SYSTEM DESIGN ESTIMATED SEWAGE FLOWS)				
PROPOSED USE	DEMAND RATE	UNITS	ESTIMATED WASTEWATER AVERAGE DAILY FLOW (GPD)	
SELF-STORAGE WAREHOUSE				
SELF-STORAGE OFFICE (1,200 SF)	15 GPD / 100 SF	12		180
SELF-STORAGE WAREHOUSE (UP TO 200 UNITS)	1 GPD / STORAGE UNIT	200		200
SELF-STORAGE WAREHOUSE (OVER 200 UNITS)	0.5 GPD / STORAGE UNIT	516		258
		SUBTOTAL		638
LEASED COMMERCIAL USE AREA				
COMMERCIAL USE, (±6,000 SF, BASED ON RESTAURANT OPERATING 16 HOURS PER DAY)	40 GPD / SEAT	240		9,600
		SUBTOTAL		9,600
		GRAND TOTAL		10,238

ESTIMATED POTABLE WATER DEMANDS				
BASED ON APPLYING A RATIO OF 300 GPD POTABLE WATER ERU / 250 GPD WASTEWATER ERU TO WASTEWATER DEMANDS DETERMINED PER FAC 64E-6.008 - SYSTEM SIZE DETERMINATION				
PROPOSED USE	ESTIMATED WASTEWATER AVERAGE DAILY FLOW (GPD)	FACTOR	ESTIMATED POTABLE WATER AVERAGE DAILY FLOW (GPD)	
SELF-STORAGE WAREHOUSE				
SELF-STORAGE OFFICE (1,200 SF)	180	1.20		216
SELF-STORAGE WAREHOUSE (UP TO 200 UNITS)	200	1.20		240
SELF-STORAGE WAREHOUSE (OVER 200 UNITS)	258	1.20		310
		SUBTOTAL		766
LEASED COMMERCIAL USE AREA				
COMMERCIAL USE, (±6,000 SF, BASED ON RESTAURANT OPERATING 16 HOURS PER DAY)	9,600	1.20		11,520
		SUBTOTAL		11,520
		GRAND TOTAL		12,286



SITE DATA

PARCEL ID:	09-22-26-1400-061-00000
SITE AREA:	6.885 ACRES
EXISTING USE:	VACANT LAND
PROPOSED USE:	SELF-STORAGE WAREHOUSE & LEASED COMMERCIAL USE AREA
EXISTING FLU - LAKE COUNTY:	URBAN LOW DENSITY
PROPOSED FLU - CITY OF CLERMONT:	INDUSTRIAL
EXISTING ZONING - LAKE COUNTY:	PLANNED COMMERCIAL DISTRICT (CP)
PROPOSED ZONING - CITY OF CLERMONT:	GENERAL COMMERCIAL DISTRICT (C-2)

PROPOSED BUILDING AREA:	1,200 SF (SELF-STORAGE OFFICE) 50,150 SF (STORAGE, 1ST FLOOR) 50,150 SF (STORAGE, 2ND FLOOR) ±6,000 SF (COMMERCIAL USE) 107,500 SF TOTAL
-------------------------	--

MAXIMUM ALLOWABLE FLOOR AREA RATIO (FAR):	1.00
PROPOSED FLOOR AREA RATIO (FAR):	0.36
MAXIMUM BUILDING HEIGHT:	55 FT
MAXIMUM IMPERVIOUS SURFACE COVERAGE:	80%
PROPOSED IMPERVIOUS SURFACE COVERAGE:	58%

SETBACKS AND BUFFERS

BUILDING SETBACK	REQUIRED (FT)	PROVIDED (FT)
FRONT (EAST) U.S. HWY 27	50	106
REAR (WEST) RESIDENTIAL USE, PUD	25	45
SIDE (NORTH) DRAINAGE TRACT, PUD	12	103
SIDE (SOUTH) DRAINAGE TRACT, PUD	12	52

LANDSCAPE BUFFER	REQUIRED (FT)	PROVIDED (FT)
FRONT (EAST) U.S. HWY 27	20	32
REAR (WEST) RESIDENTIAL PUD	10	20
SIDE (NORTH) DRAINAGE TRACT, PUD	10	48
SIDE (SOUTH) DRAINAGE TRACT, PUD	10	27

PARKING DATA

PARKING SPACES REQUIRED:	
SELF-STORAGE WAREHOUSE: 1.0 SPACES PER 200 SF OF OFFICE = $\frac{1,200}{200}$ SF x 1.0 = 6 SPACES	
LEASED COMMERCIAL USE AREA: 1.0 SPACES PER 200 SF = $\frac{5,000}{200}$ SF x 1.0 = 30 SPACES	

PARKING SPACES PROVIDED:	
SELF-STORAGE WAREHOUSE:	1 HANDICAPPED PARKING SPACE 10 STANDARD PARKING SPACES 11 TOTAL PARKING SPACES
LEASED COMMERCIAL USE AREA:	4 HANDICAPPED PARKING SPACE 82 STANDARD PARKING SPACES 86 TOTAL PARKING SPACES

FEMA FLOOD ZONE

THIS PROJECT IS LOCATED IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN) PER FEMA MAP NO. 12069C0590E, DATED SEPTEMBER 18, 2012.

BY
DATE
REVISIONS
No

TRAFFIC ENGINEERING DATA SOLUTIONS, INC.
Phone: 386.753.0558
80 Spring Vista Drive
Dunbar, FL 32713
CERTIFICATE OF AUTHORIZATION NO. 27392

DESIGN ENGINEER:

CONCEPTUAL SITE & GRADING PLAN

US 27 SELF-STORAGE
CLERMONT, LAKE COUNTY, FL

DATE
9/26/2016
PROJECT NO.
10953
SHEET NUMBER
C02



CITY OF CLERMONT
COMPREHENSIVE PLAN AMENDMENT
Application

DATE: 9/26/16

FEE: 500

Project Name (if applicable): Huber Self Storage

Applicant: The Huber Group, LLC, c/o James Fox

Contact Person: James Fox

Address: P. O. Box 730

City: Windermere State: FL Zip: 34786

Phone: 407.909.0600 Fax: 407.909.9936

E-Mail: dhuber@cfl.rr.com

OWNER: Seidle Clermont Groves, LLC, c/o Tracy Seidle

Address: 3450 Stallion Lane/P. O. Box 267370

City: Weston State: FL Zip: 33326-7370

Phone: _____ Fax: _____

E-Mail: _____

General Location: NW corner of US 27 and Caspian Lane

Legal Description (include copy of survey): See attached, Tax Parcel

09-22-26-1400-061-00000

Property size (in acres or square feet): 6.885 Acres

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

Existing (Actual) Land Use: Vacant

Existing Zoning: Planned Commercial (CP) - Lake County

Existing Future Land Use: Urban Low Density

Proposed Future Land Use: Industrial

Type of development proposed: Self-storage facility and commercial outparcel



Proposed density (dwelling units/acre) or intensity: 101K sf storage, 6K sf outparc

Proposed Zoning District: C-2

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

This amendment provides for the construction of a self-service storage facility and commercial outparcel. The use is allowed under the current Lake County Land Use and Zoning, but the property is being annexed at the request of the City of Clermont, which will be providing the water utility to the property.

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

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

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

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

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



APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

The Huber Group, LLC, who being

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

1. That he (she) affirms and certifies that he (she) understands and will comply with all ordinances, regulations and policies of Lake County, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his (her) knowledge and belief, and further, that this application and attachments shall become part of the official records of the City of Clermont, Florida, and are not returnable.
2. That he (she) desires a Future Land Use Amendment from Urban Low (Lake County) to Industrial 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.

Donald M. Huber, Manager
Affiant - Applicant Name (print)

X Donald M. Huber
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 28th day of Sept, 2016.



X Doris Birkinbine
Notary Public, State of Florida at Large

My Commission Expires: 5/20/2020



OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Tracy Seidle, Manager, Seidle Clermont Groves, LLC, who being

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

1. That he (she) is the fee-simple owner of the property legally described on the attachment of this application.
2. That he (she) desires a Future Land Use Amendment from Urban Low (Lake County) to Industrial for the property legally described on the attachment of this application.
3. That the owner of said property has appointed James Fox 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.

Tracy Seidle, Manager
Affiant - Applicant Name (print)

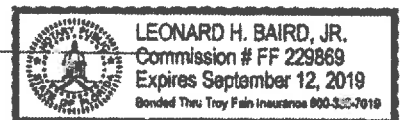
X [Signature]
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by Tracy Seidle

or personally known by me this 27th day of September, 20 16

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

My Commission Expires:



PROPERTY RECORD CARD

West

General Information

Owner Name:	SEIDLE CLERMONT GROVES LLC	Alternate Key:	1648441
Mailing Address:	C/O TRACY SEIDLE PO BOX 267370 WESTON, FL 33326-7370 Update Mailing Address	Parcel Number:	09-22-26- 140006100000
		Millage Group and City:	0003 (UNINCORPORATED)
		Total Certified Millage Rate:	15.4121
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	Update Property Location ⓘ	Property Name:	— Submit Property Name ⓘ
		School Locator:	School and Bus Map ⓘ
Property Description:	LAKE HIGHLANDS 32-22-26 TRACT 61 LYING W'LY OF HWY 27 PB 3 PG 24 ORB 4086 PG 388		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT COMMERCIAL (1000)	0	0		6.89	AC	\$0.00	\$620,100.00

Miscellaneous Improvements

There is no improvement information to display.

Sales History

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
618 / 1330	10/29/1976	Warranty Deed	Qualified	Vacant	\$40,000.00
3994 / 2155	3/10/2010	Quit Claim Deed	Multi-Parcel	Vacant	\$0.00
4086 / 388	9/30/2011	Quit Claim Deed	Multi-Parcel	Vacant	\$100.00

[Click here to search for mortgages, liens, and other legal documents.](#) ⓘ

Values and Estimated Ad Valorem Taxes ⓘ

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$620,100	\$606,320	\$606,320	5.11800	\$3,103.15

PROPERTY RECORD CARD

General Information

Owner Name:	SEIDLE CLERMONT GROVES LLC	Alternate Key:	3875507
Mailing Address:	C/O TRACY SEIDLE PO BOX 267370 WESTON, FL 33326-7370 Update Mailing Address	Parcel Number:	09-22-26-140506100001
		Millage Group and City:	000C (CLERMONT)
		Total Certified Millage Rate:	18.6521
		Trash/Recycling/Water/Info:	My Public Services Map
Property Location:	CLERMONT FL 34711 Update Property Location	Property Name:	Submit Property Name
		School Locator:	School and Bus Map
Property Description:	CLERMONT, LAKE HIGHLANDS 32-22-26 THAT PART OF TRACT 61 LYING E'LY OF HWY 27 PB 3 PG 24 ORB 4086 PG 388		

east

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT COMMERCIAL (1000)	0	0		0.27	AC	\$0.00	\$270.00

Miscellaneous Improvements

There is no improvement information to display.

Sales History

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
3994 / 2155	3/10/2010	Quit Claim Deed Multi-Parcel		Vacant	\$0.00
4086 / 388	9/30/2011	Quit Claim Deed Multi-Parcel		Vacant	\$100.00

[Click here to search for mortgages, liens, and other legal documents.](#)

Values and Estimated Ad Valorem Taxes

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$270	\$270	\$270	5.11800	\$1.38
LAKE COUNTY MSTU AMBULANCE	\$270	\$270	\$270	0.46290	\$0.12
SCHOOL BOARD STATE	\$270	\$270	\$270	4.62700	\$1.25
SCHOOL BOARD LOCAL	\$270	\$270	\$270	2.24800	\$0.61

LEGAL DESCRIPTION

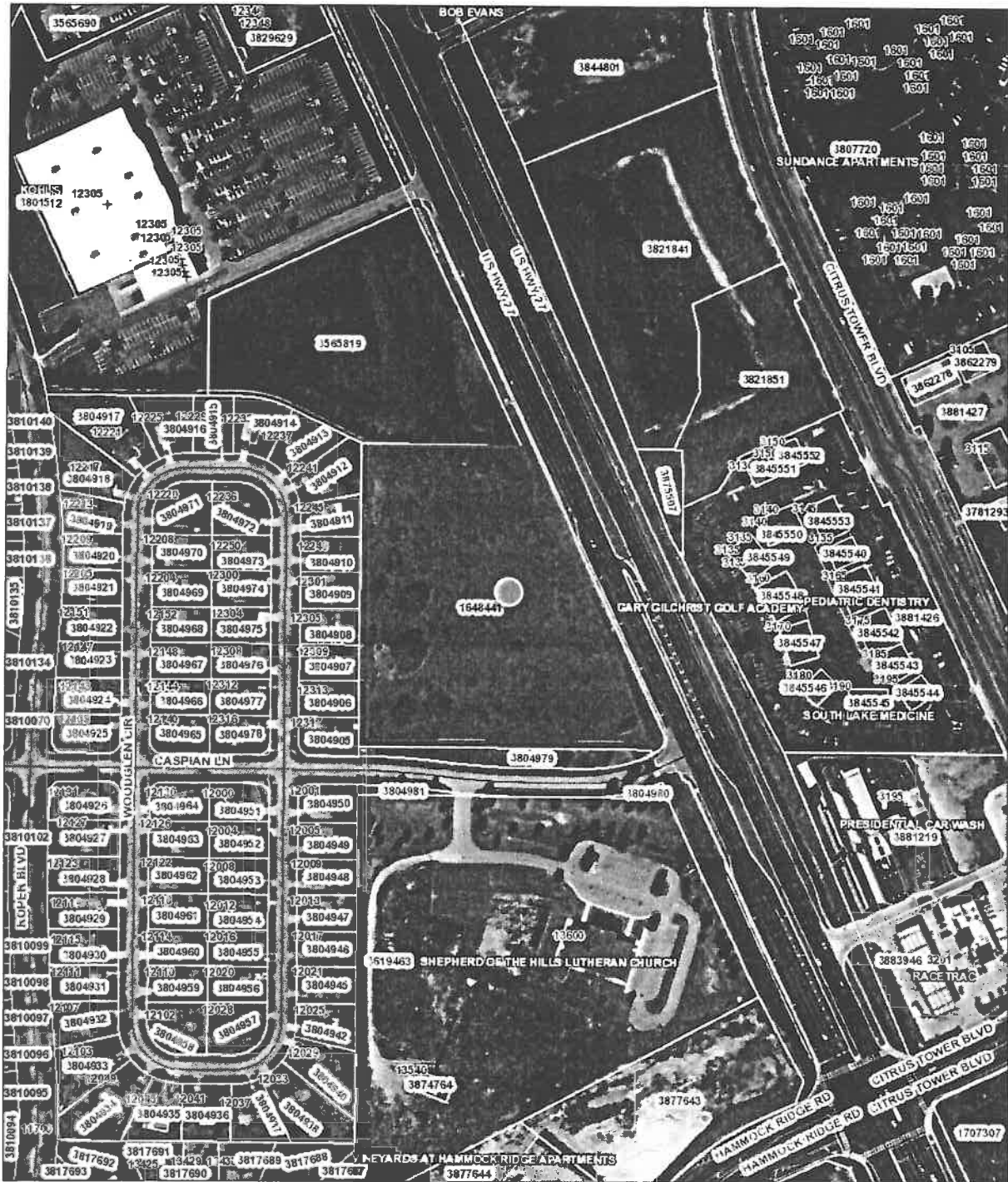
PARCEL ONE

That part of Tract 61 lying westerly of Highway 27, Section 32, Township 22 South, Range 26 East, Lake Highlands Company, according to the plat thereof as recorded in Plat Book 3, Page 24, of the public records of Lake County, Florida, less right of way for road.

PARCEL TWO

That part of Tract 61 lying easterly of Highway 27, Section 32, Township 22 South, Range 26 East, Lake Highlands Company, according to the plat thereof as recorded in Plat Book 3, Page 24, of the public records of Lake County, Florida, less right of way for road.

Parcel 092226140006100000



August 15, 2016

Override 1

Override 1

 County Boundary

Street Names

Local Streets

Address Locations

Property Name

Tax Parcels Alternate Key

Tax Parcels

Surrounding Counties

1:2,500

A number line with two scales. The top scale is labeled in miles (mi) with major tick marks at 0, 0.0275, 0.055, and 0.11. The bottom scale is labeled in kilometers (km) with major tick marks at 0, 0.045, 0.09, and 0.18. The line is divided into segments by smaller tick marks, with the mile scale having 8 segments and the kilometer scale having 4 segments.

An aerial photograph of a residential development. On the left, a multi-lane highway runs vertically. To the right of the highway, a series of residential lots are outlined in white. Many of these lots are labeled with numbers in white boxes. The labels include: 3565819 (on the highway), 1821841 (top center), 1821851 (top right), 3875507 (center, near a circular feature), 1648441 (bottom left), and a cluster of labels on the right including 3845551, 3845552, 3845550, 3845553, 3845540, 3845542, 3845546, 3845547, 3845548, 3845549, 3881426, and 3845543. The image is in black and white, showing the layout of the development and surrounding infrastructure.

TABLE 1

000000

Surrounding Counties

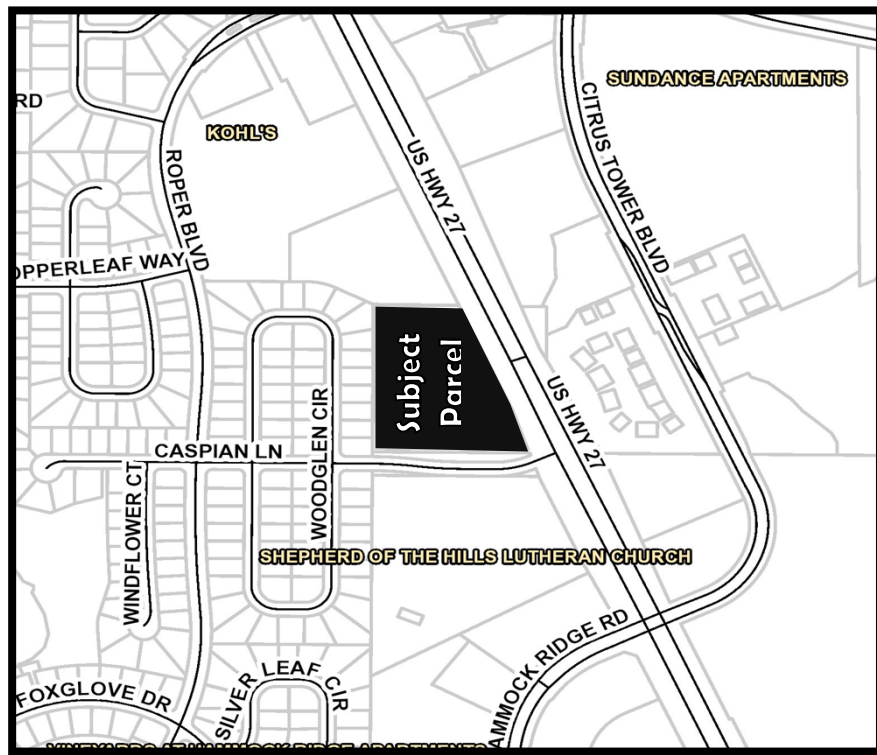
CITY OF CLERMONT

NOTICE OF PROPOSED LAND USE CHANGE

Small-Scale Comprehensive Plan Amendment

ORDINANCE NO. 2016-45

The City of Clermont will hold public hearings on Tuesday, November 1, 2016 at 6:30 p.m. before the Planning and Zoning Commission; and Tuesday, November 8, 2016 at 6:30 p.m. (1st reading of the adoption ordinance) and Tuesday, December 13, 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 6.89 +/-acre parcel below from Lake County Urban Low to City of Clermont Industrial. Alternate Key 1648441.



Location:

***Vacant property on the west side of Highway 27,
north of Caspian Lane***

Ordinance #2016-45:

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
City Clerk

Daily Commercial
October 21 and November 29, 2016



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, November 8, 2016		
Agenda Item Name		
Ordinance No. 2016-46 <i>Introduction</i> <i>Huber Self-Storage</i>		
Requested Action		
Recommend introduction of Ordinance 2016-46.		
Staff Report		
The applicant, The Huber Group, LLC, is requesting a rezoning of the subject property. This request is being heard concurrently with requests for annexation, small-scale comprehensive plan amendment, variance, 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 develop the property as a self-storage facility with a commercial out-parcel. Under Section 122-224, self-storage facilities are a conditional use in the C-2 district. The applicant's intent is to use the property for commercial uses instead of industrial uses. Therefore, the applicant has requested the C-2 zoning designation. 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, with a final square footage slightly over 100,000 square feet. Staff has reviewed the applicant's proposal and believes general commercial uses at this location with the proposed self-storage facility is compatible with the uses in the area. The self-storage facility has a very low trip generation rate for traffic and would produce approximately 253 daily trips. This use would buffer the commercial out-parcel from the existing single family residential. Several other areas in the City have a self-storage use between the C-2 general commercial uses and the residential uses with very few conflicts. 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 2016-46.doc		
2. Maps Huber Maps.pdf		

3.	Site Plan	HUBER CONCEPTUAL SITE PLAN.pdf
4.	Application	REZ application.pdf
5.	Legal ad	REZ Huber legal ad.docx

CITY OF CLERMONT
ORDINANCE No. 2016-46

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

That part of Tract 61 lying westerly of Highway 27, Section 32, Township 22 South, Range 26, East, Lake Highlands Company, according to the plat thereof recorded in Plat Book 3, Page 24, Public Records of Lake County, Florida, less right of way for road. Alternate key 1648441.

Containing 6.89 Acres +/-

Alternate Key 1648441

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:

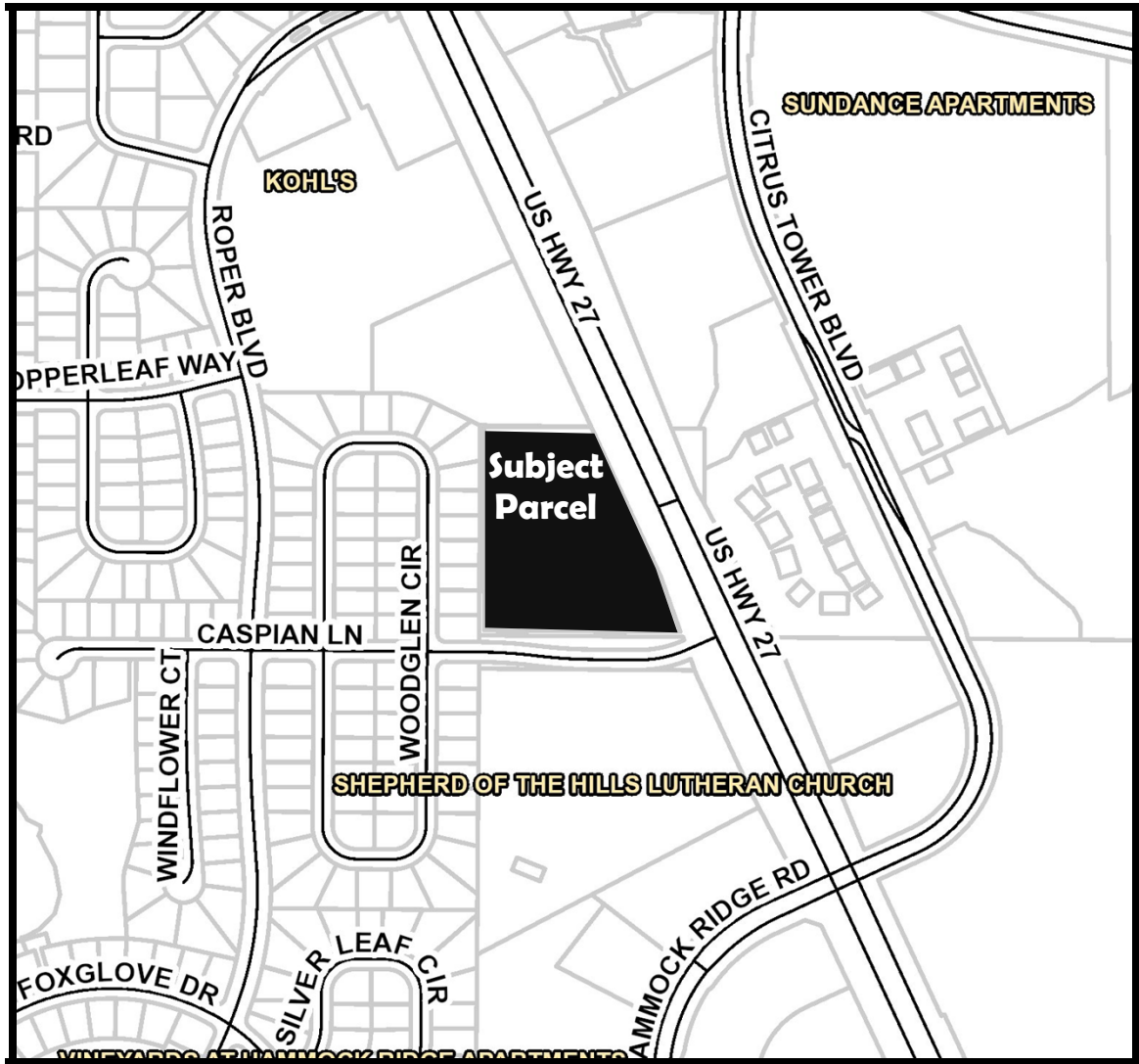
Should any Section or part of this Section be declared invalid by any court of competent jurisdiction, such adjudications shall not apply to or affect any other provision of this Ordinance, except to the extent that the entire Section or part of the Section may be inseparable in meaning and effect from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

SECTION 4:

The provisions of this Ordinance shall be effective as provided by law.

CITY OF CLERMONT
ORDINANCE No. 2016-46

Location map:



CITY OF CLERMONT
ORDINANCE No. 2016-46

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 13th day of December, 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 - Huber Self Storage

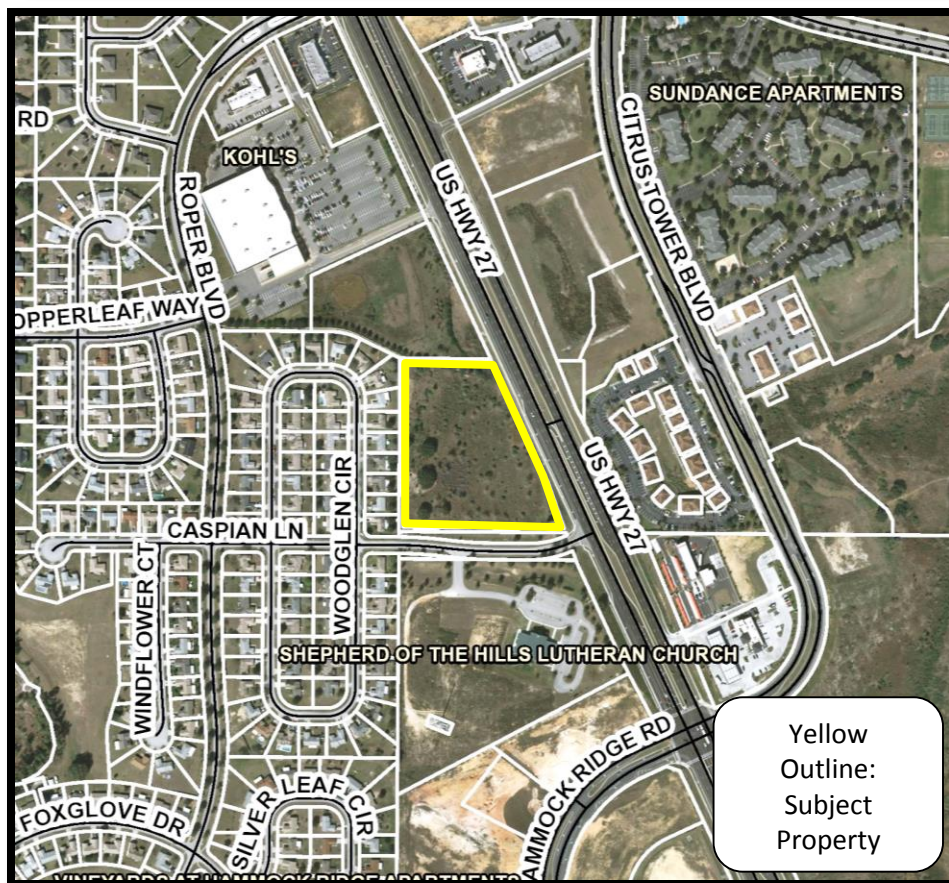
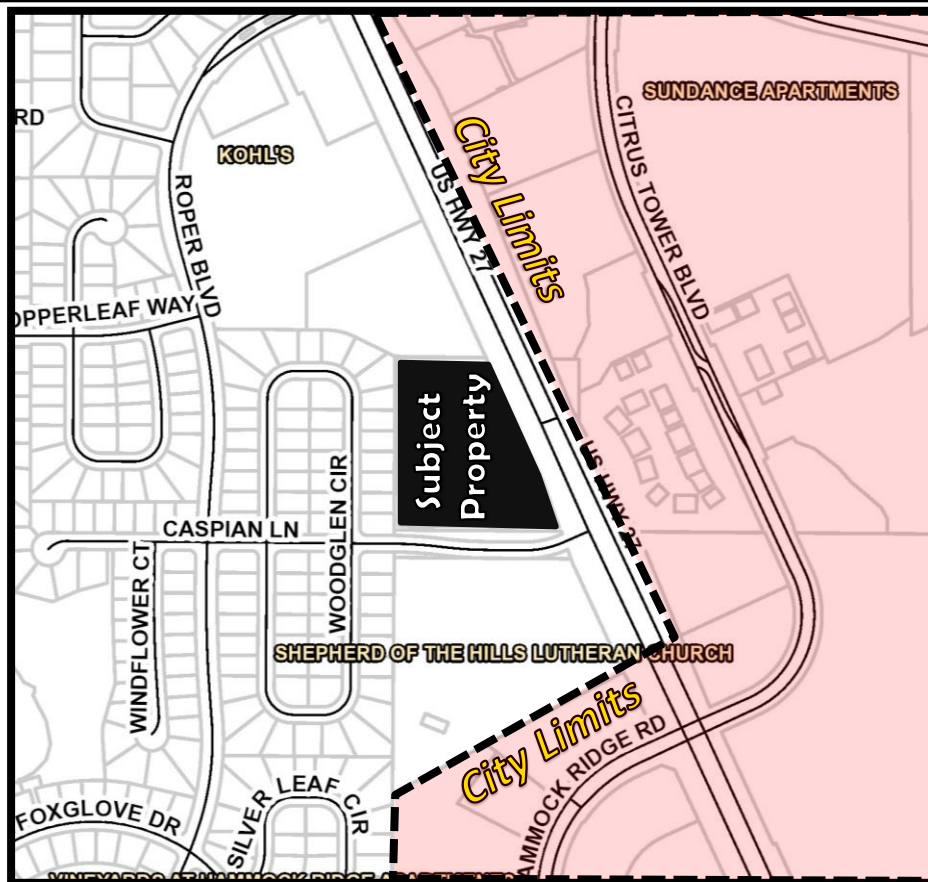


Exhibit – Future Land Use Map - Huber Self Storage

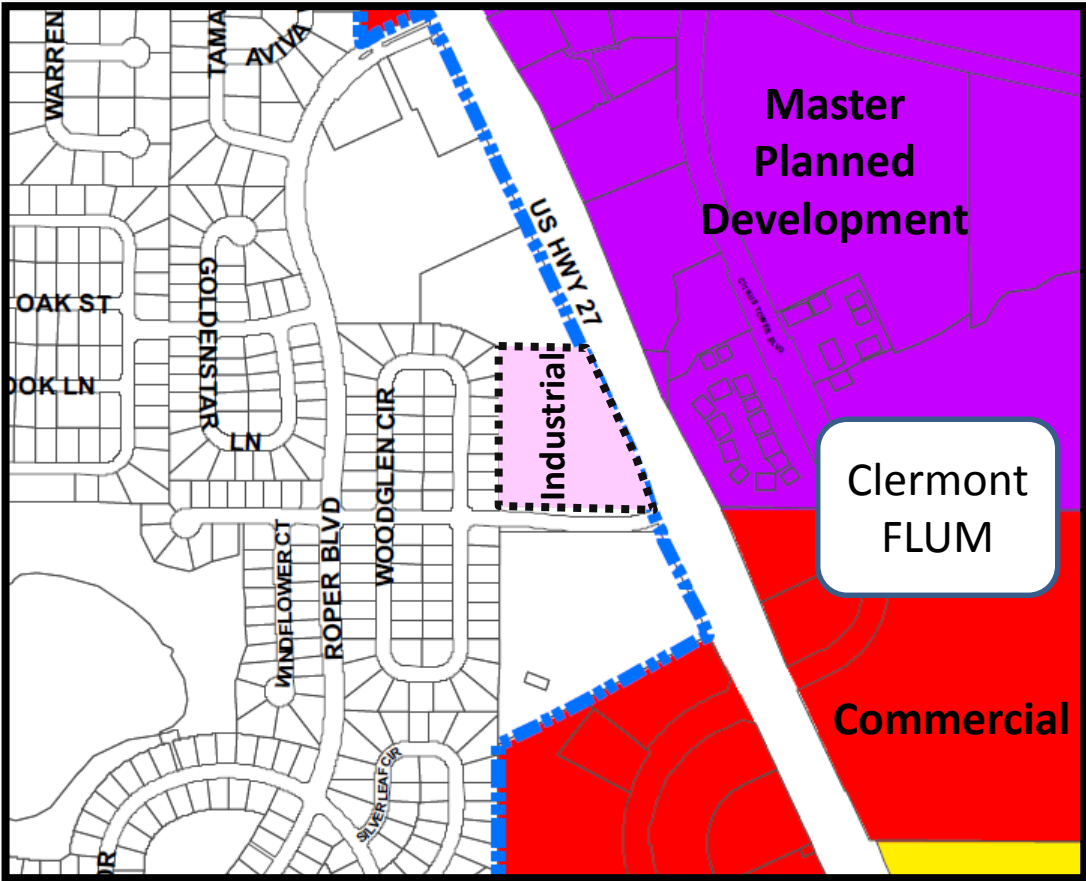
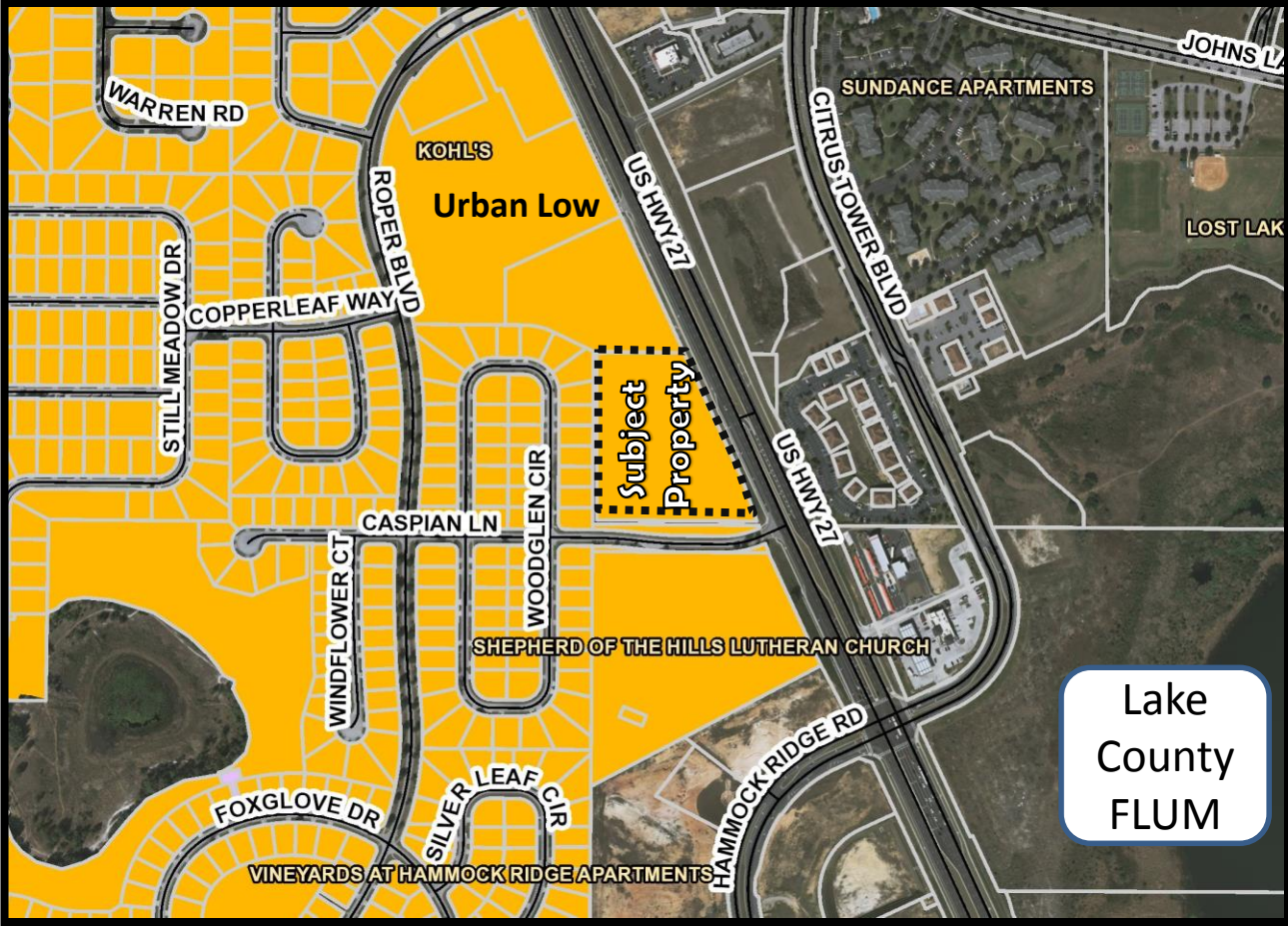
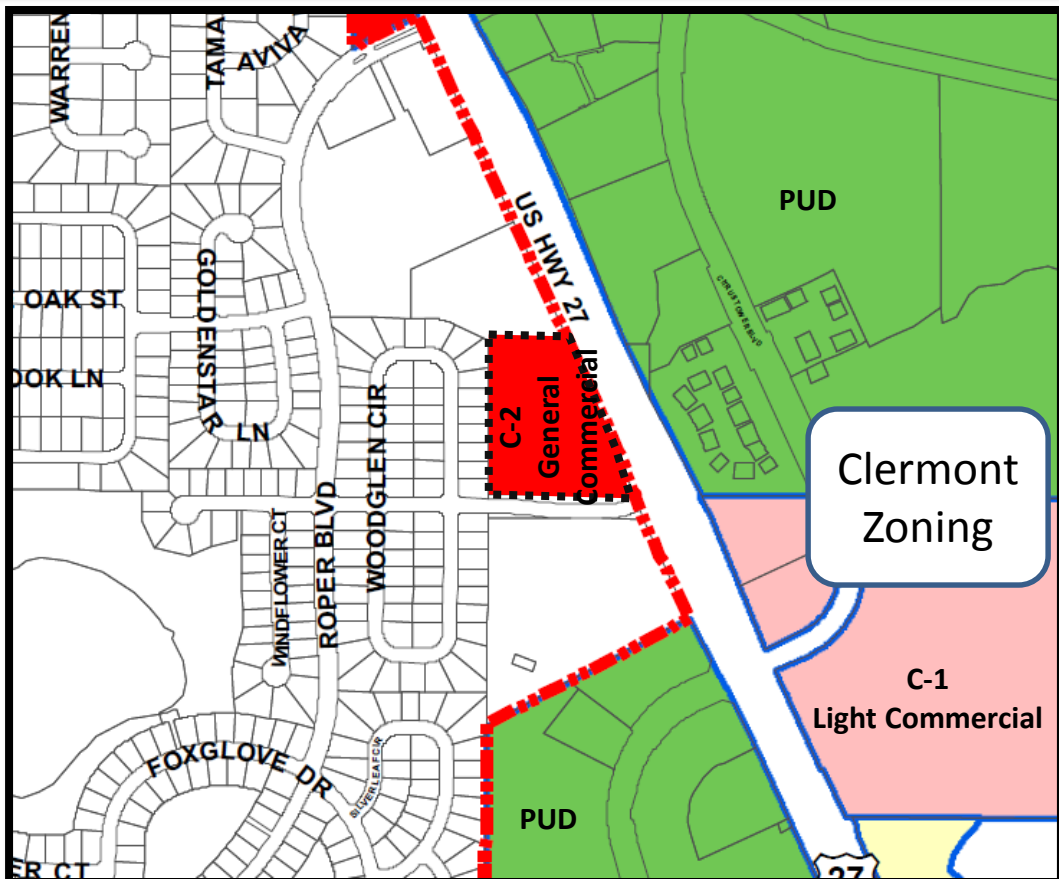
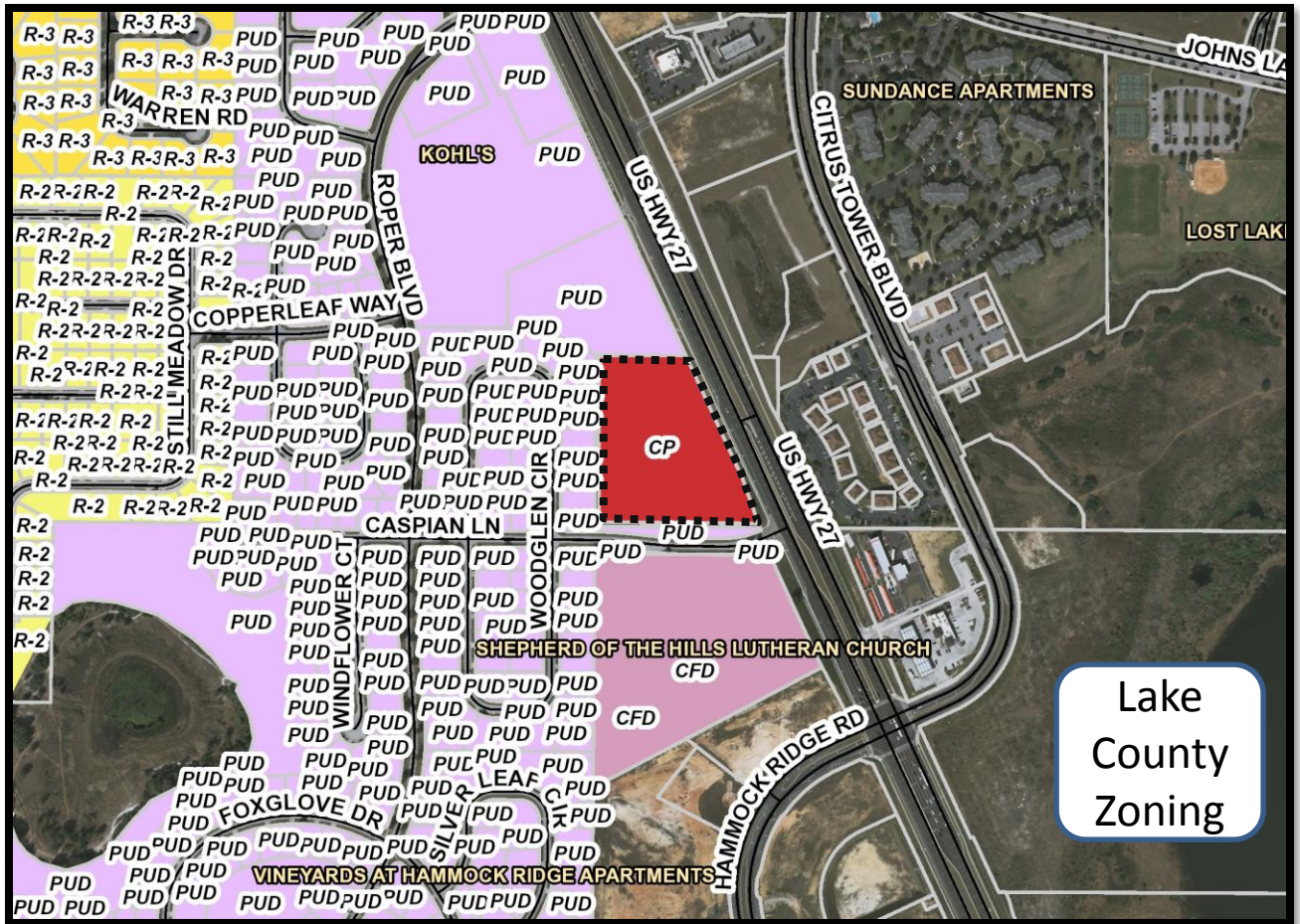
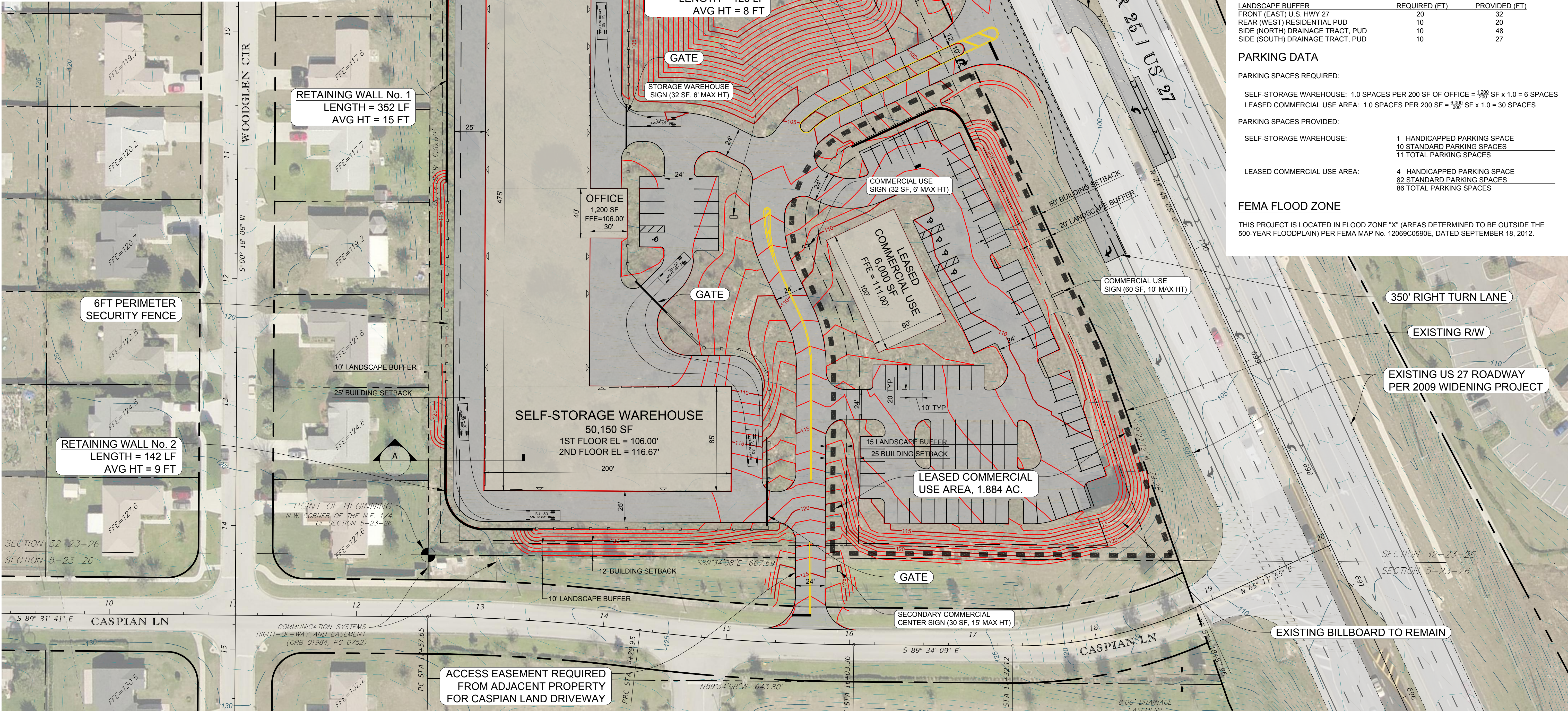


Exhibit – Zoning Map - Huber Self Storage



ESTIMATED WASTEWATER DEMANDS				
BASED ON FAC 64E-6.008 - SYSTEM SIZE DETERMINATION (TABLE 1 FOR SYSTEM DESIGN ESTIMATED SEWAGE FLOWS)				
PROPOSED USE	DEMAND RATE	UNITS	ESTIMATED WASTEWATER AVERAGE DAILY FLOW (GPD)	
SELF-STORAGE WAREHOUSE				
SELF-STORAGE OFFICE (1,200 SF)	15 GPD / 100 SF	12		180
SELF-STORAGE WAREHOUSE (UP TO 200 UNITS)	1 GPD / STORAGE UNIT	200		200
SELF-STORAGE WAREHOUSE (OVER 200 UNITS)	0.5 GPD / STORAGE UNIT	516		258
		SUBTOTAL		638
LEASED COMMERCIAL USE AREA				
COMMERCIAL USE, (±6,000 SF, BASED ON RESTAURANT OPERATING 16 HOURS PER DAY)	40 GPD / SEAT	240		9,600
		SUBTOTAL		9,600
		GRAND TOTAL		10,238

ESTIMATED POTABLE WATER DEMANDS				
BASED ON APPLYING A RATIO OF 300 GPD POTABLE WATER ERU / 250 GPD WASTEWATER ERU TO WASTEWATER DEMANDS DETERMINED PER FAC 64E-6.008 - SYSTEM SIZE DETERMINATION				
PROPOSED USE	ESTIMATED WASTEWATER AVERAGE DAILY FLOW (GPD)	FACTOR	ESTIMATED POTABLE WATER AVERAGE DAILY FLOW (GPD)	
SELF-STORAGE WAREHOUSE				
SELF-STORAGE OFFICE (1,200 SF)	180	1.20		216
SELF-STORAGE WAREHOUSE (UP TO 200 UNITS)	200	1.20		240
SELF-STORAGE WAREHOUSE (OVER 200 UNITS)	258	1.20		310
		SUBTOTAL		766
LEASED COMMERCIAL USE AREA				
COMMERCIAL USE, (±6,000 SF, BASED ON RESTAURANT OPERATING 16 HOURS PER DAY)	9,600	1.20		11,520
		SUBTOTAL		11,520
		GRAND TOTAL		12,286



SITE DATA

PARCEL ID:	09-22-26-1400-061-00000
SITE AREA:	6.885 ACRES
EXISTING USE:	VACANT LAND
PROPOSED USE:	SELF-STORAGE WAREHOUSE & LEASED COMMERCIAL USE AREA
EXISTING FLU - LAKE COUNTY:	URBAN LOW DENSITY
PROPOSED FLU - CITY OF CLERMONT:	INDUSTRIAL
EXISTING ZONING - LAKE COUNTY:	PLANNED COMMERCIAL DISTRICT (CP)
PROPOSED ZONING - CITY OF CLERMONT:	GENERAL COMMERCIAL DISTRICT (C-2)

PROPOSED BUILDING AREA:	1,200 SF (SELF-STORAGE OFFICE) 50,150 SF (STORAGE, 1ST FLOOR) 50,150 SF (STORAGE, 2ND FLOOR) ±6,000 SF (COMMERCIAL USE) 107,500 SF TOTAL
-------------------------	--

MAXIMUM ALLOWABLE FLOOR AREA RATIO (FAR):	1.00
PROPOSED FLOOR AREA RATIO (FAR):	0.36
MAXIMUM BUILDING HEIGHT:	55 FT
MAXIMUM IMPERVIOUS SURFACE COVERAGE:	80%
PROPOSED IMPERVIOUS SURFACE COVERAGE:	58%

SETBACKS AND BUFFERS

BUILDING SETBACK	REQUIRED (FT)	PROVIDED (FT)
FRONT (EAST) U.S. HWY 27	50	106
REAR (WEST) RESIDENTIAL USE, PUD	25	45
SIDE (NORTH) DRAINAGE TRACT, PUD	12	103
SIDE (SOUTH) DRAINAGE TRACT, PUD	12	52

LANDSCAPE BUFFER	REQUIRED (FT)	PROVIDED (FT)
FRONT (EAST) U.S. HWY 27	20	32
REAR (WEST) RESIDENTIAL PUD	10	20
SIDE (NORTH) DRAINAGE TRACT, PUD	10	48
SIDE (SOUTH) DRAINAGE TRACT, PUD	10	27

PARKING DATA

PARKING SPACES REQUIRED:	
SELF-STORAGE WAREHOUSE: 1.0 SPACES PER 200 SF OF OFFICE = $\frac{1,200}{200}$ SF x 1.0 = 6 SPACES	
LEASED COMMERCIAL USE AREA: 1.0 SPACES PER 200 SF = $\frac{6,000}{200}$ SF x 1.0 = 30 SPACES	

PARKING SPACES PROVIDED:	
SELF-STORAGE WAREHOUSE:	1 HANDICAPPED PARKING SPACE 10 STANDARD PARKING SPACES 11 TOTAL PARKING SPACES
LEASED COMMERCIAL USE AREA:	4 HANDICAPPED PARKING SPACE 82 STANDARD PARKING SPACES 86 TOTAL PARKING SPACES

FEMA FLOOD ZONE

THIS PROJECT IS LOCATED IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN) PER FEMA MAP NO. 12069C0590E, DATED SEPTEMBER 18, 2012.

BY
DATE
REVISIONS
No

TRAFFIC ENGINEERING DATA SOLUTIONS, INC.
Phone: 386.753.0558
80 Spring Vista Drive
Dunbar, FL 32713
CERTIFICATE OF AUTHORIZATION NO. 27392

DESIGN ENGINEER:

CONCEPTUAL SITE & GRADING PLAN

US 27 SELF-STORAGE
CLERMONT, LAKE COUNTY, FL

DATE
9/26/2016
PROJECT NO.
10953
SHEET NUMBER
C02



CITY OF CLERMONT
REZONING
APPLICATION

DATE: September 26, 2016

FEE: \$350.⁰⁰

PROJECT NAME (if applicable): Huber Self Storage

APPLICANT: The Huber Group, LLC, c/o James Fox

CONTACT PERSON: James Fox

Address: P. O. Box 730

City: Windermere State: FL Zip: 34786

Phone: 407.909.0600 Fax: 407.909.9936

E-Mail: dhuber@cfl.rr.com

OWNER: Seidle Clermont Groves, LLC, c/o Tracy Seidle

Address: 3450 Stallion Lane/P. O Box 267370

City: Weston State: FL Zip: 33326-7370

Phone: _____ Fax: _____

Address of Subject Property: SW Corner of US 27 and Caspian Lane

Legal Description (include copy of survey): Tract 61, westerly of Hwy 27,
Lake Highlands, Section 32, T 22, R 26, Plat Book 3, Page
24. OR Book 4086, Page 388

Acres: 6.885 Land Use: Industrial (Applied For)
(City verification required)

Present Zoning: CP (Lake County) Proposed Zoning: C-2
(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?

This application is to allow the construction of a self-service storage facility and commercial
outparcel. The use is allowed under the current Lake County Land Use and Zoning (Planned
Commercial), but the property is being annexed at the request of the City of Clermont, which will
be providing the water utility to the property.

Donald M. Huber, Manager
Applicant Name (print)

X Donald M Huber
Applicant Name (signature)

Tracy Seidle, Manager
Owner Name (print)

X _____
Owner Name (signature)

City of Clermont
Development Services Department
685 W. Montrose St.
P.O. Box 120219
Clermont, FL. 34712-021 9
(352) 394-4083 Fax: (352) 394-3542



**CITY OF CLERMONT
REZONING
APPLICATION
Page 2**

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

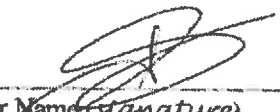
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be providing the water utility to the property.

Donald M. Huber, Manager
Applicant Name (print)

X _____
Applicant Name (signature)

Tracy Seidle, Manager
Owner Name (print)

X 
Owner Name (signature)

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

PROPERTY RECORD CARD

West

General Information

Owner Name:	SEIDLE CLERMONT GROVES LLC	Alternate Key:	1648441
Mailing Address:	C/O TRACY SEIDLE PO BOX 267370 WESTON, FL 33326-7370 Update Mailing Address	Parcel Number:	09-22-26- 140006100000
		Millage Group and City:	0003 (UNINCORPORATED)
		Total Certified Millage Rate:	15.4121
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ

Property Location:	Update Property Location ⓘ	Property Name:	-- Submit Property Name ⓘ
		School Locator:	School and Bus Map ⓘ
Property Description:	LAKE HIGHLANDS 32-22-26 TRACT 61 LYING W'LY OF HWY 27 PB 3 PG 24 ORB 4086 PG 388		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT COMMERCIAL (1000)	0	0		6.89	AC	\$0.00	\$620,100.00

Miscellaneous Improvements

There is no improvement information to display.

Sales History

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
618 / 1330	10/29/1976	Warranty Deed	Qualified	Vacant	\$40,000.00
3994 / 2155	3/10/2010	Quit Claim Deed	Multi-Parcel	Vacant	\$0.00
4086 / 388	9/30/2011	Quit Claim Deed	Multi-Parcel	Vacant	\$100.00

[Click here to search for mortgages, liens, and other legal documents.](#) ⓘ

Values and Estimated Ad Valorem Taxes ⓘ

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$620,100	\$606,320	\$606,320	5.11800	\$3,103.15

PROPERTY RECORD CARD

east

General Information

Owner Name:	SEIDLE CLERMONT GROVES LLC	Alternate Key:	3875507
Mailing Address:	C/O TRACY SEIDLE PO BOX 267370 WESTON, FL 33326-7370 Update Mailing Address	Parcel Number:	09-22-26-140506100001
		Millage Group and City:	000C (CLERMONT)
		Total Certified Millage Rate:	18.6521
		Trash/Recycling/Water/Info:	My Public Services Map
Property Location:	CLERMONT FL 34711 Update Property Location	Property Name:	Submit Property Name
		School Locator:	School and Bus Map
Property Description:	CLERMONT, LAKE HIGHLANDS 32-22-26 THAT PART OF TRACT 61 LYING E'LY OF HWY 27 PB 3 PG 24 ORB 4086 PG 388		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT COMMERCIAL (1000)	0	0		0.27	AC	\$0.00	\$270.00

Miscellaneous Improvements

There is no improvement information to display.

Sales History

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
3994 / 2155	3/10/2010	Quit Claim Deed Multi-Parcel		Vacant	\$0.00
4086 / 388	9/30/2011	Quit Claim Deed Multi-Parcel		Vacant	\$100.00

[Click here to search for mortgages, liens, and other legal documents.](#)

Values and Estimated Ad Valorem Taxes

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$270	\$270	\$270	5.11800	\$1.38
LAKE COUNTY MSTU AMBULANCE	\$270	\$270	\$270	0.46290	\$0.12
SCHOOL BOARD STATE	\$270	\$270	\$270	4.62700	\$1.25
SCHOOL BOARD LOCAL	\$270	\$270	\$270	2.24800	\$0.61

LEGAL DESCRIPTION

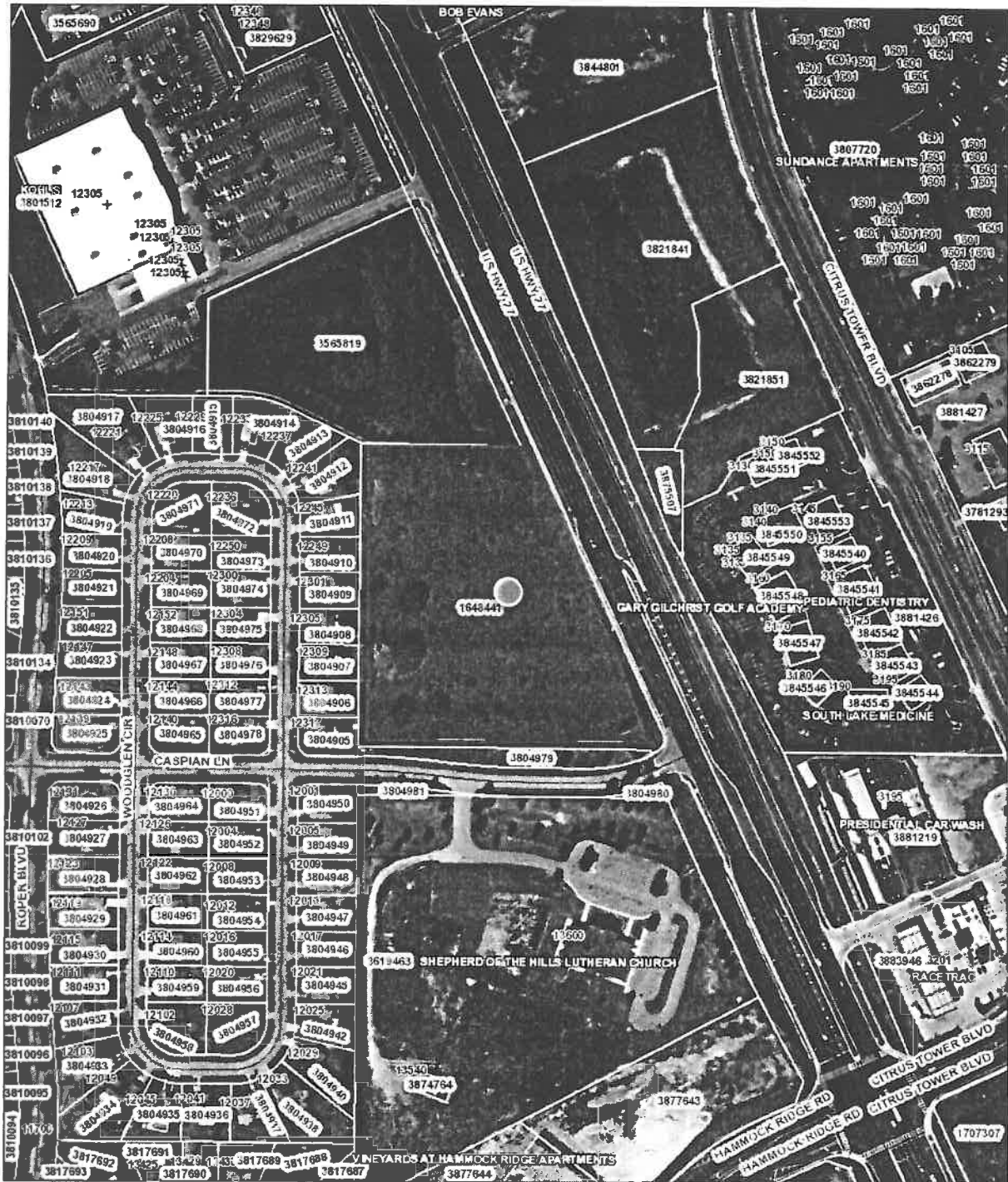
PARCEL ONE

That part of Tract 61 lying westerly of Highway 27, Section 32, Township 22 South, Range 26 East, Lake Highlands Company, according to the plat thereof as recorded in Plat Book 3, Page 24, of the public records of Lake County, Florida, less right of way for road.

PARCEL TWO

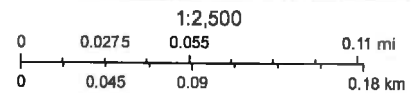
That part of Tract 61 lying easterly of Highway 27, Section 32, Township 22 South, Range 26 East, Lake Highlands Company, according to the plat thereof as recorded in Plat Book 3, Page 24, of the public records of Lake County, Florida, less right of way for road.

Parcel 092226140006100000

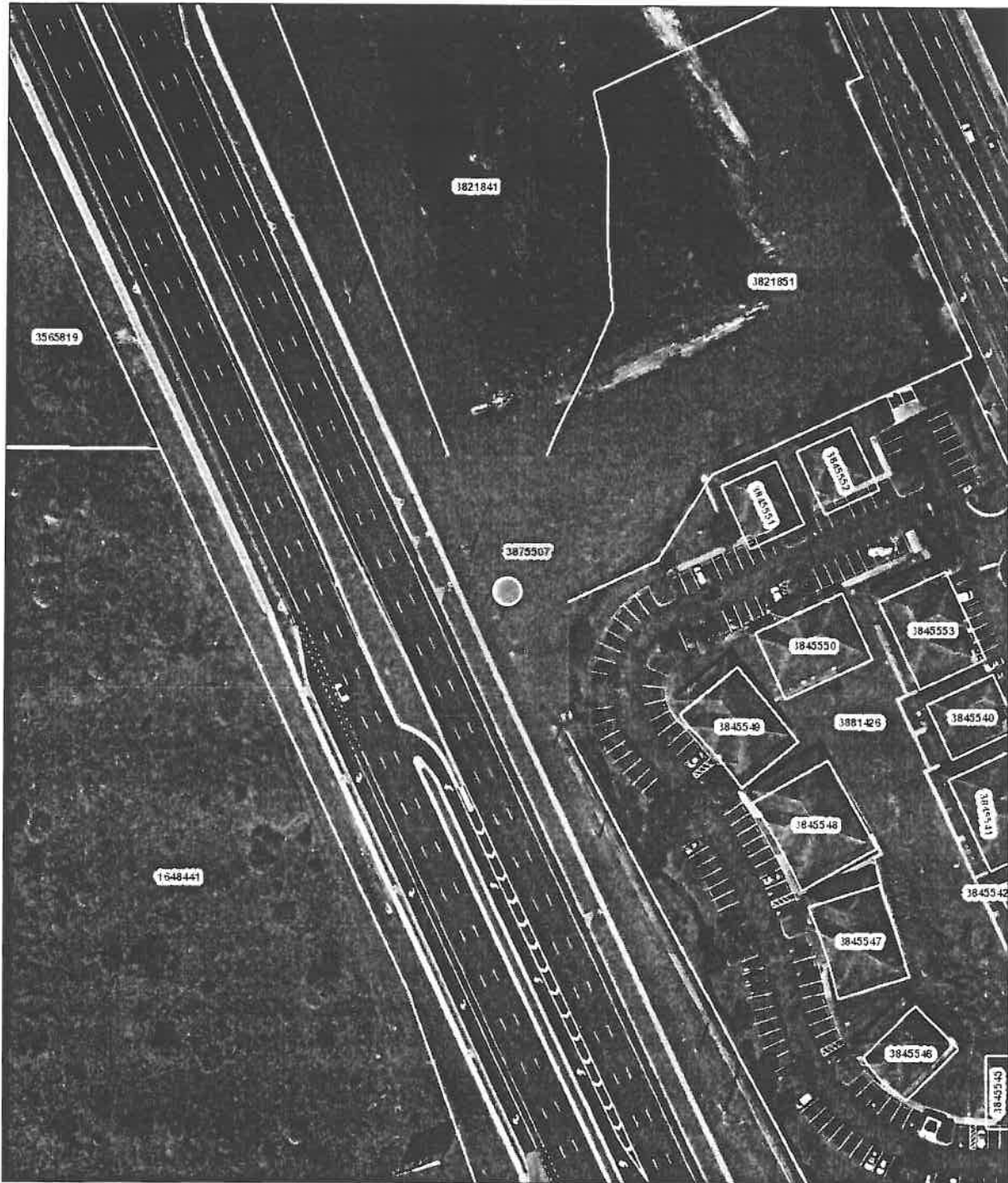


August 15, 2016

- Override 1
- County Boundary
- Street Names
- Local Streets
- Address Locations
- Property Name
- Tax Parcels Alternate Key
- Tax Parcels
- Surrounding Counties



3875507



September 22, 2016



Override 1



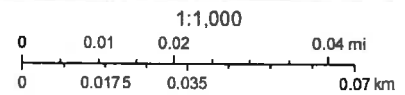
Tax Parcels Alternate Key



Tax Parcels



Surrounding Counties



[illegible][illegible][illegible]

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. 2016-46

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

Vacant property on the west side of Highway 27, north of Caspian Lane
Alternate Key 1648441

LEGAL DESCRIPTION

That part of Tract 61 lying westerly of HWY 27, Section 32, Township 22 South, Range 26, East, Lake Highlands Company, according to the plat thereof recorded in Plat Book 3, Page 24, Public Records of Lake County, Florida, less right of way for road.

Containing 6.89 Acres +/-

FROM UE Urban Estate
TO C-2 General Commercial

This request will be considered by the Planning & Zoning Commission on Tuesday, November 1, 2016 at 6:30 p.m.

A public meeting to consider the request will be held before the City Council on Tuesday, December 13, 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
October 25 & November 29, 2016

Tracy Ackroyd Howe, MMC
City Clerk



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date	
Tuesday, November 8, 2016	
Agenda Item Name	
Ordinance No. 2016-47 <i>Introduction</i> <i>The Vue</i>	
Requested Action	
Recommend denial of Ordinance 2016-47.	
Staff Report	
The applicant, AC-Fulcrum, is requesting an amendment to a Planned Unit Development (PUD) zoning that was originally granted in June 2016. The original approval is for 10.5 acres of C-2 General Commercial along Highway 50 and up to 342 multi-family units on the south side of the project fronting Hooks Street. The applicant has discovered the originally approved waivers will not allow their development to be constructed as proposed. The 42 +/- acre property is located south of Highway 50, west of Miss Florida Avenue and north and south of Hooks Street. The applicant already has waivers for 13-foot-tall retaining walls, but is now requesting a smaller buffer area between the walls. City code calls for a minimum 5-foot buffer area in between walls. This area is intended to allow shrubs and tree plantings to buffer the tall monolithic walls. The applicant is now requesting a 3-foot buffer area between walls. The currently approved ordinance allows for a cut and fill of up to 15 feet throughout the project. The applicant is now requesting up to 40 feet of fill, and up to a 30-foot cut in portions of the project area. The applicant is also requesting taller monument signs than are allowed by code. Because of the existing FDOT berm that runs parallel to Highway 50, the applicant does not feel the allowable 10-foot-tall signs will be effective for the businesses. The applicant is requesting these signs be a maximum height of 15 feet. Finally, the applicant is asking to amend the language for allowable uses. Currently, the existing ordinance does not allow any automotive dealerships or any parts sales. The applicant proposes to leave the dealerships as a prohibited use, but would like to allow parts sales and service only in the parcels adjacent to the Duke Energy power easement. The applicant would also like to add the additional uses of veterinary clinic, self-storage and assisted living facility. The existing PUD ordinance still remains in effect with the following Council-approved waivers: - Maximum building height will be 55 feet, measured at the highest point for the multi-family portion. - Driveway access and parking for the C-2 General Commercial portion may be below the center-line of Highway 50 and will be subject to the approval of the City Engineer. - Retaining wall heights up to 13 feet in height are allowed to deal with the extreme grades on the site.	

- Parking space dimensions shall be allowed at a minimum 9 feet wide by 18 feet deep for 30% of parking requirements.
- A reduced landscape buffer along Highway 50 is requested due to the presence of a large berm. The landscape buffer shall be a minimum of 10 feet in width and shall have 30% more landscape required for multi-family and C-2 uses.
- Automotive dealerships and/or auto parts sales shall not be an allowed use within this Planned Unit Development without an amendment.
- Required landscape buffering within the Duke Energy easement may be omitted with proper documentation from Duke Energy.

Staff acknowledges that a portion of the project was identified in the “Strategic Economic Development Plan” (DEO grant funded study) citing topography as a challenge with over 100 feet of elevation change.

Staff cannot, however, support the proposed excessive topography changes, reduced landscape buffer between walls, taller monument sign heights, and the added automotive uses as requested by the applicant.

Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Ordinance	REZ ORD 2016-47 with Conditions.docx	
2. Application	REZ Nov. application.pdf	
3. Site plan	PUD site plan.pdf	
4. Boundary Survey	Boundary Survey.pdf	
5. Legal ad	REZ The Vue legal ad.docx	

CITY OF CLERMONT
ORDINANCE No. 2016-47

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 ORB 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 PB 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 SR 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. 2016-47

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 ORB 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 SR 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 PB 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 SR 50; thence S89°06'23"E, along said south right-of-way line of SR 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 ORB 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 PB 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 PB 2, Page 28, Public Records of Lake County, Florida; lying northerly of Hook Street, and southerly of SR 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 SR 50 (a variable width public right of way); thence the following four (4) courses and distances along said south right of way line, continue N 89°55'52" W, a distance of 60.00 feet; thence N 89°27'07" W, a distance of 184.98 feet; thence S 89°30'08" W, a distance of 42.24 feet; thence S 89°24'19" W, a distance of 1020.48 feet to the point of beginning; thence departing said south right of way, run S 00°14'51" W, along the west line of Tracts 20 and 29, a distance of 718.43 feet to a point on the northerly right of way line of Hook Street (A 100 foot wide public right of way) said point also being on a non-tangent curve, concave southeasterly, and having a radius of

CITY OF CLERMONT
ORDINANCE No. 2016-47

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 SR 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 PB 2, Page 28, Public Records of Lake County, Florida; lying northerly of Hook Street, and southerly of SR 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 SR 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 Hook Street (A 100 foot wide public right of way); thence departing said southerly right of way line, run S 0°14'51" W, along the west line of said Tract 29, a distance of 473.42 feet to the southwest corner of said Tract 29; thence S 89°28'17" W, a distance of 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 PB 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

To amend the Planned Unit Development

CITY OF CLERMONT
ORDINANCE No. 2016-47

SECTION 2 - General Conditions:

This application for a Planned Unit Development to allow for a multi-family residential Planned Unit Development along with C-2 General Commercial uses; be granted subject to the following conditions:

1. The conditions as set forth in this Planned Unit Development shall be legally binding upon any heirs, assigns and successors in title or interest.
2. The property shall be developed in substantial accordance with the Site Plan prepared by B&S Engineering Consultants, LLC, dated 6-20-16, 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.

SECTION 3 - 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 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 55 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.

CITY OF CLERMONT
ORDINANCE No. 2016-47

7. The project may have elevation changes of up to 15 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 13 feet in height are allowed to deal with the extreme grades on the site.
9. Parking space dimensions shall be allowed at a minimum 9 feet wide by 18 feet deep for 30 percent of parking requirements.
10. A reduced landscape buffer along Highway 50 is requested due to the presence of a large berm. The landscape buffer shall be a minimum of 10 feet in width and shall have the 30 percent more landscape required for Multi-family and C-2 uses.
11. The project shall be developed according to the C-2 General Commercial zoning designation in the Land Development Code, unless expressly stated above.
12. Automotive dealerships and/or auto parts sales shall not be an allowed use within this Planned Unit Development without an amendment.
13. Cross-access easements with the adjoining eastern property owner from the existing Duke Energy curb cut along Highway 50 shall be provided subject to Duke Energy approval.
14. Required landscape buffering within the Duke Energy easement may be omitted with proper documentation from Duke Energy.

SECTION 4:

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

SECTION 5:

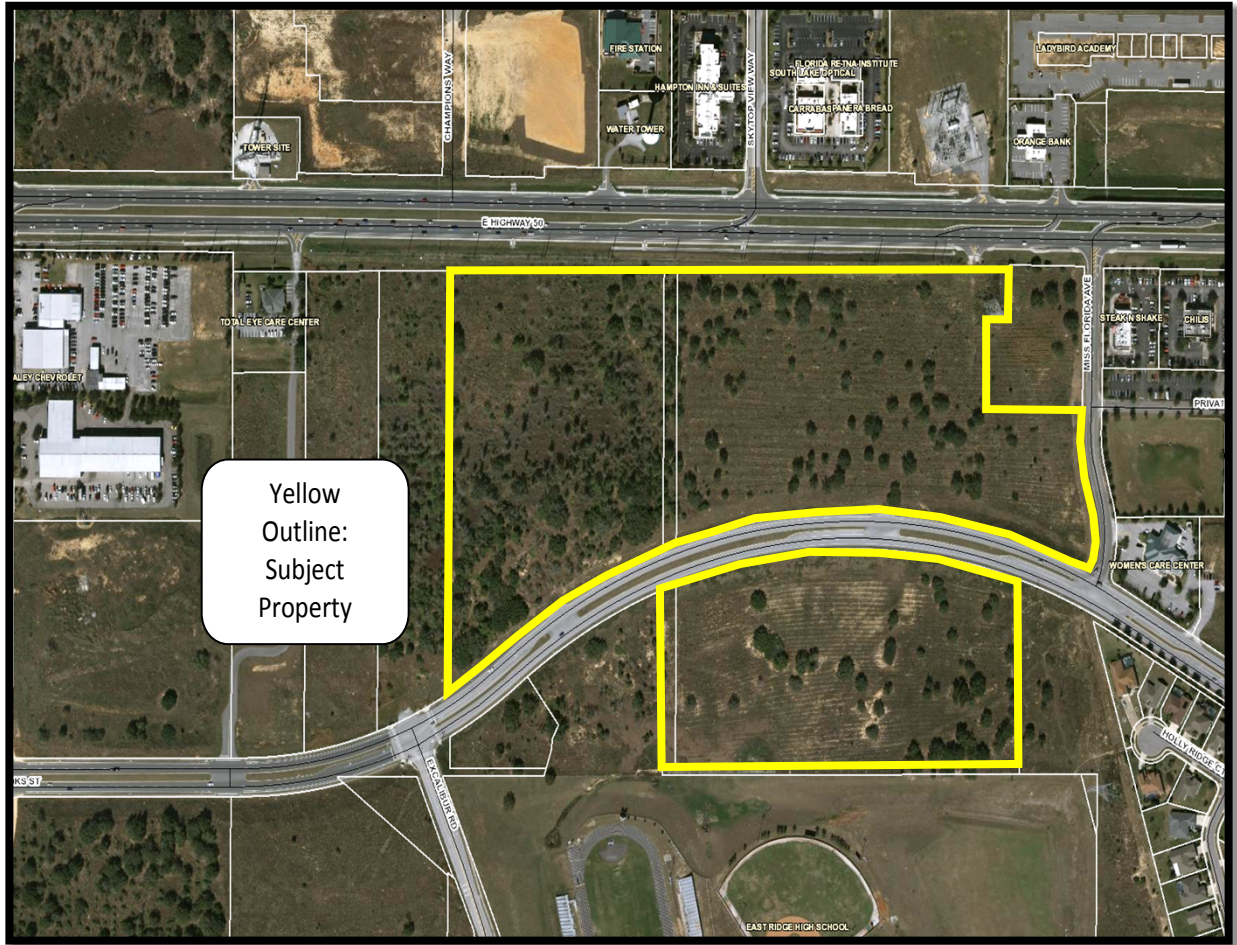
Should any Section or part of this Section be declared invalid by any court of competent jurisdiction, such adjudications shall not apply to or affect any other provision of this Ordinance, except to the extent that the entire Section or part of the Section may be inseparable in meaning and effect from 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. 2016-47

Location map:



CITY OF CLERMONT
ORDINANCE No. 2016-47

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 13th day of December, 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
REZONING
APPLICATION**

DATE: 9/26/16

FEE: \$350.⁰⁰

PROJECT NAME (if applicable): The VUE at Clermont

APPLICANT: AC-Fulcrum

CONTACT PERSON: Jonathan Moore

Address: 710 East Colonial Drive

City: Orlando State: FL Zip: 32803

Phone: 407-373-0930 Fax: _____

E-Mail: jmoore@accommercial.com

OWNER: AC Commercial Properties I, LLC

Address: 710 East Colonial Drive

City: Orlando State: FL Zip: 32803

Phone: 407-373-0930 Fax: _____

Address of Subject Property: Clermont, FL 34711

Legal Description (include copy of survey): _____

Acreage: 28.9 Land Use: Timber
(City verification required)

Present Zoning: PUD / C-2 Proposed Zoning: Amending existing PUD
(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?

AC-Fulcrum is assembling the parcels shows in exhibit "A" attached. We are seeking to amend the previously approve PUD with the additional uses of full-service automotive stores (not auto parts stores), veterinary clinics, self-storage facilities, and assisted living facilities. Additionally, given the extreme elevation changes on the site, AC-Fulcrum is seeking variances for cut and fill and signage height requirements. The greater variances for cut and fill and signage are imperative to the viability of the project. Without approval it will render the property undevelopable.

AC-Fulcrum
Applicant Name (print)

X [Signature]
Applicant Name (signature)

AC Commercial Properties, LLC
Owner Name (print)

X [Signature]
Owner Name (signature)

City of Clermont
Development Services Department
685 W. Montrose St.
P.O. Box 120219
Clermont, FL. 34712-021 9
(352) 394-4083 Fax: (352) 394-3542

This Instrument Prepared By:
Jonathan D. Wallace, Esquire
DEAN, MEAD, EGERTON, BLOODWORTH,
CAPOUANO & BOZARTH, P.A.
Post Office Box 2346
Orlando, Florida 32802-2346
(407) 841-1200



ALTERNATE KEY: 1028272

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED is made effective as of the 22nd day of November, 2011, by RICHARD E. BOSSERMAN, as to an undivided one-half ($\frac{1}{2}$) interest as a tenant in common to the Property (as defined below), and CHARLES E. BOSSERMAN, III, as to an undivided one-half ($\frac{1}{2}$) interest as a tenant in common to the Property (as defined below), whose post office address is whose post office address is 125-A East Marks Street, Orlando, Florida 32803 (hereinafter collectively referred to as "Grantors"), to 14 ACRES SR 50, LLC, a Florida limited liability company, whose post office address is 125-A East Marks Street, Orlando, Florida 32803 (hereinafter referred to as the "Grantee").

(Wherever used herein the terms "Grantors" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of trustees, partnerships and corporations.)

WITNESSETH:

That Grantors, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, the receipt and sufficiency of which is hereby acknowledged, hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, all of Grantors' right, title and interest in and to their respective undivided one-half ($\frac{1}{2}$) interests as a tenant in common in that certain real property situate, lying and being in Lake County, Florida (hereinafter referred to as the "Property"), and being more particularly described as follows:

THAT PORTION OF TRACTS 21 AND 28 AS SHOWN ON THE LAKE HIGHLANDS COMPANY'S PLAT OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, RECORDED IN PLAT BOOK 2, PAGE 28, LYING NORTH OF HOOK STREET, AS RECORDED IN BOOK 2017, PAGE 1757, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

TOGETHER with all of the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND Grantors hereby covenant with Grantee that Grantors are lawfully seized of the Property in fee simple; that the Grantors have good right and lawful authority to sell and convey the Property, and hereby warrant the title to the Property and will defend the same against the lawful claims of all persons whomsoever. This conveyance is subject to taxes accruing subsequent to December 31, 2010, and to easements, restrictions, agreements, conditions, limitations, reservations and matters of record, if any, but this reference to the foregoing shall not operate to reimpose the same.

Grantors certifies that on the date of execution, delivery and recordation of this instrument, neither of the Grantors nor any member of Grantors' family resided upon any portion of the Property, or any property contiguous thereto. The Property is not the constitutional homestead of either of the Grantors.

The scrivener of this instrument has not examined title to the Property, has utilized legal descriptions provided by Grantors, and has relied upon the representation of Grantors as to the status of title to the Property. Accordingly, the scrivener disclaims any liability or responsibility which may result from the failure of Grantors to hold such title in the manner represented.

Note to Recorder: The conveyance being effectuated by this instrument is a conveyance of real property from the individuals collectively referred to as Grantors to a limited liability company which is owned by such individuals in the same proportion to which they currently own title to the Property. The Property is unencumbered and no consideration is being paid by Grantee to Grantors in exchange for this conveyance. Accordingly, this instrument is exempt from the imposition of Florida documentary stamp taxes in accordance with applicable case law.

[Signatures and notary acknowledgments appear on the following page.]

IN WITNESS WHEREOF, the persons named herein as "Grantors" have executed and delivered this instrument and has intended the same to be and become effective as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

Print Name: LAUREN Y DETZEL

Richard E. Bosserman
RICHARD E. BOSSERMAN

Print Name: Brian M. Malec

Print Name: LAUREN Y DETZEL

Charles E. Bosserman III
CHARLES E. BOSSERMAN, III

Print Name: Brian M. Malec

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 16th day of Nov., 2011, by RICHARD E. BOSSERMAN. Said person (check one) ☒ is personally known to me, ☐ produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or ☐ produced other identification, to wit: _____

Print Name: _____

Notary Public, State of Florida

Commission No.: _____

My Commission Expires: 8/2/2014

NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # DD982337
EXPIRES 8/2/2014
BONDED THRU 1-888-NOTARY1

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 16th day of Nov., 2011, by CHARLES E. BOSSERMAN, III. Said person (check one) ☐ is personally known to me, ☒ produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or ☐ produced other identification, to wit: _____

Print Name: _____

Notary Public, State of Florida

Commission No.: _____

My Commission Expires: _____

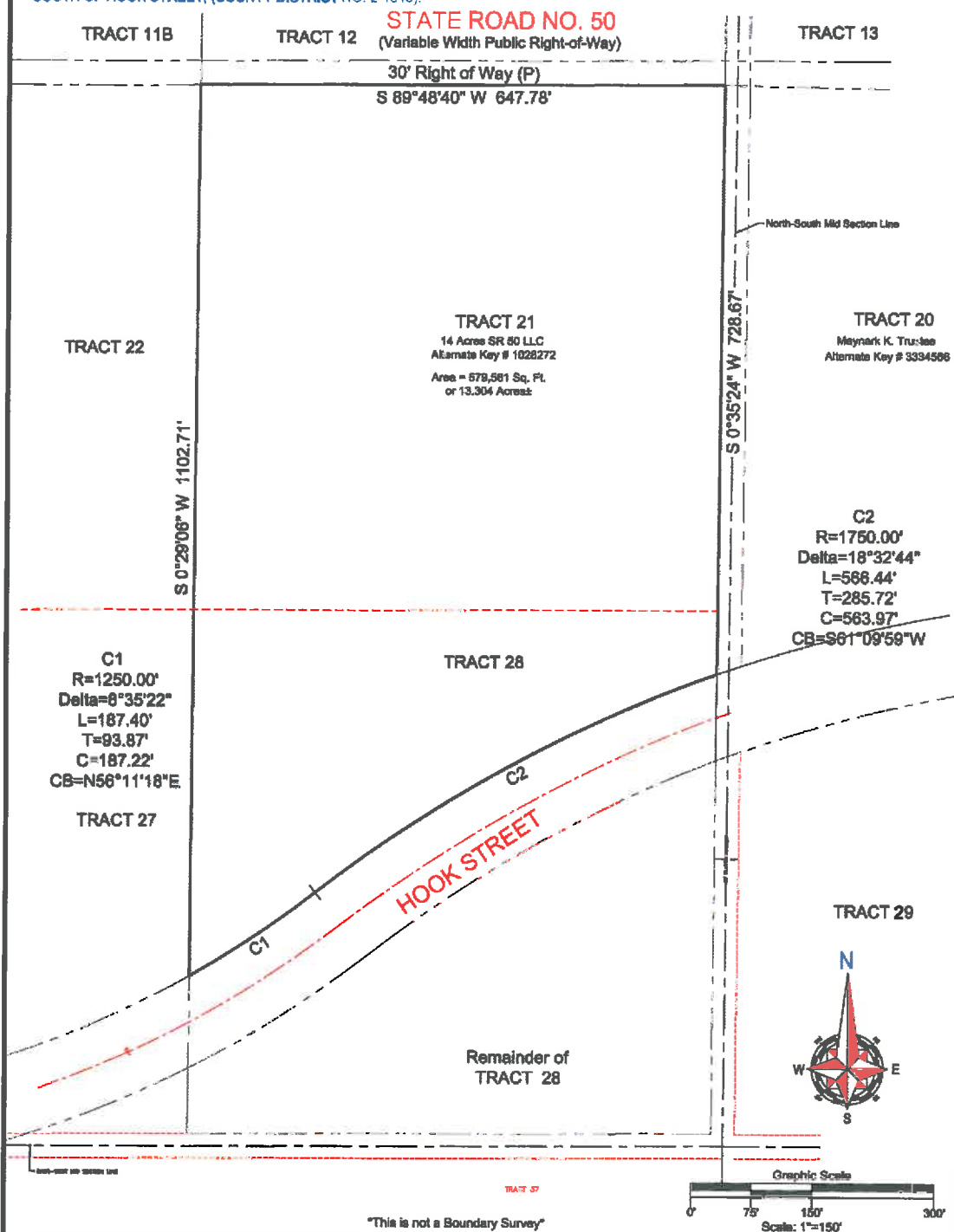
00643298v1

LAUREN Y. DETZEL
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # DD982337
EXPIRES 8/2/2014
BONDED THRU 1-888-NOTARY1

Legal Description:

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).

Sketch of Description



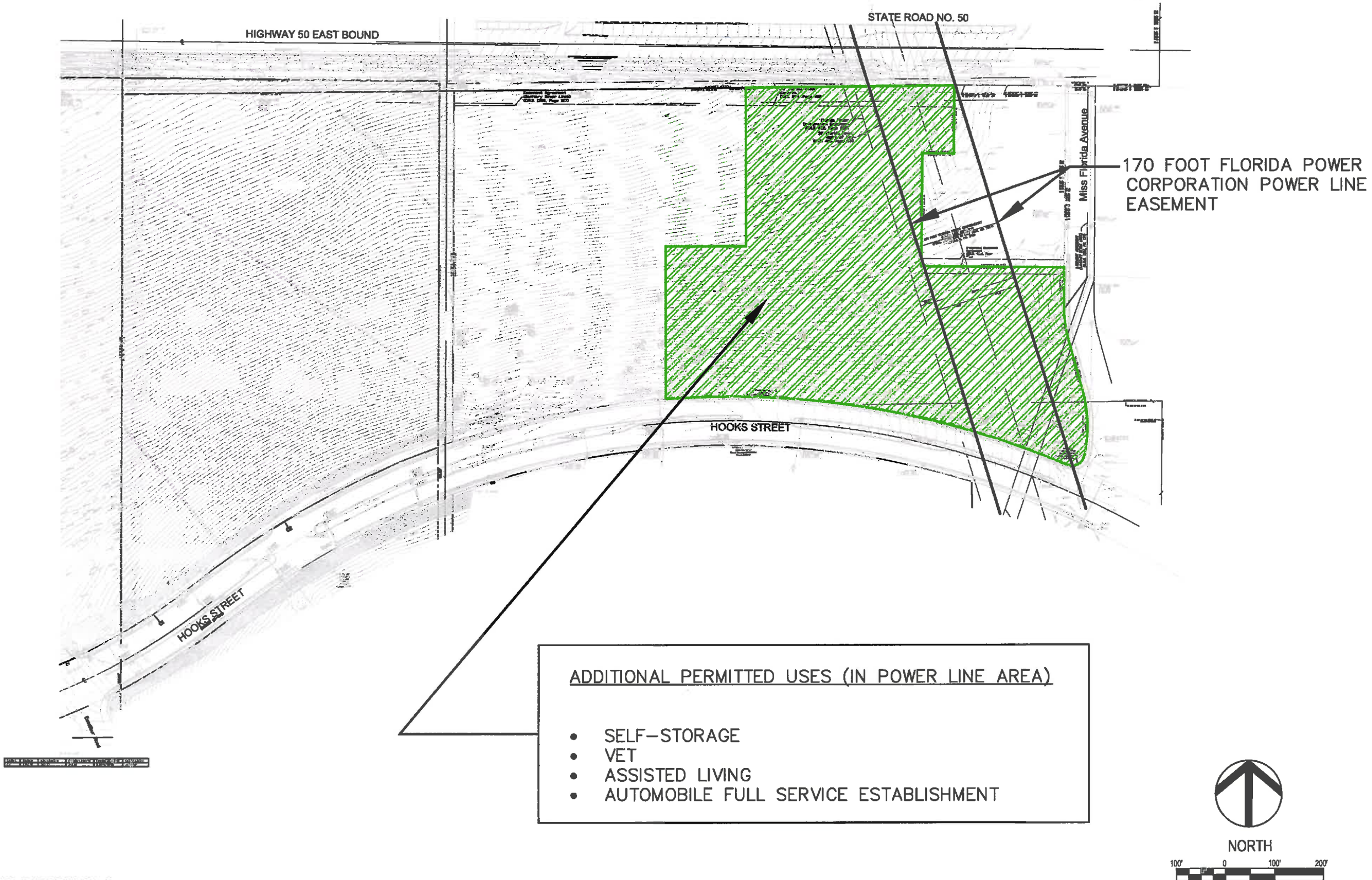
"This is not a Boundary Survey"

Field Date: N/A		Date Completed: 3/15/16																																					
Drawn By: GLG		File Number: IS-23822																																					
Legend <table border="0"> <tr> <td>C - Calculated</td> <td>PC - Point of Curvature</td> </tr> <tr> <td>CB - Centerline</td> <td>PI - Point of Intersection</td> </tr> <tr> <td>CM - Concrete Monument</td> <td>P.O.B. - Point of Beginning</td> </tr> <tr> <td>Conc. - Concrete</td> <td>P.O.L. - Point on Line</td> </tr> <tr> <td>D - Description</td> <td>PP - Power Pole</td> </tr> <tr> <td>DE - Drainage Easement</td> <td>PRM - Permanent Reference Monument</td> </tr> <tr> <td>Serv. - Easement</td> <td>PT - Point of Tangency</td> </tr> <tr> <td>F.E.M.A. - Federal Emergency Management Agency</td> <td>R - Radius</td> </tr> <tr> <td>PFE - Finished Floor Elevation</td> <td>Rel. - Radial</td> </tr> <tr> <td>Fed. - Federal</td> <td>R&C - Rubber & Cap</td> </tr> <tr> <td>L - Line</td> <td>Rec. - Recovered</td> </tr> <tr> <td>M - Measured</td> <td>Rod - Rodded</td> </tr> <tr> <td>NRL - Nail & Dist.</td> <td>Rel. - Set 1/2" Rubber & Cap "LS 7623"</td> </tr> <tr> <td>Non-Rec. - Non-Recorded</td> <td>Typ. - Typical</td> </tr> <tr> <td>Official Records Book</td> <td>UE - Utility Easement</td> </tr> <tr> <td>P - Plat</td> <td>W - Water</td> </tr> <tr> <td>P.B. - Plat Book</td> <td>W - Water</td> </tr> <tr> <td>-C- - Wood Fence</td> <td>-D- - Chain Link Fence</td> </tr> </table>				C - Calculated	PC - Point of Curvature	CB - Centerline	PI - Point of Intersection	CM - Concrete Monument	P.O.B. - Point of Beginning	Conc. - Concrete	P.O.L. - Point on Line	D - Description	PP - Power Pole	DE - Drainage Easement	PRM - Permanent Reference Monument	Serv. - Easement	PT - Point of Tangency	F.E.M.A. - Federal Emergency Management Agency	R - Radius	PFE - Finished Floor Elevation	Rel. - Radial	Fed. - Federal	R&C - Rubber & Cap	L - Line	Rec. - Recovered	M - Measured	Rod - Rodded	NRL - Nail & Dist.	Rel. - Set 1/2" Rubber & Cap "LS 7623"	Non-Rec. - Non-Recorded	Typ. - Typical	Official Records Book	UE - Utility Easement	P - Plat	W - Water	P.B. - Plat Book	W - Water	-C- - Wood Fence	-D- - Chain Link Fence
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Notes >Sketch is Based upon the Legal Description Supplied by Client. >Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Mistake. >Subject to any Easements and/or Restrictions of Record. >Bearing Basis shown hereon, is Assumed and Based upon the Line Denoted with a "BS". >Building Ties are NOT to be used to reconstruct Property Lines. >Fence Ownership is NOT determined. >Roof Overhangs, Underground Utilities and/or Foulers have NOT been located UNLESS otherwise noted. >Septic Tanks and/or Drainedfield locations are approximate and MUST be verified by appropriate Utility Location Companies. >Use of This Survey for Purposes other than Intended, Without Written Verification, Will be of the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be Constructed to give ANY Rights or Benefits to Anyone Other than those Certified. >Flood Zone Determination Shown Hereon is Given as a Courtesy, and is Subject to Final Approval by F.E.M.A. This Determination may be affected by Flood Factors and/or other information NEITHER known by NCR given to this Surveying Company at the time of this Easement or Ireland & Associates Surveying Inc. and the signing surveyor assume NO Liability for the Accuracy of this Determination.																																							
I hereby Certify that the Sketch of the above Described Property is True and Correct to the best of my Knowledge and Belief as of the Date Shown, Based on Information furnished to me as Noted and Consistent with the Standards of Practice for Land Surveying in the State of Florida in accordance with Chapter 33-17.052 Florida Administrative Code, Pursuant to Section 472.007 Florida Statutes. <i>Patrick K. Ireland</i> FOR THE FIRM Patrick K. Ireland, Surveyor License # 86637, L.S. 7623 This Survey is Intended for the Use of Said Certified Parties. This Survey NOT VALID UNLESS SIGNED and Embossed with Surveyor's Seal. Ireland & Associates Surveying, Inc. 1301 S. International Parkway Suite 2001 Lake Mary, Florida 32746 www.Irelandsurveying.com Office-407.678.3366 Fax-407.320.8165																																							

PROJECT NO.: 2015.196

CUP-3
MASTER SITE
PLAN
PROJECT NO.: 2015.196

ADDITIONAL PERMITTED USES (ONLY IN POWER LINE AREA)



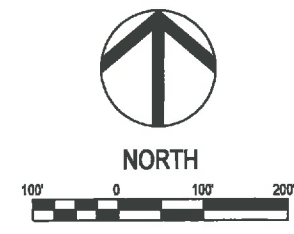
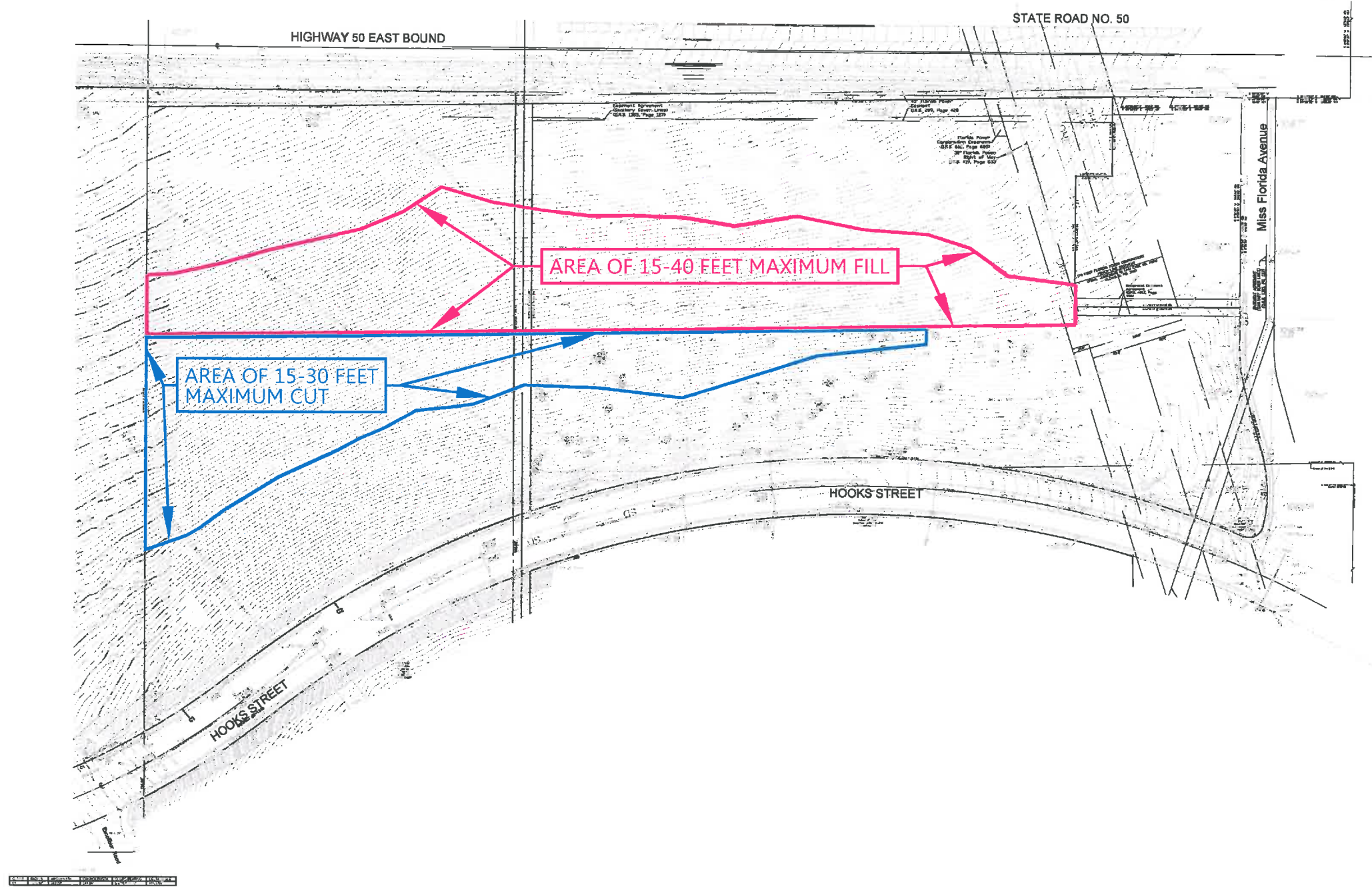
LOCATION OF ADDITIONAL PERMITTED USES

**Z DEVELOPMENT**
s e r v i c e s
CA 29354
708 E. COLONIAL DR., STE 100 PH: (407) 271-8910
ORLANDO, FL 32803 FAX: (407) 442-0604

REVISION	DATE	REVISION	DATE

THE VUE AT CLERMONT
STATE ROAD 50
CLERMONT, FLORIDA

DATE: 08/01/16
DRAWN: SS
CHECKED: RZ
CUP-4
LOCATION OF
ADDITIONAL
PERMITTED USES
PROJECT NO.: 2015.196



PROJECT TOPOGRAPHY

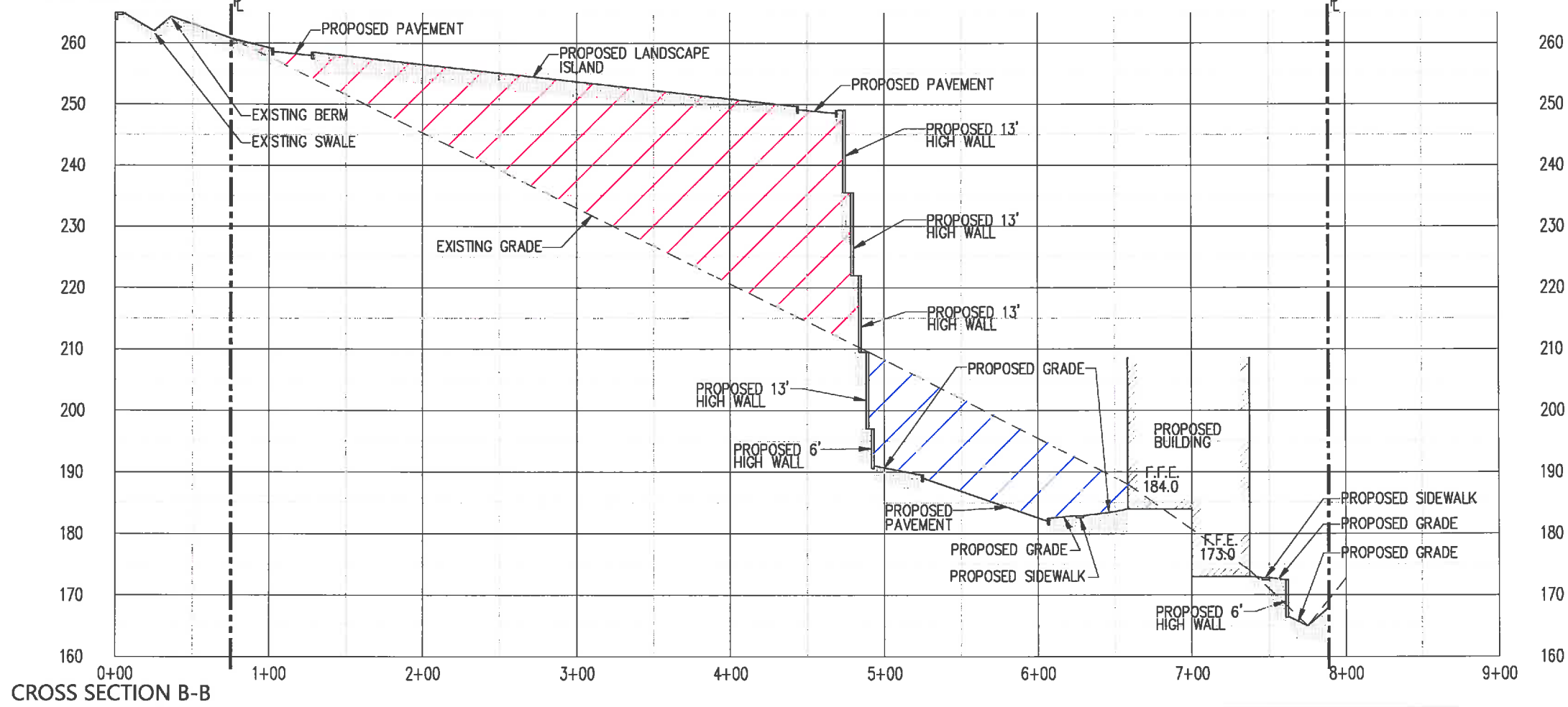
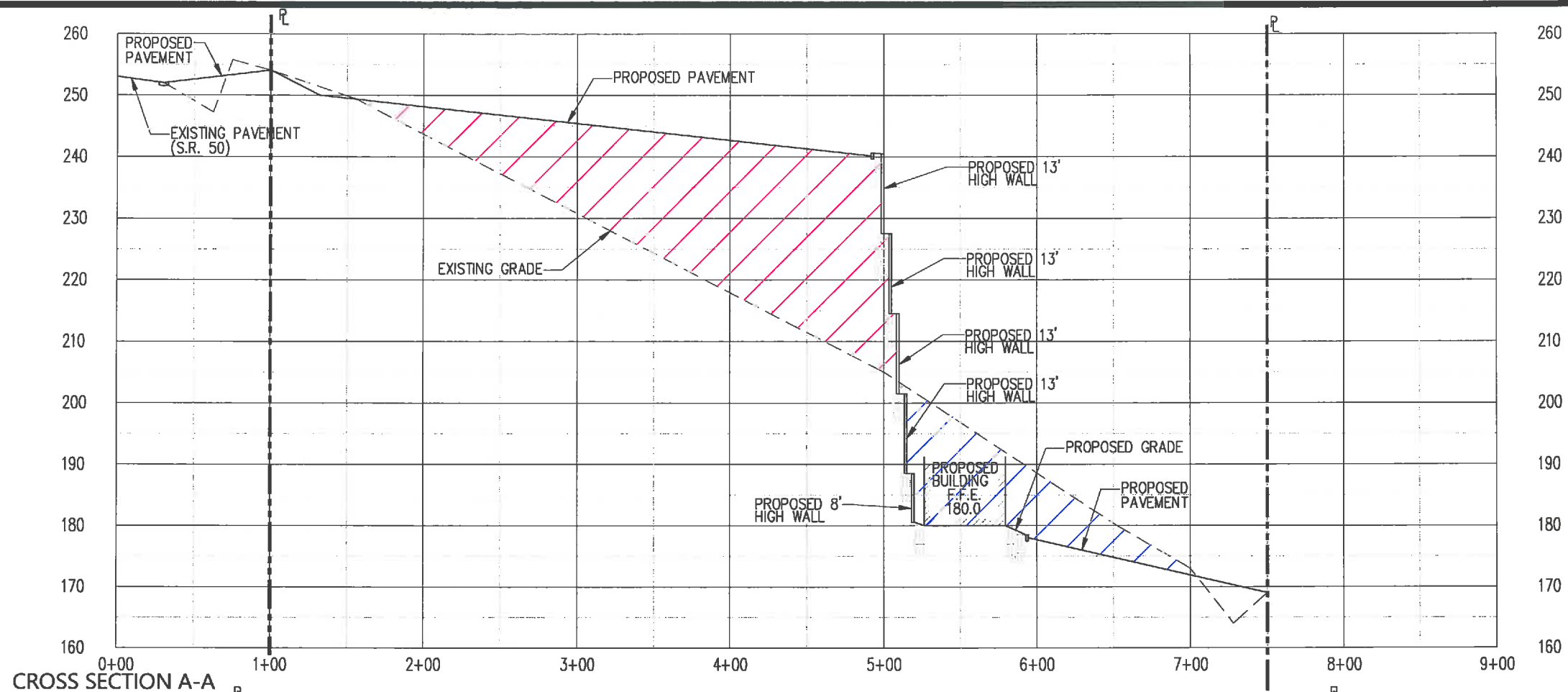

Z DEVELOPMENT
 e r v i c e s
 CA 29354
 708 E. COLONIAL DR., STE 100 PH: (407) 271-8910
 ORLANDO, FL 32803 FAX: (407) 442-0604

REVISION	DATE	REVISION	DATE

THE VUE AT CLERMONT
STATE ROAD 50
CLERMONT, FLORIDA

DATE: 08/01/16
DRAWN: SS
CHECKED: RZ

CUP-5
PROJECT
TOPOGRAPHY
PROJECT NO.: 2015.196



LEGEND

- FILL NEEDED
- CUT NEEDED



Z DEVELOPMENT
services
CA 29354

708 E. COLONIAL DR., STE 100 PH: (407) 271-8910
ORLANDO, FL 32803 FAX: (407) 442-0604

REVISION	DATE	REVISION	DATE

THE VUE AT CLERMONT
STATE ROAD 50
CLERMONT, FLORIDA

DATE: 08/01/16
DRAWN: SS
CHECKED: RZ

CUP-6
CROSS SECTIONS
PROJECT NO.: 2015.196

LESS THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4813, PAGE 945, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.



Set Nail and Disk "Traverse" in Concrete Walkway
Elevation: 225.87'

[illegible]

Survey is Based Upon the Latest Documentation Supplied by Client.

• Absent Property Records have NOT been Reviewed for Gaps, Overlaps and/or Inconsistencies.

• Subjected to a Visual Inspection of the Recordings of Record.

• Omissions Made without Notice, As Assumed and Based upon the Data Provided with an "AS IS".

• Building Ties are NOT to be used to reconstruct Property Lines.

• This Company is a NOT Licensed Professional Surveyor.

• "Good Owners" and "Good Owners" and "Good Owners" have NOT been Inspected Under the "AS IS" of the Survey.

• Multiple Ties and/or Multiple Locations are Approximate and NOT Guaranteed.

• Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing herein shall be construed to give any person the right to sue or claim damages from the Surveyor.

• "Good Owners" and "Good Owners" and "Good Owners" have NOT been Inspected Under the "AS IS" of the Survey.

• This Survey is Approved by F.E.M.A. This Survey may be used for purposes other than intended, without written verification, will be at the user's sole risk and without liability to the surveyor. Nothing herein shall be construed to give any person the right to sue or claim damages from the surveyor.

• No Liability for the Accuracy of the Determination.

[illegible]

- 41 - FOOT Storm Markers
- 42 - FIRE DEPARTMENT CONNECTION
- 43 - FIBER OPTIC CABLE
- 44 - Fire Hydrant
- 45 - GUY Anchor
- 46 - HANDICAP PARKING
- 47 - HANDICAP RAMP
- 48 - Gas Meter
- 49 - Gas Valve
- 50 - Grassy Strip
- 51 - Light Pole
- 52 - Misused End Section
- 53 - SIGN
- 54 - PARKING SPACES
- 55 - Wind Power Pole
- 56

-  - Remotely Operated Valve
-  - Remotely Operated Valve
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-  - Remotely Operated Valve



Field Zone: X Community Number: 12088C Parent: 010E Date: 12/18/2011

1301 S. International Parkway Suite 2001
Lake Mary, Florida 32746
www.trelandsurveying.com
Office - 407.678.3366
Fax - 407.320.8165

Patrick K. Ireland  FOR THE FIRM
Patrick K. Ireland PGM: LB 7623
Signed: 09-07-15

This Survey is intended ONLY for the use of Gold Certified Participants.
This Survey NOT VALID UNLESS Signed and Embossed with Surveyor's Seal.

Revisions		
Scale: 1"= 60'	Approved By:	Drawn By: GLO
Field Date: 09/30/16	PKI	Reviewed By: PKI
Boundary Survey Certified To:		
Lawrence, Donald, Dallas, Marilee, & Reed, P.A.		
Fidelity National Title Insurance Company		
GADD File: 1200000204000000-03-030202.dwg		File Number: JS-03492

File Number
IS-23822

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. 2016-47

An ordinance under the Code of Ordinances of the City of Clermont, Lake County, Florida amending the official zoning map of the City of Clermont, referred to in Chapter 122 of Ordinance No. 289-C, Code of Ordinances; Rezoning the real properties described herein as shown below, providing for severability, an effective date and publication.

LOCATION

South of Highway 50, west of Miss Florida Avenue
Alternate keys 1028272 & 3334566

LEGAL DESCRIPTION

All of that tract or parcel of land lying and being in Section 26, Township 22 South, Range 26 East, Lake County, Florida, and being more particularly described as follows:

PARCEL 1 (FEE SIMPLE ESTATE)

That part of Section 28, Township 22 South, Range 26 East, Lake County, Florida, described as follows: Commence at the east 1/4 corner of said Section 28; thence run north 00°42'51" east along the east line of the northeast 1/4 of said Section 28 for a distance of 664.12 feet to the northeast corner of the south 1/4 of the northeast 1/4 of said Section 28; thence run south 89°24'16" west along the north line of said south 1/4 for a distance of 1335.19 feet to a point on a non-tangent curve concave westerly having a radius of 270.00 feet and a chord bearing of south 01°23'58" west and the Point of Beginning; thence run southerly along the arc of said curve through a central angle of 23°36'59" for a distance of 111.29 feet to the point of compound curvature of a curve concave northwesterly having a radius of 25.00 feet and a chord bearing of south 63°07'26" west; thence run southwesterly along the arc of said curve through a central angle of 99°49'56" for a distance of 43.56 feet to the point of reverse curvature of a curve concave southerly having a radius of 1750.00 feet and a chord bearing of north 87°56'35" west and the north right of way line of Hook Street, as described in ORB 2010, PG 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 PB 2, PG 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 SR 50; thence run north 89°24'19" east along said south right of way line for a distance of 1127.57 feet; thence run south 89°29'29" east along said south right of way line for a distance of 150.11 (120.11) feet to the west line of the east 60 feet of Tract 19, of said Lake Highlands Company; thence run south 00°26'52" west along said west line for a distance of 445.90 feet to the point of curvature of a curve concave easterly having a radius of 280.00 feet; thence run southerly along the arc of said

curve through a central angle of 15°45'47" for a distance of 77.03 feet to the point of tangency; thence run south 15°18'56" east for a distance of 105.46 feet to the point of curvature of a curve concave westerly having a radius of 270.00 feet and a chord bearing of south 12°51'43" east; thence run southerly along the arc of said curve through a central angle of 04°54'24" for a distance of 23.12 feet to the Point of Beginning.

LESS AND EXCEPT therefrom that parcel conveyed by Maynard K. Knapp, individually and as Trustee to Akram Ismail, M.D., by Special Warranty Deed recorded April 17, 2015, in ORB 4613, PG 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 SR 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 PB 2, PG 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 SR 50; thence S89°06'23"E, along said south right-of-way line of SR 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 ORB 4613, PG 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 PB 2, PG 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 PB 2, PG 28, Public Records of Lake County, Florida; lying northerly of Hook Street, and southerly of SR 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 SR 50 (a variable width public right of way); thence the following four (4) courses and distances along said south right of way line, continue N 89°55'52" W, a distance of 60.00 feet; thence N 89°27'07" W, a distance of 184.98 feet; thence S 89°30'08" W, a distance of 42.24 feet; thence S 89°24'19" W, a distance of 1020.48 feet to the point of beginning; thence departing said south right of way, run S 00°14'51" W, along the west line of Tracts 20 and 29, a distance of 718.43 feet to a point on the northerly right of way line of Hook Street (A 100 foot wide public right of way) said point also being on a non-tangent curve, concave southeasterly, and having a radius of 1750.00 feet; thence southwesterly along the arc of said curve, through a central angle of 01°02'34", a distance of 31.85 feet, said curve being subtended by a chord bearing and distance of S 70°37'05" W, 31.85 feet; thence departing said north right of way line, run N 0°14'51" E, a distance of 728.72 feet to a point on the aforementioned southerly right of way line of SR 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 PB 2, PG 28, Public Records of Lake County, Florida; lying northerly of Hook Street, and southerly of SR 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 SR 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 PB 2, PG 28, Public Records of Lake County, Florida; less that portion of Tract 28, lying south of Hook Street, (County District NO. 2-1346).

To amend the Planned Unit Development

This request will be considered by the Planning & Zoning Commission on Tuesday, November 1, 2016 at 6:30 p.m.

A public meeting to consider the request will be held before the City Council on Tuesday, December 13, 2016 at 6:30 p.m. for final enactment.

All meetings will be held at City Hall, located at 685 W. Montrose Street.

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

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

Tracy Ackroyd Howe, MMC
City Clerk

Daily Commercial
October 25 and November 29, 2016