



**CITY OF CLERMONT
COUNCIL MEETING AGENDA
6:30 PM, Tuesday, May 9, 2017**

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

PROCLAMATION

Water Reuse Week

PRESENTATIONS

Dreamplex

Earth Day

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 March 28, 2017 Regular Council Meeting minutes.

Item No. 2 - Bid Award

Consider approval of bid award to Mailloux and Sons, Inc. to provide exterior coating and repairs at the Arts and Recreation Center in the budgeted amount of \$85,500.

Item No. 3 - Surplus Property

Consider approval to declare end of life inventory as surplus from Parks and Recreation, Police, Fire, and the Public Works departments and dispose of in accordance with the Purchasing Policy.

Item No. 4 - Easement Request
West Juniata Street Public Parking

Consider request from Dr. Jesus Perez to accept an easement for four public parking spaces on West Juniata Street.

Item No. 5 - Event Request

Consider approval of the The Daily City's Orlando Food Truck Bazaar Event to be held at Waterfront Park on the third Wednesday of every month for the next 12 months.

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Item No. 6 - Event, Open Container, and Signage Request

Consider request of the Greater Clermont Cancer Foundation for open container along with sign allowance for their annual Music Festival at Waterfront Park on October 14, 2017.

Item No. 7 - Open Container Request

Consider allowing open containers in the requested open container area for the City of Clermont's 4th of July event at Waterfront Park.

UNFINISHED BUSINESS

Item No. 8 - Ordinance No. 2017-21 *Final*
The Shops at WaterBrooke Rezoning

Consider ordinance to change the zoning from Urban Estate to Planned Unit Development for property located at the southwest corner of Highway 50 and Emil Jahna Road.

NEW BUSINESS

Item No. 9 - Variance Request
Hartle Groves Apartments LLC/Veve at Castle Hill

Consider variance request to allow existing St. Augustine sod to remain on a commercial project.

Item No. 10 - Variance Requests
Mason's Ridge

Consider variance requests for a reduction in the tree replacement fee and to allow for 3-inch caliper trees instead of the required 6-inch caliper trees.

Item No. 11 - Event and Road Closure Request

Consider the Clermont Downtown Partnership request to host their weekly Farmer's Market and Merchant Faire every Sunday for the next 12 months in Downtown Clermont with road closures.

**CITY OF CLERMONT
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Item No. 12 - Event and Road Closure Request

Consider the Clermont Downtown Partnership request to have road closures for the First Friday Family Food Trucks and Music on Montrose event the first Friday of every month for the next 12 months in Downtown Clermont.

ADJOURN

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

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



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

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

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

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

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

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

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

NOW, THEREFORE, be it resolved by virtue of the authority vested in me as Mayor of the City of Clermont, I do hereby proclaim May 14 through May 20, 2017 as

Water Reuse Week

IN WITNESS WHEREOF, I, Gail L. Ash, Mayor of the City of Clermont, have hereunto set my hand this 9th day of May, 2017.

Gail L. Ash, Mayor

ATTEST:

Denise Noak, CMC
Acting City Clerk

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
March 28, 2017

The Clermont City Council met in a regular meeting on Tuesday, March 28, 2017 in the Clermont City Council Chambers. Mayor Pro-tem Travis called the meeting to order at 6:30pm with the following Council Members present: Council Members Mullins, Bates, and Goodgame. Other City officials present were: City Manager Gray, City Attorney Mantzaris, and Acting City Clerk Noak.

Mayor Pro-tem Travis announced Mayor Ash was absent due to illness.

INVOCATION AND PLEDGE OF ALLEGIANCE

Pastor Rivera gave the invocation followed by the Pledge of Allegiance.

PRESENTATIONS

Police Department Annual Awards

Police Chief Broadway presented the Police Department Annual Awards for 2016. Officers Rogers and Colon received the Community Police Service Award. Officers Davis, Teets, Jack Kruse, and Sargent Bloom were honored for saving lives. Debbie Arroyo received the Civilian Employee of the Year award for 2016. Officers Teets and Reasoner received Officer of the Year for 2016. The Supervisor of the Year award for 2016 was presented to Sargent Joiner.

Ironman 70.3 Triathlon

Mayor Pro-tem Travis announced the Ironman 70.3 presentation was postponed.

City Manager Gray announced Consent Agenda Item Number 7; Resolution 2017-16 Fire Department Standards of Cover, will be presented on April 11, 2017. Consent Agenda Item Number 8; Resolution 2017-17 Business Tax Receipt, was withdrawn due to changes in the proposed legislative bill.

City Manager Gray stated the applicant requested Unfinished Business Item Number 10; Ordinance 2017-10 Lake Shore Drive, be tabled to the April 11, 2017 meeting.

Item No. 10 – Ordinance No. 2017-10 *Final, Lake Shore Drive*
Table to April 11, 2017

Acting City Clerk Noak read Ordinance 2017-10 aloud by title only.

An Ordinance of the City Council of the City of Clermont, Lake County, Florida, closing and permanently abandoning the 40 foot right-of-way of Lake Shore Drive lying north of lots 11 thru 18, block 117, as recorded in the plat of Johnson's Replat Plat Book 8 Page 71 Public Records of Lake County, Florida; repealing all ordinances in conflict herewith, providing for severability, publication, recording, and for an effective date.

Council Member Mullins moved to table Ordinance 2017-10 to April 11, 2017; seconded by Council Member Goodgame. The motion passed with all members present voting aye.

City of Clermont
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March 28, 2017

City Manager Gray announced the applicant for Unfinished Business Item Number 11; Ordinance 2017-21 The Shops at WaterBrooke Rezoning, has requested postponement to the April 25, 2017 meeting due to the lack of a full Council.

Item No. 11 – Ordinance No. 2017-21 *Final, The Shops at Water Brooke Rezoning*

Acting City Clerk Noak read Ordinance 2017-21 aloud by title only.

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

Council Member Mullins moved to postpone Ordinance 2017-21 to April 25, 2017; seconded by Council Member Goodgame. The motion passed with all members present voting aye.

City Manager Gray reported New Business Item Number 13; Resolution 2017-14 Weatherbee CUP, has requested to be heard at the April 11, 2017 meeting.

Item No. 13 – Resolution No. 2017-14 *Weatherbee Conditional Use Permit*

Council Member Mullins moved to table Resolution 2017-14 to April 11, 2017; seconded by Council Member Goodgame. The motion passed with all members present voting aye.

City Manager Gray announced the applicant for New Business Item Number 14; College Station Variance Request, has requested postponement to the April 11, 2017 meeting due to the lack of a full Council.

Item No. 14 – Variance Request *College Station*

Council Member Mullins moved to postpone the College Station Variance Request to April 11, 2017; seconded by Council Member Goodgame. The motion passed with all members presented voting aye.

City Manager Gray reported the applicant for New Business Item Number 15; 1644 Penzance Road Variance Request, has requested postponement to the April 25, 2017 meeting due to the lack of a full Council.

Item No. 15 – Variance Request *1644 Penzance Road*

Council Member Mullins moved to table the Penzance Road Variance Request to April 25, 2017; seconded by Council Member Goodgame. The motion passed with all members present voting aye.

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PUBLIC COMMENTS

Jim Purvis; 4206 Hammersmith Drive, thanked the City and the staff at the Arts and Recreation Center for their assistance with the Friends of Mike Conley Hospice House fund raiser. Mr. Purvis thanked the Police Department for their help and assistance in handling a situation in the Kings Ridge subdivision.

David Tisdale; Clermont Waterfront Parkrun, spoke of Ani Velcheva beating the 12 year-old girls 5k World Record by 16 seconds at the March 18, 2017 run.

Kimberly Grogan thanked the Park Rangers, Parks and Recreation staff, and Officer Colon for their assistance with the Parkrun. The Parkrun is held at 7:30am each Saturday at Waterfront Park.

Harry Mason; 3667 Caladesi Road, spoke of issues with the developer phasing out the construction at the Heritage Hills subdivision. Mr. Mason expressed concern of the lack of parking for guests in the subdivision.

REPORTS

City Manager Gray commented on the well attended shows at the Arts and Recreation Center. He announced Environmental Services Director Roy will be leaving the City and thanked him for his services.

City Attorney Mantzaris – No report.

Council Member Bates asked of the effect the proposed legislative changes would have on the City of Clermont elections. City Attorney Mantzaris stated the City's election process was consistent with the proposed legislative changes.

Council Member Goodgame spoke of the audio and visual quality of the Performing Arts Center. Mr. Goodgame commented on the growth in south Lake County and requested a workshop to discuss school overcrowding.

Council Member Mullins – No report.

Council Member Travis stated she enjoyed the Friends of Mike Conley Hospice House dinner.

CONSENT AGENDA

Mayor Pro-tem Travis 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 – Bid Award

Consider approval of bid award to American Janitorial, Inc. for janitorial services for the Clermont Police Department in the budgeted amount of \$57,153.60.

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Item No. 2 – Contract Award

Consider request to piggyback the Sheriffs Association contract number 16-VEF12.0 with Pierce Manufacturing, Inc. to purchase one (1) Pierce Saber Pumper in the budgeted amount of \$425,000.00.

Item No. 3 – Contract Award

Consider request to piggyback the City of Orlando contract with Rush Truck Centers of Florida, Inc. to provide sublet vehicle repair services in the estimated annual amount of \$145,000.00. The projected cost is included in the current fiscal year budget.

Item No. 4 – Purchase Approval

Consider approval of request to purchase upgrades to Lift Station 5 force mains in the budgeted amount of \$74,339.00 in the Sewer Fund for the on-going maintenance to the City's force main system.

Item No. 5 – Event and Road Closure Request

Consider request to allow the Clermont Downtown Partnership to host their annual "Downtown Clermont Art Festival" on November 3, 4, and 5, 2017 in Historic Downtown Clermont.

Item No. 6 – Interlocal Agreement

Lake Sumter Metropolitan Planning Organization

Consider approval of an Interlocal Agreement with the Lake Sumter Metropolitan Planning Organization for transportation management coordination. The current year funding cost is \$6,259.79 and is available in the current year budget.

Item No. 7 – Resolution No. 2017-16

Fire Department Standards of Cover

Consider resolution adopting Fire Department Standards of Cover.

Item No. 8 – Resolution No. 2017-17

Business Tax Receipt

Consider approval of resolution opposing pending legislative bills limiting the amount that a city can charge for Business Tax Receipts.

Item No. 9 – Resolution No. 2017-18

Home Rule

Consider approval of resolution opposing pending bills preventing cities from enacting ordinances to regulate businesses.

Council Member Bates moved for approval of the Consent Agenda; seconded by Council Member Mullins. The motion passed with all members present voting aye.

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March 28, 2017

UNFINISHED BUSINESS

Item No. 12 – Ordinance No. 2017-23 *Final, The Addison Rezoning*

Acting City Clerk Noak read Ordinance 2017-23 aloud by title only.

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

Senior Planner Kruse stated the Council previously heard the request for the rezoning at the January 17, 2017 Council meeting. The applicant withdrew the request and recently resubmitted the request. The proposed rezoning was revised to include commercial uses.

The applicant; B&S Engineering Consultants, is requesting a rezoning from C-2 General Commercial to Planned Unit Development for a proposed apartment community. The property is located at the northwest corner of Hooks Street and Citrus Tower Boulevard and extends west to Oakley Seaver Drive. The property was previously altered due to mining activities and is currently vacant. The applicant would like to develop the site for a multi-family development with up to 230 units and for limited commercial uses on two mixed-use pads at the entrance of the proposed project. The project will consist of 13 multi-story buildings with a clubhouse and other amenities. The commercial areas will be limited to office, restaurant, or retail use.

The applicant is requesting several waivers to handle existing conditions. The applicant is requesting cut and fill up to 25 feet, 4 to 1 grades where needed, a maximum retaining wall height of 13 feet, a 3 foot terrace when two wall segments are required, a gated community with private streets, driveway access and parking below the centerline of the adjoining roads, a central compactor for solid waste, and a maximum building height up to 69 feet for the Type 1 buildings. The applicant has proposed elevators in the buildings with a walkup of more than one story.

The traffic report indicates the proposed development will not require additional improvements to the surrounding roadway systems. The applicant will be required to participate in any mitigation warranted by the Lake County School District for school concurrency.

Staff recommended approval of Ordinance 2017-23.

Attorney Jimmy Crawford; representing DeWitt Enterprises, introduced Ian Lowry and Mark Osier. Attorney Crawford spoke of the quality and amenities of the project. The grading plan in relationship to the parking area and the buildings was reviewed. Attorney Crawford stated five of the buildings will have elevators and the placement of the buildings and the amenities were discussed. The apartments will be built to condominium standards and Attorney Crawford presented a video and photographs of the buildings, amenities, and the basic floor plan. The commercial uses will be limited to professional office, restaurant, and retail uses. Attorney Crawford requested the proceeds of the January 17, 2017 meeting be incorporated into the record.

Mayor Pro-tem Travis opened the public hearing.

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Jim Purvis; 4206 Hammersmith Drive, Beth Buckman; 12817 Magnolia Pointe Boulevard, Christina Haskin; 10329 Alameda Alma, Linda Martin; 2371 Caledonian Street, Kasey Kesselring, and Christy Clark; 12150 Lake Shore Drive, spoke in favor of the proposed project.

Mayor Pro-tem Travis closed the public hearing.

Council Member Bates inquired of access onto Citrus Tower Boulevard. Attorney Crawford indicated there was an emergency access gate which would be unavailable for the residents or guests.

Council Member Bates inquired of the businesses who will occupy the commercial area. Attorney Crawford stated the businesses were currently unknown.

Council Member Bates asked of any landscape buffer variances. Senior Planner Kruse commented the proposed project will meet the City's landscaping buffer requirements.

Council Member Bates inquired of the apartment building construction materials. Attorney Crawford stated the apartment buildings would be of wooden construction and built to condominium standards.

Council Member Bates asked how many buildings would be four stories. Attorney Crawford indicated two of the buildings would be four stories.

Council Member Bates inquired of the future possibility of converting the apartments to condominiums. Attorney Crawford indicated condominiums were not part of the current business plan.

Mayor Pro-tem Travis commented on athletes preferring to purchase a condominium as opposed to renting an apartment. Ms. Travis asked of the reason for not building condominiums. Mr. Osier indicated the financing structure for building condominium units were different than for building apartment units.

Council Members Mullins and Goodgame spoke in favor of the proposed project.

Council Member Bates asked of the timeframe for development. Attorney Mantzaris stated a condition was for substantial development of the project within three years from approval of the ordinance.

City Attorney Mantzaris commented the language in the ordinance should clarify any increase in residential density would require an amendment approved by the City Council.

City Attorney Mantzaris requested the wording of a maximum of two four-story units be included in the ordinance.

Council Member Goodgame moved for approve of Ordinance 2017-23 as amended by the City Attorney; seconded by Council Member Bates. The motion passed 3 to 1 on a roll call vote with Mayor Pro-tem Travis in opposition.

City of Clermont
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NEW BUSINESS

Item No. 16 – Ordinance No. 2017-08 *Introduction, Firefighters Pension Plan*

Acting City Clerk Noak read Ordinance 2017-08 aloud by title only.

An Ordinance of the City Council of the City of Clermont, Lake County, Florida, amending the City of Clermont Firefighters' Pension Trust Fund, as adopted by Ordinance No. 304-C; providing plan benefit revisions; providing for severability of provisions; repealing all ordinances in conflict herewith; and providing an effective date.

Council Member Mullins moved for introduction of Ordinance 2017-08; seconded by Council Member Goodgame. The motion passed with all members present voting aye.

Item No. 17 – Ordinance No. 2017-09 *Introduction, Police Officers Pension Plan*

Acting City Clerk Noak read Ordinance 2017-09 aloud by title only.

An Ordinance of the City Council of the City of Clermont, Lake County, Florida, amending the City of Clermont Police Officers' Pension Trust Fund, as adopted by Ordinance No. 304-C; providing plan benefit revisions; providing for severability of provisions; repealing all ordinances in conflict herewith; and providing an effective date.

Council Member Mullins moved for introduction of Ordinance 217-09; seconded by Council Member Goodgame. The motion passed with all members present voting aye.

ADJOURN: With no further comments, this meeting was adjourned at 8:20pm.

APPROVED:

Gail L. Ash, Mayor

ATTEST:

Denise Noak, Acting City Clerk

City of Clermont
MINUTES
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March 28, 2017

Excerpt of the January 17, 2017 Special Council Meeting

The Clermont City Council met in a special meeting on Tuesday, January 17, 2017 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.

Ordinance No. 2017-04 *Final – The Addison; Rezoning*

City Clerk Ackroyd Howe read Ordinance 2017-04 aloud by title only.

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

Senior Planner Kruse presented the rezoning request from C-2 General Commercial to Planned Unit Development for an apartment community called The Addison. The 19.17-acre property is located at the northwest corner of Hooks Street and Citrus Tower Boulevard and extends west towards Oakley Seaver Drive. The applicant; B&S Engineering Consultants, desires to develop the site for a multi-family development with up to 12 units per acre for a total of up to 230 units. The project will consist of 16 multi-story buildings with a clubhouse and other amenities, with no proposed commercial development.

The applicant is requesting several waivers due to existing conditions. The waivers are to allow cut and fill up to 25 feet over the project area, 4 to 1 slope grades which include the landscape buffers, a maximum retaining wall height of 13 feet, a 3-foot terrace instead of a 5-foot terrace when 2 wall segments are required, a gated development with private streets, a driveway access and parking below the center line of adjoining roads, and a central compactor for solid waste collection.

Staff acknowledges the site was previously disturbed and the original topography had been altered. Staff understands the site will be challenging to develop. The traffic report indicates the proposed development will not require additional improvements to the surrounding roadway systems. The impact of the Lake County School District is currently under evaluation and the applicant acknowledges they will be required to participate in any mitigation which may be warranted for school concurrency.

The Planning and Zoning Commission voted 4 to 1 to recommend approval of the rezoning request. Staff recommended approval of the rezoning request.

Major Stacey; Applicant, agreed with staff's recommendation for approval and was available to answer any questions.

Mark Osier; 237 South Westmonte Drive, Altamonte Springs, Florida, commented on the need for apartments. The national average indicates between 30 and 35 percent of the population will rent apartments and in Clermont the rate is 22 percent. Third party market studies for Clermont show a demand of 459 units per year for rental units over \$1,100 a month. Mr. Osier was available to answer any questions.

Mayor Ash opened the public hearing.

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John Schmidt; 1655 East Highway 50, commented he was a contiguous business owner to the property and was in favor of the project.

Ann Dewitt Severns; 14463 West Colonial Drive, Winter Garden, Florida, spoke in favor of the project on behalf of the Dewitt family, owner of property.

Mayor Ash closed the public hearing.

Council Member Goodgame questioned the construction materials and interior design of the buildings. Mr. Goodgame considered the application incomplete and was unable to support the project. Hooks Street and Citrus Tower Boulevard is not a good location for the proposed project and the project is more suited for the south side of Hooks Street. A project creating jobs would be more appropriate.

Council Members Mullins and Bates were in agreement with Council Member Goodgame.

Council Member Travis stated the Council recently voted for high density in the downtown area and the type of development proposed should be located in the downtown area.

Mayor Ash noted the Council was holding a workshop for a project called The Vue; which contains apartments on the north side of Hooks Street.

City Attorney Mantzaris cautioned discussing The Vue at the current meeting.

City Manager Gray commented The Vue has an approved Conditional Use Permit for apartments and commercial uses, and the workshop was to discuss the requested amendments to their Conditional Use Permit.

Mr. Osier addressed the comments and concerns stating the project would be a high-end luxury project using wood or metal materials, and some of the buildings would have elevators. The buildings would be designed around the topography, the density is appropriate for the location, and the rental rates will be affordable for the population. Commercial use of the site would create a higher volume of traffic and would not have the same curb appeal as the proposed project.

Council Member Mullins stated the main issue was the location of the proposed project.

Council Member Mullins asked of denying without prejudice. City Attorney Mantzaris stated a denial without prejudice was not an available option.

The applicant withdrew the request.



CITY OF CLERMONT

AGENDA ITEM

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Meeting Date								
Tuesday, May 9, 2017								
Agenda Item Name								
Bid Award								
Requested Action								
Recommend approval of contract with Mailloux and Sons, Inc. to provide exterior building coating and repairs to the Arts and Recreation Center.								
Staff Report								
The Purchasing Department and the Parks and Recreation Department recommend approval of the above action. The Parks and Recreation Department contacted the Purchasing Department to determine the most effective manner to contract a company to provide exterior coating and repairs at the Arts and Recreation Center. The Purchasing Department issued a Request for Bid (RFB) number 17-030 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 work involves making repairs to the Clermont Arts and Recreation Center exterior walls, windows, joints, apply caulking and sealants, pressure wash and painting. Award is being recommended to bidder Mailloux and Sons, Inc. in the lump sum amount of \$85,500 who complied with all terms, conditions, and specifications stated in the RFB.								
Additional Analysis								
Fiscal Impact Summary								
The fiscal impact of \$85,500 is included in the current year approved budget.								
Fiscal Impact	Fund Number and Description	Available Budget Amount						
Exhibits Attached (copies of original agreements)								
<table border="0"><tr><td>1.</td><td>RFB 17-030 Response Tabulation</td><td>RFB 17-030 Response Tabulation.pdf</td></tr><tr><td>2.</td><td>Ad</td><td>RFB 17-030 exterior coating.docx</td></tr></table>			1.	RFB 17-030 Response Tabulation	RFB 17-030 Response Tabulation.pdf	2.	Ad	RFB 17-030 exterior coating.docx
1.	RFB 17-030 Response Tabulation	RFB 17-030 Response Tabulation.pdf						
2.	Ad	RFB 17-030 exterior coating.docx						



RESPONSE TABULATION

RFB 17-030, ARC BUILDING EXTERIOR COATING AND REPAIRS

DUE DATE/TIME: April 6, 2017 AT 2:00 P.M. (EST)

COMPANY NAME	ADDENDA 1	ADDENDA 2	LUMP SUM PRICE
Mailloux and Sons Inc. – Palmetto, FL	Y	Y	\$85,500.00
P2M General Contractor Services Inc. – Davie, FL	Y	Y	\$98,760.00
Worth Contracting Inc. – Jacksonville, FL	Y	Y	\$127,800.00
Shamrock Restoration Services Inc. – Brookville, FL	Y	Y	163,937.00
American Mortgage Services Solutions Inc. DBA Pro Care Contracting Inc. – Daytona Beach, FL	Y	Y	\$373,33.48

REQUEST FOR BID

The City of Clermont is requesting bids from qualified respondents to provide exterior coating and repairs to the Arts and Recreation Center (RFB 17-030). All responses must be received prior to **2:00 P.M. on Thursday, April 6, 2017**. 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
February 24, 2017



CITY OF CLERMONT

AGENDA ITEM

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Meeting Date	
Tuesday, May 9, 2017	
Agenda Item Name	
Surplus Property	
Requested Action	
Recommend approval to declare end of life inventory as surplus from Park and Recreation, Police, Fire, and Public Works departments.	
Staff Report	
The Purchasing Department, on behalf of the Park and Recreation, Public Works, Police, and Fire departments recommends approval of the above action. The following inventory have reached their end of life service and approval to surplus these items is being requested. <u>Park and Recreation Department</u> Qty: Property Description (1) Soccer Goal <u>Public Works Department</u> Qty: Property Description (1) John Deere 1200A Bunker Rake, Vehicle No. 4356 - 1326 Miles (1) 2002 Ford F150 4x4 EX Cab, Vehicle No. 5218 - 89341 Miles (1) 1999 Dodge Ram 1500 2x4, Vehicle No. 4209 - 83025 Miles (1) 2004 Jeep Grand Cherokee, Vehicle No. 1103 -137,611 Miles (1) 2000 Ford Ranger Pickup Truck 2x4 , Vehicle No. 5226 -161,415 Miles (1) 2003 Ford F150 EX Cab, Vehicle No. 1108 - 62,672 Miles (1) 1981 Johnson C15RC1S, Serial No.C0003437 (1) 1968 Johson FD-22A, Serial No. J2894888 (1) Transmission Service System Machine, Serial No. 83519P (1) Coats Wheel and Tire Balancer, Serial No. 1294094779 (1) Winco Propane Generator, Serial No. 22624097 (1) Stihl Back Pack Blower, No. 0188 (1) Stihl Back Pack Blower, No. 1001 (1) Stihl Back Pack Blower, No. 1182 (1) Stihl Back Pack Blower, No. 1217 (1) John Deer H20s Hedge Trimmer, Serial No. JT3520163 (1) Stihl HS 45 Hedge Trimmer, Serial No. 45390650	

Police Department

Qty: Property Description
Police Vehicle Lights

Fire Department

Qty: Property Description
(1) Mobile Multi - Trainer System with Rappelling Platform

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

Additional Analysis

Fiscal Impact Summary

Surplus property is anticipated to be sold for approximately \$30,000.00

Fiscal Impact	Fund Number and Description	Available Budget Amount

Exhibits Attached (copies of original agreements)

- | | | |
|----|---|---|
| 1. | Park and Recreation Department Property Disposal Form | Park and Recreation Department Property Disposal Form.pdf |
| 2. | Public Works Department Property Disposal Forms | Public Works Department Property Disposal Forms.pdf |
| 3. | Fire Department Property Disposal Form | Fire Department Property Disposal Forms.pdf |
| 4. | Police Department Property Disposal Form | Police Department Property Disposal Form.pdf |

PROPERTY DISPOSAL FORM

Department: Parks and Recreation

Property Tag #: _____

Contact Person: Emily Deal

Phone: 352-394-5995

Year / Make / Model: _____

Vehicle No.

Miles / Hours: _____

Serial / VIN: _____

Description of Property	Soccer Goal
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☐ See attached form with multiple items listed. All items must include above information.

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

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

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

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

[X] NON-REPAIRABLE: A piece of equipment that is not repairable or not cost effective to repair.

☐ **OBSOLETE:** Refers to any item, material and software, which is of no use to the City or has expired its useful life.

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

☐ **ABANDONED:** Property which has been left behind by owner or unclaimed and recovered by the Police Department (abandoned property does not require City Council approval).

☐ OTHER: _____

Director Signature: 

Date: 4/26/17

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

Date Approved by City Council: _____

Agenda Item: _____

Method of Disposal: _____

Date Disposed: _____

Purchasing Director: _____

Date: _____

Munis Asset Number: _____

DISPOSITION SUMMARY

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

DEFINITIONS

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

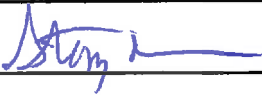
PROPERTY DISPOSAL FORM

Department: Public Works Asset Tag#: N/A
Contact Person: Adam Swanson Phone: 352-255-1992
Year / Make / Model: John Deere 1200A Bunker Rake Vehicle No. 4356 HP
Miles / Hours: 1326 Serial / VIN: tc1200a120220
Description of Property John deere bunker rake

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

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

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

Director Signature: 

Date: 4-27-17

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

Date Approved by City Council: _____

Agenda Item: _____

Method of Disposal: _____

Date Disposed: _____

Purchasing Director: _____

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

Asset Number: _____

Completed by: _____

Date: _____

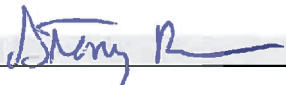
PROPERTY DISPOSAL FORM

Department: PUBLIC WORKS Property Tag #:
Contact Person: TIM CAYTON Phone: 352-394-7177
Year / Make / Model: 2002 FORD F150 4X4 Vehicle No. 5218
Miles / Hours: 89341 Serial / VIN: 1FTRX18W33NA93332
Description of Property 2002 FORD F150 4X4 EX CAB / WHITE

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

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

- ☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.
- ☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).
- ☐ **TRADE-IN:** Returned to vendor. Submit any other information as to the asset(s) description, trade-in value, etc.
- ☐ **NON-REPAIRABLE:** A piece of equipment that is not repairable or not cost effective to repair.
- ☒ **OBSOLETE:** Refers to any item, material and software, which is of no use to the City or has expired its useful life.
- ☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.
- ☐ **ABANDONED:** Property which has been left behind by owner or unclaimed and recovered by the Police Department (abandoned property does not require City Council approval).
- ☐ **OTHER:** TRUCK WAS REPLACED FOR AGE AND CONDITION.

Director Signature: 

Date: 4-27-17

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

Date Approved by City Council:

Agenda Item:

Method of Disposal:

Date Disposed:

Purchasing Director:

Date:

Munis Asset Number:

PROPERTY DISPOSAL FORM

Department: PUBLIC WORKS Property Tag #:
Contact Person: TIM CAYTON Phone: 352-394-7177
Year / Make / Model: 1999 DODGE RAM 1500 Vehicle No. 4209
Miles / Hours: 83025 Serial / VIN: 1B7HC16X5YS625367
Description of Property 1999 DODGE RAM 1500 2X4 / WHITE

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

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

- ☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.
- ☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).
- ☐ **TRADE-IN:** Returned to vendor. Submit any other information as to the asset(s) description, trade-in value, etc.
- ☐ **NON-REPAIRABLE:** A piece of equipment that is not repairable or not cost effective to repair.
- ☒ **OBSOLETE:** Refers to any item, material and software, which is of no use to the City or has expired its useful life.
- ☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.
- ☐ **ABANDONED:** Property which has been left behind by owner or unclaimed and recovered by the Police Department (abandoned property does not require City Council approval).
- ☐ **OTHER:** TRUCK WAS REPLACED FOR AGE AND CONDITION.

\$ 1257⁰⁰

Director Signature: 

Date: 4-28-17

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

Date Approved by City Council:

Agenda Item:

Method of Disposal:

Date Disposed:

Purchasing Director:

Date:

Munis Asset Number:

PROPERTY DISPOSAL FORM

Department: PUBLIC WORKS Property Tag #:
Contact Person: TIM CAYTON Phone: 352-394-7177
Year / Make / Model: 2004 JEEP GRAND CHEROKEE Vehicle No. 1103
Miles / Hours: 137,611 Serial / VIN: 1J4GR4865C567220
Description of Property 2004 JEEP CHEROKEE LARADO 4X4 4DOOR / WHITE

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

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

- ☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.
- ☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).
- ☐ **TRADE-IN:** Returned to vendor. Submit any other information as to the asset(s) description, trade-in value, etc.
- ☐ **NON-REPAIRABLE:** A piece of equipment that is not repairable or not cost effective to repair.
- ☒ **OBSOLETE:** Refers to any item, material and software, which is of no use to the City or has expired its useful life.
- ☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.
- ☐ **ABANDONED:** Property which has been left behind by owner or unclaimed and recovered by the Police Department (abandoned property does not require City Council approval).
- ☐ **OTHER:** THE JEEP WAS REPLACED FOR AGE AND CONDITION.

\$ 17,330

Director Signature: 

Date: 4-28-17

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

Date Approved by City Council:

Agenda Item:

Method of Disposal:

Date Disposed:

Purchasing Director:

Date:

Munis Asset Number:

PROPERTY DISPOSAL FORM

Department: PUBLIC WORKS Property Tag #:
Contact Person: TIM CAYTON Phone: 352-394-7177
Year / Make / Model: 2000 FORD RANGER PICKUP Vehicle No. 5226
Miles / Hours: 161,415 Serial / VIN: 1FTYR10U61TA5368
Description of Property 2000 FORD RANGER PICKUP TRUCK 2X4 / WHITE

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

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

- ☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.
- ☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).
- ☐ **TRADE-IN:** Returned to vendor. Submit any other information as to the asset(s) description, trade-in value, etc.
- ☐ **NON-REPAIRABLE:** A piece of equipment that is not repairable or not cost effective to repair.
- ☒ **OBSOLETE:** Refers to any item, material and software, which is of no use to the City or has expired its useful life.
- ☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.
- ☐ **ABANDONED:** Property which has been left behind by owner or unclaimed and recovered by the Police Department (abandoned property does not require City Council approval).
- ☐ **OTHER:** TRUCK WAS REPLACED FOR AGE AND CONDITION.

\$ 500⁰⁰

Director Signature:  Date: 4-28-17

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

Date Approved by City Council: Agenda Item:
Method of Disposal: Date Disposed:
Purchasing Director: Date:
Munis Asset Number:

PROPERTY DISPOSAL FORM

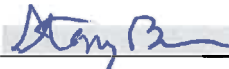
Department: PUBLIC WORKS Property Tag #:
Contact Person: TIM CAYTON Phone: 352-394-7177
Year / Make / Model: 2001 FORD RANGER PICKUP Vehicle No. 5209
Miles / Hours: 109,735 Serial / VIN: 1FTYR10VO2PA58914
Description of Property 2000 FORD RANGER PICKUP TRUCK 2X4 / WHITE

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

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

- ☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.
- ☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).
- ☐ **TRADE-IN:** Returned to vendor. Submit any other information as to the asset(s) description, trade-in value, etc.
- ☐ **NON-REPAIRABLE:** A piece of equipment that is not repairable or not cost effective to repair.
- ☒ **OBSOLETE:** Refers to any item, material and software, which is of no use to the City or has expired its useful life.
- ☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.
- ☐ **ABANDONED:** Property which has been left behind by owner or unclaimed and recovered by the Police Department (abandoned property does not require City Council approval).
- ☐ **OTHER:** TRUCK WAS REPLACED FOR AGE AND CONDITION.

\$ 1000⁰⁰

Director Signature:  Date: 4-28-17

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

Date Approved by City Council: Agenda Item:
Method of Disposal: Date Disposed:
Purchasing Director: Date:
Munis Asset Number:

PROPERTY DISPOSAL FORM

Department: Public Works Asset Tag#: _____
Contact Person: Adam Swanson Phone: 352-255-1992
Year / Make / Model: Stihl BR 420 Vehicle No. 0188
Miles / Hours: _____ Serial / VIN: _____
Description of Property Stihl Back pack Blower

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

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

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

? \$20.00

Director Signature: Adam Swanson Date: 4-28-17

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

Date Approved by City Council: _____ Agenda Item: _____

Method of Disposal: _____ Date Disposed: _____

Purchasing Director: _____

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

Asset Number: _____

Completed by: _____

Date: _____

PROPERTY DISPOSAL FORM

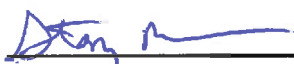
Department: Public Works Asset Tag#: _____
Contact Person: Adam Swanson Phone: 352-255-1992
Year / Make / Model: Stihl Vehicle No. 1001
Miles / Hours: _____ Serial / VIN: _____
Description of Property Stihl Back pack Blower

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

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

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

\$2000

Director Signature:  Date: 4-28-17

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

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

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

Asset Number: _____
Completed by: _____ Date: _____

PROPERTY DISPOSAL FORM

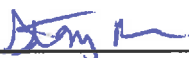
Department: Public Works Asset Tag#: _____
Contact Person: Adam Swanson Phone: 352-255-1992
Year / Make / Model: Stihl BR 420 Vehicle No. 1182
Miles / Hours: _____ Serial / VIN: _____
Description of Property Stihl Back pack Blower

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

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

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

~~\$ 209~~

Director Signature:  Date: 7-28-17

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

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

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

Asset Number: _____
Completed by: _____ Date: _____

PROPERTY DISPOSAL FORM

Department: Public Works Asset Tag#: _____
Contact Person: Adam Swanson Phone: 352-255-1992
Year / Make / Model: Stihl Vehicle No. 1217
Miles / Hours: _____ Serial / VIN: 269566562
Description of Property Stihl back pack blower

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

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

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

\$200

Director Signature:  Date: 4-28-17

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

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

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

Asset Number: _____

Completed by: _____

Date: _____

PROPERTY DISPOSAL FORM

Department: Public Works Asset Tag#: _____

Contact Person: Adam Swanson Phone: 352-255-1992

Year / Make / Model: John Deere H20s Vehicle No. _____

Miles / Hours: _____ Serial / VIN: JT3520163

Description of Property John deere hedge trimmer

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

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

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

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

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

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

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

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

☒ **OTHER:** This device no longer works well enough to complete tasks efficiently, although it does operate.

\$ 20.00

Director Signature: 

Date: 4-28-17

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

Date Approved by City Council: _____

Agenda Item: _____

Method of Disposal: _____

Date Disposed: _____

Purchasing Director: _____

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

Asset Number: _____

Completed by: _____

Date: _____

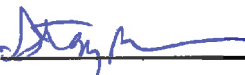
PROPERTY DISPOSAL FORM

Department: Public Works Asset Tag#: _____
Contact Person: Adam Swanson Phone: 352-255-1992
Year / Make / Model: Stihl HS 45 Vehicle No. _____
Miles / Hours: _____ Serial / VIN: 45390650
Description of Property Stihl hedge trimmer

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

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

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

4209
Director Signature:  Date: 4-28-17

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

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

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

Asset Number: _____
Completed by: _____ Date: _____



PROPERTY DISPOSAL FORM

Dept. / Division: PW / FLEET Property Tag #:
Contact Person: TIM CAYTON Phone: 352-394-7177
Year / Make / Model: 2003 FORD F150 Vehicle No. 1108
Miles / Hours: 62,672 Serial / VIN: 2FTRX17253CA59414
Description of Property 2003 FORD F150 EX CAB PICKUP TRUCK/WHITE

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

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

- ☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.
- ☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).
- ☐ **TRADE-IN:** Returned to vendor. Submit any other information as to the asset(s) description, trade-in value, etc.
- ☐ **NON-REPAIRABLE:** A piece of equipment that is not repairable or not cost effective to repair.
- ☒ **OBSOLETE:** Refers to any item, material and software, which is of no use to the City or has expired its useful life.
- ☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.
- ☐ **ABANDONED:** Property which has been left behind by owner or unclaimed and recovered by the Police Department (abandoned property does not require City Council approval).
- ☐ **OTHER:** REPLACED THIS TRUCK BECAUSE OF AGE AND CONDITION.

\$ 3,626.00

Director Signature: [Signature]

Date: 7-28-17

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

Date Approved by City Council:

Agenda Item:

Method of Disposal:

Date Disposed:

Purchasing Director:

Date:

Munis Asset Number:

PROPERTY DISPOSAL FORM

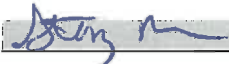
Department: FLEET Property Tag #: N/A
Contact Person: TIM CAYTON Phone: 352-394-7177
Year / Make / Model: 1981 JOHNSON C15RC1S Vehicle No. N/A
Miles / Hours: N/A Serial / VIN: C0003437
Description of Property 1981 JOHNSON 15HP OUTBOARD BOAT MOTOR. BLUE IN COLOR

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

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

- ☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.
- ☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).
- ☐ **TRADE-IN:** Returned to vendor. Submit any other information as to the asset(s) description, trade-in value, etc.
- ☒ **NON-REPAIRABLE:** A piece of equipment that is not repairable or not cost effective to repair.
- ☐ **OBSOLETE:** Refers to any item, material and software, which is of no use to the City or has expired its useful life.
- ☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.
- ☐ **ABANDONED:** Property which has been left behind by owner or unclaimed and recovered by the Police Department (abandoned property does not require City Council approval).
- ☐ **OTHER:** _____

\$ 50.00

Director Signature: 

Date: 5-28-17

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

Date Approved by City Council: _____

Agenda Item: _____

Method of Disposal: _____

Date Disposed: _____

Purchasing Director: _____

Date: _____

Munis Asset Number: _____

PROPERTY DISPOSAL FORM

Department: FLEET Property Tag #: N/A
Contact Person: TIM CAYTON Phone: 352-394-7177
Year / Make / Model: 1968 JOHNSON FD-22A Vehicle No. N/A
Miles / Hours: N/A Serial / VIN: J2894888
Description of Property 1968 20 HP JOHNSON OUTBOARD BOAT MOTOR WHITE IN COLOR

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

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

- ☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.
- ☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).
- ☐ **TRADE-IN:** Returned to vendor. Submit any other information as to the asset(s) description, trade-in value, etc.
- ☒ **NON-REPAIRABLE:** A piece of equipment that is not repairable or not cost effective to repair.
- ☐ **OBSOLETE:** Refers to any item, material and software, which is of no use to the City or has expired its useful life.
- ☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.
- ☐ **ABANDONED:** Property which has been left behind by owner or unclaimed and recovered by the Police Department (abandoned property does not require City Council approval).
- ☐ **OTHER:** _____

\$500

Director Signature: 

Date: 4-28-17

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

Date Approved by City Council: _____

Agenda Item: _____

Method of Disposal: _____

Date Disposed: _____

Purchasing Director: _____

Date: _____

Munis Asset Number: _____

PROPERTY DISPOSAL FORM

Department: FLEET Property Tag #: 001060
Contact Person: TIM CAYTON Phone: 352-394-7177
Year / Make / Model: MTT1000 Vehicle No. N/A
Miles / Hours: N/A Serial / VIN: 83519P
Description of Property TRANSMISSION SERVICE SYSTEM MACHINE

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

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

- ☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.
- ☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).
- ☐ **TRADE-IN:** Returned to vendor. Submit any other information as to the asset(s) description, trade-in value, etc.
- ☐ **NON-REPAIRABLE:** A piece of equipment that is not repairable or not cost effective to repair.
- ☒ **OBSOLETE:** Refers to any item, material and software, which is of no use to the City or has expired its useful life.
- ☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.
- ☐ **ABANDONED:** Property which has been left behind by owner or unclaimed and recovered by the Police Department (abandoned property does not require City Council approval).
- ☐ **OTHER:** _____

\$200⁰⁰

Director Signature: 

Date: 4-28-17

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

Date Approved by City Council: _____

Agenda Item: _____

Method of Disposal: _____

Date Disposed: _____

Purchasing Director: _____

Date: _____

Munis Asset Number: _____

PROPERTY DISPOSAL FORM

Department: FLEET

Property Tag #: N/A

Contact Person: TIM CAYTON

Phone: 352-394-7177

Year / Make / Model: COATS 8850001

Vehicle No. N/A

Miles / Hours: N/A

Serial / VIN: 1294094779

Description of Property COATS WHEEL AND TIRE BALANCER.

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

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

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

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

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

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

☒ **OBSOLETE:** Refers to any item, material and software, which is of no use to the City or has expired its useful life.

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

☐ **ABANDONED:** Property which has been left behind by owner or unclaimed and recovered by the Police Department (abandoned property does not require City Council approval).

☐ **OTHER:** _____

\$100⁰⁰

Director Signature: 

Date: 4-28-17

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

Date Approved by City Council: _____

Agenda Item: _____

Method of Disposal: _____

Date Disposed: _____

Purchasing Director: _____

Date: _____

Munis Asset Number: _____

PROPERTY DISPOSAL FORM

Department: FLEET

Property Tag #: N/A

Contact Person: TIM CAYTON

Phone: 352-394-7177

Year / Make / Model: WINCO CSAPSS8B/N

Vehicle No. N/A

Miles / Hours: N/A

Serial / VIN: 22624097

Description of Property WINCO PROPANE GENERATOR

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

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

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

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

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

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

☒ **OBSOLETE:** Refers to any item, material and software, which is of no use to the City or has expired its useful life.

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

☐ **ABANDONED:** Property which has been left behind by owner or unclaimed and recovered by the Police Department (abandoned property does not require City Council approval).

☐ **OTHER:** _____

\$20000

Director Signature: [Signature]

Date: 4-25-17

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

Date Approved by City Council: _____

Agenda Item: _____

Method of Disposal: _____

Date Disposed: _____

Purchasing Director: _____

Date: _____

Munis Asset Number: _____



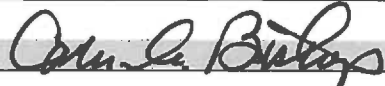
PROPERTY DISPOSAL FORM

Dept. / Division: FIRE/FIRE Property Tag #:
Contact Person: CARLE BISHOP Phone: 352-394-7662
Year / Make / Model: N/A Vehicle No. N/A
Miles / Hours: N/A Serial / VIN: N/A
Description of Property: MOBILE MULTI-TRAINER SYSTEM WITH RAPPELLING PLATFORM

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

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

- ☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.
- ☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).
- ☐ **TRADE-IN:** Returned to vendor. Submit any other information as to the asset(s) description, trade-in value, etc.
- ☐ **NON-REPAIRABLE:** A piece of equipment that is not repairable or not cost effective to repair.
- ☒ **OBSOLETE:** Refers to any item, material and software, which is of no use to the City or has expired its useful life.
- ☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.
- ☐ **ABANDONED:** Property which has been left behind by owner or unclaimed and recovered by the Police Department (abandoned property does not require City Council approval).
- ☐ **OTHER:** TRAILER HAS BEEN PARKED AT PUBIC WORKS FOR 4 YEARS AND HAS NOT BEEN USED.

Director Signature: 

Date: 5-2-17

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

Date Approved by City Council:

Agenda Item:

Method of Disposal:

Date Disposed:

Purchasing Director:

Date:

Munis Asset Number:



PROPERTY DISPOSAL FORM

Dept. / Division: POLICE Property Tag #: _____
Contact Person: Daniel Creighton Phone: 352-394-7177
Year / Make / Model: _____ Vehicle No. _____
Miles / Hours: _____ Serial / VIN: _____
Description of Property LIGHTS FROM THE ROOFS OF POLICE VEHICLES THAT HAVE BEEN SURPLUS

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

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

- ☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.
- ☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).
- ☐ **TRADE-IN:** Returned to vendor. Submit any other information as to the asset(s) description, trade-in value, etc.
- ☐ **NON-REPAIRABLE:** A piece of equipment that is not repairable or not cost effective to repair.
- ☒ **OBSOLETE:** Refers to any item, material and software, which is of no use to the City or has expired its useful life.
- ☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.
- ☐ **ABANDONED:** Property which has been left behind by owner or unclaimed and recovered by the Police Department (abandoned property does not require City Council approval).
- ☐ **OTHER:** LIGHT THAT WERE TAKEN OFF POLICE VEHICLES THAT HAVE BEEN SURPLUS.
13 LIGHT BARS AND CONTROLERS WITH OTHER SMALLER LIGHTS OFF THE POLICE VEHICLES.

Director Signature: Capt. M. L. McMAHER Date: 04/28/17

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

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



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, May 9, 2017		
Agenda Item Name		
Easement Request <i>West Juniata Street Public Parking</i>		
Requested Action		
Recommend approval of easement.		
Staff Report		
Dr. Jesus Perez is requesting acceptance of a proposed parking easement to be granted by him to the City for public parking improvements he intends to make along West Juniata Street. Dr. Perez is currently constructing a new office building at 912 West Avenue, on the corner of West Avenue and West Juniata Street. He is willing to install four angled public parking spaces along West Juniata Street, at his expense, when installing the parking lot on his site. He is seeking the City's acceptance of an easement for a portion of his property that will contain the sidewalk, the tips of the parking stalls and wheel stops. This is requested because the installation will require this portion of his property to be used in order to make the spaces fit in the right-of-way and to meet City design standards. The proposal has been reviewed by City staff and has been approved, pending Council acceptance. At the December 9, 2014 Council meeting, Dr. Perez had been granted a conditional use permit to construct his new office building. During the hearing, the Council requested that Dr. Perez grant permission to use his parking lot for public parking during non-business hours. Dr. Perez expressed concerns regarding the request, due to maintenance costs. Because public parking in this area seems to be a concern, Dr. Perez has offered to provide these public parking spaces at his expense, if the City is willing to assume the maintenance and liability. City staff has reviewed the proposal and recommends acceptance of the easement.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Easement	Perez Parking space Easement Language.doc	
2. Exhibit A	Exhibit A - RIGHT OF WAY SURVEY04062017.pdf	
3. Parking Area	Parking Area.pdf	
4. CC Minutes	Dec 9 Minutes.pdf	

5.	SunBiz Report	Jacare Properties SunBiz Report.pdf
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**PUBLIC RIGHT-OF-WAY USE PERMIT AND
PARKING AND SIDEWALK EASEMENT**

THIS EASEMENT made May 9, 2017,

between, Jacare Properties, LLC, of Clermont, Lake County, Florida, herein referred to as GRANTOR, and the City of Clermont, a Florida Municipal Corporation, Florida, herein referred to as GRANTEE;

For recording use only

GRANTOR, in consideration of TEN DOLLARS (\$10.00), and other valuable consideration paid to GRANTOR by GRANTEE, and such further consideration as described below, receipt of which is acknowledged, does hereby grant a LIMITED EASEMENT to GRANTEE, to have and to hold for the uses associated with parking space improvements and vehicular parking, including the maintenance of pavement and vehicle wheel stops in accordance with the conditions set forth below, over, under, above and through the property located in Lake County, Florida, and more particularly described in Exhibit "A" hereto and hereinafter referred to as the Easement Area.

GRANTOR and GRANTEE acknowledge and agree that the mutually rights and entitlements granted herein are expressly conditioned upon and subject to immediate termination in the event of default of any of the following conditions:

1. To the extent provided by law and without waiving any sovereign immunity it may enjoy, GRANTEE shall indemnify, hold harmless and defend GRANTOR from any actual claims for damages related to injury to persons or property and directly resulting from GRANTEES' or the general public use of the Easement Area for vehicular traffic, except for an specifically not including any and all claims for damages related to injury to persons or property and indirectly or directly related to the action, in action, negligence or intentional act of GRANTOR, its agreements, employees or assigns and any claims for damages maintained by any guest or business invitee of GRANTOR to GRANTOR'S business or property on which the Easement Area exists.
2. GRANTEE, by virtue hereof, grants to GRANTOR a right-of-way use permit authorization to construct public parking spaces on West Juniata Street, adjacent to the Easement Area. The parking spaces shall be constructed in accordance with all applicable laws, codes and standards and in accordance with plans as approved by GRANTEE. In addition, it is acknowledged and agreed that the parking spaces, vehicle wheel stops, and sidewalk will encroach into the Easement Area. GRANTOR further agrees that upon acceptance of the completed parking improvements by GRANTEE as contemplated herein, the right-of-way use authorization granted herein shall terminate and the parking spaces shall become dedicated to the use of the general public.

Reserving to the GRANTOR all rights not inconsistent with said easement, including reversion upon release.

IN WITNESS WHEREOF, GRANTOR and GRANTEE have hereunto set their hands and seal the day and year first above written.

signed, sealed and delivered
in the presence of:

By: _____

Mayor
(Print Name) _____

Gail Ash,

Attest:

(Print Name) _____
Ackroyd, City Clerk

Tracy

ACKNOWLEDGEMENT ON PAGE 2

For recording use only

=

STATE OF FLORIDA

COUNTY OF _____

On _____, 2017, the foregoing instrument was acknowledged before me by Gail Ash,
Mayor and who is personally known to me.

Notary Public (Signature)

Notary Public (Typed, Printed, or Stamped)

signed, sealed and delivered
in the presence of:

Grantor

By: _____
Print Name: _____

(Print Name) _____

(Print Name) _____

STATE OF FLORIDA

COUNTY OF _____

On _____, 2017, the foregoing instrument was acknowledged before me by
_____ and who is personally known to me.

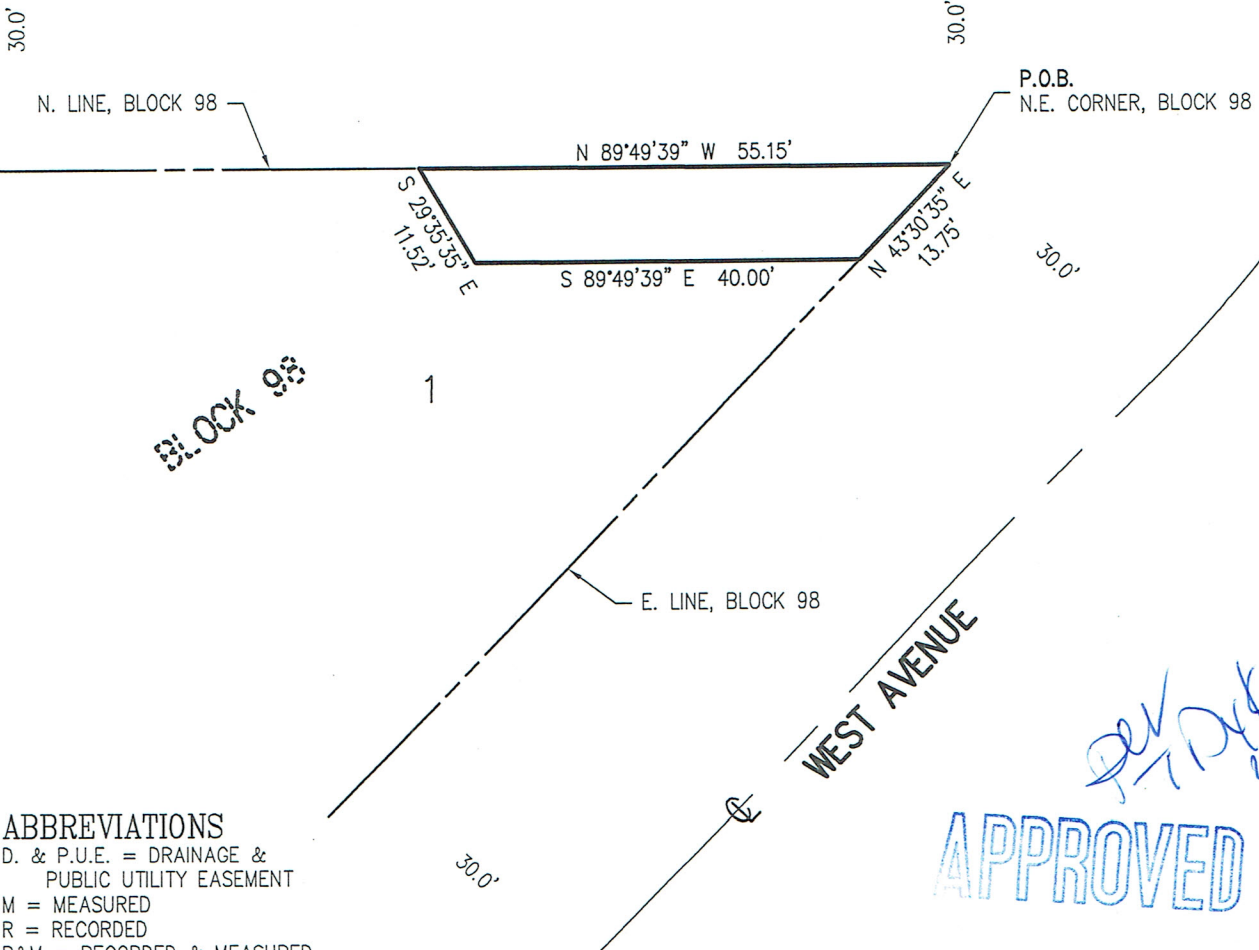
Notary Public (Signature)

Notary Public (Typed, Printed, or Stamped)

NORTH

SCALE: 1" = 20'

JUNIATA STREET (60' RIGHT OF WAY)



ABBREVIATIONS

- D. & P.U.E. = DRAINAGE & PUBLIC UTILITY EASEMENT
M = MEASURED
R = RECORDED
R&M = RECORDED & MEASURED
R/W = RIGHT OF WAY
WM = WATER METER
C/S = CONCRETE SLAB
C/W = CONCRETE WALK
EM = ELECTRIC METER
I.R. = IRON ROD
FD = FOUND
C OR CL = CENTERLINE
CM = CONCRETE MONUMENT
I.D. = IDENTIFICATION
FIP = FOUND IRON PIPE
TEL = TELEPHONE
UGE = UNDERGROUND ELECTRIC
O.R.B. = OFFICIAL RECORDS BOOK
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P. I. D. = PARCEL IDENTIFICATION

I HEREBY CERTIFY THAT THIS SKETCH OF A DESCRIPTION WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.050-.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

FOR: H.L. BENNETT & ASSOCIATES, INC. LP #7632

H.L. BENNETT, FLORIDA REG. NO. 3403
HAL L. BENNETT FLORIDA REG. NO. 6546

DATE

03/09/17

"NOT A SURVEY"



H. L. BENNETT & ASSOCIATES, INC.

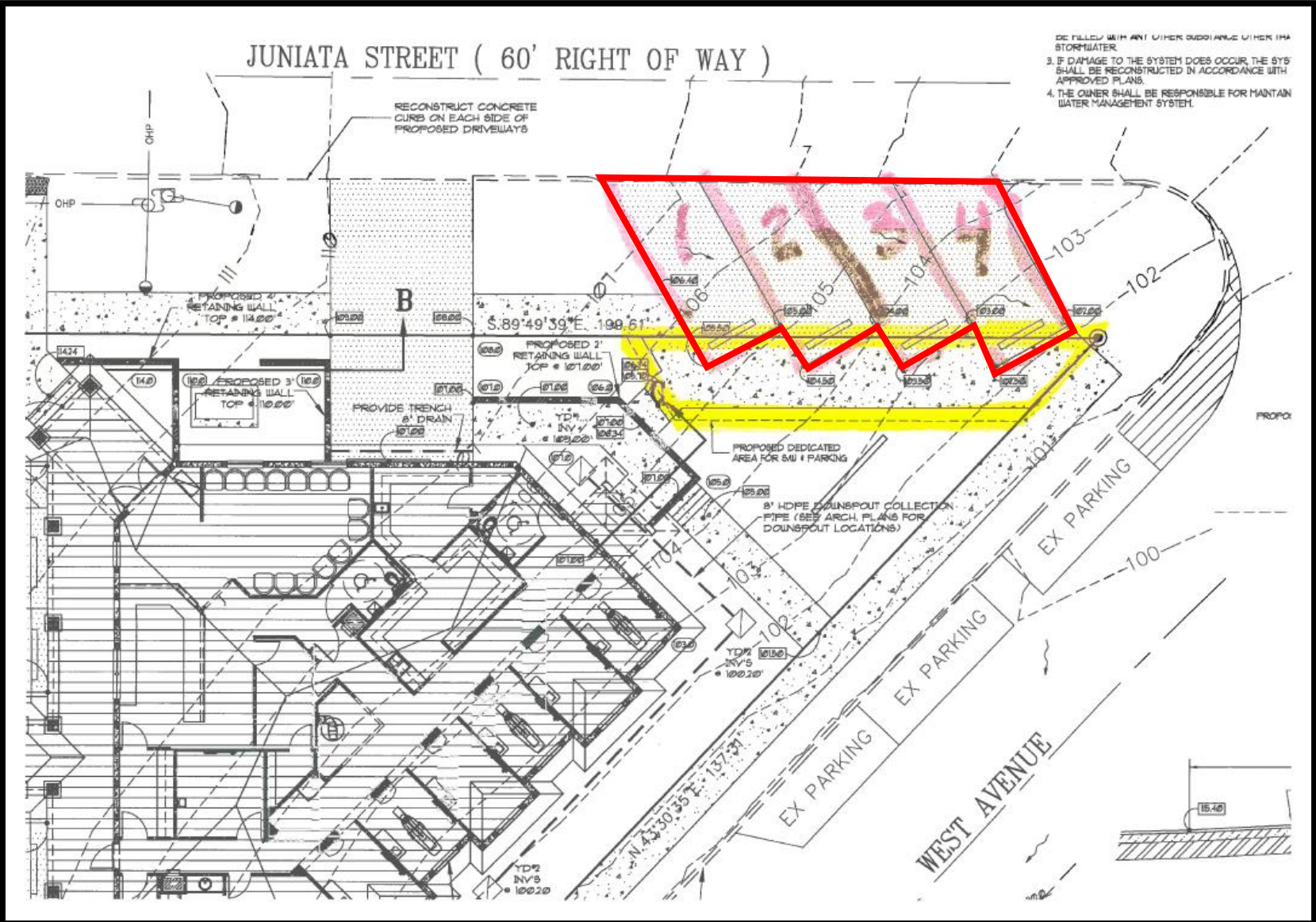
241 YEOMANS AVENUE - P.O. DRAWER 2137
LABELLE, FLORIDA 33975 PH (863) 675-8882

SKETCH OF DESCRIPTION
OF A PARCEL IN
LAKE COUNTY, FLORIDA

REVISIONS

DWN BY: LM DATE: 03/08/17 CHKD BY: DWG. ID: 17113
CLIENT: PEREZ SHEET: 1 OF 1
PROJECT NUMBER: 17113 SECTION 24, TOWNSHIP 22 S, RANGE 25 E.

Juniata Street Parking Addition



City of Clermont
MINUTES
REGULAR COUNCIL MEETING
December 9, 2014

Item No. 25 - Resolution No. 2014-40, Jesus Perez Dental Office

City Clerk Ackroyd read Resolution 2014-40 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 professional office greater than 3,000 square feet in the Central Business District

Item No. 26 - Variance Request, Jesus Perez Dental Office

Senior Planner Kruse presented the request to allow a professional office to occupy more than 3,000 square feet in the Central Business District at 912 West Avenue. The Land Development Code allows a doctor's office in the Central Business District; however a Conditional Use Permit is required due to the proposed building square footage. The Planning and Zoning Commission recommended approval of the Conditional Use Permit. Staff recommended approval of the Conditional Use Permit.

The applicant requested a variance to allow an eight-foot landscape buffer instead of the required fifteen feet. Staff recommended denial of the variance request.

Applicant Dr. Jesus Perez was present and requested approval

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

Council Member Goodgame requested Mr. Perez grant permission to use the parking lot for public parking during non-business hours. Mr. Perez expressed concerns regarding property damage and increased maintenance costs.

City Attorney Mantzaris commented Council can request Mr. Perez speak with his neighbors regarding a shared parking arrangement.

Council Member Mullins moved to adopt Resolution 2014-40; seconded by Council Member Goodgame. The motion passed with all members present voting aye.

Council Member Mullins moved to grant variance and pay extra attention to landscaping on the western parameter; seconded by Council Member Goodgame. The motion passed with all members present voting aye.

Item No. 27 – Variance Request, Panda Express

Senior Planner Kruse presented the landscape buffer variance requests. The applicant requested a reduction in the number of canopy and understory trees in the northern landscape buffer, to allow a continuous row of shrubs and eliminate canopy and understory trees in the southern landscape buffer; to allow a western landscape buffer of less than 20 feet; and to allow a western buffer with a reduction in the number of canopy and understory trees. Staff recommended denial of the variance request.

Matt Sistrunk; Project Engineer, represented Panda Express and commented granting the variances was within the intent of the Landscape Code to develop aesthetically pleasing sites.

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



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Limited Liability Company
JACARE PROPERTIES, LLC

Filing Information

Document Number L12000089903
FEI/EIN Number N/A
Date Filed 07/11/2012
Effective Date 07/10/2012
State FL
Status ACTIVE

Principal Address

10392 Lake Minneola Shores
Clermont, FL 34711

Changed: 04/30/2015

Mailing Address

10392 lake minneola shores
Clermont, FL 34711

Changed: 04/30/2015

Registered Agent Name & Address

PEREZ, JESUS
10392 lake minneola shores
Clermont, FL 34711

Address Changed: 04/30/2015

Authorized Person(s) Detail

Name & Address

Title MGRM

PEREZ, JESUS
10392 lake minneola shores
Clermont, FL 34711

Title MGRM

PEREZ, ROSA
10392 lake minneola shores

10002 FARGO LIMITED LIABILITY SHARES
Clermont, FL 34711

Annual Reports

Report Year	Filed Date
2015	04/30/2015
2016	04/19/2016
2017	04/18/2017

Document Images

04/18/2017 -- ANNUAL REPORT	View image in PDF format
04/19/2016 -- ANNUAL REPORT	View image in PDF format
04/30/2015 -- ANNUAL REPORT	View image in PDF format
04/30/2014 -- ANNUAL REPORT	View image in PDF format
04/03/2013 -- ANNUAL REPORT	View image in PDF format
07/11/2012 -- Florida Limited Liability	View image in PDF format



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, May 9, 2017		
Agenda Item Name		
Event Request		
Requested Action		
Recommend approval of The Daily City's Orlando Food Truck Bazaar to be held at Waterfront Park every third Wednesday of every month for the next 12 months.		
Staff Report		
The Daily City is requesting the use of Waterfront Park every third Wednesday of each month for the next 12 months to host a reoccurring Food Truck event. The organization would start in June 2017 and need the Waterfront Park grounds from 5:00PM to 10:00PM. They have also agreed to comply with all City regulations, rules, fees and staffing requirements. This event will be open to the general public and will not close the South Lake Trail		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Orlando Food Truck Bazaar		Council Packet.pdf



SPECIAL EVENTS PERMIT APPLICATION

PLEASE TYPE OR PRINT CLEARLY

Today's Date April 9, 2017

Name of Event Orlando Food Truck Bazaar by The Daily City

Date(s) of Event See attachment for proposed dates Estimated Attendance: 500

Event Start Time: 06:00pm Event End Time: 09:00pm

Before Event Setup Time: 05:00pm After Event Cleanup Time: 10:00pm

Name of Organization/Applicant Company: Producing LLC Owner: Mark Baratelli

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

Check Type of Organization ☐ Resident ☐ Non Resident ☐ Non-Profit ☒ Business
Non-Profit documentation must be provided with application.

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

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

Federal ID # or Driver's License # EIN 272578652

Event Contact Mark Baratelli Email markbaratelli@gmail.com

Day Phone 407-308-1417 Cell Phone 407-308-1417

Address PO Box 149792 City Orlando State FL Zip 32814

Secondary Contact Brian Connor Phone # 407-383-5920

Briefly Describe Event: Monthly city-wide community dinner. Families will sit in lawn chairs, kids will play, all while enjoying dinner together. No alcohol allowed. Dogs allowed. Rain or shine. No music allowed.

Trucks have quiet generators, required paperwork, fire extinguishers, clean inspections.

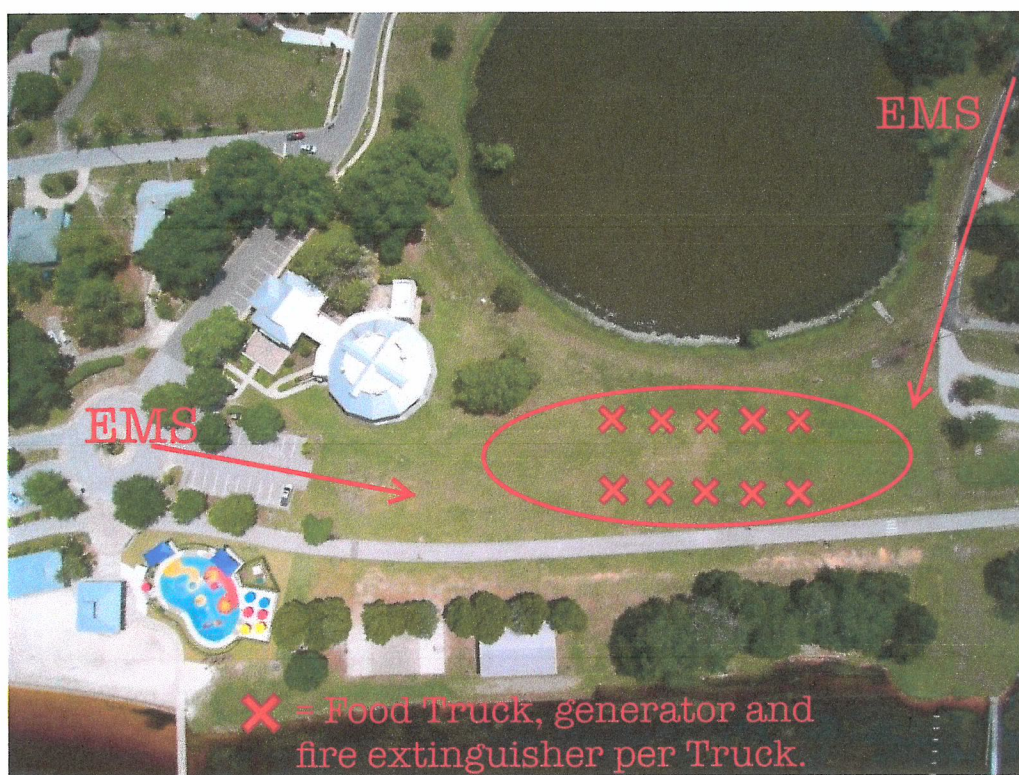
Location of Event on City Property: ☐ A ☒ B ☐ C ☐ D ☒ Map 1 ☐ Map 2

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

Other Location: _____

Orlando Food Truck Bazaar by The Daily City Event Dates (Third Wednesdays)

1. ~~May 17, 2017~~
2. June 21, 2017
3. July 19, 2017
4. Aug 16, 2017
5. Sept 20, 2017
6. ~~Oct 18, 2017~~
7. Nov 15, 2017
8. Dec 20, 2017
9. Jan 17, 2018
10. Feb 21, 2018
11. Mar 21, 2018
12. Apr 18, 2018





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

04/04/2017

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER FLORIDA INSURANCE SOLUTIONS 6586 UNIVERSITY BLVD. STE 3 WINTER PARK, FL 32792	CONTACT NAME: FLORIDA INSURANCE SOLUTIONS PHONE (A/C, No, Ext): 4076774400 FAX (A/C, No): 4076774401 E-MAIL ADDRESS: pdedavid@FLORIDAINSURANCESOLUTIONS.net														
INSURED PRODUCING, LLC 4419 FOX ST ORLANDO, FL 32814	<table border="1"><tr><th>INSURER(S) AFFORDING COVERAGE</th><th>NAIC #</th></tr><tr><td>INSURER A : PENN- AMERICA INSURANCE CO.</td><td></td></tr><tr><td>INSURER B :</td><td></td></tr><tr><td>INSURER C :</td><td></td></tr><tr><td>INSURER D :</td><td></td></tr><tr><td>INSURER E :</td><td></td></tr><tr><td>INSURER F :</td><td></td></tr></table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : PENN- AMERICA INSURANCE CO.		INSURER B :		INSURER C :		INSURER D :		INSURER E :		INSURER F :	
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INSURER B :															
INSURER C :															
INSURER D :															
INSURER E :															
INSURER F :															

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC OTHER:	X		PAV0079480	03/28/2017	03/28/2018	EACH OCCURRENCE \$ 1,000,000
	DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000						
	MED EXP (Any one person) \$ 5,000						
	PERSONAL & ADV INJURY \$ 1,000,000						
	GENERAL AGGREGATE \$ 2,000,000						
							PRODUCTS - COMP/OP AGG \$ 2,000,000
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ ALL OWNED AUTOS ☐ HIRED AUTOS ☐ SCHEDULED AUTOS ☐ NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$
							BODILY INJURY (Per person) \$
							BODILY INJURY (Per accident) \$
							PROPERTY DAMAGE (Per accident) \$
							\$
	UMBRELLA LIAB ☐ EXCESS LIAB DED ☐ RETENTION \$						EACH OCCURRENCE \$
							AGGREGATE \$
							\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						PER STATUTE ☐ OTH-ER ☐
							E.L. EACH ACCIDENT \$
							E.L. DISEASE - EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

EVENT COORDINATOR

CERTIFICATE HOLDER IS LISTED AS ADDITIONAL INSURED.

CERTIFICATE HOLDER**CANCELLATION**City of Clermont
685 W Montrose St
Clermont, FL 34711

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Paulette De David, Lic. A262166



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, May 9, 2017		
Agenda Item Name		
Event, Open Container, and Signage Request		
Requested Action		
Recommend approval of Greater Clermont Cancer Foundation's request.		
Staff Report		
The Greater Clermont Cancer Foundation (GCCF) is requesting approval for an open container area at Waterfront Park between 3rd and 4th Street from 12:00 PM to 9:00 PM on October 14, 2017 (see attached map for exact location). The organization will be serving beer and wine only. The organization is also requesting to put up one (1) 4' x 8' sign at East Avenue and Palm Street from October 8, 2017 to October 16, 2017 (see attached picture of sign). The GCCF has agreed to comply with all regulations, staff requirements, fees and procedures that the City requires. The South Lake Trail is to remain open during the event.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Event/Open Container Request Music Festival Council Packet.pdf		



APPLICATION FOR SPECIAL EVENTS PERMIT

PLEASE TYPE OR PRINT CLEARLY

cust. #
12982

Invoice
3092

Today's Date 10-25-16
Name of Event Clermont Music Festival / 5K Fun Run
Date(s) of Event 10-14-17 Estimated Attendance: 5,000
Event Start Time: 7:00 AM Event End Time: 10:00 pm
Before Event Setup Time: 10-13-17 9AM-6pm After Event Cleanup Time: 11:30 pm
Name of Organization/Applicant Greater Clermont Cancer Foundation

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

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

Non-Profit documentation must be provided with application.

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

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

Federal ID # or Driver's License # _____

Event Contact MARIE HOWD Email mhowd@cf1.rr.com

Day Phone 407-538-3461 Cell Phone 407-538-3461

Address _____ City _____ State _____ Zip _____

Secondary Contact _____ Phone # _____

Briefly Describe Event: Music Festival, 5K Run

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

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

Other Location: Pavillion By Splash Pad / 5K Fun Run @ 7AM
Set-up, Run is from 8-10AM. 10-14-17

Date of Application Submission: 10-25-16 Date(s) of Requested Use: 10-13-14-2017
 Rental Start Time: 9AM-10-13, 7AM 10-14 Rental End Time: 10 pm
 Name of Organization/Applicant: Greater Clermont Cancer Foundation
 Check Type of Organization: Not for Profit ☒ Individual ☐ Government ☐
 Tax Exempt: ☒ Yes ☐ No *If Yes, you must provide your Tax Exempt Certificate with application.*
 Federal ID #/Driver's License #: _____ Website: _____
 Renter Name: Greater Clermont Cancer Foundation Email: mhowd@ccl.rr.com
 Day Phone: 407-538-3461 Cell Phone: 407-538-3461
 Address: P.O. Box 443 City: Minneapolis State: FL Zip: 34755
 Secondary Contact: _____ Phone #: _____
 Briefly Describe Rental (including fees to be charged if any): Set-up for music Festival Day. on 10-13-17 @ 9AM, Use of Hut + Patio on 10-14- from 7AM 10 pm

Total Expected Attendance: 5,000 Total # of Vehicles Expected: _____
 Are you planning on having food? ☒ Yes ☐ No Type of food: _____
 Are you cooking onsite? ☒ Yes ☐ No Describe: grill - outside
 Contracting any outside vendors? ☐ Yes ☒ No Note: **All vendors must provide a valid Certificate of Insurance and License prior to rental.**
 Are you serving alcohol? ☒ Yes ☐ No *If YES, please fill out the alcohol variance approval form along with application. Requests will take additional time for approval*

ITEM	RESIDENT / NON PROFIT	NON RESIDENT	COMMENTS	TOTAL
Event Application	\$10	\$10	Non refundable (not taxable)	\$10
Highlander Deposit - Refundable	\$100	\$100	(not taxable)	\$100
Highlander Rental Fee - Full Building Per Hour	\$20	\$40	(2 hour min)	
			Total Rental Costs	
			Applicable Sales Tax 7%	
			Grand Total	

*** Resident is defined by living, owning a business or owning land inside the City limits of Clermont***

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

I have read and understand the Highlander Application including the rules and regulations. I accept responsibility and insure that all members and guests will honor and abide by the above conditions on the Highlander Application.

A. Maria Howard A. Maria Howard 10-25-16
 Applicant Name Applicant Signature Date

PLEASE COMPLETE THE FOLLOWING QUESTIONNAIRE AND RETURN WITH YOUR APPLICATION

Alcohol Served: ☒ Yes ☐ No

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

Canopy/Tent Use: ☒ Yes ☐ No

Size of Tent* 20 x 40

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

Electrical Use: ☒ Yes ☐ No

Describe the need: Stage connection / Vendor connections

Additional permits may be required based on use

Electrical Power Provided: ☐ Generator

☐ Temporary Power Drop

☒ Property Power

Gas Fueled Equipment: ☐ Yes

☐ No

Describe Use: light Towers

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

Fuel Source ☐ Propane

☐ Natural Gas

☐ Diesel Fuel

☐ Gasoline

Cooking Equipment Use: ☒ Yes

☐ No

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

Cooking Types: ☒ Fryers

☒ Propane Grill

☒ Charcoal Grill

☒ Concession Trailer

☒ Food Trucks

Insurance may be required by provider

Rides: ☐ Yes

☒ No

Ride Types: ☐ Mechanical

☒ Bounce Houses

☐ Animals

Insurance may be required by provider

Pyrotechnic/Fireworks Displays: ☐ Yes

☒ No

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

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

Streets to be Closed or Traffic Control: ☒ Yes

☐ No

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

Waterfront Parkway 3rd + 4th St. closure / 5th St. Access

Fire or Law Enforcement Stand-by Requested: ☒ Yes

☐ No

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

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

Live Television or Radio Broadcast: ☒ Yes

☐ No

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

☐ No

Describe:

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

Banners or Attention Getting Devices: ☒ Yes

☐ No

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

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

Indemnification, Insurance and Additional Costs

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

A. Marie Howard
Applicant's Signature

Event Coordinator GCCF
Title

A. Marie Howard
Printed Name

10-25-16
Date

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

Department / Division Routing:

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

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



CITY OF CLERMONT Alcohol Request Form

Date of Application: 10-29-16 Name of Event: Clermont Music Festival
Date (s) of Event: 10-14-17 Location of Event: Wakarusa Park
Event Times: From: 12 ☐ am ☒ pm To: 10 ☒ am ☒ pm
Name of Organization/Renter: Greater Clermont Cancer Foundation
Check Type of Organization: ☒ Not for Profit ☐ For Profit ☐ Commercial ☐ Individual ☐ Government
Contact Name: Marie Howard Email: mhoward@cf1.cc.com
Day Phone: (407) 538-3461 Cell Phone: (407) 538-3461
Address: P.O. Box 443 City: Minneapolis State: FL Zip: 3471
Event Description: Music Festival

What do you plan on serving? ☒ Beer ☒ Wine/Champagne (check all that apply) ☐ Other _____
What is your beverage containment area? Outside event attach diagram, Inside event list room/s: _____
Festival area
Who is your licensed beverage caterer? Foundation / Permit

I declare that all information herein is true and complete to the best of my knowledge.
I understand that approval of this request is NOT a grant of a liquor license.

A. M. Howard
Applicant Signature

10-27-16
Date

FOR CITY STAFF USE ONLY

The foregoing application has been reviewed and **PERMISSION TO USE PARK PREMISES FOR THE SERVICE OF ALCOHOLIC BEVERAGES IS:**

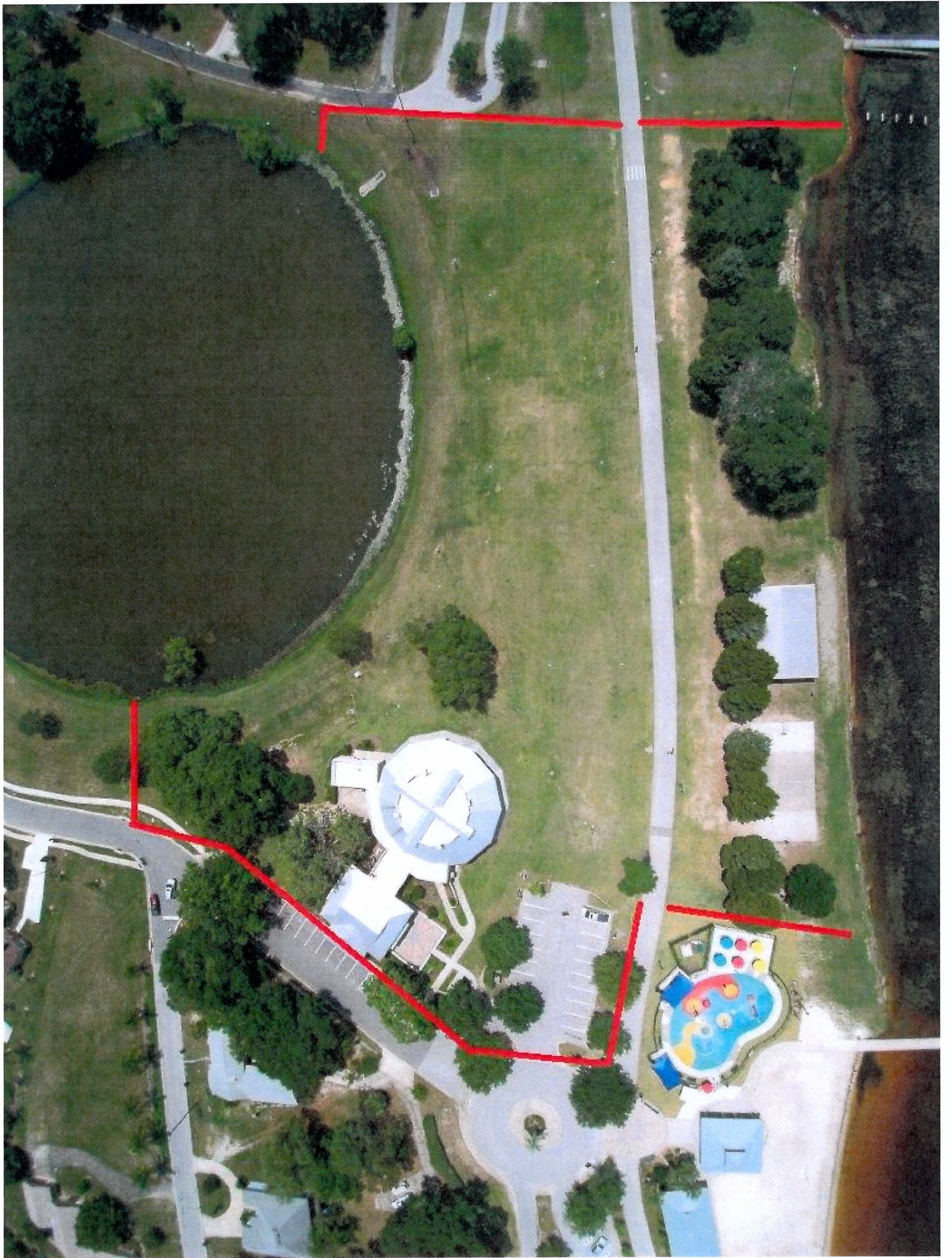
- ☐ **GRANTED ALCOHOL BEVERAGES.** In order to receive an alcohol approval for your event, applicant must meet all requirements of the City of Clermont, County and State of Florida. A certificate of insurance is required.
- ☐ **GRANTED ALCOHOL BEVERAGES AS AMENDED:** _____
- ☐ **DENIED** for the following reason (s): _____

SIGNATURE

TITLE

DATE

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





Issued Pursuant to Chapter 212, Florida Statutes

85-8013114311C-0	06/30/2014	06/30/2019	501(C)(3) ORGANIZATION
Certificate Number	Effective Date	Expiration Date	Exemption Category

This certifies that

GREATER CLERMONT CANCER
FOUNDATION INC
15835 TURKEY FARM RD
MINNEOLA FL 34715-6003

is exempt from the payment of Florida sales and use tax on real property rented, transient rental property rented, tangible personal property purchased or rented, or services purchased.



Important Information for Exempt Organizations

DR-14
R. 04/11

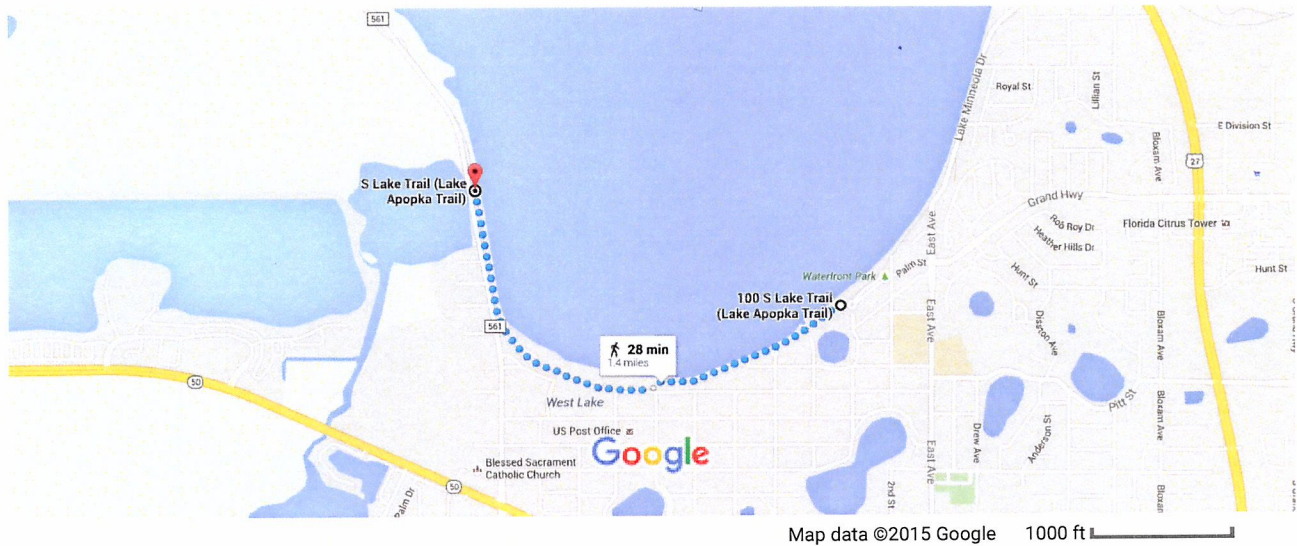
1. You must provide all vendors and suppliers with an exemption certificate before making tax-exempt purchases. See Rule 12A-1.038, Florida Administrative Code (F.A.C.).
2. Your *Consumer's Certificate of Exemption* is to be used solely by your organization for your organization's customary nonprofit activities.
3. Purchases made by an individual on behalf of the organization are taxable, even if the individual will be reimbursed by the organization.
4. This exemption applies only to purchases your organization makes. The sale or lease to others of tangible personal property, sleeping accommodations, or other real property is taxable. Your organization must register, and collect and remit sales and use tax on such taxable transactions. Note: Churches are exempt from this requirement except when they are the lessor of real property (Rule 12A-1.070, F.A.C.).
5. It is a criminal offense to fraudulently present this certificate to evade the payment of sales tax. Under no circumstances should this certificate be used for the personal benefit of any individual. Violators will be liable for payment of the sales tax plus a penalty of 200% of the tax, and may be subject to conviction of a third-degree felony. Any violation will require the revocation of this certificate.
6. If you have questions regarding your exemption certificate, please contact the Exemption Unit of Account Management at 800-352-3671. From the available options, select "Registration of Taxes," then "Registration Information," and finally "Exemption Certificates and Nonprofit Entities." The mailing address is PO Box 6480, Tallahassee, FL 32314-6480.

Music Festival 5K

Google Maps

100 S Lake Trail (Lake Apopka Trail), Clermont, FL 34711 to S Lake Trail (Lake Apopka Trail), Clermont, FL 34711 Walk 1.4 miles, 28 min

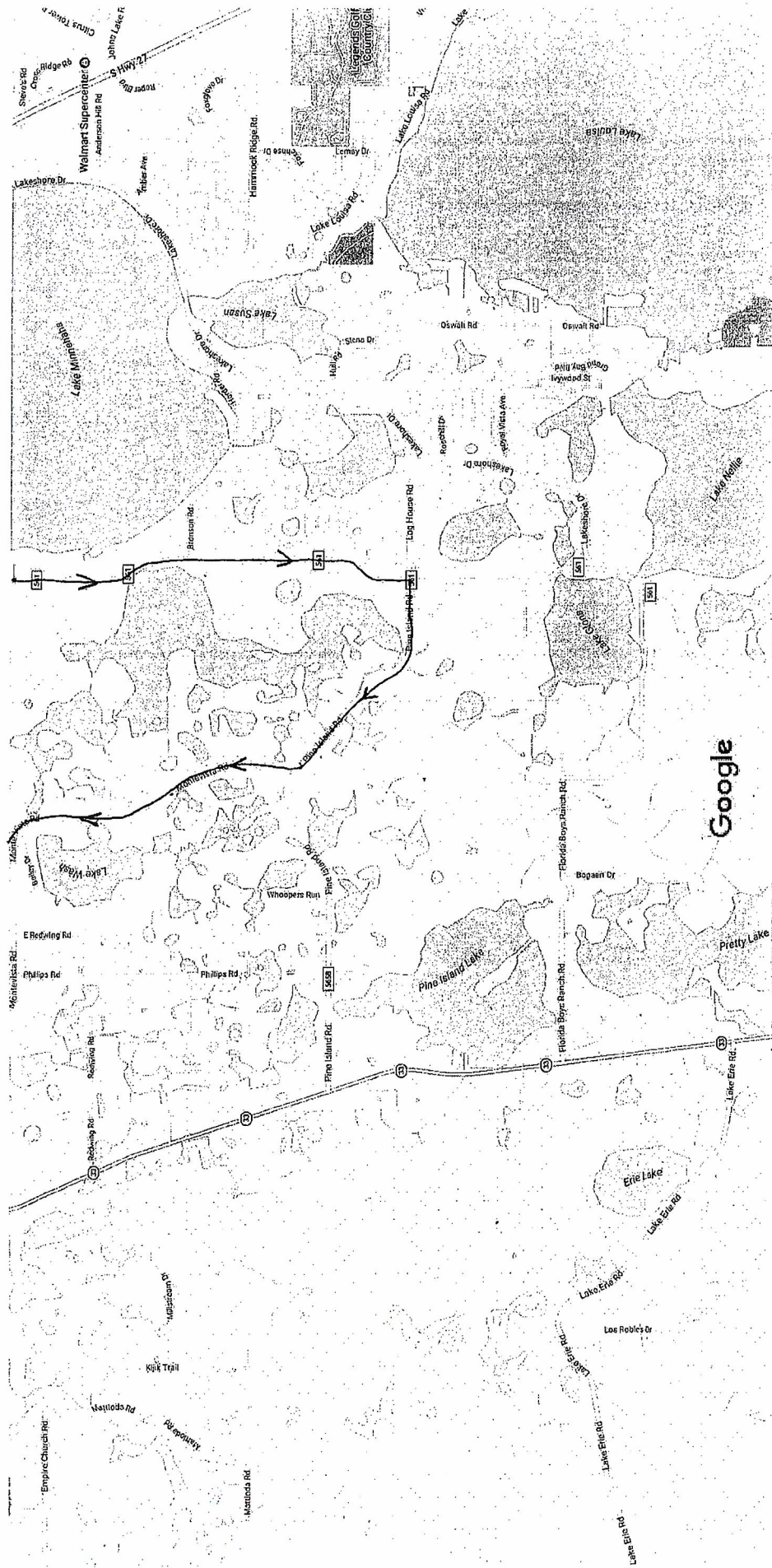
5K Fyn Run for GCCF splash pad to the bridge and back Oct 17, 2015 8am



via S Lake Trail (Lake Apopka Trail) **28 min**
Show terrain 1.4 miles
[Details](#)

Music Festival Bike Ride

Google Maps



Map data ©2017 Google 2000 ft



Greater Clermont
Cancer Foundation

Supporting Community Families Touched By Cancer

P.O. Box 443, Minneola, FL 34755 (352) 435-3202

Maritza Rivera
City of Clermont
Events
Re: Signage for the 2017 Clermont music Festival

To whom it may concern, we are asking for permission to put up signage to advertise the Clermont Music Festival 2017. The sign is a 4x8 size. We would like to place it at the entrance to the Waterfront Park on East Ave. We would like to install on Sunday October 8, 2017 and will remove it by Monday October 16, 2017. Thank you for your continued support of the Greater Clermont Cancer Foundation and our fall event the Clermont Music Festival.

Regards,
Marie Howd
GCCF Board of Directors
Event Coordinator
407-538-3461
mhowd@cfl.rr.com
clermontmusicfest@hotmail.com

Clermont Music Festival

WATERFRONT PARK

SATURDAY, OCT 15TH
12:00pm - 10:00pm

FREE EVENT FOR CHILDREN & ADULTS

GCCT Greater Clermont
Cancer Foundation



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date			
Tuesday, May 9, 2017			
Agenda Item Name			
Open Container Request			
Requested Action			
Recommend approval of an open container area at the City of Clermont's 4th of July event at Waterfront Park.			
Staff Report			
The City of Clermont is requesting to have an open container area at Waterfront Park between 3rd Street and 4th Street on July 4th 2017 from 5:00 PM to 10:00 PM. The City will be using licensed caterer and bartender Premier Event Services. Attached is a map that shows the requested open container area. The City shall have the appropriate number of police and medical staff on hand at the event to properly accommodate all safety needs.			
Additional Analysis			
Fiscal Impact Summary			
Fiscal Impact	Fund Number and Description	Available Budget Amount	
Exhibits Attached (copies of original agreements)			
1.	July 4th- Open Container Area Map	July 4 - Open Container Zone.jpg	

July 4th Proposed Open Container Area

The SL Trail will remain open





CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date	
Tuesday, May 9, 2017	
Agenda Item Name	
Ordinance No. 2017-21 <i>Final</i> <i>The Shops at WaterBrooke Rezoning</i>	
Requested Action	
Recommend approval of Ordinance 2017-21.	
Staff Report	
<i>This request was originally scheduled for its final public hearing on Feb. 28, 2017, but was postponed at the applicant's request to the Mar. 28, 2017 meeting, then to the April 25, 2017 meeting, and then to the May 9, 2017 meeting.</i> The applicant, UP Fieldgate US Investments – Clermont Hills, LLC, is requesting a rezoning to Planned Unit Development (PUD) for the subject property that consists of 18.38 acres. The property is south of S.R. 50 at the intersection of Emil Jahna Road and S.R. 50. The property has more than 1,500 lineal feet of frontage on S.R. 50. The subject property consists of the existing Florida Department of Transportation (FDOT) stormwater pond and a portion of the applicant's property. If the zoning is approved, the applicant will relocate the existing stormwater pond to the rear of the property. FDOT is aware of the applicant's proposal and has not objected. The applicant is requesting the northern portion of their site and FDOT's parcel to be rezoned to PUD for a commercial shopping center consisting of retail and restaurant uses. The proposed uses would be limited to the uses permitted under the C-2 General Commercial zoning. The applicant is proposing a total building area of 107,000 square feet for the project. The applicant has indicated several buildings that are greater than 20,000 square feet on the submitted plot plan, prepared by Thomas L. Knight, P.E., dated Dec. 31, 2016. The plan has a 42,000-square-foot building (Retail B), a 35,000-square-foot building (Retail A), a 25,000-square-foot building (Retail C-1/C-2), and a 5,000-square-foot building (Retail D). Not included in this total is the development that may occur on the 2.58 +/- acre "future parcel" indicated on the plot plan. The required number of parking spaces has been indicated on plan. The applicant has identified six waivers to the land development code (LDC) needed to develop the site. The waivers to be considered are: (1) a reduction in the required number of dumpster pads from 15 to 7; (2) a reduction in the required number of loading zones from 11 to 6; (3) an increase in the maximum number of parking spaces without a landscape break from 10 to 11; (4) maximum grade changes from 15 feet to 30 feet, primarily due to the filling of the existing FDOT pond and relocation; (5) elimination of the 10-foot interior landscaping buffer between abutting property boundaries; and (6) allowing buildings to occupy more than 20,000 square feet of floor space, up to a maximum building floor space of 42,000 square feet. Staff understands that the very nature of the PUD zoning allows waivers to the LDC for flexible development purposes. Staff has reviewed the waivers and agrees that a majority of the waivers presented have been granted in the past with previous developments. However, staff believes that landscaping between the interior property boundaries should be done, such as sharing a buffer between properties or clustering landscaping within the lot.	

Staff has reviewed the applicant's request for a rezoning from Urban Estate to PUD zoning. The future land use is Commercial, and the applicant's proposal reflects uses appropriate in this future land use. Staff believes the proposal meets the standards with regard to Section 122-315, Review Criteria for a PUD. Therefore, staff recommends approval of Ordinance 2017-21 for a PUD.

At the Feb. 7, 2017 Planning and Zoning Commission meeting, Commissioner Cuqui Whitehead moved to recommend approval of the rezoning with removing the landscape waiver, seconded by Commissioner Carol Thayer. The vote was unanimous to recommend approval.

Additional Analysis

Fiscal Impact Summary

Fiscal Impact

Fund Number and Description

Available Budget Amount

Exhibits Attached (copies of original agreements)

- | | | |
|-----|----------------------|--|
| 1. | Ordinance | REZ Ord. 2017-21 REVISED LEGAL for Ordinance.doc |
| 2. | Postponement request | Request to postpone to May 9 2017.pdf |
| 3. | Postponement request | Request to postpone.pdf |
| 4. | Postponement request | Request to postpone final hearing.pdf |
| 5. | Maps | Shops at WaterBrooke Maps.pdf |
| 6. | Plot Plan/Site Plan | Site Plan PDF.pdf |
| 7. | FDOT Letter | FDOT Non Object Ltr.pdf |
| 8. | Letter of Opposition | Mattamy letter.pdf |
| 9. | Minutes | P&Z Minutes.pdf |
| 10. | Application | Application.pdf |
| 11. | Legal ad | REZ Shops at WaterBrooke legal ad.docx |

CITY OF CLERMONT
ORDINANCE No. 2017-21

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

Lot 1 Description:

That portion of the East 222.00 feet of the Southeast 1/4 of Northwest 1/4 together with a portion of the Southwest 1/4 of Northeast 1/4, all lying in Section 27, Township 22 South, Range 26 East, Lake County Florida, being more particularly described as follows:

Commencing at the North 1/4 corner of section 27, Township 22 South, Range 26 East, Lake County, Florida, run S 00°30'12"W, along the West Line of the Northeast 1/4 of said Section 27, a distance of 1363.52 feet to a point on the South Right of Way Line of State Road 50, per F.D.O.T. right of way map section 11070-2505, this being the point of beginning; thence run S 89°06'29" E, along said South Right of Way Line. a distance of 1308.00 feet to a point on the East Line of the Southwest 1/4 of the Northeast 1/4 of section 27; thence run S 00°25'59" W, along said East Line, a distance of 390.93 feet to a point on said East Line; thence run N 89°06'29"W, a distance of 402.59 feet to a point on a tangent curve concave to the South, said curve having a radius of 77.33 feet, a central angle of 49°39'22", an arc length of 69.42 feet, a chord length of 67.12 feet, and a cord bearing of S 65°10'19"W; thence run S 39°27'07" W, a distance of 119.38 feet; thence run N 89°06'29" W, a distance of 233.50 feet to a point on a tangent curve concave to the South, said curve having a radius of 77.33 feet, a central angle of 45°00'00", an arc length of 60.74 feet, a chord length of 59.19 feet, and a chord bearing of S 68°23'31" W, thence run S 45°53'31" W, a distance of 101.69 feet; thence run N 89°06'29" W, a distance of 464.73 feet to a point on a tangent curve concave to the South, said curve having a radius of 39.33 feet, a

CITY OF CLERMONT
ORDINANCE No. 2017-21

central angle of 45°00'00", arc length of 61.78 feet, a chord length of 55.63 feet, and a chord bearing of S 45°53'31" W; thence run S 00°53'31" W, a distance of 39.39 feet; thence run N 89°06'29" W, a distance of 126.85 feet, to a point, 220 feet, westerly of, when measured perpendicular to the west line of the Southwest 1/4 of the Northeast 1/4 of said Section 27; thence run N 00°30'12" E, along a line parallel with the West Line of the Southwest 1/4 of the Northeast 1/4 of said section 27, a distance of 686.68 feet to a point on the aforesaid South right of way line; then run S 89°06'29" E along said South Right of Way Line, a distance of 222.00 feet to the point of beginning of lot 1. Containing 18.38 acres, more or less.

Alternate Key 3868854 and a portion of 3868851

FROM UE Urban Estate
TO Planned Unit Development

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.

SECTION 5: General Conditions:

This application is for a Planned Unit Development to allow for a commercial shopping center consisting of retail and restaurant 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 Thomas L. Knight, P.E., dated December 31, 2016. 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.

CITY OF CLERMONT
ORDINANCE No. 2017-21

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 6: Land Uses and Specific Conditions:

1. A total of up 107,000 square feet of building area shall be allowed on the site. The overall site has a 2.58 acre outparcel that is not included in this allocation and will be developed independently.
2. The required number of dumpster pads have been reduced from 15 to 7.
3. The required number of loading zones have been reduced from 11 to 6.
4. Parking spaces before a required landscape break has been increased from 10 to 11 spaces.
5. The project may have elevation changes of up to 30 feet with regards to filling the existing FDOT stormwater system and relocation of it. These changes will be submitted to the City Engineer at the time of final engineering.
6. Interior landscape buffers between abutting property boundaries may be eliminated.
7. Buildings may be greater than 20,000 square feet but not more than 45,000 square feet.
8. By virtue of the transportation system needs for the project, the developer shall dedicate a minimum of 120 feet for right-of-way for Hooks Street within the 40 +/- acre parcel. This will be required within 90 days of City Council approval of Ordinance 2017-21. Failure to do so will make this Ordinance null and void.
9. The developer will agree to construct that segment of Hooks Street lying within the property boundaries in exchange for impact fee credits or other consideration as outlined in an agreement with the City and Lake County.
10. The project shall be developed according to the C-2 General Commercial zoning designation in the Land Development Code, unless expressly stated above.

SECTION 7:

All Ordinances or parts of this Ordinance in conflict herewith are hereby repealed.

CITY OF CLERMONT
ORDINANCE No. 2017-21

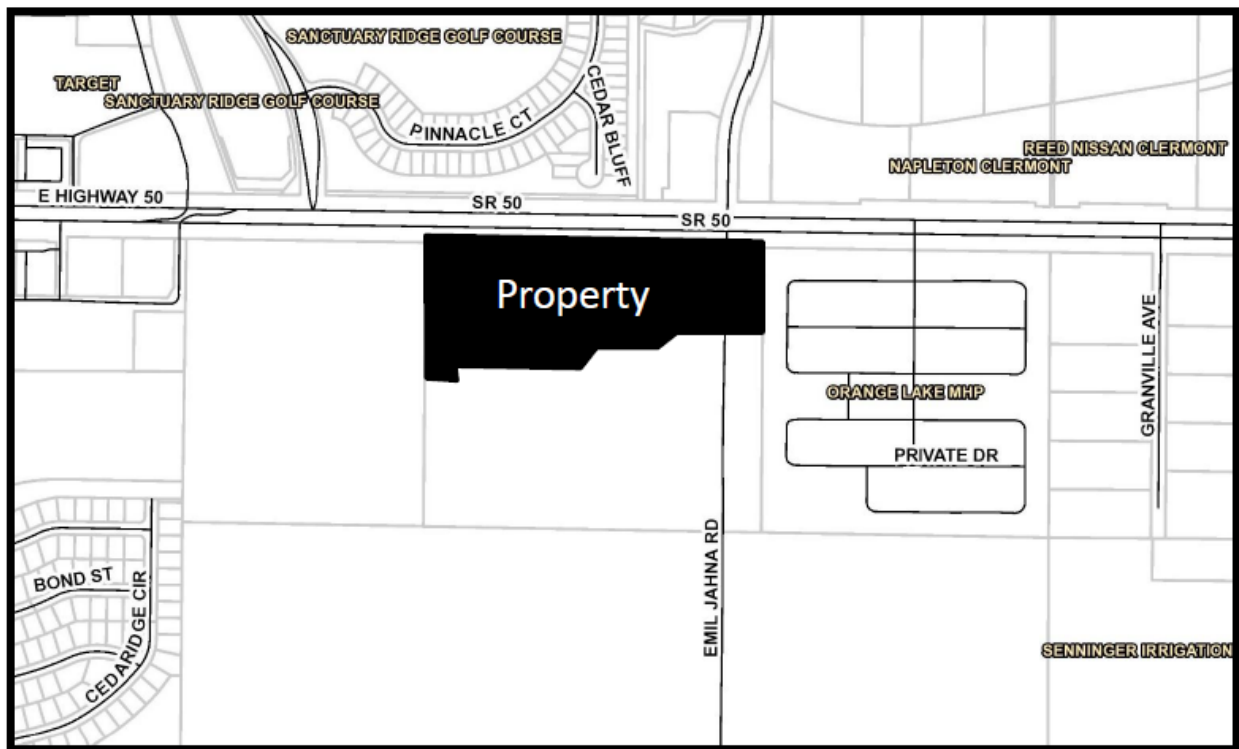
SECTION 8:

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 9:

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

Location map:



CITY OF CLERMONT
ORDINANCE No. 2017-21

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 9th day of May, 2017.

CITY OF CLERMONT

Gail L. Ash, Mayor

ATTEST:

Denise Noak, Acting City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

Barbara Hollerand

Subject: FW: April 25 Council Agenda

From: JJ Johnson [mailto:jj.johnson@sloaneandjohnson.com]

Sent: Thursday, April 20, 2017 1:39 PM

To: Barbara Hollerand <BHollerand@clermontfl.org>; John E. Kruse <jekruse@clermontfl.org>

Subject: RE: April 25 Council Agenda

Yes please.

Paul "JJ" Johnson, Jr., Esq.

*****PLEASE NOTE NEW ADDRESS BELOW**



Sloane & Johnson, PLLC

3670 Maguire Boulevard, Suite 250

Orlando, Florida 32803

407.745.0019 (telephone)

866.440.1211 (facsimile)

Email: jj.johnson@sloaneandjohnson.com

Web: www.sloaneandjohnson.com

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From: Barbara Hollerand [mailto:BHollerand@clermontfl.org]

Sent: Thursday, April 20, 2017 1:38 PM

To: JJ Johnson <jj.johnson@sloaneandjohnson.com>; John E. Kruse <jekruse@clermontfl.org>

Subject: RE: April 25 Council Agenda

Good afternoon, JJ.

I am meeting with City Manager Darren Gray this afternoon and will let him know about your request.

Just to be clear, you would like to request to move the agenda item to May 9 (which is our next Council meeting)?

Thanks,

Barbara



Barbara B. Hollerand

Development Services Director

685 W. Montrose St., Clermont, FL 34711

Tel 352-241-7307 | Fax 352-394-3542

bhollerand@clermontfl.org

www.cityofclermontfl.com

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

From: JJ Johnson [<mailto:jj.johnson@sloaneandjohnson.com>]
Sent: Thursday, April 20, 2017 11:38 AM
To: John E. Kruse <jekruse@clermontfl.org>
Cc: Barbara Hollerand <BHollerand@clermontfl.org>
Subject: RE: April 25 Council Agenda

John,

We would like to be pulled from this agenda and put onto the next as we still need to work on the PD language.

Paul "JJ" Johnson, Jr., Esq.

*****PLEASE NOTE NEW ADDRESS BELOW**



Sloane & Johnson, PLLC
3670 Maguire Boulevard, Suite 250
Orlando, Florida 32803
407.745.0019 (telephone)
866.440.1211 (facsimile)
Email: jj.johnson@sloaneandjohnson.com
Web: www.sloaneandjohnson.com

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Barbara Hollerand

Subject: FW: Shoppes at WaterBrooke

-----Original Message-----

From: JJ Johnson [mailto:jj.johnson@sloaneandjohnson.com]

Sent: Tuesday, March 28, 2017 3:10 PM

To: John E. Kruse <jekruse@clermontfl.org>

Cc: cecelia.bonifay@akerman.com; Barbara Hollerand <BHollerand@clermontfl.org>; jcotch@icloud.com;

lisa.cline@akerman.com; Curt Henschel <CHenschel@clermontfl.org>; Regina McGruder <rmcgruder@clermontfl.org>

Subject: Re: Shoppes at WaterBrooke

The language is fine but please pull us off the agenda for tonight's hearing based on the mayor's absence. Thanks.

Sent from my iPad

> On Mar 28, 2017, at 9:24 AM, John E. Kruse <jekruse@clermontfl.org> wrote:

>

> In anticipation of tonight's City Council meeting, I wanted to have language to address the plan modification due to the road alignment that may be included in the ordinance. Please see attached and let me know your thoughts.

>

> Thanks,

> John

Barbara Hollerand

Subject: February 14 - Agenda Item No. 33 - Ordinance No. 2017-21 Introduction The Shops at WaterBrooke Rezoning

From: JJ Johnson [<mailto:jj.johnson@sloaneandjohnson.com>]

Sent: Thursday, February 23, 2017 4:04 PM

To: Barbara Hollerand <BHollerand@clermontfl.org>

Cc: Tracy Ackroyd <TAckroyd@clermontfl.org>

Subject: RE: February 14 - Agenda Item No. 33 - Ordinance No. 2017-21 Introduction The Shops at WaterBrooke Rezoning

Hi Barbara,

On behalf of UP Fieldgate US Investments Clermont Hills, LLC, we hereby request to be removed from the 2/28 agenda and placed on the March 28 agenda.

Thanks,

Paul "JJ" Johnson, Jr., Esq.

*****PLEASE NOTE NEW ADDRESS BELOW**



Sloane & Johnson, PLLC

3670 Maguire Boulevard, Suite 250

Orlando, Florida 32803

407.745.0019 (telephone)

407.278.4208 (facsimile)

Email: jj.johnson@sloaneandjohnson.com

Web: www.sloaneandjohnson.com

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ess released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

Exhibit - Location Map The Shops at WaterBrooke

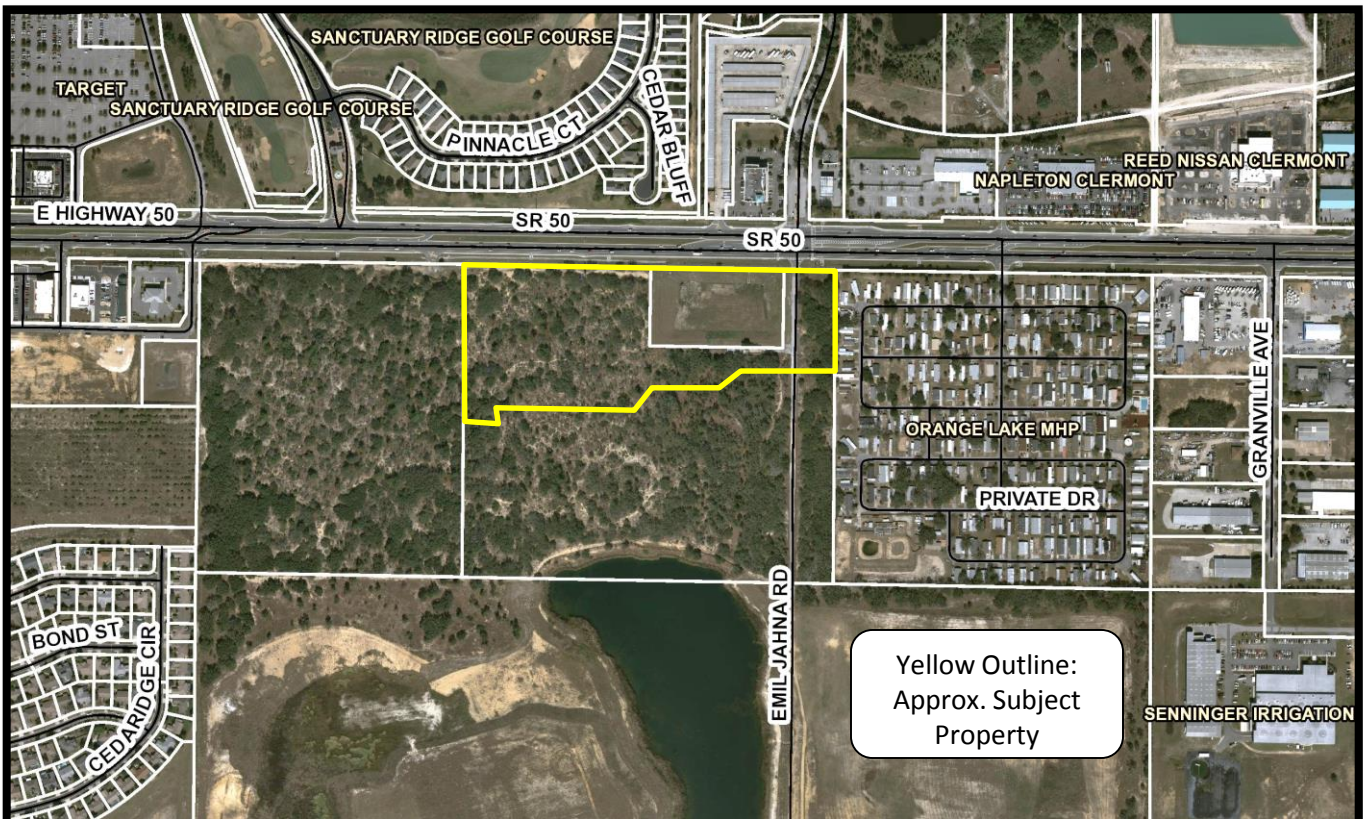
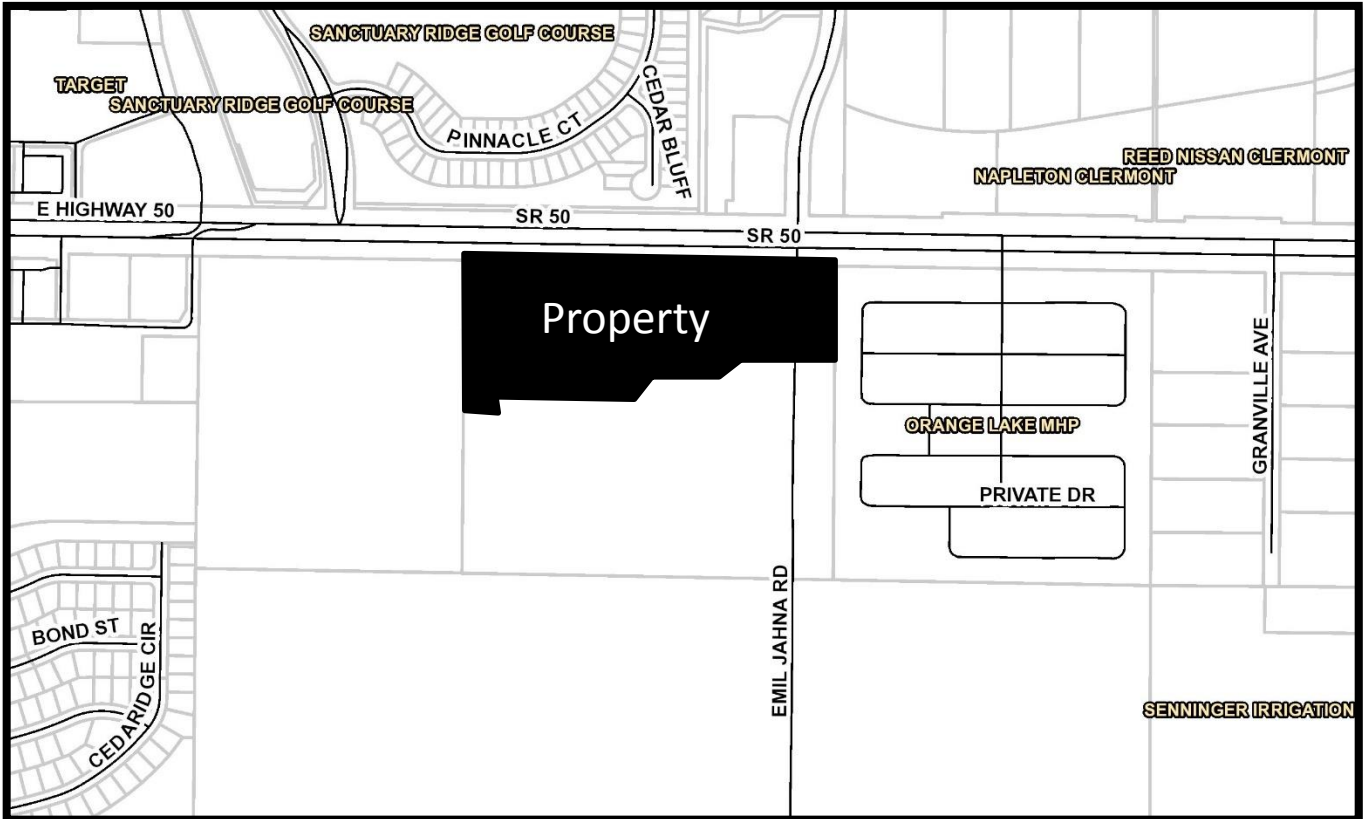
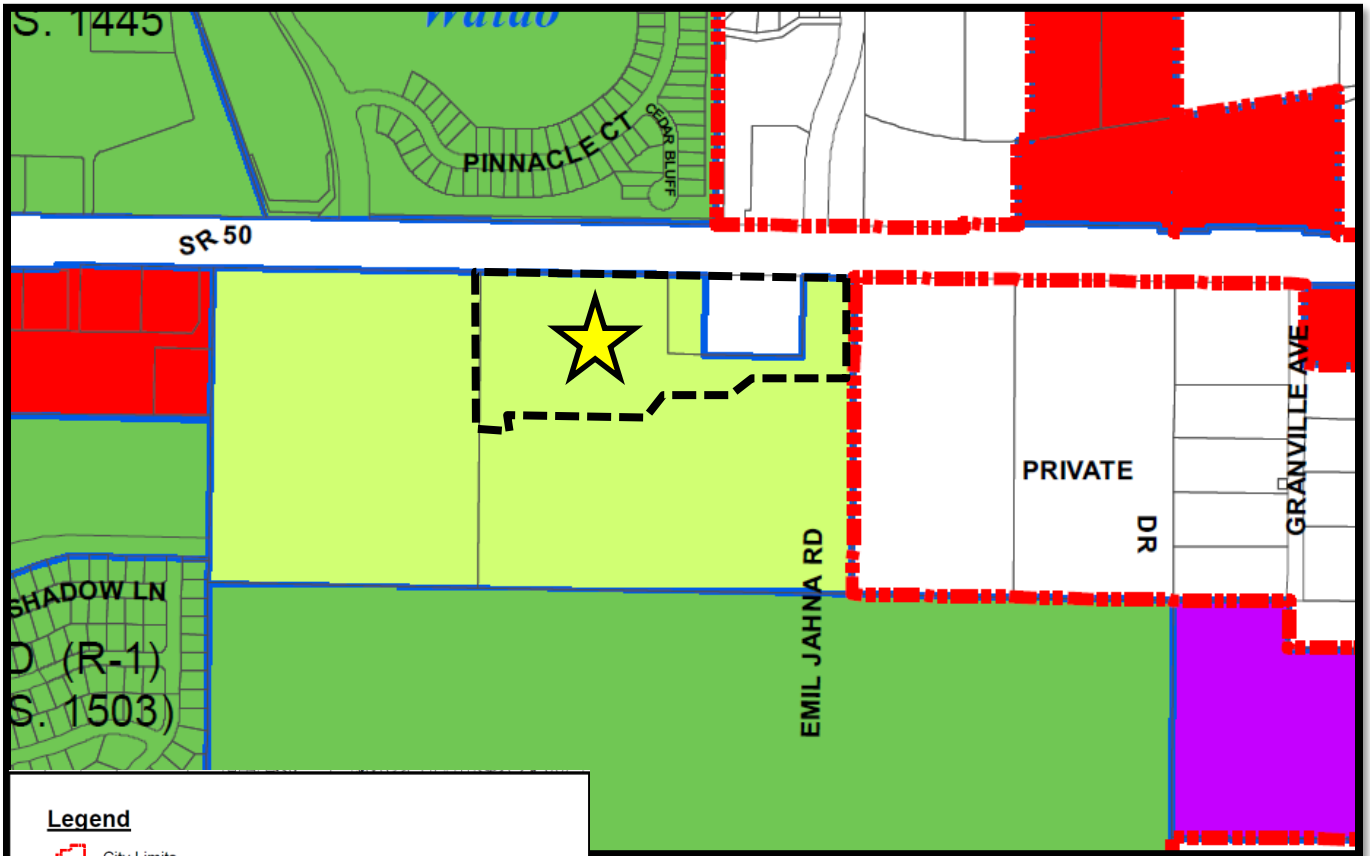


Exhibit – Zoning

The Shops at WaterBrooke



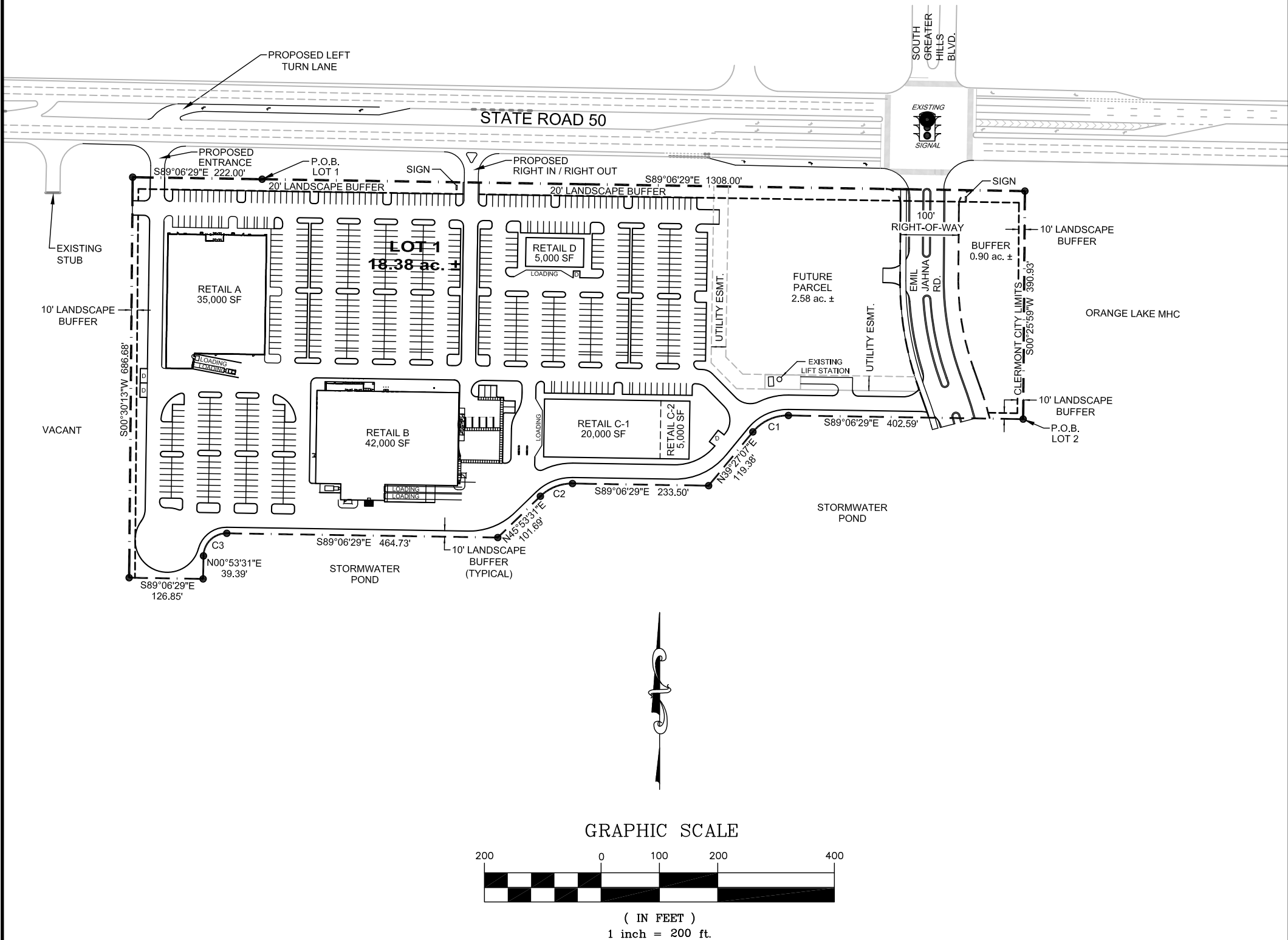
Legend

 City Limits

Zoning Designations

-  UT URBAN TRANSITION DISTRICT
-  UE URBAN ESTATE LOW DENSITY RESIDENTIAL DISTRICT
-  R-1-A SINGLE FAMILY LOW DENSITY RESIDENTIAL DISTRICT
-  R-1 SINGLE FAMILY MEDIUM DENSITY RESIDENTIAL DISTRICT
-  R-2 MEDIUM DENSITY RESIDENTIAL DISTRICT
-  R-3-A RESIDENTIAL/PROFESSIONAL DISTRICT
-  R-3 RESIDENTIAL/PROFESSIONAL DISTRICT
-  O-1 OFFICE DISTRICT
-  C-1 LIGHT COMMERCIAL DISTRICT
-  C-2 GENERAL COMMERCIAL DISTRICT
-  CBD CENTRAL BUSINESS DISTRICT
-  M-1 INDUSTRIAL DISTRICT
-  CD COMMERCE DISTRICT
-  PR PARKS AND RECREATION DISTRICT
-  PUD PLANNED UNIT DEVELOPMENT
-  AREAS NOT WITHIN THE CITY LIMITS

CURVE TABLE			
	C1	C2	C3
Radius	77.33'	77.33'	39.33'
Central Angle	49°39'22"	45°00'00"	45°00'00"
Arc Length	69.42'	60.74'	61.78'
Chord Length	67.12'	59.19'	55.63'
Chord Bearing	N65°10'19"E	N68°23'31"E	N45°53'31"E



PROJECT DATA (LOT 1):
PROJECT AREA: 18.38 ac.
EXISTING ZONING: UE (URBAN ESTATES)
PROPOSED ZONING: PUD (PLANNED UNIT DEVELOPMENT)
EXISTING USE: VACANT
2030 FUTURE LAND USE: COMMERCIAL
EXISTING USE: VACANT
TOTAL PROPOSED BUILDING AREA: 107,000 sq.ft.
PROPOSED USES: RETAIL AND RESTAURANT
MAXIMUM PROPOSED IMPERVIOUS AREA: 80%
PROPOSED ISR: 0.80

PARKING REQUIREMENTS
RESTAURANT USES
MAXIMUM RESTAURANT PATRON SPACE: 9,650 sq.ft. (60%)
PARKING REQUIRED: 9,650/50 = 193 PARKING SPACES
NUMBER OF RESTAURANT EMPLOYEES: 32
PARKING REQUIRED: 32/4 = 8 PARKING SPACES
RETAIL USES
REMAINING RETAIL SPACE: 90,917 sq.ft.
REQUIRED PARKING: 90,917/200 = 455 PARKING SPACES
TOTAL REQUIRED PARKING: 193+8+455 = 656 PARKING SPACES
TOTAL PROVIDED PARKING: 656 PARKING SPACES
TOTAL REQUIRED HANDI-CAP PARKING: 14 PARKING SPACES (2.0%)
TOTAL PROVIDED HANDI-CAP PARKING: 37 PARKING SPACES (5.6%)

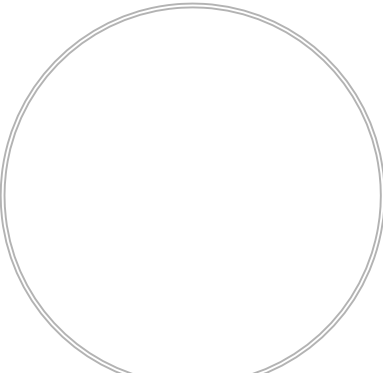
CITY OF CLERMONT CODE WAIVERS:
1. REQUIRED NUMBER OF DUMPSTER PADS - SECTION 114-6 (a)(2) REQUIRES ONE DUMPSTER PAD WITH AN APPROVED ENCLOSURE PER 7,500 SQ.FT. OF RETAIL SPACE. THE CODE REQUIRED NUMBER OF DUMPSTER PADS IS 15. THE PROPOSED NUMBER OF DUMPSTER PADS IS 7.
2. REQUIRED NUMBER OF LOADING ZONES - SECTION 98-8 (d) REQUIRES ONE LOADING BERTH PER 10,000 SQ.FT. OF RETAIL FLOOR AREA. THE CODE REQUIRED NUMBER OF LOADING BERTHS IS 11. THE PROPOSED NUMBER OF LOADING BERTHS IS 6.
3. MAXIMUM NUMBER OF CONTINUOUS PARKING SPACES - SECTION 118-38(b)(2) STATES THAT A MAXIMUM OF TEN CONTINUOUS PARKING SPACES ARE PERMITTED WITHOUT A LANDSCAPE BREAK. THE PROPOSED MAXIMUM NUMBER OF CONTINUOUS PARKING SPACES WITHOUT A LANDSCAPE BREAK IS 11.
4. MAXIMUM GRADE CHANGE - SECTION 94-195(d)(4) STATES THAT ELEVATION CHANGES IN TOPOGRAPHY SHALL BE LIMITED TO 15 FEET. PORTIONS OF THE EXISTING F.D.O.T. POND HAVE BEEN CUT APPROXIMATELY 30 FEET, THEREFORE, THE PROPOSED MAXIMUM ELEVATION CHANGE IN TOPOGRAPHY IS 30 FEET WHERE THE EXISTING F.D.O.T. POND IS LOCATED. THIS AREA IS TO BE FILLED AS NECESSARY TO DIVERT STORMWATER TO THE PROPOSED NEW STORMWATER POND.
5. INTERIOR LANDSCAPE BUFFERS - SECTION 118-37 (a)(1) STATES THAT A MINIMUM TEN FOOT WIDE LANDSCAPE BUFFER SHALL BE PROVIDED BETWEEN ABUTTING PROPERTY BOUNDARIES. ANY PARCEL WHICH MAY BE SPLIT IN THE FUTURE WILL NOT REQUIRE AN INTERIOR LANDSCAPE BUFFER BETWEEN THE ABUTTING PROPERTY BOUNDARIES.
6. MAXIMUM FLOOR SPACE - SECTION 122-223 STATES THAT ANY BUSINESS ESTABLISHMENT OR STRUCTURE PROPOSING TO OCCUPY MORE THAN 20,000 SQ.FT. OF FLOOR SPACE SHALL REQUIRE CONDITIONAL USE PERMIT. THE PROPOSED MAXIMUM BUILDING FLOOR SPACE IS 42,000 SQ.FT.

GENERAL NOTES (LOT 1):
1. SIDEWALKS NOT SHOWN. SIDEWALKS WILL BE PROVIDED PER CITY OF CLERMONT AND ADA CODE REQUIREMENTS.
2. BICYCLE RACKS NOT SHOWN. THE CITY OF CLERMONT CODE REQUIRES THE NUMBER OF BICYCLE RACKS TO BE 2% OF THE NUMBER OF REQUIRED PARKING SPACES. THE CODE REQUIRED NUMBER OF PARKING SPACES IS 656. THE CODE REQUIRED NUMBER OF BICYCLE RACKS IS 14. THE PROPOSED NUMBER OF BICYCLE RACKS IS 14.
3. THE PROJECT SITE, AS DEPICTED HEREON, CONSISTS OF TWO SEPARATE PARCELS. THE MAIN PARCEL IS OWNED BY THE APPLICANT AND HAS ALTERNATE KEY #3868851. THE SECOND PARCEL IS OWNED BY THE STATE OF FLORIDA AND HAS ALTERNATE KEY #3868854.

LOT 1 DESCRIPTION:
THAT PORTION OF THE EAST 222.00 FEET OF THE SE 1/4 OF NW 1/4 TOGETHER WITH A PORTION OF THE SW 1/4 OF NE 1/4, ALL LYING IN SECTION 27, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

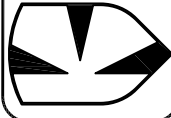
COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 27, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, RUN S 00°30'12" W, ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 27, A DISTANCE OF 1363.52 FEET TO A POINT ON THE RIGHT OF WAY LINE OF STATE ROAD 50, PER F.D.O.T. RIGHT OF WAY MAP SECTION 11070-2505, THIS BEING THE POINT OF BEGINNING; THENCE RUN S 89°06'29" E, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 1308.00 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27; THENCE RUN S 00°25'59" W, ALONG SAID EAST LINE, A DISTANCE OF 390.93 FEET TO A POINT ON SAID EAST LINE; THENCE RUN S 89°06'29" E, A DISTANCE OF 402.59 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE SOUTH, SAID CURVE HAVING A RADIUS OF 77.33 FEET, A CENTRAL ANGLE OF 49°39'22", AN ARC LENGTH OF 69.42 FEET, A CHORD LENGTH OF 67.12 FEET, AND A CHORD BEARING OF N 65°10'19" E; THENCE RUN N 39°27'07" E, A DISTANCE OF 119.38 FEET; THENCE RUN S 89°06'29" E, A DISTANCE OF 233.50 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE SOUTH, SAID CURVE HAVING A RADIUS OF 77.33 FEET, A CENTRAL ANGLE OF 45°00'00", AN ARC LENGTH OF 60.74 FEET, A CHORD LENGTH OF 59.19 FEET, AND A CHORD BEARING OF N 68°23'31" E; THENCE RUN N 45°53'31" E, A DISTANCE OF 101.69 FEET; THENCE RUN S 89°06'29" E, A DISTANCE OF 464.73 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE SOUTH, SAID CURVE HAVING A RADIUS OF 39.33 FEET, A CENTRAL ANGLE OF 45°00'00", AN ARC LENGTH OF 61.78 FEET, A CHORD LENGTH OF 55.63, AND A CHORD BEARING OF N 45°53'31" E; THENCE RUN N 00°53'31" E, A DISTANCE OF 39.39 FEET; THENCE RUN S 89°06'29" E, A DISTANCE OF 126.85 FEET, TO A POINT, 222.00 FEET, WESTERLY OF, WHEN MEASURED PERPENDICULAR TO THE WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 27, THENCE RUN N 00°30'12" E, ALONG A LINE PARALLEL WITH THE WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 27, A DISTANCE OF 886.68 FEET TO A POINT ON THE AFORESAID SOUTH RIGHT OF WAY LINE; THENCE RUN S 89°06'29" E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 222.00 FEET TO THE POINT OF BEGINNING OF LOT 1.

CONTAINING 18.38 ACRES, MORE OR LESS.



THOMAS L. KNIGHT
#47614

THOMAS L. KNIGHT, P.E.
PROFESSIONAL ASSOCIATION
Planning, Design, Permitting, Inspection
865 Tildenville School Rd., Winter Garden, FL 34787
Phone: (352) 394-8514
E-mail: tknight@tknighteng.com
Certificate of Authorization No. 00029972



THE SHOPS AT WATERBROOKE
SECTION 27, TOWNSHIP 22S, RANGE 26E, LAKE COUNTY, FLORIDA
APPLICANT: UP FIELDGATE US INVESTMENTS - CLERMONT HILLS LLC
ADDRESS: 3201 E. COLONIAL DRIVE, ORLANDO, FLORIDA 32803

DATE:
12/31/2016
DRAWN BY:
TLK
APPROVED BY:
TLK
SCALE:
1" = 200'
REVISIONS:

TLK PROJECT NO.
T1701
PLOT
PLAN
SHEET # 1

This is a preliminary plan for review only.



Florida Department of Transportation

**RICK SCOTT
GOVERNOR**

719 S. Woodland Blvd.
Deland, FL 32720

**JIM BOXOLD
SECRETARY**

January 11, 2017

RE: Relocation of Pond
State Road No.: 50
County: Lake

To whom it may concern:

The Florida Department of Transportation has received a request to consent to the rezoning land classification of the Department's property Parcel 2722260001-000-032000 intersection of SR 50 and Emil Jahna Rd in Lake County. While the Department does not have the legal authority to consent to such rezoning requests, this letter is to advise you that we have no objection to this rezoning and will take no action to prohibit or otherwise block your attempt to rezone this property.

We are currently entertaining a request from a private company, UP Fieldgate US Investments – Clermont Hills, LLC, wherein the DOT will convey the existing DOT Pond as described on the attached Exhibit "A". The new pond will be on the adjacent parcel and shared as a joint use pond with the DOT upon approval and completion of construction and certification.

Todd Moynihan
Property Management Administrator
Florida Department of Transportation – District 5
(386) 943-5082
todd.moynihan@dot.state.fl.us



Cecelia Bonifay

Akerman LLP
420 South Orange Avenue
Suite 1200
Orlando, FL 32801-4904
Tel: 407.423.4000
Fax: 407.843.6610

Dir: 407.419.8540
Dir Fax: 407.254.4230
cecelia.bonifay@akerman.com

February 14, 2017

VIA EMAIL

Darren Gray, City Manager
City of Clermont
685 W. Montrose St.
Clermont, FL 34711

Re: Ordinance No. 2017-21 Introduction/The Shops at WaterBrooke Rezoning

Dear Darren:

I am writing on behalf of Mattamy Orlando LLC ("Mattamy") in regard to the rezoning application of UP Fieldgate US Investments – Clermont Hills, LLC ("UP"). The UP rezoning is on first reading on the City Council agenda for today, February 14, 2017.

As you and the Council are aware, Mattamy has spent a great deal of time and money in the acquisition of the old Jahna mine site accessed from SR 50 via Emil Jahna Road and the planning of its new development WaterBrooke. As part of the development approvals, Mattamy has worked on the design and widening of Emil Jahna Road, the design of the extension of Hartle Road and the design and construction of utilities to serve the Mattamy site, which includes the design and construction of capital lines for water and sewer. Mattamy also dedicated right of way on its site for the future construction of Hooks Street, as required by the City.

Mattamy has been dealing in good faith with the predecessor in interest of the property now owned by UP as well as with the UP representatives. Given the interrelated nature of the two properties, Mattamy felt that total cooperation would be the best method for the developers of both properties to realize their objectives.

However, we now find that UP has taken occasion to renegotiate the terms of the agreement between the parties. Specifically, the items on which UP is withholding its approval are the expanded ROW for Emil Jahna Road as required by the City, the agreement as to the placement of utilities, the easement for signage, as well as the handling of the stormwater for both the Mattamy site and the UP site on the Mattamy property. Mattamy has already accounted

akerman.com

for the future stormwater capacity for UP's property, which is reflected in the approved ERP. This has greatly benefitted the UP property through the removal of any stormwater ponds on its site and the increase in developable acreage.

We do not want to debate these issues in front of the City Council through opposition to the UP rezoning, however, we find that we have no other position. We did not oppose the project before the P&Z Commission, as we were advised by the representatives of UP, that they would provide us with an agreement and negotiate in good faith. To date, we have not received the agreement or any other document on which we could move forward.

We, therefore, request that this item not be moved forward to a second and final hearing until the parties have worked through the issues recited above and can evidence to the City an agreement which documents how these items will be handled and by whom. An alternative solution would be to add some specific conditions to their approval, which would allow Mattamy to begin development in the WaterBrooke community.

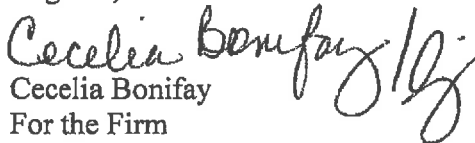
Summary:

i) UP commits to providing all needed Utility Easements and Right of Way needed to support Mattamy's plans as submitted. This needs to be done in writing, a recorded instrument which satisfies the single remaining Utility Comment on our plans; and

ii) UP will work with Mattamy to equitably cost share the shared improvements.

Your time and assistance is appreciated as always.

Regards,


Cecelia Bonifay
For the Firm

CB/lj

cc (via e-mail):

Mayor Gail L. Ash
Mayor Pro Tem Diane Travis
Council Member Ray Goodgame
Council Member Keith Mullins
Council Member Timothy Bates
Dan Mantzaris, Esq. – City Attorney
Barbara B. Hollerand – Development Services Director
John E. Kruse, AICP – Senior Planner

**City of Clermont
MINUTES
PLANNING AND ZONING COMMISSION
February 7, 2017**

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recommends approval of the request for a retail boat dealership and service center with up to 28,000 square feet of building space in the C-2 zoning district with the conditions contained in Resolution 2017-05.

Attorney Jimmy Crawford stated that he is representing Tommy's of Clermont.

Commissioner Whitehead moved to recommend approval of the small-scale comprehensive plan amendment; seconded by Commissioner Thayer. The vote was unanimous to recommend approval.

Commissioner Whitehead moved to recommend approval of the rezoning; seconded by Commissioner Smith. The vote was unanimous to recommend approval.

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

12. REQUEST FOR REZONING

REQUEST: To change the zoning from UE Urban Estate to Planned Unit Development

APPLICANT: The Shoppes at WaterBrooke/Paul "J.J." Johnson, Jr.

Senior Planner Kruse presented the staff report as follows:

The applicant, UP Fieldgate US Investments – Clermont Hills, LLC, is requesting a rezoning for the subject property that consists of 18.38 acres. The property is south of SR 50 at the intersection of Emil Jahna Road and SR 50. The property has over 1,500 lineal feet of frontage on SR 50. The subject property consists of the existing FDOT stormwater pond and a portion of the applicant's property. If the zoning is approved, the applicant will relocate the existing stormwater pond to the rear of the property. FDOT is aware of the applicant's proposal and has not objected. The applicant is requesting the northern portion of their site along with FDOT's parcel to be rezoned to Planned Unit Development (PUD) for a commercial shopping center consisting of retail and restaurant uses. The proposed uses would be limited to the uses permitted under the C-2 General Commercial zoning.

The applicant is proposing a total building area of 107,000 square feet for the project. The submitted plot plan, as prepared by Thomas L. Knight, P.E. dated 12/31/2016, has several buildings that are greater than 20,000 square feet. The plan has a 42,000 sf building (Retail B), 35,000 sf building (Retail A), 25,000 sf building (Retail C-1/C-2), and a 5,000 sf building (Retail D). Not included in this total is the development that may occur on the 2.58 +/- acre future parcel indicated on the plot plan. The required number of parking spaces have been indicated on plan.

The applicant has identified six waivers to the land development code in order to develop the site. The waivers to be considered are: (1) a reduction in the required number of dumpster pads

**City of Clermont
MINUTES
PLANNING AND ZONING COMMISSION
February 7, 2017**

Page 11

from 15 to 7, (2) a reduction in the required number of loading zones from 11 to 6, (3) increase in the maximum number of parking spaces without a landscape break from 10 to 11, (4) maximum grade change from 15 feet to 30 feet, primary due to the filling of the existing FDOT pond and relocation, (5) elimination of the 10 foot interior landscaping buffer between abutting property boundaries, and (6) allowing buildings to occupy more than 20,000 square feet of floor space, up to a maximum building floor space of 42,000 square feet.

Staff understands that the very nature of the PUD zoning allows waivers to the LDC for flexible development purposes. Staff has reviewed the waivers and agrees that a majority of the waivers presented have been granted in the past with previous developments. However, staff believes landscaping between the interior property boundaries should be done, such as sharing a buffer between properties or a clustering of the landscaping within the lot.

Staff has reviewed the applicant's request for a rezoning from Urban Estate to PUD zoning. The future land use is Commercial and the applicant's proposal reflects uses appropriate in this future land use. Staff believes the proposal meets the standards in regards to Section 122-315, Review Criteria for a PUD. Therefore, staff recommends approval of Ordinance 2017-21 for a PUD.

JJ Johnson representing UP Development stated that he was present to answer any questions.

Commissioner Thayer stated that the landscape needs to be included rather than eliminated.

Commissioner Whitehead stated that she does not agree with all the waivers included in the planned unit development.

Commissioner Whitehead moved to recommend approval of the rezoning with removing the landscape waiver; seconded by Commissioner Thayer. The vote was unanimous to recommend approval.

There being no further business, the meeting was adjourned at 8:27 pm.

Nick Jones, Chairman

ATTEST:

Rae Chidlow – Planning Specialist



**CITY OF CLERMONT
REZONING
APPLICATION**

DATE: January 3, 2017

FEE: ~~\$350.00~~
\$542

PROJECT NAME (if applicable): The Shops at Waterbrooke

APPLICANT: UP Fieldgate US Investments - Clermont Hills, LLC

CONTACT PERSON: Paul "J.J." Johnson, Jr.

Address: 3670 Maguire Blvd, Ste 250

City: Orlando State: Florida Zip: 32803

Phone: (407) 622-6751 Fax: (866) 440-1211

E-Mail: jj.johnson@sloaneandjohnson.com

OWNER: UP Fieldgate US Investments - Clermont Hills, LLC

Address: 3660 Maguire Blvd, Ste 102

City: Orlando State: Florida Zip: 32803

Phone: (407) 896-1132 Fax: _____

Address of Subject Property: State Road 50, Clermont, Florida

Legal Description (include copy of survey): Refer to Plot Plan

Acreage: 18.38 Land Use: Commercial
(City verification required)

Present Zoning: UE Proposed Zoning: PUD
(City verification required)



**CITY OF CLERMONT
REZONING
APPLICATION
Page 2**

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

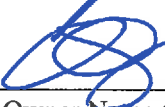
What are you proposing to do that would require a rezoning?

Commercial shopping center

Paul "J.J." Johnson, Jr.
Applicant Name (print)

X 
Applicant Name (signature)

Scott D. Fish, Manager
Owner Name (print)

X  **Richard Lee Brewster**
as attorney in fact
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

STATEMENT OF JUSTIFICATION FOR REZONING

UP FIELDGATE US INVESTMENTS – CLERMONT HILLS, LLC
SR 50 and Emil Jahna Rd/S Greater Hills Blvd, Clermont, Florida

I. INTRODUCTION

UP Fieldgate US Investments – Clermont Hills, LLC, a Florida limited liability company (the “Applicant”), is proposing to develop a site located at the intersection of State Road 50 and Emil Jahna Road/South Greater Hills Boulevard in the City of Clermont, Florida (the “Property”), for commercial/retail use with three to four large primary or anchor retail buildings and one to two smaller outlots and which may include, but will not be limited to, a smaller retailer, a convenience store, a gas station, a restaurant and a bank with drive through. The Altkeys of the parcels for which the rezoning is sought are 3868851 (belonging to the Applicant) and 3868854 (belonging to the State of Florida and to be acquired by Applicant). The Property is currently zoned UE (Urban Estate Low Density Residential District), and the Applicant respectfully requests to rezone the Property as PUD (Planned Unit Development). Applicant has formally requested the Florida Department of Transportation (“FDOT”) provide a “Letter of No Objection” to this application and to be delivered as soon as possible. With the following Statement of Justification, we submit the rezoning request is consistent with the City of Clermont Code of Ordinances, Land Development Code and is compatible with the surrounding development patterns.

About the Developer

Applicant, through its affiliated company, UP Development Company, LLC, a Florida limited liability company, is a premier retail developer focused predominately in the Southeastern United States. With over 20 years of experience. Applicant has positioned itself as a go-to shop for developers, financiers, and owners with troubled assets that require creative and unique workout solutions.

Applicant has successfully designed, permitted, and developed retail centers anchored by national retailers including but not limited to Whole Foods, Wal-mart, Home Depot, Lowe's, Target, Meijer, Kroger, Publix, Belk's, Toys-R-Us/Babies-R-Us, and Dick's Sporting Goods, among others. Within Lake County, Applicant built the Dick's Sporting Goods at 1325 Sandy Grove Avenue in Clermont, and that property is owned by UP Fieldgate US Investments - Clermont, LLC, a Florida limited liability company that is also under common control by Applicant.

II. Justification for Rezoning

The purpose of the rezoning is to develop the Property into an attractive commercial project that will serve the surrounding residents as well as the broader community. This part of the SR 50 corridor is ideally suited for such a project, as it has good automobile and transit access, and it is located near several residential developments (and planned residential developments) to be served by the Property's occupants as well as small commercial developments in the area. The Property's legacy of agricultural use is evident in the current zoning which only permits single-family estate dwellings and horticulture, which is no longer suitable in comparison to the residential and commercial uses nearby. Given the surrounding uses, it is unrealistic to expect the Property to redevelop as low density residential. The general area is

appropriate for PUD zoning, given the surrounding uses, as it would be entirely consistent with the overall local development pattern and within the criteria contained in Sections 122-313 and 122-315, Article IV – Planned Unit Developments, Chapter 122 – Zoning, Code of Ordinances.

Sec. 122-313 – General requirements.

- (1) *Minimum area.* **The Property is greater than one acre.**
- (2) *Unified control.* **The Applicant owns a majority of the Property, and has formally begun the process of obtaining ownership of the remaining land from the FDOT.**
- (3) *Development Approval.* **The Applicant is concurrently seeking a Conditional Use Permit for the proposed use of the Property.**

Sec. 122-315 – Review criteria.

- (1) *Location.*
 - a. *Relation to major transportation facilities.* **The Property fronts State Road 50, minimizing creation of traffic along local and collector streets outside the Property.**
 - b. *Relation to public utilities, facilities, and services.* **The Property will include a unified stormwater system, including the relocation of an existing FDOT pond and creation of a Joint Use Pond that will served the needs of the FDOT and the Property and to be maintained by Applicant. All other necessary utilities, facilities and services are readily available or shall be provided by Applicant such that the net costs for such services should not be greater than the current zoning.**
 - c. *Physical character of site and relation to surrounding property.* **The proposed development of the site is suitable to the physical character of the site and the surrounding properties, in Applicant's opinion.**
- (2) *Uses, density, open space, living area per family and other regulations.* **The planned uses of the Property are encompassed by permitted uses in existing zoning districts.**

III. CONCLUSION

Based on the foregoing analysis, the Applicant believes that the proposed request is justified and is consistent with the City of Clermont Land Development Code. Applicant respectfully requests that the Planning & Zoning Commission recommend approval to the City Council to rezone the Property from UE to PUD.

Exhibit "A"
(Legal Description)

THAT PORTION OF THE EAST 222.00 FEET OF THE SOUTHEAST 1/4 OF NORTHWEST 1/4 TOGETHER WITH A PORTION OF THE SOUTHWEST 1/4 OF NORTHEAST 1/4, ALL LYING IN SECTION 27, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 27, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, RUN SOUTH 00°30'12" WEST, ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 27, A DISTANCE OF 1363.52 FEET TO A POINT ON THE SOUTH RIGHT WAY LINE OF STATE ROAD 50, PER F.D.O.T. RIGHT OF WAY MAP SECTION 11070-2505, THIS BEING THE POINT OF BEGINNING; THENCE RUN SOUTH 89°06'29" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 554.31 FEET TO THE WESTERLY LINE OF THAT PARCEL AS DESCRIBED IN OFFICIAL RECORD BOOK 3153, PAGE 2149 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN SOUTH 00°53'31" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 325.00 FEET; THENCE RUN SOUTH 89°06'29" EAST, ALONG THE SOUTHERLY LINE OF SAID PARCEL AND THE PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 591, PAGE 1222 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, A DISTANCE OF 549.99 FEET TO THE EASTERLY LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 591, PAGE 1222; THENCE RUN NORTH 00°53'31" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 325.00 FEET; THENCE RUN SOUTH 89°06'29" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 203.70 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27; THENCE RUN SOUTH 00°25'59" WEST, ALONG SAID EAST LINE, A DISTANCE OF 1293.07 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 27; THENCE RUN NORTH 88°58'56" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 27, A DISTANCE OF 1309.61 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE RUN NORTH 88°58'56" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 27, A DISTANCE OF 222.01 FEET TO A POINT, 222.00 FEET, WESTERLY OF, WHEN MEASURED PERPENDICULAR TO THE WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 27; THENCE RUN NORTH 00°30'12" EAST, ALONG A LINE PARALLEL WITH THE WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 27; A DISTANCE OF 1289.70 FEET TO A POINT ON THE AFORESAID SOUTH RIGHT OF WAY LINE; THENCE RUN SOUTH 89°06'29" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 222.00 FEET TO THE POINT OF BEGINNING.

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. 2017-21

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

Southwest corner of Highway 50 and Emil Jahna Road
Alternate Key 3868854 and a portion of 3868851

LEGAL DESCRIPTION

That portion of the East 222.00 feet of the Southeast 1/4 of Northwest 1/4 together with a portion of the Southwest 1/4 of Northeast 1/4, all lying in Section 27, Township 22 South, Range 26 East, Lake County Florida, being more particularly described as follows: Commencing at the North 1/4 corner of Section 27, Township 22 South, Range 26 East, Lake County, Florida, run South 00°30'12" West, along the West line of the Northeast 1/4 of said Section 27, a distance of 1363.52 feet to a point on the South right of way line of State Road 50, per F.D.O.T. right of way Map Section 11070-2505, this being the Point of Beginning; thence run South 89°06'29" East, along said South right of way line, a distance of 554.31 feet to the Westerly line of that parcel as described in Official Record Book 3153, Page 2149 of the Public Records of Lake County, Florida; thence run South 00°53'31" West, along said Westerly line, a distance of 325.00 feet; thence run South 89°06'29" East, along the Southerly line of said parcel and the parcel described in Official Record Book 591, Page 1222 of the Public Records of Lake County, Florida, a distance of 549.99 feet to the Easterly line of said parcel described in Official Record Book 591, Page 1222; thence run North 00°53'31" East, along said Easterly line, a distance of 325.00 feet; thence run South 89°06'29" East, along said South right of way line a distance of 203.70 feet to a point on the East line of the Southwest 1/4 of the Northeast 1/4 of Section 27; thence run South 00°25'59" West, along said East line, a distance of 1293.07 feet to the Southeast corner of the Southwest 1/4 of the Northeast 1/4 of said Section 27; thence run North 88°58'56" West, along the South line of the Southwest 1/4 of the Northeast 1/4 of said Section 27, a distance of 1309.61 feet to the Southwest corner of said Southwest 1/4 of the Northeast 1/4; thence run North 88°58'56" West, along the South line of the Southeast 1/4 of the Northwest 1/4 of said Section 27, a distance of 222.01 feet to a point, 222.00 feet, Westerly of, when measured perpendicular to the West line of the Southwest 1/4 of the Northeast 1/4 of said Section 27; thence run North 00°30'12" East, along a line parallel with the west line of the Southwest 1/4 of the Northeast 1/4 of said Section 27; a distance of 1289.70 feet to a point on the aforesaid South right of way line; thence run South 89°06'29" East, along said South right of way line, a distance of 222.00 feet to the Point of Beginning.

Containing 18.38 +/- Acres

From: Urban Estate
To: Planned Unit Development

This request will be considered by the Planning & Zoning Commission on Tuesday, February 7, 2017 at 6:30 p.m.

A public meeting to consider the request will be held before the City Council on Tuesday, February 28, 2017 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
January 31 and February 14, 2017



CITY OF CLERMONT

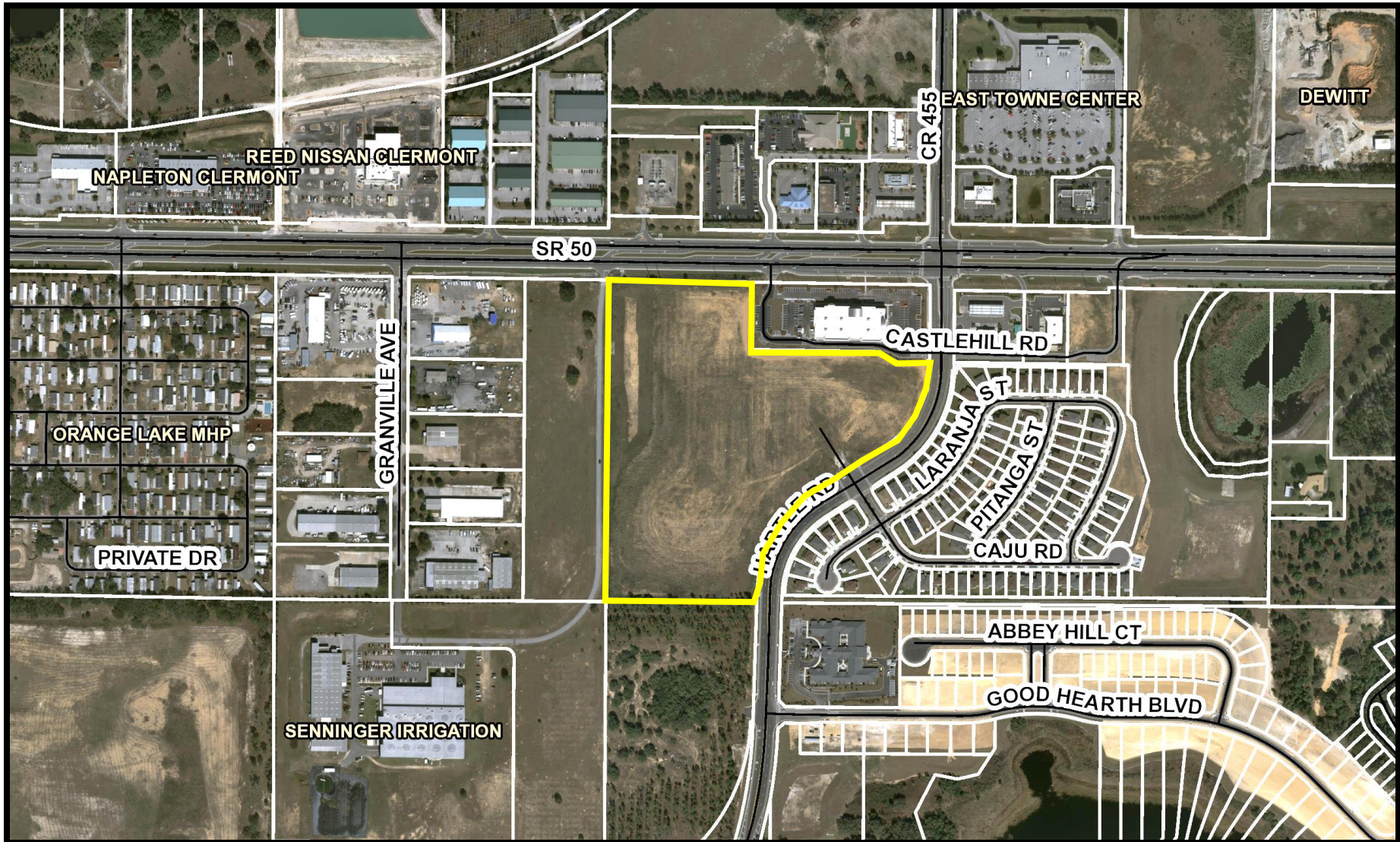
AGENDA ITEM

Page 1 of 1

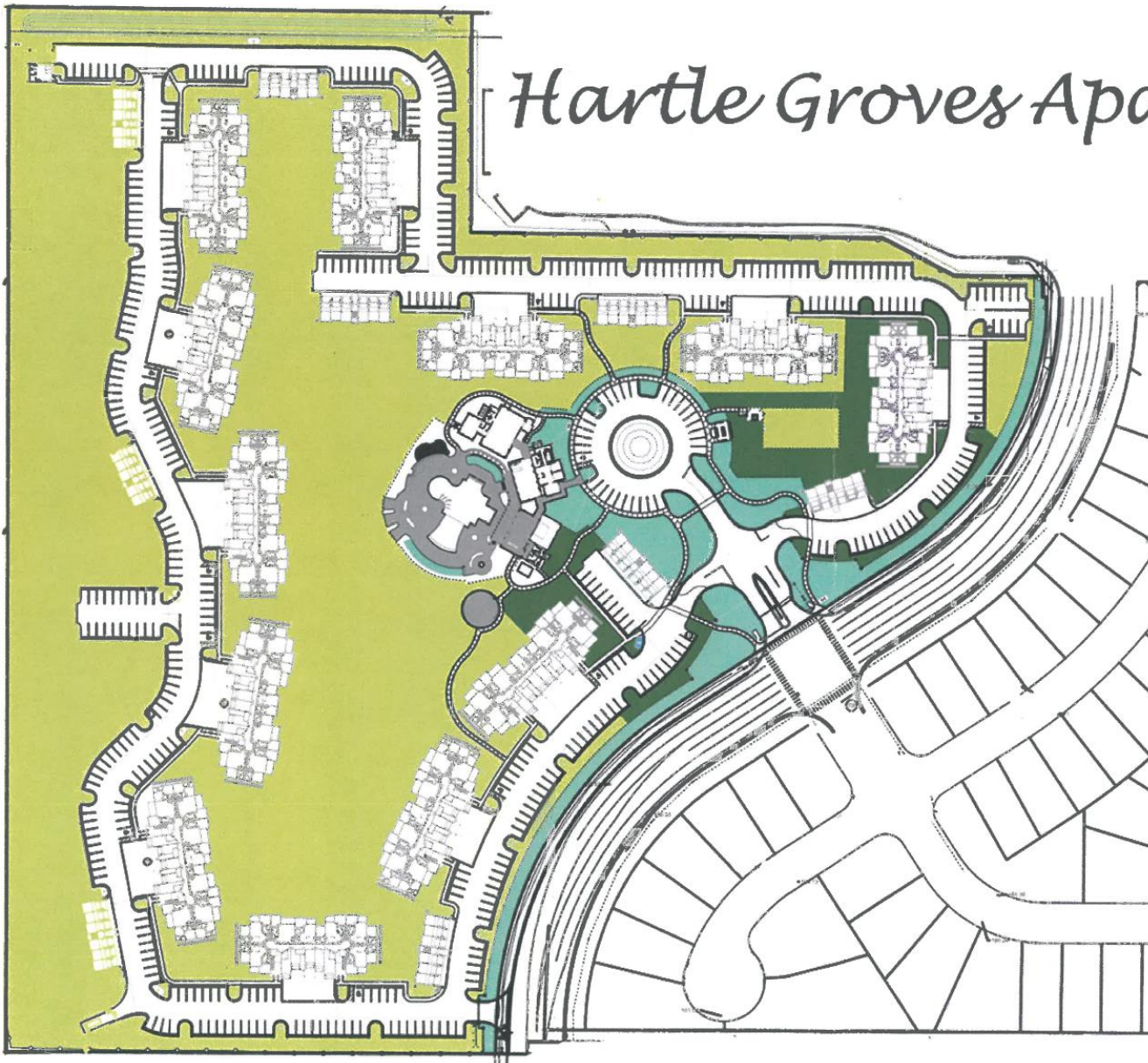
Meeting Date			
Tuesday, May 9, 2017			
Agenda Item Name			
Variance Request <i>Hartle Groves Apartments LLC/Veve at Castle Hill</i>			
Requested Action			
Recommend denial of variance request.			
Staff Report			
The owner, Hartle Groves Apartments, LLC, is requesting the following variance to the land development code (LDC): (1) To allow for a non-drought-tolerant ground cover (St. Augustine sod) in a multifamily use instead of what is required by the LDC, Section 118-36 – Plant Material. The owner is requesting this variance in order to keep a small portion of existing St. Augustine sod on the property. The LDC prohibits St. Augustine sod in multifamily uses in order to comply with water conservation efforts. When the project went through the site review process, the submitted plans indicated bahia sod as the ground cover. The project has 21 apartment buildings with associated clubhouse, pool, and other amenities. The project is currently under construction and is being developed in phases. When a building is completed, the contractor requests an inspection of the building and the surrounding areas for sign off. This enables the owner to lease units in the building instead of waiting for the completion of the entire project. Staff noticed the St. Augustine sod during one of the building sign-off inspections. This was brought to the attention of the owner, and the recently placed St. Augustine sod around that building phase was removed. However, there were a few other areas in the project where the owner did not want to remove the St. Augustine sod since it had taken root, and tenants were living in the buildings. Staff advised the owner that the only route to keeping the St. Augustine sod in these areas was to apply for a variance and receive Council approval. Section 86-174 of the LDC requires a positive finding on eight criteria in order to grant a variance, and staff believes that four of the eight do not meet these findings. Therefore, staff recommends denial of the variance.			
Additional Analysis			
Fiscal Impact Summary			
Fiscal Impact	Fund Number and Description	Available Budget Amount	
Exhibits Attached (copies of original agreements)			

1.	Maps and Exhibit	Maps and Exhibits.pdf
2.	Review Criteria	Hartle Groves Sod Review Criteria.docx
3.	Application	HG Sod variance app.pdf
4.	Legal Ad	VAR Legal AD Hartle Groves Sod.docx

Hartle Groves Apartments – St. Augustine Sod Variance Request



Hartle Groves Apartments LLC.



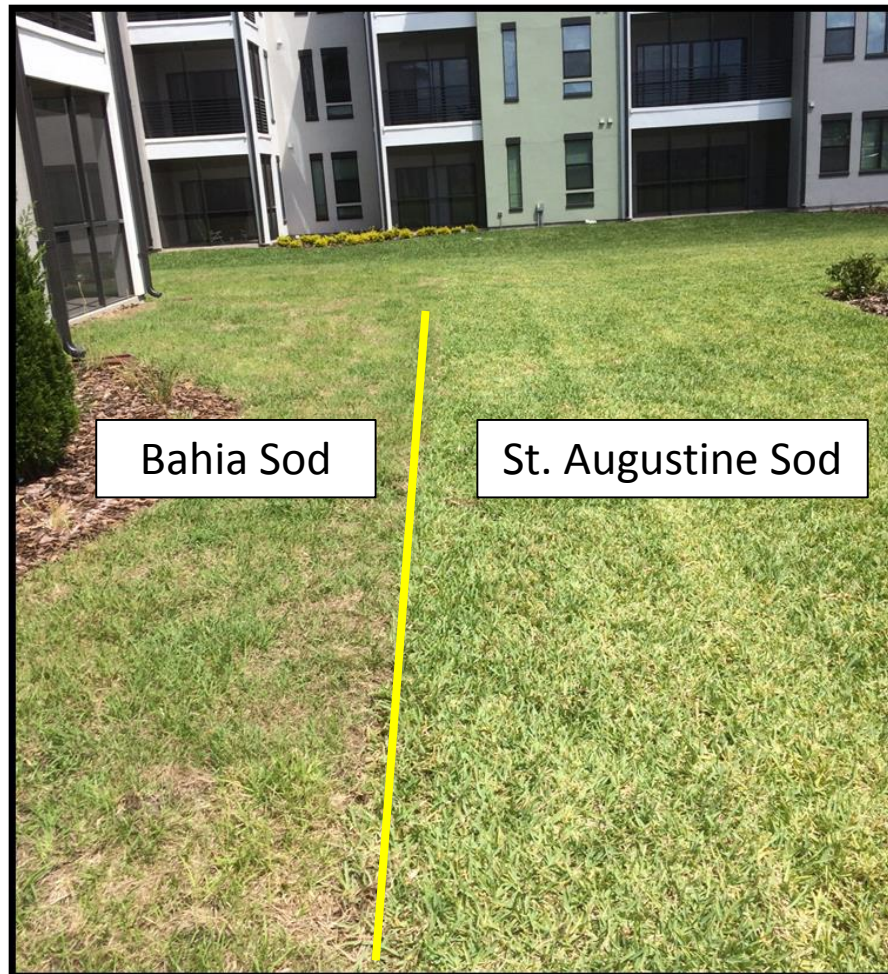
Bahia grass 69.0%

Zoysia grass 6.4%

St. Augustine grass 3.2%

Shrubs and Groundcovers 21.4%

Hartle Groves Apartments – St. Augustine Sod Variance Request



<u>Sod & Miscellaneous Items</u>			
SOD		Paspalum notatum 'Argentine'	Argentine Bahia
MULCH			Pine Straw
NATIVE PLANT MATERIAL = 1,628 PLANTS / 931 NATIVE PLANTS = 56%			

Above is from the approved landscape plan

Hartle Groves Apartment Sod Variance

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: Upon receiving the certificates of occupancy for Buildings 1,2,5, & 6 tenants moved in. Because the sod has taken root, we need to use a sod cutter, which will affect the health, welfare and safety of the tenants. We removed the sod for buildings 7 & 8 under instructions from City Staff because those buildings had not received C/O’s and were consequently still in the construction zone.

Staff comments: Staff has found no evidence that special conditions and circumstances exist which are peculiar to the land, structure or building involved. The development was approved with specific landscaping plans that indicated Bahia sod would be used.

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: We planted St. Augustine according to the plan drawn by our local third party professional landscape architect who has admitted he made a mistake interpreting the Land Development Code. He used Section 66-238, which has no reference to Section 118-36, which prohibits St. Augustine. He has no interest in the property.

Staff comments: The owner does have an interest in the property and is ultimately requesting the variance for the St. Augustine sod to remain instead of removing it.

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: We moved tenants into Buildings 1,2,5, & 6 after receiving C/O’s. Removing it will affect the health, welfare and safety of those tenants as well as those citizens right to quite enjoyment. The amount of St. Augustine is de minimus and should not affect the Agreement between Clermont and the St. John’s Water Management District.

Staff comments: The Land Development Code, in an effort to foster water conservation, requires the use of Bahia grass or other approved drought tolerant ground cover in common green areas in new multifamily developments.

Negative finding

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

Applicant response: *We are concerned about the health, welfare and safety of our tenants who we do not wish to put in danger by having heavy construction equipment in non-construction (already C/O'd) areas of the property.*

Staff comments: *The cost of removing the St. Augustine sod and replacing with Bahia sod or other approved drought tolerant sod will incur an expense. However, the cost of St. Augustine sod is usually more than Bahia sod. The owner did remove a portion of the St. Augustine sod around buildings 7 & 8 prior to getting tenants moved into the buildings.*

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: *We removed the St. Augustine around Buildings 7 & 8 as soon as we were notified by Staff because those areas were not yet C/O'd and were therefore still in the fenced off construction area of the property. We believe this shows our concern is for the tenants and the de minimus area we are requesting a variance for is what is necessary to make reasonable use of the property.*

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

Positive finding

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

Applicant response: *The de minimus size of the requested variance does not confer an advantage to the property or its owners.*

Staff comments: *The granting of the variance could be construed as a special privilege that was conferred to the applicant since common green areas in subdivisions and new commercial and multifamily projects are required to use Bahia grass or other drought tolerant ground cover instead of St. Augustine.*

Negative 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: *This internal area does not alter the site in any way.*

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

Positive finding

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

Applicant response: *This is such a small area it will not affect the Agreement with SJWMD, the surrounding properties or the public welfare.*

Staff comments: *Staff feels that granting the variance will not be injurious to the surrounding properties or detrimental to the public welfare. The actual percentage of St. Augustine sod is minimal, at 3.2 %.*

Positive finding

STAFF RECOMMENDATION:

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



CITY OF CLERMONT
VARIANCE
Application

DATE: April 7, 2017

FEE: \$600.00

PROJECT NAME (if applicable): Hartle Groves Apartments (dba Veve at Castle Hill)

APPLICANT: Hartle Groves Apartments, LLC

CONTACT PERSON: Thomas Lawler

Address: 800 Highland Ave, Suite 200

City: Orlando State: FL Zip: 32803

Phone: 407-340-5583 Fax:

E-Mail: tlawler@qcdevelopment.com

OWNER: Hartle Groves Apartments, LLC

Address: 371 Centennial Parkway, Suite 200

City: Louisville State: CO Zip: 80027

Phone: 303-466-2500 Fax:

Address of Subject Property: 13600 Hartle Groves Place, Clermont, FL 34711

General Location: Hartle Rd and SR 50 (behind Rooms to Go)

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

Land Use (City verification required): Multi-family



Zoning (City verification required): PD

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:

Section 66-238 (d) Design Standards

Section 118-36 (h) Plant Material

What are you proposing to do that would require a variance and why? We are proposing to keep a de minimus area of St Augustine sod (3.2% of total property area) around buildings that have received a certificate of occupancy as removing it will create a safety issue for the tenants occupying those buildings.

How does the Code create a hardship? After receiving the C/O's tenants moved in. In order to remove the sod we need to bring in heavy equipment and close off sidewalks which will effect the health, welfare and safety of the tenants.

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

Variance requested – subject and code section: We request the City grant a variance allowing is to leave the existing St Augustine sod which covers 3.2% of the property area.

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;

Upon receiving the certificates of occupancy for Buildings 1, 2 5 & 6 tenants moved in. Because the sod has taken root we need to use a sod cutter which will affect the health, welfare and safety of the tenants. We removed the sod for buildings 7 & 8 under instructions from City Staff because those buildings had not received C/O's and were consequently still in the construction zone.

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

We planted the St Augustine according to the plan draw by our local third party professional landscape architect who has admitted he made a mistake interpreting the Land Development Code. He used Section 66-238 which has ne reference to Section 118-36 which prohibits St Augustine. He has no interest in the property.



CITY OF CLERMONT

VARIANCE

Application

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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;

We moved tenants into Buildings 1, 2 5, & 6 after receiving C/O's. Removing it will affect the health, welfare and safety of those tenants as well as those citizens right to quiet enjoyment. The amount of St Augustine is de minimus and should not affect the Agreement between Clermont and the St John's Water Management District

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

We are concerned about the health, welfare and safety of our tenants who we do not wish to put in danger by having heavy construction equipment in non-construction (already C/O'd) areas of the property.

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

We removed the St Augustine around Buildings 7 & 8 as soon as we were notified by Staff because those areas were not yet C/O'd and were therefore still in the fenced off construction area of the property. We believe this shows our concern is for the tenants and the de minimus area we are requesting a variance for is what is necessary to make reasonable use of the property.

(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 de minimus size of the requested variance does not confer an advantage to the property or its owners.

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

This internal area does not alter the site in any way.



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.

This is such a small area it will not affect the Agreement with SJWMD, the surrounding properties or the public welfare.

Thomas Lawler

Applicant Name (print)

X 

Applicant Name (signature)

SHARON ESTHIA

Owner Name (print)

X 

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



GRIFFEY ENGINEERING
408 N. CENTER STREET
EUSTIS, FLORIDA 32728
PHONE (352) 357-9529
FAX (352) 357-3218
FLORIDA CERT. OF AUTH. # 8089

EXHIBIT A

This Instrument Prepared By:
Donald J. Curotto, Esquire
SHUTTS & BOWEN LLP
300 S. Orange Avenue, Suite 1000
Orlando, Florida 32801

This Instrument To Be Returned To:
Hartle Groves Apartments, LLC
c/o Real Capital Solutions, Inc.
371 Centennial Parkway, Suite 200
Louisville, Colorado 80027

Tax Parcel I.D. No: 26-22-26-000200002400

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made the 6th day of January, 2016, by BFG LAKESHORE, LTD., a Florida limited partnership, whose address is 401 Ferguson Drive, Orlando, Florida 32805 (hereinafter referred to as the "Grantor"), to HARTLE GROVES APARTMENTS, LLC, a Colorado limited liability company, whose address is c/o Real Capital Solutions, Inc., 371 Centennial Parkway, Suite 200, Louisville, Colorado 80027 (hereinafter referred to as the "Grantee").

WITNESSETH:

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, has granted, bargained, sold, conveyed and confirmed, and by these presents does grant, bargain, sell, convey and confirm, unto Grantee, all that certain land situate in Lake County, Florida, more particularly described on the attached Exhibit A (the "Property").

TOGETHER WITH all tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND THE GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple, and will warrant and defend fee simple title to the Property against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the day and year first above written.

Signed, sealed, and delivered in the presence of:

GRANTOR:

BFG LAKESHORE, LTD.,
A Florida limited partnership

By: BFG LAKESHORE, LLC,
A Florida limited liability company
Its General Partner

By: [Signature]
Jeffrey B. Fuqua
Manager

By: [Signature]
James H. Fant
Manager

[Signature]
Print: Donald Curotto

[Signature]
Print: Kathy Moorehead

[Signature]
Print: Donald Curotto

[Signature]
Print: Kathy Moorehead

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me on January 6th, 2016, by Jeffrey B. Fuqua, as a Manager of BFG Lakeshore, LLC, a Florida limited liability company, the General Partner of BFG Lakeshore, Ltd., a Florida limited partnership, on behalf of the limited partnership. He is personally to me or has produced _____ as identification.

My Commission Expires:



KATHY O. MOOREHEAD
MY COMMISSION # FF 202607
EXPIRES: April 22, 2019
Bonded Thru Budget Notary Services

[Signature]
Print: Kathy O. Moorehead
Notary Public

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me on January 5th, 2016, by James H. Fant, as a Manager of BFG Lakeshore, LLC, a Florida limited liability company, the General Partner of BFG Lakeshore, Ltd., a Florida limited partnership, on behalf of the limited partnership. He is personally to me or has produced _____ as identification.

My Commission Expires:



DONALD J. CUROTTO
MY COMMISSION # FF 067567
EXPIRES: November 12, 2017
Bonded Thru Budget Notary Services

[Signature]
Print: Donald Curotto
Notary Public

EXHIBIT A

THAT PART OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT AN IRON AXLE FOUND AT THE CENTER OF SAID SECTION 26; THENCE RUN N89°33'31"W ALONG THE SOUTH LINE OF THE NORTHWEST ¼ OF SAID SECTION 26 FOR A DISTANCE OF 724.84 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N89°33'31"W ALONG SAID SOUTH LINE, 605.80 FEET TO THE EAST LINE OF TRACT 26, LAKE HIGHLANDS COMPANY, AS RECORDED IN PLAT BOOK 3, PAGE 52, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE N00°26'07"E ALONG SAID EAST LINE AND THE EAST LINE OF TRACT 23 OF SAID PLAT BOOK 3, PAGE 52, FOR A DISTANCE OF 1285.28 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 50, ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 11070--2505; THENCE S89°06'32"E ALONG SAID SOUTH RIGHT-OF-WAY LINE, 572.14 FEET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE RUN S00°30'29"W, 270.00 FEET; THENCE S89°06'32"E, 507.31 FEET; THENCE S62°10'41"E, 99.09 FEET; THENCE S89°06'32"E, 108.80 FEET; THENCE S00°30'29"W, 25.77 FEET; THENCE S89°29'31"E, 6.00 FEET TO A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 380.00 FEET AND A CHORD BEARING OF S28°51'44"W; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 56°42'29" FOR A DISTANCE OF 376.10 FEET TO THE POINT OF TANGENCY; THENCE S57°12'58"W, 342.29 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 480.00 FEET AND A CHORD BEARING OF S29°30'49"W; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 55°24'18" FOR A DISTANCE OF 464.16 FEET TO THE POINT OF TANGENCY; THENCE S01°48'40"W, 39.57 FEET TO THE POINT OF BEGINNING.

Select Language ▼

PROPERTY RECORD CARD

General Information

Owner Name:	HARTLE GROVES APARTMENTS LLC	Alternate Key:	3827131
Mailing Address:	C/O REAL CAPITAL SOLUTIONS INC 371 CENTENNIAL PKWY STE 200 LOUISVILLE, CO 80027 Update Mailing Address	Parcel Number:	26-22-26-000200002400
		Millage Group and City:	0003 (UNINCORPORATED)
		Total Certified Millage Rate:	14.8515
		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:	FROM CENTER OF SEC RUN N 89-33-31 W ALONG S LINE OF NW 1/4 A DIST OF 724.83 FT TO W R/W LINE OF HARTLE RD & POB, CONT N 89-33-31 W ALONG SAID S LINE 605.80 FT TO E LINE OF TRACT 26 LAKE HIGHLANDS COMPANY PB 3 PG 52, N 0-26-07 E ALONG SAID E LINES OF TRACTS 26 & 23 A DIST OF 1285.28 FT TO S R/W LINE OF SR 50, S 89-06-32 E ALONG SAID S R/W LINE 572.14 FT, S 0-30-29 W 270 FT, S 89-06-32 E 507.31 FT, S 62-10-41 E 99.09 FT, S 89-06-32 E 108.80 FT, S 0-30-29 W 25.77 FT, S 89-29-31 E 6 FT TO A NON-TANGENT CURVE CONCAVE NWLY HAVING A RADIUS OF 380 FT & A CHORD BEARING OF S 28-51-44 W, THENCE SWLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 56-42-29 FOR A DIST OF 376.10 FT TO THE POINT OF TANGENCY, THENCE S 57-12-58 W 342.29 FT TO THE POINT OF CURVATURE OF A CURVE CONCAVE SE'LY HAVING A RADIUS OF 480 FT, & A CHORD BEARING OF S 29-30-49 W, THENCE SWLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 55-24-18 FOR A DIST OF 464.16 FT TO POINT OF TANGENCY, THENCE S 01-48-40 W 39.57 FT TO POB ORB 4725 PG 2206		

Land Data

DIVISION 2. - IRRIGATION

Sec. 66-216. - Irrigation standards.

The most current version of the Florida Irrigation Society (FIS) Standards (see F.S. § 373.228, as amended or succeeded) shall be used for all irrigation design and installation procedures, except where the requirements of this division supersede the FIS Standards.

(Code 1998, § 66-216; Ord. No. 336-C, § 2.1, 4-13-2004; Ord. No. 2010-11-C, § 1, 9-28-2010)

Sec. 66-217. - Irrigation plan submittal.

A detailed irrigation plan shall be submitted by an irrigation contractor certified by the city and/or the county, illustrating zones, pipe sizes, emitter types, nozzle size and precipitation rate and total precipitation rate for each zone, irrigation water source connection point, backflow prevention device, type and locations of automatic shut-off devices, controller specifications, and any other pertinent information shall be submitted to the water conservation coordinator for review and approval prior to installation of an irrigation system.

(Code 1998, § 66-217; Ord. No. 336-C, § 2.2, 4-13-2004; Ord. No. 2010-11-C, § 1, 9-28-2010)

Sec. 66-218. - Irrigation system design.

- (a) A site plan, at a readable and defined scale, shall be submitted illustrating the proposed irrigation zones. Turf areas shall be on separate irrigation zones from other landscape plant zones. The irrigation system shall be designed to accommodate separate landscape plant zones based on differing water requirements.
- (b) Spacing for rotors and sprays shall not exceed 50 percent of the sprinklers' diameter of coverage, per manufacturer's specifications to accomplish head-to-head coverage.
- (c) Sprays and rotors shall have matching application rates within each irrigation zone. Sprays and rotors may not be mixed within a single zone. Tree bubblers must be on a separate zone or on the zone with shrubs. Tree bubblers must be of a type that can be adjusted to be on or shut off.
- (d)

All irrigation systems shall be designed to avoid overspray, runoff, low head drainage, or other similar conditions where water flows onto or over adjacent property, non-irrigated areas, walkways, roadways, structures, or water features. Narrow areas four feet wide or less shall not be irrigated unless such irrigation can be contained within that narrow area. Emitters may not transverse sidewalks or driveways in order to cover a larger area.

- (e) Irrigation control equipment shall include an automatic irrigation controller having program flexibility such as repeat cycles and multiple program capabilities. Automatic irrigation controller(s) shall have a replaceable battery back-up to retain the irrigation program(s). The irrigation control equipment shall be reset to accommodate irrigation needs based on the season. Automatic control systems shall be equipped with an operable and properly placed and calibrated automatic shut-off or rain sensor device which will disable the system after a maximum of one-half inch of rainfall. Vents on such sensor must be closed. Such sensors may not be disabled at any time.
- (f) All properties that receive water from the city for the purpose of landscape irrigation must have a separate landscape irrigation meter. The city shall establish a running annual water budget (RAWB) for each landscape irrigation customer based on property size, pervious area, and an annual landscape irrigation application rate of 35 inches. Where individual residential lot sizes have not been determined, an initial running annual water budget shall be based on an assumed property size of 11,000 square feet (one-fourth acre) with 50 percent pervious area.
- (g) For a property for which a running annual water budget has been determined using an assumed property size and pervious area where a property exceeds the assumed specified property size of 11,000 square feet, a water customer may request that a new running annual water budget be established by submitting a signed and sealed property survey to the city's planning and zoning department showing the total square footage of the property and the percent of pervious surface.
- (h) Exceeding the running annual water budget is subject to the fine schedule identified in section 66-221.

(Code 1998, § 66-218; Ord. No. 336-C, § 2.3, 4-13-2004; Ord. No. 2010-11-C, § 1, 9-28-2010)

Sec. 66-219. - Irrigation system inspection and maintenance.

- (a) The builder or irrigation contractor shall request an inspection at a minimum of 48 hours in advance.
- (b) The system shall be inspected for conformance of the Code by the water conservation coordinator, or other authorized city personnel.
- (c) The builder or irrigation contractor shall provide as-built drawings of the irrigation system to the

property owner and to the city inspector.

- (d) The builder or irrigation contractor shall provide the property owner with an irrigation maintenance checklist, seasonal watering guidelines and a copy of the water budget provided by the city.
- (e) The irrigation system shall be maintained and managed to ensure water efficiency and prevent wasteful practices. This shall include, but not be limited to, resetting the automatic controller according to the season, flushing the filters, testing the rain sensor or other shut-off device, monitoring, adjusting, and repairing irrigation equipment such that the efficiency of the system is maintained.

(Code 1998, § 66-219; Ord. No. 336-C, § 2.4, 4-13-2004; Ord. No. 2010-11-C, § 1, 9-28-2010)

Sec. 66-220. - Landscape irrigation schedule.

- (a) All landscape irrigation shall be limited in amount to only that which is necessary to meet landscape needs and no more than three-fourths inch of water may be applied per irrigation zone on each day that irrigation occurs. Irrigation shall be prohibited between the hours of 10:00 a.m. and 4:00 p.m. Irrigation shall be limited to two days per week during Daylight Savings Time and one day per week during Eastern Standard Time, but at no time may any one zone run for more than one hour per zone per watering day.
- (b) The watering schedule is as follows:
 - (1) Daylight Savings Time (second Sunday in March to the first Sunday in November).
 - a. Odd addresses ending in 1, 3, 5, 7 and 9 or no address may water on Wednesday and Saturday.
 - b. Even addresses ending in 0, 2, 4, 6 and 8 may water on Thursday and Sunday.
 - c. Nonresidential irrigation may water on Tuesday and Friday.
 - (2) Eastern Standard Time (first Sunday in November to the second Sunday in March).
 - a. Odd addresses ending in 1, 3, 5, 7, and 9 or no address may water on Saturday.
 - b. Even addresses ending in 0, 2, 4, 6 and 8 may water on Sunday.
 - c. Nonresidential irrigation may water on Tuesday.
- (c) The city may adjust schedules for reclaimed customers to accommodate the city's reclaimed water system demands. These schedules may be changed in the future should the supply of reclaimed water either exceed or not meet demand. The city will notify such customers, in writing, should such changes be necessary.
- (d)

A variance from the specific landscape irrigation days or day set forth in subsections (a) and (b) may be granted if strict application of the scheduled days or day would lead to unreasonable or unfair results in particular instances, provided that the applicant demonstrates with particularity that compliance with the scheduled days or day will result in a substantial economic, health or other hardship on the applicant requesting the variance or those served by the applicant. Where a contiguous property is divided into different zones, a variance may be granted hereunder so that each zone may be irrigated on different days or day than other zones of the property. However, in no event shall the variance allow a single zone to be irrigated more than two days per week during Daylight Savings Time or more than one day per week during Eastern Standard Time.

(Code 1998, § 66-220; Ord. No. 336-C, § 2.5, 4-13-2004; Ord. No. 2010-11-C, § 1, 9-28-2010)

Sec. 66-221. - Fine schedule.

The fine schedule for violation of the watering restrictions shall be adopted by resolution of the city council. Each day in violation of this division shall constitute a separate offense.

(Code 1998, § 66-221; Ord. No. 336-C, § 2.6, 4-13-2004; Ord. No. 2010-11-C, § 1, 9-28-2010)

Secs. 66-222—66-235. - Reserved.

DIVISION 3. - LANDSCAPING

Sec. 66-236. - Standards.

Landscaping shall meet all applicable landscape requirements adopted by the city, including those outlined in this division. All landscaping must comply with the Florida Friendly Landscaping specifications as provided for in F.S. § 373.185, which are quality landscapes that conserve water and protect the environment and are adaptable to local conditions and which are drought tolerant. The principles of Florida Friendly Landscape includes planning and design, appropriate choice of plants, soil analysis which may include the use of solid waste compost, efficient irrigation, practical use of turf, appropriate use of mulches, and proper maintenance.

(Code 1998, § 66-236; Ord. No. 336-C, § 3.1, 4-13-2004; Ord. No. 2010-11-C, § 1, 9-28-2010)

Sec. 66-237. - Plan submittal.

A site plan at a readable scale of the proposed landscape shall be submitted to the water conservation coordinator for review and approval prior to installation. The plan shall incorporate the concept of a Florida Friendly Landscape and shall identify existing vegetation to be preserved, proposed turf, and other landscape areas. The plan shall identify the type of percent coverage of turf grass.

(Code 1998, § 66-237; Ord. No. 336-C, § 3.2, 4-13-2004; Ord. No. 2010-11-C, § 1, 9-28-2010)

Sec. 66-238. - Design standards.

- (a) Installed trees and plants shall be grouped together into landscape plant zones according to water and cultural (soil, climate, and light) requirements.
- (b) Plant groupings based on water requirements are as follows: natural, drought tolerant and oasis.
- (c) Wind breaks shall be utilized to reduce wind velocity and water loss that occurs by evaporation during irrigation and by evapotranspiration from plants. Windbreaks can be formed by walls, fences, shrub beds or hedges. An alternative to the physical windbreaks may be the addition of a wind sensor set to disengage the irrigation system when wind speeds exceed 15 miles per hour.
- (d) A maximum of 60 percent of the landscape area may be planted with turf grass if a non-drought tolerant species of turf grass is used. St. Augustine species are not drought tolerant in the Clermont area. There is no limit to the amount of turf grass that may be used if such turf grass is of a drought-tolerant species, such as bahia or centipede.
- (e) A layer of mulch to a minimum depth of three inches shall be specified on the site plan in plant beds and around individual trees in turf areas. Organic mulches are preferred. The mulch shall not be placed directly against the plant stem or tree trunk. Mulch shall not be required in annual beds.

(Code 1998, § 66-238; Ord. No. 336-C, § 3.3, 4-13-2004; Ord. No. 2010-11-C, § 1, 9-28-2010)

Sec. 66-239. - Inspection and acceptance.

- (a) The homeowner, builder or landscape contractor shall request an inspection at a minimum of 48 hours in advance.
- (b) The landscape shall be inspected for conformance of the code by the water conservation coordinator, or other authorized city personnel.
- (c) The builder or landscape contractor shall provide as-built drawings of the landscape to the property owner.
- (d)

The landscape shall be maintained and managed to ensure water efficiency and prevent wasteful practices. This shall include, but not be limited to, replenishing mulch and utilizing turf and landscape best management practices. Any future replacement of turf grass may not exceed the allowable specifications as stated in section 66-238(d).

(Code 1998, § 66-239; Ord. No. 336-C, § 3.4, 4-13-2004; Ord. No. 2010-11-C, § 1, 9-28-2010)

Sec. 118-36. - Plant material.

modified

- (a) *Quality.* Plant materials used in conformance with provisions of this article shall meet specifications of Florida Number 1 grade or better, according to the current edition of Grades and Standards for Nursery Plants of the State Department of Agriculture.
- (b) *Trees.*
 - (1) Trees shall be species having an average mature spread of crown of greater than 15 feet and having trunks which can be maintained in clean condition over five feet of clear wood. Trees having an average mature spread of crown less than 15 feet may be substituted by grouping the trees so as to create the equivalent of 15 feet of crown spread.
 - (2) Canopy tree species shall be container grown in a minimum 65-gallon container. Canopy trees shall be a minimum of three inches in caliper, have a minimum six-foot spread, and be a minimum of 12 feet in overall height immediately after planting. Canopy trees shall meet the standards as specified in section 118-2. The location of trees of any species known to have a root system capable of causing damage to roadways or utilities shall require staff approval.
 - (3) Upon planting, palm trees must have six feet clear trunk height as measured from the ground to the base of the heart leaf.
 - (4) Understory tree species shall be a minimum of eight feet in overall height immediately after planting with a four-foot spread, and shall meet the standards as specified in section 118-2.
 - (5) Sixty percent of required canopy trees in parking lots shall be live oak trees.
 - (6) Palms. Palm trees may be used in place of canopy trees or understory trees to meet the minimum tree requirements. In no case shall the total number of palms of all species combined account for more than 20 percent of the required canopy trees nor more than 20 percent of the required understory trees. The minimum size of palms is six feet of clear trunk for tree form palms. Two palm trees count as one canopy or understory tree unless it is a large specimen palm tree such as a Medjool or Date Palm which may be counted as one palm tree to one canopy or understory tree. Palm tree replacement species and locations must be approved by the city site review committee.
- (c) *Shrubs.* Shrubs shall be a minimum of two feet in height and 30 inches on center when measured immediately after planting.
- (d) *Hedges.* Hedges, where required, shall be planted and maintained so as to form a continuous,

unbroken, solid visual screen within a maximum of two years from the time of planting.

- (e) *Vines.* Vines shall be a minimum of 30 inches in height immediately after planting and may be used in conjunction with fences, screens or walls to meet physical requirements as specified.
- (f) *Ground covers.* Ground covers used in lieu of grass in whole or in part shall be planted in such a manner as to present a finished appearance and provide reasonably complete coverage within 12 months after planting.
- (g) *Lawn grass.* Grass areas may be sodded, plugged, sprigged or, in certain instances where large acreage development occurs, hydroseeded. Solid sod or other approved ground cover shall be required on all platted lots one-quarter acre or less, in all rights-of-way, stormwater retention areas and swales, and on areas where relief indicates the property may be subject to erosion. On lots one-quarter acre or greater, at least one-quarter acre of the parcel shall be sodded or covered with an approved ground cover. Areas proposed for hydroseeding shall be approved by the administrative official or the established designee thereof.
- (h) *Water conservation.* In an effort to foster water conservation, new commercial, multifamily, common green areas in subdivisions and retention ponds shall use bahia grass or other approved drought tolerant ground cover.

(Code 1998, § 118-36; Ord. No. 281-C, § 1(ch. 13, § 3(F)), 11-8-1994; Ord. No. 294-C, § 2, 9-28-1999; Ord. No. 309-C, § II, 6-26-2001; Ord. No. 310-C, § 2, 7-24-2001; Ord. No. 311-C, § 1, 11-13-2001; Ord. No. 338-C, § 1, 6-22-2004; Ord. No. 2013-04, § 2, 2-26-2013; Ord. No. 2014-14, § 2, 6-10-2014)

LEGAL NOTICE

Notice is hereby given that the City Council of the City of Clermont will consider a request for the following variance: (1) to allow for a non-drought tolerant ground cover (St. Augustine Sod) in a multifamily use instead of what is required by the Land Development Code, Section 118-36 – Plant Material at the following location:

LOCATION:

Hartle Groves Apartments (aka Veve at Castle Hill)
13600 Hartle Grove Place
(Alt. Key 3827131)

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, May 9, 2017 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.

Denise Noak, CMC
Acting City Clerk

Daily Commercial
May 2, 2017



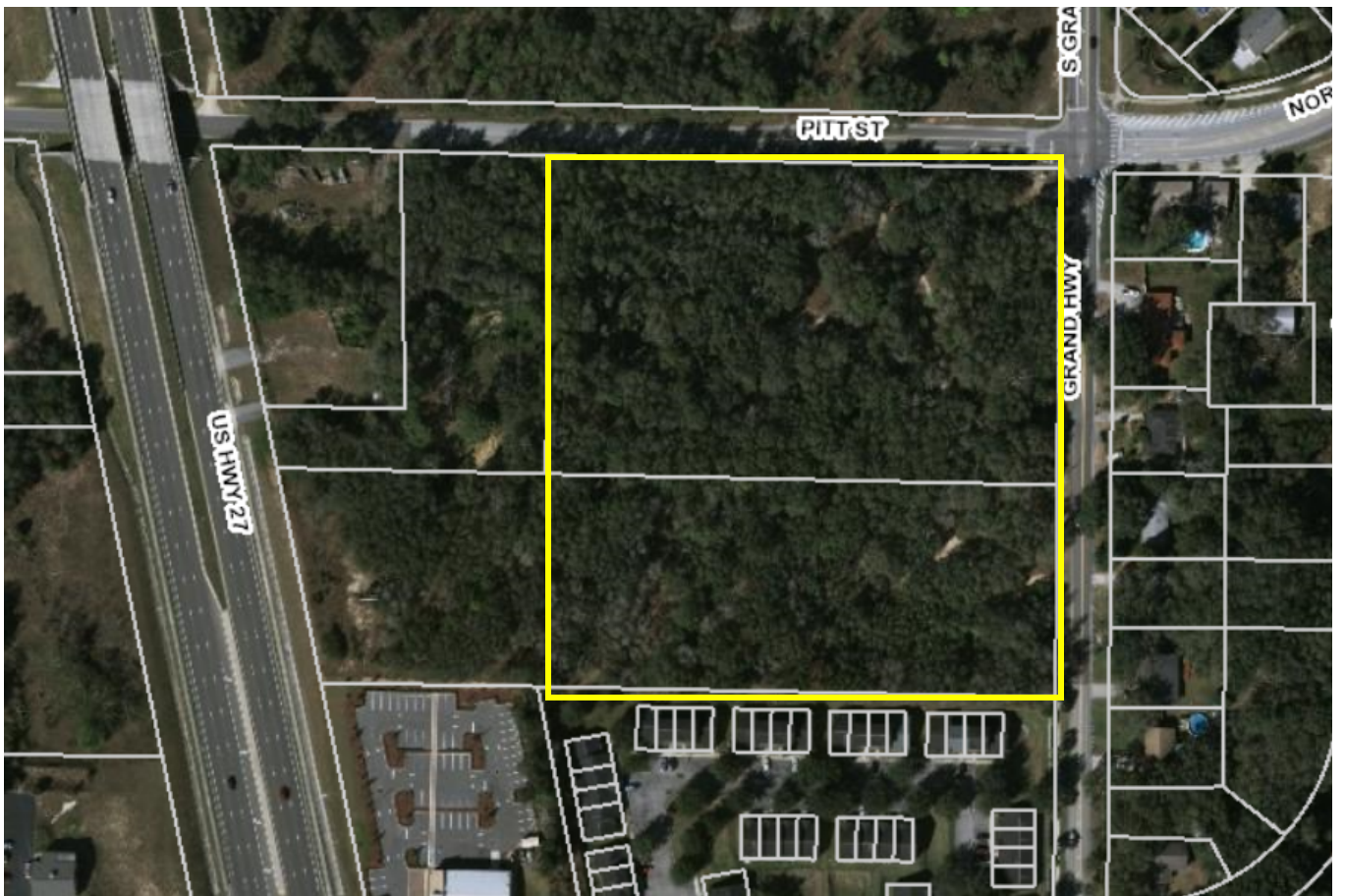
CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, May 9, 2017		
Agenda Item Name		
Variance Requests <i>Mason's Ridge</i>		
Requested Action		
Recommend denial of variance requests.		
Staff Report		
The applicant is requesting two variances to Section 118-113 of the land development code (LDC): (1) To reduce the required tree replacement fee for tree removal and (2) to allow for 3-inch caliper replacement trees instead of the 6-inch caliper tree requirement per code. The applicant is proposing a multi-family residential development, Mason's Ridge, on a heavily wooded parcel located on the southwest corner of Grand Highway and Pitt Street. When designing the project, much effort has been placed on preserving and protecting the existing trees on site, but the majority of the trees will require removal for site development. LDC Section 118-113 requires that each tree approved for removal must be replaced with a 6-inch caliper tree. The applicant is requesting a variance to allow 3-inch caliper trees for replacement. When using the applicant's requested 3-inch caliper tree replacement standard (instead of the code-required 6-inch caliper tree), the total mitigation for the site equates to 5,925 3-inch caliper trees. When calculating the replacement trees that are not able to be replanted on site, the total comes to 1,975 3-inch trees with an estimated total replacement cost of \$294,495. The applicant is seeking relief from this requirement and is requesting a variance to allow a 10 percent fee reduction of the estimated total, or a \$29,450 tree replacement fee. Section 86-174 of the LDC requires a positive finding on eight review criteria in order to grant a variance, and staff believes that three of the eight do not meet these findings. Therefore, staff recommends denial of the variances.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Site Map	Location Map 2.docx	
2. 86-174 Review Criteria	Mason Ridge Tree Variance Sec 86-174 Review Criteria.pdf	
3. Pictures	Mason Ridge Pictures.pdf	

4.	Application	Application.pdf
5.	Variance Legal Ad	VAR Legal AD Mason Ridge.pdf



Mason Ridge Tree Variance

Exhibit – Sec. 86-174 Review Criteria and Findings

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: See attached aerial – The tract is heavily wooded and steeply sloped, unlike almost every other property in the C-2 zoning district.

Staff comments: Staff agrees that special conditions or circumstances are demonstrated in the development of this parcel. There are very few tracts that remain heavily wooded such as this one.

Positive 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 wooded condition existed prior to and was not caused by the present owner.

Staff comments: Staff agrees that the current owner or applicant did not create this condition.

Positive 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: Other properties in C-2, being less heavily treed, enjoy the right of development without paying the extreme tree replacement fee.

Staff comments: Per code requirement, replacement trees are required. Other parcels have paid into the tree fund without variance requests.

Negative finding

- (4) The variance request is not based exclusively upon a desire to reduce the cost of developing the site or otherwise economically founded;
Applicant response: See attachment in support.

Staff comments: The variance is solely based on a reduced development cost.

Negative 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: Due to the topography, the property is unable to be developed without tree removal.

Staff comments: Staff feels the remaining trees plus the replacement trees added to the site will be the minimum necessary.

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: As noted above, no other existing C-2 property of this size is so heavily wooded or with the severe slopes. Every C-2 owner retains the privilege of requesting a variance.

Staff comments: Variances for reduced mitigation have not been approved in the recent past.

Negative 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: Property values will be protected by the required landscape buffers and existing trees remaining on site, and quality of development and construction.

Staff comments: The site will be planted per code and will not diminish property value.

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: This variance will assist in the provisions of quality and affordable homeownership; consistent with Clermont Code and Comprehensive Plan.

Staff comments: The staff feels that the proposed project will be in harmony with the general intent and purpose of the land development code. The current site characteristics make the site challenging to develop.

Positive finding

STAFF RECOMMENDATION:

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

Mason Ridge - Pictures





CITY OF CLERMONT
VARIANCE
Application

DATE: March 30, 2017FEE: \$600.00PROJECT NAME (if applicable): Mason's RidgeAPPLICANT: Jimmy D. CrawfordCONTACT PERSON: " " "Address: 1201 W. Highway 50,City: Clermont State: FL Zip: 34711Phone: (352) 394-7408 Fax: (352) 394-7298E-Mail: jimmy.crawford@mnagellaw.comOWNER: ALP Investments, LLCAddress: c/o Denise Pyke Construction, PO Box 121797City: Clermont State: FL Zip: 34712Phone: (352) 394-1384 Fax: —Address of Subject Property: N/AGeneral Location: Southwest Corner of Grand Highway
and Pitt Street.Legal Description (include copy of survey): see attachedLand Use (City verification required): 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:

§ 118-113

What are you proposing to do that would require a variance and why? We are requesting a reduction in the replacement tree cost due to the City, because the property is excessively forested.

How does the Code create a hardship? The parcel is excessively treed, and has a 65' drop in elevation, making development impossible without tree removal, the cost/fee for which makes the project unfeasible.

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

Variance requested – subject and code section: 118-113 - Tree Removal and Replacement Standards

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;

See attached aerial. The tract is heavily wooded and steeply sloped, unlike almost every other property in the 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 wooded condition existed prior to and was not caused by the present owner.



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;

Other properties in C-2, being less heavily treed, enjoy the right of development without paying the extreme tree replacement fee.

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

See Attached Statement in Support

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

Due to the topography, the property is unable to be developed without tree removal.

(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;

As noted above, no other C-2 property of this size is so heavily wooded, or with the severe slopes. Every C-2 owner retains the privilege of requesting a variance.

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

Property values will be protected by provision of required landscape buffers, trees left on site, and quality of development and construction.



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.

This variance will assist in the provision of quality,
affordable home ownership, consistent with
Clermont Code and Comprehensive Plan

Jimmy D. Crawford
Applicant Name (print)

X [Signature]
Applicant Name (signature)

Julia L. Johnson,
Owner Name (print) as Manager
of ALP Investments, LLC

X [Signature]
Owner Name (signature)

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

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

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

PROPERTY RECORD CARD

General Information

Owner Name:	ALP INVESTMENTS LLC	Alternate Key:	1070422
Mailing Address:	13686 BROMLEY POINT DR JACKSONVILLE, FL 32225 Update Mailing Address	Parcel Number:	09-22-26-070003400001
		Millage Group and City:	000C (CLERMONT)
		Total Certified Millage Rate:	18.0915
		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:	LAKE HIGHLANDS 19-22-26 N 250 FT OF S 20 ACRES OF TRACT 34 E OF HWY, ALSO DESCRIBED AS FOLLOWS: FROM E 1/4 COR OF SEC 19-22-26 RUN S 01-0-0 E ALONG E BOUNDARY OF SEC A DIST OF 399.09 FT, S 89-53-38 W 30 FT TO W R/W LINE OF GRAND AVE FOR POB, THENCE S 89-53-38 W 660.98 FT, S 01-0-0 E 3 FT, S 89-53-38 W 41.99 FT, N 01-0-0 W 3 FT, S 89-53-38 W 213.02 FT TO E'LY R/W LINE OF US HWY 27, S 18-11-10 E ALONG SAID R/W LINE 55.31 FT, CONT S 13-07-10 E ALONG R/W LINE 203.06 FT, N 89-48-40 E 856.99 FT TO W R/W LINE OF GRAND AVE, N 01-0-0 W 294.43 FT TO POB PB 2 PG 38 ORB 4726 PG 374		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT RESIDENTIAL (0000)	0	0		5.19	AC	\$0.00	\$168,935.00

Miscellaneous Improvements

There is no improvement information to display.

Sales History

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
4726 / 374	1/7/2016	Warranty Deed	Multi-Parcel	Vacant	\$385,000.00

<u>4599 / 798</u>	12/31/2014	Warranty Deed	Multi-Parcel	Vacant	\$350,000.00
<u>2477 / 73</u>	12/4/2003	Warranty Deed	Multi-Parcel	Vacant	\$1.00
<u>782 / 1417</u>	7/1/1983	Warranty Deed	Qualified	Vacant	\$85,000.00
<u>668 / 1162</u>	1/1/1979	Misc Deed/Document	Qualified	Vacant	\$47,500.00

[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	\$168,935	\$168,935	\$168,935	5.11800	\$864.61
LAKE COUNTY MSTU AMBULANCE	\$168,935	\$168,935	\$168,935	0.46290	\$78.20
SCHOOL BOARD STATE	\$168,935	\$168,935	\$168,935	4.62700	\$781.66
SCHOOL BOARD LOCAL	\$168,935	\$168,935	\$168,935	2.24800	\$379.77
CITY OF CLERMONT	\$168,935	\$168,935	\$168,935	4.20610	\$710.56
ST JOHNS RIVER FL WATER MGMT DIST	\$168,935	\$168,935	\$168,935	0.28850	\$48.74
LAKE COUNTY VOTED DEBT SERVICE	\$168,935	\$168,935	\$168,935	0.15240	\$25.75
LAKE COUNTY WATER AUTHORITY	\$168,935	\$168,935	\$168,935	0.25540	\$43.15
SOUTH LAKE HOSPITAL DIST	\$168,935	\$168,935	\$168,935	0.73320	\$123.86
				Total:	Total:
				18.0915	\$3,056.30

Exemptions Information

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

Homestead Exemption (first 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 and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5000)	Learn More View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More View the Law

Religious, Charitable, Institutional, and Organizational Exemptions
(amount varies)

[Learn More](#) [View the Law](#)

Government Exemption (amount varies)

[Learn More](#) [View the Law](#)

Exemption Savings ⓘ

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

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

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

Save Our Homes Assessment Limitation (3% assessed value cap)

[Learn More](#) [View the Law](#)

Save Our Homes Assessment Transfer (Portability)

[Learn More](#) [View the Law](#)

Non-Homestead Assessment Limitation (10% assessed value cap)

[Learn More](#) [View the Law](#)

Conservation Classification Assessment Limitation

[Learn More](#) [View the Law](#)

Agricultural Classification

[Learn More](#) [View the Law](#)

Assessment Reduction Savings ⓘ

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

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Property data last updated on 19 March 2017.
Site Notice

PROPERTY RECORD CARD

General Information

Owner Name:	ALP INVESTMENTS LLC	Alternate Key:	2702184
Mailing Address:	13686 BROMLEY POINT DR JACKSONVILLE, FL 32225 Update Mailing Address	Parcel Number:	09-22-26-070003400008
		Millage Group and City:	000C (CLERMONT)
		Total Certified Millage Rate:	18.0915
		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:	LAKE HIGHLANDS 19-22-26 BEG AT INTERSECTION OF S R/W LINE OF PITT ST & W R/W LINE OF GRAND HWY & RUN W 600.96 FT, S 370.25 FT, E 600.93 FT TO W R/W LINE OF GRAND HWY, N ALONG SAID R/W 368.63 FT TO POB PB 2 PG 38 ORB 4599 PG 798		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT RESIDENTIAL (0000)	0	0		5.09	AC	\$0.00	\$165,680.00

Miscellaneous Improvements

There is no improvement information to display.

Sales History

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
4726 / 374	1/7/2016	Warranty Deed	Multi-Parcel	Vacant	\$385,000.00
4599 / 798	12/31/2014	Warranty Deed	Multi-Parcel	Vacant	\$350,000.00
2477 / 73	12/4/2003	Warranty Deed	Multi-Parcel	Vacant	\$1,887,000.00
801 / 213	2/1/1984	Warranty Deed	Qualified	Vacant	\$89,200.00
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	\$165,680	\$165,680	\$165,680	5.11800	\$847.95
LAKE COUNTY MSTU AMBULANCE	\$165,680	\$165,680	\$165,680	0.46290	\$76.69
SCHOOL BOARD STATE	\$165,680	\$165,680	\$165,680	4.62700	\$766.60
SCHOOL BOARD LOCAL	\$165,680	\$165,680	\$165,680	2.24800	\$372.45
CITY OF CLERMONT	\$165,680	\$165,680	\$165,680	4.20610	\$696.87
ST JOHNS RIVER FL WATER MGMT DIST	\$165,680	\$165,680	\$165,680	0.28850	\$47.80
LAKE COUNTY VOTED DEBT SERVICE	\$165,680	\$165,680	\$165,680	0.15240	\$25.25
LAKE COUNTY WATER AUTHORITY	\$165,680	\$165,680	\$165,680	0.25540	\$42.31
SOUTH LAKE HOSPITAL DIST	\$165,680	\$165,680	\$165,680	0.73320	\$121.48
				Total:	Total:
				18.0915	\$2,997.40

Exemptions Information

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

Homestead Exemption (first 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 and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5000)	Learn More View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
Government Exemption (amount varies)	Learn More View the Law

Exemption Savings ⓘ

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

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

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

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

Assessment Reduction Savings ⓘ

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

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Property data last updated on 19 March 2017.
Site Notice

3-31-17

BID PROPOSAL for MASON RIDGE

This quote is for mitigation purposes. This is a 30-day quote only due to the severe shortage of trees, and will be contract grown by Matlack Tree Farm, LLC.

Installation to be done by Landscape Creations.

2031 bald cypress, 3" caliper, per City of Clermont's code. Tree and installation price is \$145.00 per tree. Owner will provide any soil amendment or staking kits, if needed.

= \$294,495.00

Ty Matlack

Matlack Tree Farm, LLC

Applicant requests
to pay 10% of
quote, or \$29,450

LEGAL NOTICE

Notice is hereby given that the City Council of the City of Clermont will consider the request for the following variances: (1) to allow for 3 inch caliper replacement trees instead of 6 inch caliper replacement trees; (2) to allow for a reduced fee in lieu of replacement for tree removal, as required by the Land Development Code, Section 118-113 at the following location:

LOCATION:

Mason Ridge
Southwest Corner of Grand Highway and Pitt Street
Alt. Key 1070422

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, May 9, 2017 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.

Denise Noak, CMC
Acting City Clerk

Daily Commercial
May 2, 2017



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, May 9, 2017		
Agenda Item Name		
Event and Road Closure Request		
Requested Action		
Staff Report		
The Clermont Downtown Partnership is requesting to host their weekly Farmer's Market & Merchant Faire every Sunday (except Easter) for 12 months starting on May 14, 2017 from 9:00 AM - 2:00 PM in Downtown Clermont. The organization is requesting to close off roads starting at 5:30AM until 4:00PM at the following intersections: -Montrose Street between Lake Avenue and 7th Street (Entrance to City Hall) -Montrose Street at previous Police Station entrance -8th Street and Montrose Street -8th Street and Minneola Avenue -7th Street and entrance to parking lot inbetween Montrose Street & Minneola Ave. -7th Street and Desoto -Public parking lot area next to SL Animal League on east side. (14 parking spaces) (see attached map for specifics)		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Event Road Closure Request	Farmer's Market 2017.pdf	



SPECIAL EVENTS PERMIT APPLICATION

PLEASE TYPE OR PRINT CLEARLY

Today's Date April 13, 2017
Name of Event Farmers Market & Merchant Faire
Date(s) of Event Every Sunday except Easter. Estimated Attendance: 1,800 avg 51 Sundays p/year
Event Start Time: 9:00am Event End Time: 2:00pm
Before Event Setup Time: 5:30am After Event Cleanup Time: 4:00pm (2 hrs)
Name of Organization/Applicant Clermont Downtown Partnership Inc.

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

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

Non-Profit documentation must be provided with application.

Tax Exempt ☒ Yes ☐ No If yes, provide Tax Exempt # 501-c-6 (should be on file)

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

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

Event Contact Ron Smart Email info@clermontdowntownpartnership.com

Day Phone 352-989-5399 Cell Phone 405-204-0839

Address P.O. Box 120734 City Clermont State FL Zip 34712-0734

Secondary Contact Keith Mullins Phone # 352-394-9805

Briefly Describe Event: Weekly out-door, open air market. Vendors beneath canopy pop-up tents offering

Fresh produce (conventional, hydroponic, aquaponic, organic), eggs, cheeses, fish, honey, jams,
jellies, Cottage Industry edibles, bakeries, dip mixes, coffees, teas, frozen desserts, beverages; Kitchen
/ cooking utensils, food storage systems; soaps, candles, oils, scents, salts; handmade/homemade crafts,
embroidery, jewelry, accessories, wearables, outdoor furniture, plants, shrubs, herbs, etc. and more.

Food vendors (trucks & temps). Plus Downtown Brick/Mortars displaying under tents on street
THIS INFO IS REPEATED ON FINAL PAGE due to uncertainty of readability (challenges with Auto Fill)

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

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

Other Location: See attached floorplan from Lake to old PD on Montrose;
Desoto to just north of Montrose on 7th; 8th to Minnoela on Montrose.

DESOTO

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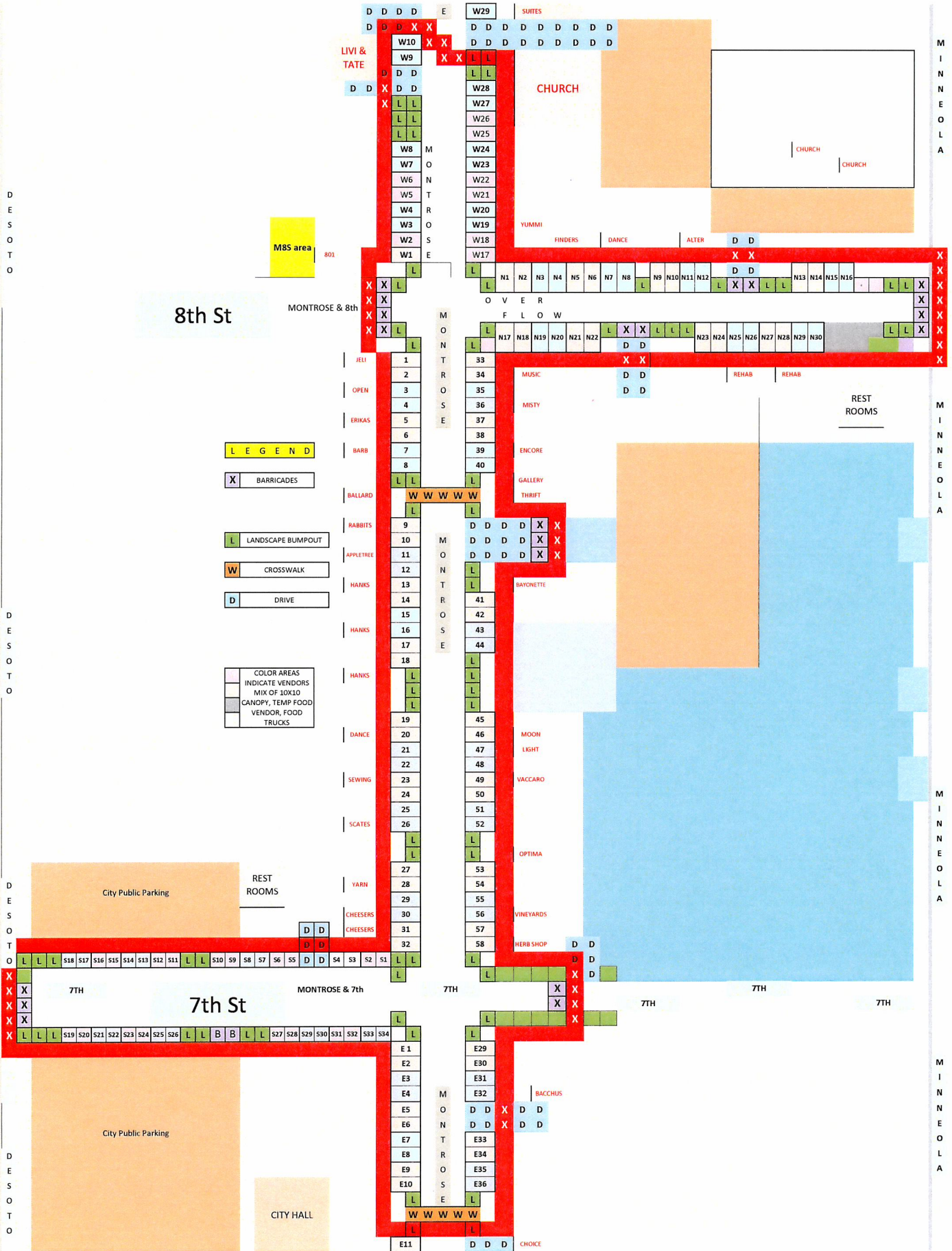
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MINNEOLA

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CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, May 9, 2017		
Agenda Item Name		
Event and Road Closure Request		
Requested Action		
Staff Report		
The Clermont Downtown Partnership (CDP) has requested road closures from 5:00 PM to 10:00 PM every first Friday of the month for the next twelve months starting in June 2017 for their "First Friday Family Food Trucks & Music On Montrose . The organization is requesting the following road closures: -Montrose Street and Lake Avenue -Montrose Street at previous Police Station entrance -8th Street and Montrose Street -8th Street and the entrance to Revive Ministries between Minneola Avenue and Montrose Street -7th Street and entrance to parking lot in between Montrose Street and Minneola Avenue -7th Street and Desoto Street -Public parking lot area next to the South Lake Animal League on east side. (14 parking spaces) (see attached map for specifics)		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Event Road Closure Request Council Approval for 4 25 17.pdf		



SPECIAL EVENTS PERMIT APPLICATION

PLEASE TYPE OR PRINT CLEARLY

Today's Date April 13, 2017
Name of Event First Friday Family Food Trucks & Music On Montrose
Date(s) of Event Please see note bottom of page for dates Estimated Attendance: 1,800 ea.; 3,000 December
Event Start Time: 5:30pm food; 6p music Event End Time: 9:00pm
Before Event Setup Time: 4:00pm After Event Cleanup Time: 11:00pm (2 hrs)
Name of Organization/Applicant Clermont Downtown Partnership Inc.

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

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

Non-Profit documentation must be provided with application.

Tax Exempt ☒ Yes ☐ No If yes, provide Tax Exempt # 501-c-6 (should be on file)

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

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

Event Contact Ron Smart Email info@clermontdowntownpartnership.com

Day Phone 352-989-5399 Cell Phone 405-204-0839

Address P.O. Box 120734 City Clermont State FL Zip 34712-0734

Secondary Contact Keith Mullins Phone # 352-394-9805

Briefly Describe Event: Free concert series, live band at City Hall Park; Food Trucks on 7th, Montrose.

Food vendors (trucks, trailers & temps) on Montrose and on 8th. Plus Downtown Brick/Mortars displaying store merchandise and vendors of crafts, art, business products/services, and event sponsors under 10x10 canopy tents on streets near City Hall Park all the way to or beyond Livi & Tate on W. Montrose; plus vendors and attractions in same area as well as 8th toward Minneola. When Brewery opens, CDP will approach City Council, in concert with new Minneola Street business, re: expansion to Minneola. (THIS INFO IS REPEATED ON FINAL PAGE - due to uncertainty of whether it's readable here.)

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

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

Other Location: See attached floor plan from City Hall to old PD on Montrose;
Desoto to just north of Montrose on 7th; 8th to Minnoela on Montrose.

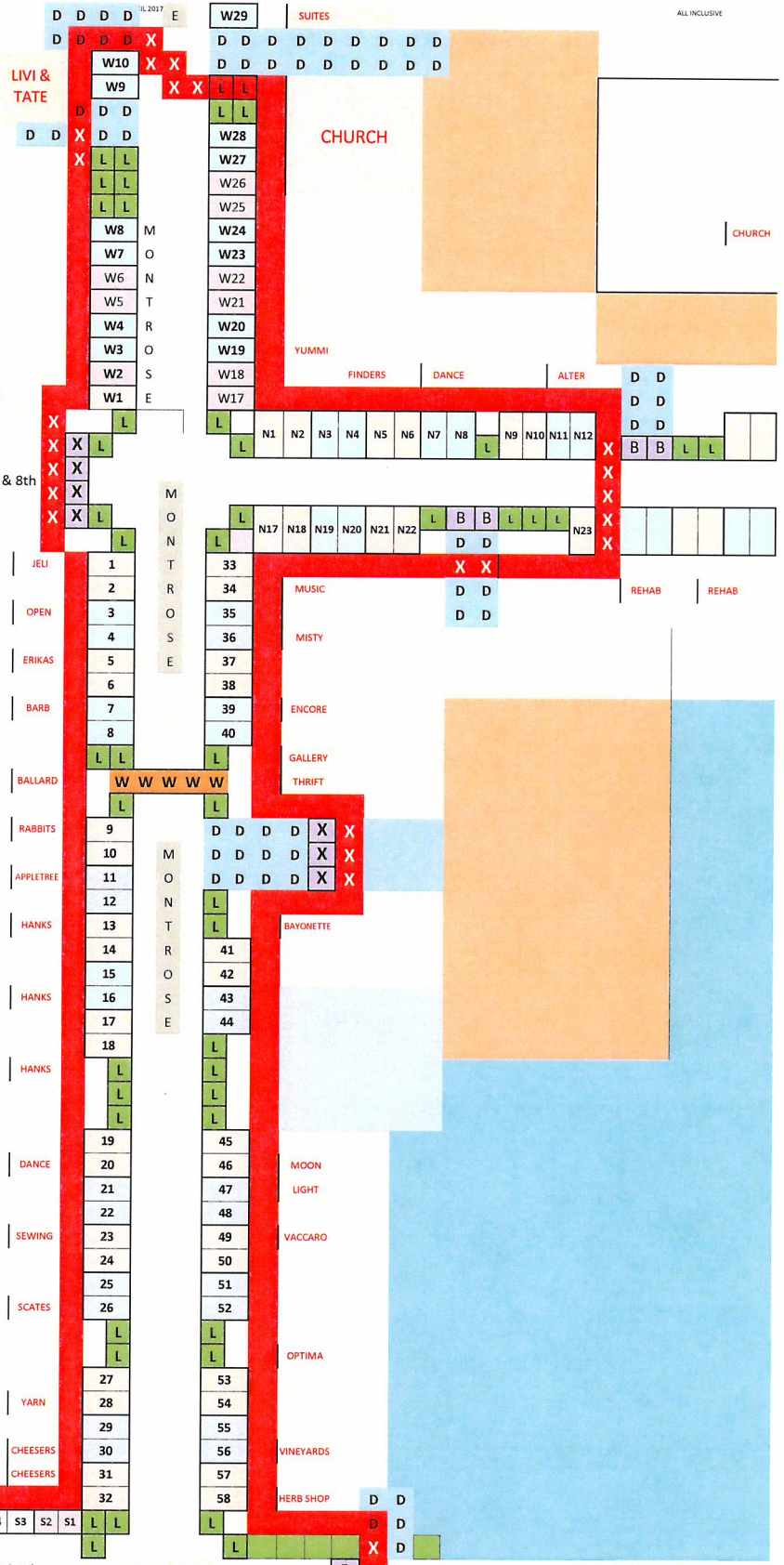
FIRST FRIDAY

ALL INCLUSIVE

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8th St

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