

**CITY OF CLERMONT
COUNCIL MEETING AGENDA
7:00 PM, Tuesday, March 11, 2014**

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 extended by the Mayor. Thank you for participating in your City Government.

CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

REPORTS

CONSENT AGENDA

Item No. 1 - Surplus Equipment

Consider request to surplus Fire Department Grumman Tower Truck.

Item No. 2 - Contract Approval

Consider request to piggyback the Florida Sheriff's Association contract with Don Reid Ford, Inc. for six new vehicle purchases in the amount of \$165,223.

CLOSED SESSION

Item No. 3 - **CLOSED SESSION**

**AT THIS TIME THE REGULAR
COUNCIL MEETING SHALL BE IN
RECESS SO THE COUNCIL CAN
MEET IN A CLOSED LITIGATION
SESSION**

UNFINISHED BUSINESS

Item No. 4 - Event Request

Consider approval of the Clermont Craft Beer Festival event request to be held on May 24, 2014.

Item No. 5 - Ordinance No. 2014-10; *Final
Firefighters Pension Plan Amendment*

Consider approval of Ordinance to amend the Firefighters Pension Plan.

Item No. 6 - Ordinance No. 2014-02; *Introduction
Annexation*

Consider introducing Ordinance to annex property located on the west side of Citrus Tower Boulevard, halfway between Steves Road to the south and Hooks Street to the north.

Item No. 7 - Ordinance No. 2014-03, *Introduction
Small Scale Comprehensive Plan Amendment*

Consider introducing Ordinance for a Small Scale Comprehensive Plan Amendment for a land use change to property located on the west side of Citrus Tower Boulevard.

**CITY OF CLERMONT
COUNCIL MEETING AGENDA
7:00 PM, Tuesday, March 11, 2014**

Item No. 8 - Ordinance No. 2014-04; *Introduction
Rezoning*

Consider introducing Ordinance to
rezone property located on the west side
of Citrus Tower Boulevard.

Item No. 9 - Ordinance No. 2014-05, *Introduction
Right-of-Way Closing*

Consider introducing Ordinance to close
a right-of-way easement on the property
located west of Citrus Tower Boulevard
and north of Steves Road.

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.



CITY OF CLERMONT

AGENDA ITEM

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Council Meeting Date					
Tuesday, March 11, 2014					
Agenda Item Name					
Surplus Equipment					
Requested Action					
Move to approve request to surplus the 1989 Grumman Tower Truck					
Staff Report					
The Fire Department is requesting the 1989 Grumman Fire Tower Truck be declared surplus. The truck; which was purchased on January 24, 2000, has become very expensive to maintain and is not reliable. The National Fire Protection Association recommends apparatus be retired after 15 years.					
Legal Impact					
Additional Analysis					
Fiscal Impact Summary					
Fiscal Impact		Fund Number and Description		Available Budget Amount	
Exhibits Attached (copies of original agreements)					
1. Disposal Request		2014-02-18 Tower 113- Disposal Form.docx			

**CITY OF CLERMONT, FLORIDA
FIXED ASSET DISPOSAL/TRANSFER FORM**

Department Name:
FIRE

Date: 2/18/2014

Serial/Vin Number
1G9ACDDT3KR08803618279-AC102

Brand/Make Grumman

Model Number

Description of Asset:

Reason for Disposal/Transfer:

- ☐ **Not working & beyond repair**
- ☐ **Sold** (a copy of sales receipt and/or other
evidence of sale must accompany this form)
- ☐ **Obsolete**
- ☐ **Trade-In**
- ☐ **No longer needed**
- ☒ **Other: please explain in detail**
NFPA recommends retiring
apparatus after 15 years

Transfer – Employee accepting responsibility for the above item:

Property Transferred to:

Signature of employees receiving property:

Date property transferred:

Comments:

Disposal-By my signature I represent under oath that the above facts are true and correct to the best of my knowledge.

Method of Disposal:

Date of Disposal:

Disposed by:

Witnessed by:

Finance office use only:

Date notice of disposal/transfer received & recorded:

Recorded deletion/transfer fixed asset inventory records by:



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Council Meeting Date					
Tuesday, March 11, 2014					
Agenda Item Name					
Contract Approval					
Requested Action					
Move to approve the piggyback contract with the Florida Sheriff's Association to purchase six (6) vehicles from Don Reid Ford in the total amount of \$165,223.					
Staff Report					
The Purchasing Division, Fire Department, and Planning & Zoning Department recommend approval of the above action. The Fire Department and Planning & Zoning Department contacted the Purchasing Division to determine the most effective manner to purchase six (6) vehicles. The Florida Sheriff's Association contract number 13-21-0904 provided the best option for the services needed. The Florida Sheriff's Association contract for Police rated vehicles/ motorcycles, sedans & light trucks was competitively bid throughout the State of Florida vehicle dealers. Don Reid Ford, Inc. was found to have the best price for the vehicles below: Fire Department: Three (3) new 2014 Ford F-150 4WD Supercab XL in red. Planning & Zoning: Three (3) new 2014 Ford F-150 4WD Supercab XL in white. In accordance with the direction of City Council, the Purchasing Division issued a Request for Interest (RFI) to notify local vendors of the City's intent to utilize other governmental entities' contract. The RFI was posted on the City's website for ten (10) calendar days. At the completion of the RFI, the Purchasing Manager did not receive any interest from local vendors. Based on this, staff recommends that the City Council approve to piggyback the Florida Sheriff's Association contract number 13-21-0904 to purchase six (6) new vehicles from Don Reid Ford, Inc. Contract 13-21-0904 was obtained through a fully competitive solicitation and complies with the City of Clermont Purchasing Policy.					
Legal Impact					
Additional Analysis					
Fiscal Impact Summary					
Purchase is included in the current budget.					
Fiscal Impact		Fund Number and Description		Available Budget Amount	
\$33,530.00		10522-66400		\$36,000.00	

\$131,693.00	11524-66400	\$142,500.00
Exhibits Attached (copies of original agreements)		
1.	RFI	RFI Vehicles.pdf



City of Clermont

685 W. Montrose Street Clermont, FL 34711

(352) 394-4081

REQUEST FOR INFORMATION

Intent to Utilize the Florida Sheriffs Association Contract for Police Rated Vehicles/Motorcycles, Sedans & Light Trucks

CONTACT INFORMATION: Freddy Suarez, MPA, CPPB Purchasing Manager EMAIL: fsuarez@clermontfl.org Phone: (352) 241-7386	RFI No. 1402-001	ISSUED DATE: February 3, 2014 NOTICE OF INTENT TO PIGGYBACK A CONTRACT NOTICE END DATE: <u>February 12, 2014 at 2:00 P.M. (EST)</u> DEADLINE FOR WRITTEN QUESTIONS: <u>February 12, 2014</u> by <u>10:00 A.M.</u> and must be submitted online.
SOLICITATION RESPONSE: Responses will be received until the response due date specified above or as otherwise amended. No late responses will be accepted. Responses may be submitted electronically to the Purchasing Manager by email. Hardcopy responses may be delivered to: City of Clermont Purchasing Division, 685 West Montrose Street, 2 nd Floor, Clermont, FL 34711.		

This Request for Information (RFI) is intended to notify local vendors of the City's intent to utilize other government entities' contract. **This is not an invitation to submit a bid or quote.** If no local vendor responds to the RFI, the Purchasing Division will proceed with utilizing the referenced contract. Local vendor is defined as businesses located in South Lake County, preferably located within the City limits. This notice will be posted for ten (10) calendar days.

1 – PIGGYBACK CONTRACT INFORMATION

- (a) Contract Number/Title: 13-21-0904 / Police Rated Vehicles/Motorcycles, Sedans & Light Trucks.
- (b) Contractor(s): Don Reid Ford, Inc.
- (c) Length of Contract: Ends September 30, 2014
- (d) City Department: Planning & Zoning and Fire Department
- (e) Product or Service Provided: The City of Clermont is planning to purchase six (6) new vehicles as described below.

The Planning & Zoning Department is currently interested in procuring three (3) new 2014 Ford F-150 4WD Supercab XL (X1E) in white based on specification #44 from the Florida Sheriffs Association contract.

The Fire Department is currently interested in procuring three (3) new 2014 Ford F-150 4WD Supercab XL (X1E) in red based on specification #44 from the Florida Sheriffs Association contract.

2 – ACTION TO BE TAKEN

If you're a local vendor, please contact the Purchasing Division by email or by mail prior to the "Response Due Date" indicated above to advise whether your company can provide any of the items/services listed.

Prospective local vendor respondents are requested to provide information regarding their ability to provide the commodities described. **Respondents are not to provide pricing.** All responses will be evaluated by the Purchasing Division and the Department requesting the supplies or services.



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Requested Action					
Staff Report					
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Legal Impact					
Additional Analysis					
Fiscal Impact Summary					
Fiscal Impact		Fund Number and Description		Available Budget Amount	
Exhibits Attached (copies of original agreements)					



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Council Meeting Date					
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Event Request					
Requested Action					
Move to approve the Clermont Craft Beer Festival scheduled for May 24, 2014.					
Staff Report					
The Clermont Craft Beer Festival event will be managed by Vineyards of the World on May 24, 2014. The Festival is a celebration of craft beers with local beer distributors providing beer samples. There will be music and food vendors on the downtown Clermont streets. The event is requesting to close off Montrose Street from 8th Street to Choice Collections in front of City Hall. Additionally, they are requesting to place a stage on the City Hall Park grass area, use electrical power from the downtown outlets, be supplied with extra trash cans, street barricades, and use of City Staff during the event hours to assist with trash removal. The event is also requesting an entertainment area that encompasses street closures where alcohol will be served and carried around in plastic cups.					
Legal Impact					
Additional Analysis					
Fiscal Impact Summary					
No fiscal impact.					
Fiscal Impact		Fund Number and Description		Available Budget Amount	
Exhibits Attached (copies of original agreements)					
1. Craft Beer Festival		Craft Beer Festival City Council.pdf			



CITY OF CLERMONT EVENT APPLICATION

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

Date of Application: Jan / 29 / 14 Name of Event: Clermont Craft Beer Festival

Date(s) of Request: May 24 2014 Actual Event Hours Start: 3pm End: 10pm

Set Up Hours Start: 10am End: 12:30 Breakdown Hours Start: 10pm End: 11:30pm
(All events must end no later than 10pm)

Please list all City of Clermont facilities and/or streets being requested: 8th St, Montrose,
open container zone - see map

Name of Organization/Renter: _____

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

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

Federal ID #/Drivers License #: _____ Website: _____

Event Contact: Yellmay Montelw Email: wineboxbar@gmail.com

Day Phone: (352) 988-4545 Cell Phone: same Other Phone/Fax: _____

Address: 712 W Montrose St City: Clermont State: FL Zip: 34711

Secondary Contact: Sascha Weyer Phone#: (305) 846-1858

Briefly Describe Event: Celebrate American Craft Beer Week with local
beers to sample, special guest, music & food trucks

(Please attached any additional information such as a flyer, brochure or anything else that is pertinent to your event)

Do you have any special requests? (i.e. road closures, electrical, extra trash needs, special cleaning or stocking of bathrooms, etc):
Road closure of menthand streets, electrical, extra trash, cleaning, police, barricade

Event Participants: vendors (approx 30) Expected Attendance: 500 # of Vehicles: _____

Are you planning on having food? ☒ Yes ☐ No Type of food: Food Trucks

Are you planning on selling food? ☒ Yes ☐ No Will you have an admission fee: ☒ Yes ☐ No If yes, how much: \$15 or less

Do you intend to set up tents? ☒ Yes ☐ No If yes, then how big, how many and where? 15 x 20
in the menthand streets (a special tent permit may be required)

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

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

[Signature]
Applicant Signature

1/29/14
Date

Rules received and read (initial): YML

City of Clermont Recreation Department, 685 W. Montrose Street, Clermont, FL 34711
(352) 241-7352 phone, (352) 394-3542 fax, www.cityofclermtontl.com



CITY OF CLERMONT

Alcohol Request Form

Date of Application: Jan 30 2014 Name of Event: Clermont Craft Beer Festival
 Date (s) of Event: May 24, 2014 Location of Event: Downtown Clermont
 Event Times: From: 3 pm am/pm To: 10 am/pm
 Name of Organization/Renter: Wine Box, LLC
 Check Type of Organization: ☐ Not for Profit ☒ For Profit ☐ Commercial ☐ Individual ☐ Government
 Contact Name: Jellyman Montel Email: wineboxbar@gmail.com
 Day Phone: (352) 488-4545 Cell Phone: (none)
 Address: 712 W Montrose St City: Clermont State: FL Zip: 32711
 Event Description: Celebrate American Craft Beer week w/ local beers to sample, special guests, music & food trucks
 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: Stn 8, Montrose
 Who is your licensed beverage caterer? Wine Box LLC

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.

Jellyman Montel
 Applicant Signature

1/30/14
 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 Recreation & Events Department
 Attention: Special Event Request
 685 West Montrose Street, Clermont, FL 34711



Clermont's Craft Beer Festival

Dear City Council,

We reached out this time to ask for permission to celebrate the **FIRST CLERMONT'S CRAFT BEER FESTIVAL**. This event will take place on May 24, 2014 and just in time to celebrate the American Craft Beer Week. Microbreweries have gained great momentum in the last 5 years and we are currently at the peak of the interest. Our town is a great supporter of this trend and we have noted this at our restaurant. A **microbrewery** or **craft brewery** is a brewery that produces a limited amount of beer. Exact definitions vary, but the terms are typically applied to breweries that are much smaller than large-scale corporate breweries and are independently owned. Such breweries are generally characterized by their emphasis on flavor and brewing technique. We currently serve over 300 different craft beers from all over the world. Nevertheless, due to alcohol licensing restrictions we can't showcase some of the smaller breweries located in Central Florida. According to the law, we need to buy from distributors and not straight from the brewery. Some of these breweries do not have a distribution agency and sell their product only at their breweries.

With this in mind, several cities celebrate the **CRAFT BEER FESTIVAL**. This is a chance to showcase all local breweries to the public. The event will consist of these local breweries sampling their product to the public during the event and try to entice them to tour the breweries and buy their product. Currently Orlando, Leesburg and Tampa celebrate this event with great success. Our main point of celebrating this event in Downtown Clermont is to use this craft beer massive appeal to attract people to our downtown and create awareness that Downtown Clermont exists. With so much expansion in the main highways of town attention has diverted from Downtown Clermont. Our focus is to bring people to downtown Clermont to enjoy its shops, restaurants and waterfront and procure that they feel intrigued enough to comeback.

We are requesting for permission for street closure and outside alcohol consumption in order to celebrate this event. We will like to place a stage in the newly established green area where Jenkin Stadium used to stand. There we will host some live entertainment as well as little workshops in regards the beers. We, Vineyards of the World, will sell beer for consumption at the event while the breweries and the beer distributors will sample their brews. So far we have confirmed for participation HOURGLASS BREWERY (Longwood, FL), DUNEDIN BREWERY (DUNEDIN, FL), SEVENTH SUN BREWERY (DUNEDIN, FL), CIGAR CITY (TAMPA, FL) and yet to be confirmed we have Cask and Larder, Orlando Brewing and another 10. The event will also have food trucks and vendors. The

hours of the event will be from 3pm til 10pm on Saturday May 24, 2014. We are expecting between 250-650 people since it's the first time we host this event.

Finally, we will like to request for some kind of sponsorship of any kind towards this event. We hosted the OKTOBERFEST with great success but with a high cost for a small business owner which we assumed since we just want to bring business to Downtown Clermont. Downtown Clermont desperately needs more events and attention. Merchants alone cannot achieve this goal. Any kind of sponsorship towards this event will be greatly appreciated it. Like this, our citizens can note that the City of Clermont is committed to revitalize our Downtown. A brilliant Downtown District is the heart of any city. After been 2 years in business and hosted several events such as the OKTOBERFEST and beer walks without incident we feel inclined to ask for your sponsorship and permission to host this event in our Downtown. We are forever thankful for your support to our previous efforts and events and we hope we can count with your support one more time. If you have any questions, please contact us at (352) 988-4545.

Sincerely,
/s/ Yellymary Montalvo Quintero, J.D.
Yellymary Montalvo Quintero
Vineyards of the World
Proprietor
Tel. (352) 988-4545
712 W. Montrose Street
Clermont, FL 34711

Craft Beer Festival - Saturday, May 24, 2014



◆◆ Barricades (8th Street & Montrose Street)

■ Proposed Stage Location

□ Proposed Entertainment Area



Dave Teske, City of Clermont
City Council, City of Clermont

Feb 28, 2014

Re: EVENTS IN HISTORIC DOWNTOWN... specifically

- Those that are non-CDP planned, coordinated events taking place in Historic Downtown Clermont
- And, more specifically, Vineyards of the World Craft Beer Festival targeting May 24, 2014

The Clermont Downtown Partnership is a pro-Historic Downtown Clermont business organization of nearly 80 business and property owners who work together voluntarily to promote economic sustainability and growth of the historic business district in various ways. One way the CDP works toward accomplishing these goals is by planning and hosting events that increase exposure and raise awareness of the downtown area in a positive manner. Two notable and growing CDP efforts are the weekly Farmer's Market, now in its seventh year, and the annual Downtown Clermont Art Festival, which will celebrate its eighth year in November. And the CDP members, especially those in the Historic Downtown district, appreciate the support given to our not-for-profit 501-c-6 business by the City of Clermont. Also, the CDP is eager to support as best it can the events in the Downtown area that the City of Clermont approves that are not CDP organized and initiated.

Another way the CDP members work to accomplish the shared vision for contributing to the economic vitality of a healthy Historic Downtown is this: The CDP members appreciate the efforts of other entities, particularly those businesses in Historic Downtown Clermont whether or not they are members of the CDP, or other entities who target Downtown as a venue for events, for planning and hosting events that are compatible with the CDP goal of putting more "feet on the street" in a way that helps build the brand of Downtown as a positive, enjoyable, interesting area to frequent for entertainment, shopping, dining and more. As these events are successful bringing people to Downtown, they generate more profits for local business owners and more sales tax revenues for the City of Clermont. Longer term benefits of these actions include the increase of interest in Downtown Clermont as a regular destination for area residents and visitors as well as for potential business owners to locate – thus contributing in many ways to the continued economic development of the area.

In late May, Vineyards of the World hopes to host a Craft Beer Festival. Craft beers and micro-breweries are experiencing tremendous growth as adults of all ages are discovering the differences of each beer by the small entrepreneurial breweries – much in the way wine has been compared for many years. Sascha and YellyMary, owners of Vineyards of the World and initiators, organizers of their Craft Beer event have walked the streets of Downtown Clermont to visit with businesses about the scope of the festival they wish to host. Many of those businesses they visited are CDP members while some are not ... yet. There is overwhelming support from these businesses and merchants for Vineyards of the World's Craft Beer event. I have seen the list and have talked to several CDP member merchants personally. It is my opinion that Sascha and YellyMary have done their homework and legwork to inform merchants of their intentions and that they, with approximately 90 days before the event's date, will work with their

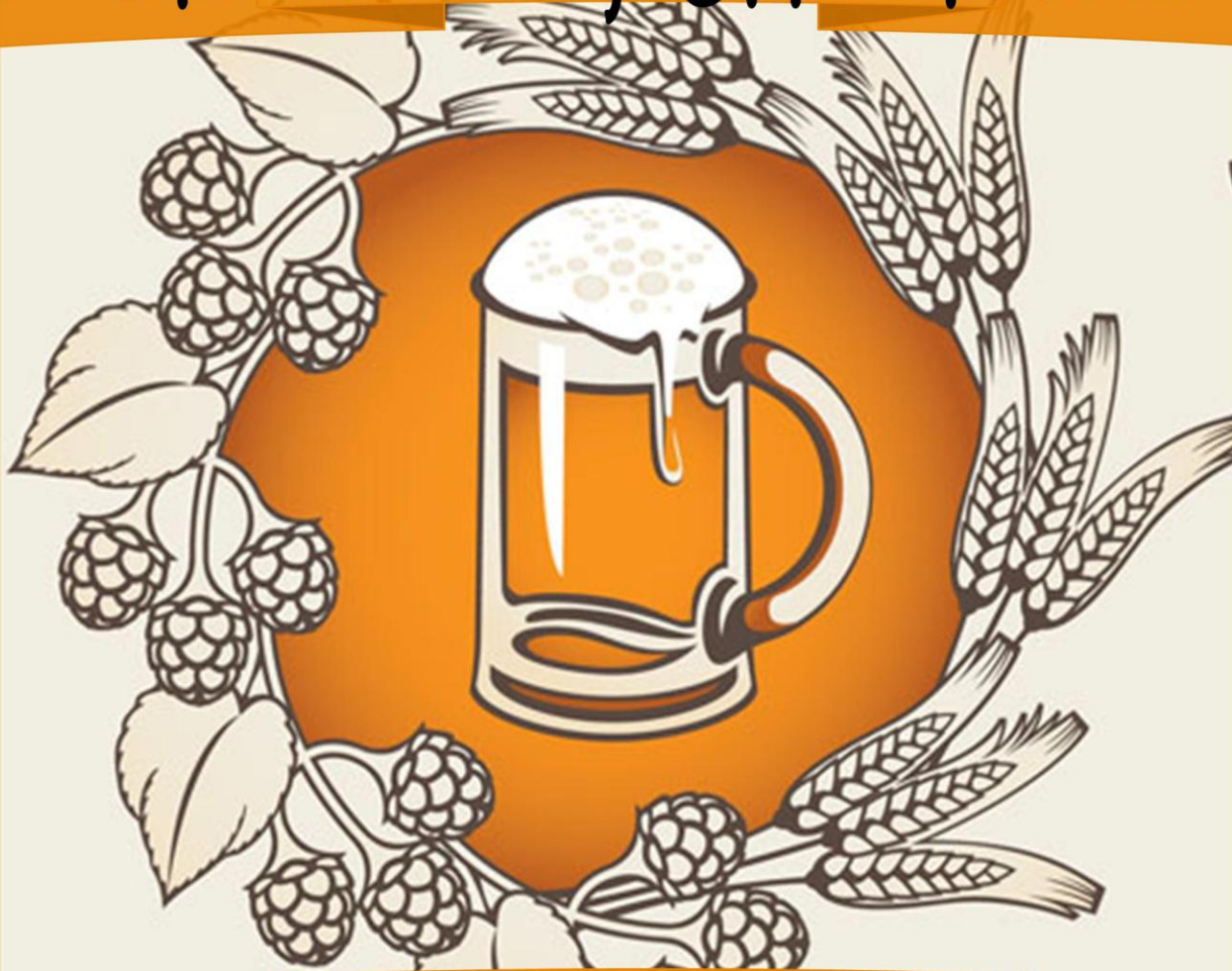
business neighbors and the City of Clermont to deliver a first-class event that will be a positive experience for Clermont.

As a member-driven organization whose mission is to work for the economic well-being of the Historic Downtown Clermont business community, which encompasses many considerations, the CDP expresses its support of the Craft Beer Festival.

Thank you.

For the Clermont Downtown Partnership,
CDP member and President of the Board of Directors,
Ron Smart
AdComm Creative Marketing Group, LLC

Clermont Craft Beer Festival



May 24, 2014
Downtown Clermont

Clermont Craft Beer Festival



May 24, 2014
Downtown Clermont

Breweries
Food Trucks
Music
Brewing Seminars

Tickets \$18
Includes Commemorative
Beer Glass
3pm- 9pm

Sponsors:



Wine Bar, Beer House, Cafe



Buy your tickets at Vineyards of the World. For information call
(352) 404-8997 or email clermontercraftbeerfestival@gmail.com

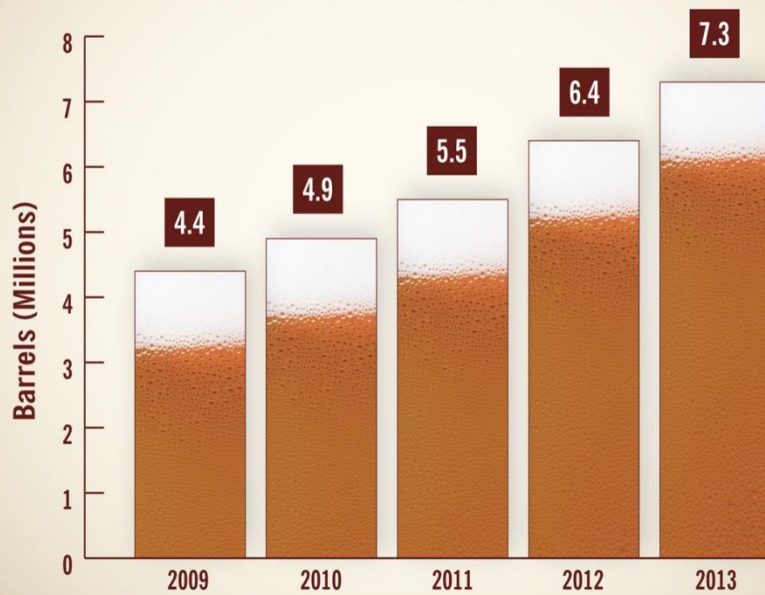
CRAFT BREWING FACTS

- Craft brewers currently provide an estimated 108,440 jobs in the U.S., including serving staff in brewpubs.
- Growth of the craft brewing industry in 2012 was 15% by volume and 17% by dollars compared to growth in 2011 of 13% by volume and 15% by dollars.
- Craft brewers sold an estimated 13,235,917 barrels* of beer in 2012, up from 11,467,337 in 2011.
- The craft brewing sales share in 2012 was 6.5% by volume and 10.2% by dollars.
- Craft brewer retail dollar value in 2012 was an estimated \$11.9 billion.
- As of March 18, 2013, the Brewers Association is aware of 409 brewery openings in 2012 (310 microbreweries and 99 brewpubs) and 43 brewery closings (18 microbreweries and 25 brewpubs).
- 2,347 craft breweries operated for some or all of 2012, comprised of 1,132 brewpubs, 1,118 microbreweries and 97 regional craft breweries.

WHAT IS A CRAFT BEER FESTIVAL?

- An event designed to allow the public to **TASTE** craft beers that are easily found or that brew masters create for the occasion variety of beers. This is an opportunity to sample all styles of beer and determine your preferences. Beers from microbreweries, specialty bottled beers will be available for tasting.
- This is not a drinking or chugging event. Its an event for **TASTING** such as wine tasting. The event will also include food, art vendors and free entertainment. here's no better way to experience the ever-growing world of craft brewing. Guests will sample and savor brews from some of Florida's as well as the nation's finest breweries.

Mid-Year Craft Production Volume 2009-2013



Source: Brewers Association, Boulder, CO



2012 Small & Independent

U.S. CRAFT BREWERS' GROWTH

in the Beer Category

Volume Share for Craft Brewers



U.S. Operating Breweries



Craft Retail Dollar Value Growth



Brewers Association
www.brewersassociation.org



WHO IS THE CRAFT BEER CONSUMER?

- *Millennials* and *Baby Boomers* with a higher than average income since craft beers can cost anywhere from \$5- 45 per beer!
 - **Millennials**, or the **Millennial Generation**, also known as **Generation Y**, are the demographic cohort following Generation X. Commentators use beginning birth years from the early 1980s to the early 2000s.
- <http://inthecapital.streetwise.co/2013/03/27/dissecting-the-craft-beer-consumer-a-look-at-what-an-awesome-beer-drinker-looks-like/>

WHICH OTHER CITIES DO IT?

Leesburg

<http://www.leesburgcraftbeerfest.com/>

Orlando

<http://wallstplaza.net/event/great-orlando-craft-beer-festival/>

Tampa

<http://www.flaquarium.org/event-calendar/brews-by-the-bay.aspx>

Washington D.C.

<http://craftbeerfestdc.com/>

New York City

<http://nycraftbeerfest.com/>

ABOUT THE DOWNTOWN CLERMONT CRAFT BEER FESTIVAL

- Vineyards of the World has been in business for two years and we have seen the mass appeal to microbreweries and craft beer. We currently serve over 300 different craft beers from all over the world. Even Minneola had its own microbrewery. An example of how successful is the craft beer, our Beer Walks usually attracts around 200 in our Downtown.
- We will like to use this craft beer massive appeal to attract people to our Downtown and create awareness that Downtown Clermont exists. With so much expansion in the main highways of town, the attention has diverted from Downtown. Our focus is to bring people to Downtown Clermont to enjoy shops, restaurants and waterfront and procure that they feel intrigued to come back. **We want to bring a first class event with sophistication and not a mere beer festival.**

ABOUT THE DOWNTOWN CLERMONT FESTIVAL

- ✕ Date: Saturday May 24, 2014
- ✕ Times: 3pm- 9pm
- ✕ Expected attendance: 500 people
- ✕ Live Entertainment
- ✕ Food Trucks
- ✕ Arts
- ✕ Crafts
- ✕ Restaurants
- ✕ Brewing Seminars

WHY WE HAVE DECIDED TO HOST THE EVENT?

- ✘ Vineyards has decided to host the event not only to create profit but to bring people to Downtown Clermont. Many customers asked us to host this kind of event.
- ✘ We understand that many merchants do not have the financials resources to host events so we have decided to take initiative in those that we can host.
 - ✘ Also, after hosting OKTOBERFEST with great success and with no incidents we feel comfortable to host more events such as this one.

NOT ONLY BEER...

- ✖ Craft beer festivals are accompanied by food trucks along with art displays and competitions. Also other restaurants and vendors displaying crafts are welcome to the event.
- ✖ There will be live entertainment throughout the event in the stage that will be placed for this purposes.
- ✖ Brewing seminars, beer classes and food demonstrations for pairings will be part of the event

WHO IS ON BOARD

- ✘ The Clermont Downtown Partnership
(please see attached letter)
 - ✘ Downtown Merchants
(see attached list of signatures)
 - ✘ World of Beer Clermont
 - ✘ Brown Distributing
- ✘ Republic National Distributing
 - ✘ Cigar City Brewing
 - ✘ Dunedin Brewery
- ✘ The Hourglass Brewery
 - ✘ The Crooked Spoon

Many more to come!

WHAT DO WE REQUEST

- ✖ Open container zone
- ✖ Entertainment District
- ✖ Barricades
- ✖ Closure of Montrose Street from 1pm-10pm
(see map attached)
- ✖ Usage of green area - City Hall Park
- ✖ Garbage Pick up and Cleaning after event

WE NEED OUR CITY COUNCIL!

- ✘ We need our City Council to work for our Downtown. Downtown Clermont desperately needs more events and attention and merchants alone cannot achieve that goal.
- ✘ We respectfully ask you to approve this event which is supported by the Downtown Merchants to increase visibility of our businesses while we can profit of the event.



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Tuesday, March 11, 2014		
Agenda Item Name		
Ordinance No. 2014-10; <i>Final Firefighters Pension Plan Amendment</i>		
Requested Action		
Move to approve Ordinance No. 2014-10.		
Staff Report		
The recently approved Collective Bargaining Agreement with the International Association of Firefighters, AFL-CIO, Clermont Professional Firefighters Local 4350 contained several changes to the Firefighters Pension Plan. The changes agreed to between the City and the Union includes limiting the amount of overtime and unused sick and annual leave that may be included in the calculation of a firefighter's retirement benefit, adding a twenty (20) year and out normal retirement date option, increasing the employee pension contribution rate from one (1) percent to four (4) percent of salary and allowing the City to use 100% of the annual Chapter 175 insurance premium tax revenues to fund the normal costs of the pension plan. Ordinance No. 2014-10 amends the pension plan adoption agreement for these changes.		
Legal Impact		
Additional Analysis		
Fiscal Impact Summary		
The proposed pension changes are included in the current year approved budget.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	Ordinance No. 2014-10 - Firefighters Pension Plan	Ordinance No 2014-10 (Underlined) FF Pension.doc
2.	Adoption Agreement - Firefighters Pension Plan	Firefighters Adoption Agreement (Underlined) - 3-11-14.docx
3.	Advertisement Ord 2014-10	Ordinance # 2014-10.doc

CITY OF CLERMONT
ORDINANCE No. 2014-10

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

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

WHEREAS, the City Council desires to restate the provisions of the Firefighters' Retirement Plan pursuant to the collective bargaining process;

WHEREAS, the bargaining unit; pursuant to the collective bargaining process, agrees to allow the City to use one hundred (100%) percent of the allowable annual Chapter 175 insurance premium tax revenues as determined by the pension plan actuary to fund the normal pension costs of this plan;

SECTION 1.

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

D. Salary

Means the fixed monthly remuneration paid a Firefighter; where, as in the case of a Volunteer Firefighter, remuneration is based on actual services rendered, salary shall be the total cash remuneration received yearly for such services, prorated on a monthly basis. The remuneration paid a Firefighter by the employer for a plan year excludes bonuses. The amount of annual overtime compensation that may be included in the calculation of the participant's retirement benefit shall be limited to the first three hundred (300) hours of overtime paid per calendar year. The amount of the accrued unused sick or annual leave payment at retirement that may be included in the calculation of the participant's retirement benefit shall be the lesser of (a) the total value of accrued unused sick or annual leave that would have been paid to the participant based on years of service as of February 11, 2014 or (b) the actual amount of accrued unused sick or annual leave paid to the participant at retirement.

CITY OF CLERMONT
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G. Benefit Amounts and Eligibility

G1) Normal Retirement Date

A Participant's Normal Retirement Date shall be the first day of the month coincident with or next following the attainment of age 55 and 10 years of service or attainment of ~~age 52 and 25 years of service~~ 20 years of service, regardless of age.

K. Employee Contributions

Members of the Plan shall be required to make regular contributions to the Fund in the amount of ~~one (1%)~~ four (4%) percent of their salary/~~pre~~ after tax, effective in the pay period beginning February 10, 2014.

SECTION 2. _

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

SECTION 3.

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

SECTION 4.

Plan benefit revisions provided by this Ordinance shall not apply to any plan member who has retired prior to February 11, 2014.

SECTION 5.

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

CITY OF CLERMONT
ORDINANCE No. 2014-10

Florida on this 11th day of March, 2014.

CITY OF CLERMONT

Harold S. Turville, Jr., Mayor

ATTEST:

Tracy Ackroyd, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

**FLORIDA MUNICIPAL PENSION TRUST FUND
DEFINED BENEFIT PLAN AND TRUST**

ADOPTION AGREEMENT

The undersigned Employer adopts the Florida Municipal Pension Trust Fund Defined Benefit Plan and Trust for those Employees who shall qualify as Participants hereunder, to be known as the Retirement Plan and Trust for the

Firefighters of the City of Clermont

It shall be effective as of the date specified below. The Employer hereby selects the following Plan specifications:

EMPLOYER INFORMATION

Employer:	City of Clermont
Contact Name and Title:	Joseph E. Van Zile Finance Director
Address:	P.O. Box 120219 Clermont, FL 34712-0219
Telephone:	(352) 241-7368
Fax:	(352) 394-4082
Email:	jvanzile@clermontfl.org

NAME AND ADDRESS OF TRUSTEE:

Florida Municipal Pension Trust Fund
301 S. Bronough St., Suite 300
P.O. Box 1757
Tallahassee, FL 32302-1757
TEL: (850)222-9684 Fax: (850)222-3806

LOCATION OF EMPLOYER'S PRINCIPAL OFFICE:

The Employer is located in the State of Florida
and this Trust shall be enforced and construed
under the laws of the State of Florida.

EMPLOYER FISCAL YEAR:

Twelve months commencing on October 1st and ending on September 30th.

A. PLAN INFORMATION

This Adoption Agreement shall establish a Plan and Trust with the following provisions:

- A1) **Effective Date:**
Effective Date: 12-31-99
- A2) **Plan Year (12 consecutive month period):**
Beginning October 1 and Ending September 30
- A3) **Plan Anniversary Date (Annual Valuation Date):** October 1
- A4) **Name of Plan Administrator:**
Florida League of Cities, Inc.
301 S. Bronough St.
Post Office Box 1757
Tallahassee, Florida 32302-1757
Tel: (850) 222-9684 Fax: (850) 222-3806
- A5) **Florida Municipal Pension Trust Fund I.D. Number:** 59-2961075
- A6) **Florida Municipal Pension Trust Funds' Agent for Legal Process:**
Florida League of Cities, Inc.
301 South Bronough St., P.O. Box 1757
Tallahassee, FL 32302-1757
Tel: (850) 222-9684 Fax: (850) 222-3806

B. PLAN

The Firefighters of the City of Clermont are eligible to participate in the Plan.

C. ELIGIBILITY

Firefighters are eligible to participate in the plan immediately when hired.

D. SALARY

Means the fixed monthly remuneration paid a Firefighter; where, as in the case of a Volunteer Firefighter, remuneration is based on actual services rendered, salary shall be the total cash remuneration received yearly for such services, prorated on a monthly basis. The remuneration paid a Firefighter by the employer for a plan year excludes bonuses. The amount of annual overtime compensation that may be included in the calculation of the bargaining unit member's retirement benefit shall be limited to the first three hundred (300) hours of overtime paid per calendar year. The amount of the accrued unused sick or annual leave payment at retirement that may be included in the calculation of the bargaining unit member's retirement benefit shall be the lesser of (a) the total value of accrued unused sick or annual leave that would have been paid to the bargaining unit member based on years of service as of the date of approval of this contract by the City Council or (b) the actual amount of accrued unused sick or annual leave paid to the bargaining unit member at retirement.

E. CREDITED SERVICE

Shall mean the total number of years and fractional parts of years of service as a Participant during which the Participant made required contributions to the Plan, omitting

intervening years or fractional parts of years when such Participant is not employed by the Employer.

E1) Option of Purchasing Prior Credited Service:

Credited service shall also include credited service purchased by a member in accordance with this section:

- a. Participants who were employed in a position covered by the Plan prior to the effective date of this ordinance may purchase up to five (5) additional years of credited service under the Plan for all or a portion of their previous full-time employment with the federal government, including military service, or any state, county, or city government other than the City of Clermont. Service other than Military Service must be as a Firefighter. Any participant who elects, prior to three (3) months from the effective date of this ordinance, to purchase previous full-time employment with the federal government, including military service, or any state, county, or city government other than the City of Clermont, shall pay the full actuarial cost of such credited service on or before six (6) months from the effective date of this ordinance in accordance with subsection (d) below. The calculation of the full actuarial cost shall be made using the assumptions contained in the actuarial valuation performed prior to the purchase of the service credits. The employee salary used as the initial salary for the projected salary shall be the salary for the year preceding the purchase of the service credits. The service credits shall be used for benefit accrual and for satisfying service requirements for benefits.
- b. Participants with a hire date after the effective date of this ordinance may purchase up to five (5) additional years of credited service at any time before completing three (3) months of service with the City of Clermont; provided the member has paid into the plan prior to completing six (6) months of service, the full actuarial cost of such credited service as determined by the plan actuary. The calculation of the full actuarial cost shall be made using the assumptions contained in the actuarial valuation performed prior to the purchase of the service credits. The employee salary used as the initial salary for the projected salary shall be the employee's annualized starting salary. The service credits shall be used for benefit accrual and for satisfying service requirements for benefits.
- c. No additional service credit will be allowed if the participant is receiving or will receive any other retirement benefit based on the prior government service.
- d. Payment for the purchase of credited service authorized in subsection E. 1 (a) and (b), above, shall be made in one of the following manners:
 - a. Cash lump sum payment.
 - b. Direct transfer or rollover of an eligible rollover distribution from a qualified Plan.

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

F. AVERAGE FINAL COMPENSATION

Full-Time Firefighters – one-twelfth of the average annual compensation of the 5 best years of the last 10 years of creditable service prior to retirement, termination or death, or the Full-time Firefighter career average of the Firefighter, whichever is greater.

Volunteer Firefighters - the average salary of the 5 best years of the last 10 best contributing years prior to change in status to a permanent Full-time Firefighter or retirement as a Volunteer Firefighter or the career average of the Firefighter, whichever is greater.

G. BENEFIT AMOUNTS AND ELIGIBILITY

G1) Normal Retirement Date:

A Participant's Normal Retirement Date shall be the first day of the month coincident with or next following the attainment of age 55 and 10 years of service or attainment of ~~age 52 and 25 years of service~~ 20 years of service, regardless of age.

(Only actual completed years of credited service will be used to determine normal retirement date)

G2) Normal Retirement Benefit:

The monthly normal retirement benefit for Full-time Firefighters shall be:

The sum of (1) the number of years service prior to October 1, 2002 multiplied by 2.25% and (2) the number of years of service after October 1, 2002, multiplied by 3% and multiplied by average final compensation.

The monthly normal retirement benefit for Volunteer Firefighters shall be the greater of:

(a) five dollars (\$5.00) a year multiplied by the years of credited volunteer service, or

(b) the sum of (1) the number of years of credited volunteer service prior to October 1, 2002 multiplied by 2.25% and (2) the number of years of credited volunteer service after October 1, 2002 multiplied by 3% and multiplied by average monthly compensation as a volunteer.

The monthly normal retirement benefit of a Volunteer Firefighter that changes status from a Volunteer Firefighter to a Full-time Firefighter shall be:

The sum of:

- (1) the accrued benefit as a volunteer firefighter, and
- (2) the accrued benefit as a full-time firefighter.

G3) Early Retirement Date:

A Participant may retire on his Early Retirement Date which shall be the first day of any month coincident with or next following the attainment of age 50 and the completion of 10 years of credited service.

(Only actual completed years of credited service will be used to determine early retirement date.)

G4) Early Retirement Benefit:

The accrued benefit will be reduced by three percent (3%) for each year by which early retirement precedes normal retirement.

H. DISABILITY BENEFITS

H1) Disability Benefits In-the-Line-of-Duty:

A member determined by the Board of Trustees to be totally and permanently disabled from a service connected injury or disease will receive the greater of a monthly pension equal to 42% of average monthly compensation or an amount equal to the accrued retirement benefit.

H2) Disability Benefits Off-Duty:

A member determined to be totally and permanently disabled by the Board of Trustees from a non-service connected injury or disease must have completed at least ten (10) years of service. A member who has completed the required years of service will receive the greater of (a) the accrued benefit, (b) the accumulated contributions at 5% interest, or (c) 25% of average compensation. A member who has not completed the required years of service will receive a return of accumulated employee contributions with 5% interest.

I. DEATH BENEFITS

I1) Death Prior to Vesting - In-Line-Of-Duty:

If a member dies prior to retirement in-the-line-of-duty, and he is not vested, his beneficiary shall receive a refund of one hundred percent (100%) of the member's accumulated contributions.

I2) Death After Vesting - In-Line-Of-Duty:

If a member dies prior to retirement in-the-line-of-duty, and he is vested, having completed the required years of credited service, his beneficiary shall receive the benefits otherwise payable to the member at the member's early or normal retirement date.

I3) Death Prior to Vesting - Off -Duty:

If a member dies prior to retirement other than in-the-line-of-duty, and he is not vested, his beneficiary shall receive a refund of one hundred percent (100%) of the member's accumulated contributions.

I4) Death After Vesting - Off-Duty:

If a member dies prior to retirement other than in-the-line-of-duty, but he is vested, having completed the required years of credited service, his beneficiary shall receive the benefits otherwise payable to the member at the member's early or normal retirement date.

J. TERMINATION OF EMPLOYMENT AND VESTING

The sum of the volunteer firefighter years of service and full-time firefighter years of service will be counted in total for vesting purposes.

If a member's employment is terminated either voluntarily or involuntarily the following benefits are payable:

- 1) If a member has less than five (5) years of credited service upon termination of employment, the member shall be entitled to a refund of his accumulated contributions or the member may leave the accumulated contributions deposited with the fund.
- 2) If a member has more than five (5) and less than ten (10) years of credited service upon termination of employment, the member shall be entitled to their accrued monthly benefit, starting at the member's otherwise normal or early retirement date, provided he does not elect to withdraw his contributions and provided he survives to his normal or early retirement date, in accordance with the following schedule:

<u>Years of Service</u>	<u>Vesting%</u>
5	50%
6	60%
7	70%
8	80%
9	90%

For the purposes of this section only, a member may start drawing his vested accrued benefit at the age of 55. Early retirement deduction will be based on the years between the age of 55 and the early retirement date.

- 3) If the member has ten (10) or more years of credited service upon termination of employment, the member shall be entitled to their accrued monthly retirement benefits, starting at the member's otherwise normal or early retirement date, provided he does not elect to withdraw his contributions and provided he survives to this normal or early retirement date. Early and normal retirement dates are based on actual years of service.

K. EMPLOYEE CONTRIBUTIONS

Members of the Plan shall be required to make regular contributions to the Fund in the amount of ~~one (1%)~~ four (4%) percent of their salary/~~pre~~ after-tax, effective in the pay period beginning February 10, 2014.

L. COST OF LIVING ADJUSTMENT

Not applicable unless otherwise stated.

M. DEFERRED RETIREMENT OPTION PROGRAM, "DROP"

I. ELIGIBILITY.

A participant who reaches the normal retirement date as a Firefighter for the City of Clermont and is a member of the City of Clermont Firefighters' Pension Plan

may enter into a Deferred Retirement Option Plan ("DROP") on the first day of the month following the attainment of normal retirement date as defined in the Plan Adoption Agreement. Participants who attained their normal retirement date prior to the enactment of the "DROP" shall be afforded the option of participating immediately or retroactively to the date that they actually attained their normal retirement date. This option must be exercised no later than (60) days after the Board provided notice of this option to the affected employee.

II. WRITTEN ELECTION.

An eligible participant electing to participate in the "DROP" must complete and execute the proper forms supplied by the plan and a resignation of employment. Election into the "DROP" is irrevocable once a participant completes the application to enter the "DROP".

III. LIMITATION AND DISQUALIFICATION FOR OTHER BENEFITS.

A participant may participate in the "DROP" only once. After commencement of participation the employee shall no longer earn or accrue additional vesting credits or credited years of service toward retirement benefits and shall not be eligible for disability or pre-retirement death benefits in the City of Clermont Firefighters' Pension Plan.

IV. CESSATION OR REDUCTION OF CONTRIBUTIONS.

Upon the effective date of a participant's commencement of participation in the "DROP", the participant's contributions to the City of Clermont Firefighters' Pension Plan will be discontinued.

V. BENEFIT CALCULATIONS.

For all City of Clermont Firefighters' Pension Plan purposes, the credited service and vesting credits of a participant participating in the "DROP" shall remain as they existed on the effective date of commencement of participation in the "DROP". The participant shall not earn or be credited with any additional vesting credits or credited service after beginning "DROP" participation. Service thereafter shall not be recognized by the City of Clermont Firefighters' Pension Plan or used for the calculation or determination of any benefits payable by such Plan.

The average final compensation of the participant shall remain as it existed on the effective date of commencement of participation in the "DROP". Payment for accrued unused leave (vacation, holiday, etc.) shall be made, at the option of the participant, from one of the following choices:

1. when commencing participation in the "DROP", or
2. as the leave is actually used during participation in the "DROP", or
3. when the participant actually terminates employment with the City.

Earnings thereafter shall not be recognized by the Plan or used for the calculation or determination of any benefits payable by the Plan. However, the value of any retirement gift provided by the City shall be based on the date that a participant actually leaves employment with the City including the "DROP" participation period.

VI. PAYMENTS TO DROP ACCOUNT.

The monthly retirement benefits that would have been payable had the member elected to cease employment and receive normal retirement benefits shall be deposited in the participant's "DROP" account.

VII. DROP ACCOUNT EARNINGS.

After each fiscal year quarter, the average daily balance in a participant's deferred retirement option account shall be credited at a rate of six and one-half percent (6.5%) annual interest compounded monthly. The Board of Trustees along with the City shall review the stated rate of return on an annual basis in order to determine the necessity of any adjustment for future "DROP" participants only.

VIII. MAXIMUM PARTICIPATION.

A participant may participate in the "DROP" for a maximum of sixty (60) months. At the conclusion of the sixty (60) months, the participants' covered city employment must terminate pursuant to the resignation submitted by the participant as part of the "DROP" application. The participant may terminate "DROP" participation by advancing their resignation from covered city employment to a date prior to that submitted by the participant as part of the "DROP" application.

IX. PAYOUT.

- A. Upon the termination of a members' covered City employment (for any reason, whether by retirement, resignation, discharge or death), the retirement benefits payable to the participant or the participant's beneficiary (if the participant selected an optional form of retirement benefit which provides for payments to the beneficiary) shall be paid to the member or beneficiary and shall no longer be deposited into the participant's "DROP" account.
- B. Within thirty (30) days after the end of any calendar quarter following the termination of a participant's employment, the balance in the participant's "DROP" account shall be payable at the participant's option:
 - 1. In full in a single lump sum payment, all accrued "DROP" benefits, plus interest, less withholding taxes remitted to the Internal Revenue Services (IRS), paid to the "DROP" participant or surviving beneficiary, or;
 - 2. As a direct rollover, all accrued "DROP" benefits, plus interest, paid directly from the "DROP" to the custodian of an eligible retirement plan as defined in Section 402(c)(8)(B), Internal Revenue Code (IRC). If benefit is to be paid to a surviving

beneficiary, the transfer shall be to an individual retirement account or annuity as described in Section 402(c)(9), IRC.

3. Partial lump sum – A portion of the accrued “DROP” benefits shall be paid to the participant or surviving beneficiary, less IRS tax, and the remaining “DROP” benefits shall be transferred directly to the custodian of an eligible retirement plan as defined in Section 402 (c)(8)(B), IRC. However, in the case of an eligible rollover distribution to the surviving beneficiary of a deceased participant, an eligible retirement plan is an individual retirement account or annuity as described in Section 402(c)(9), IRC. The “DROP” participant or surviving beneficiary shall specify the proportions.

Regardless of the option selected by the participant, the Board of Trustees has the right to accelerate payments in order to comply with Section 401 (A)(9) of the Internal Revenue Code and the right to defer payments to comply with Section 415 of the Internal Revenue Code.

X. DEATH.

If a “DROP” participant dies before their account balances are paid out in full, the participant’s designated beneficiary shall have the same rights as the participant to elect and receive the payout options set forth in paragraph nine (IX) above. “DROP” payments to a beneficiary shall be in addition to any retirement benefits payable to the participant. Participants who are or have been “DROP” participants are not eligible for pre-retirement death or disability benefits.

XI. FORMS.

The forms and notices approved by the City shall be used in the administration of the “DROP” Plan.

XII. AMENDMENT.

The Board of Trustees, upon approval by the City Council, can amend the “DROP” at any time. Such amendments shall be consistent with the provisions covering deferred retirement option plans set forth in any applicable collective bargaining agreement and shall be binding upon all future “DROP” participants and upon all “DROP” participants who have balances in their accounts. Such amendments may increase the expense, decrease the account earnings, or limit or restrict the payout options.

This Adoption Agreement may be used only in conjunction with the Basic Defined Benefit Plan Document.

This Adoption Agreement and the Basic Defined Benefit Plan Document shall together be known as the **Retirement Plan and Trust for the Firefighters of the City of Clermont.**

The Adoption Agreement and the Basic Defined Benefit Plan Document are furnished for the consideration of the Employer and its legal and financial advisors. The Florida Municipal Pension Trust Fund advises the sponsoring Employer to consult with its own attorney and financial advisors on the legal and tax implications of the Defined Benefit Plan

and the Adoption Agreement. Nothing herein should be construed as constituting legal or tax advice.

We understand that the Employer may amend any election in this Adoption Agreement by giving the Trustee written notification of such Amendment as adopted.

The Employer hereby agrees to operate under the provisions of the Master Trust Agreement creating the Florida Municipal Pension Trust Fund, which is incorporated in full into this Agreement and attached hereto as Exhibit A to the Basic Defined Benefit Plan Document and the Adoption Agreement.

IN WITNESS WHEREOF, the Employer and Trustee hereby cause this Agreement to be executed on this 11th day of March, 2014.

CITY OF CLERMONT

Harold S. Turville, Jr., Mayor_____

LEGAL NOTICE

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

ORDINANCE NO. 2014-10

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

A public meeting to introduce will be held before the City Council on Tuesday, February 25, 2014 at 7:00pm.

A meeting to consider the Ordinance will be held before the City Council on Tuesday, March 11, 2014 at 7:00pm for final enactment.

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

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

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

Tracy Ackroyd, MMC
City Clerk

Daily Commercial
February 25, 2014



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Council Meeting Date					
Tuesday, March 11, 2014					
Agenda Item Name					
Ordinance No. 2014-02; <i>Introduction Annexation</i>					
Requested Action					
Move to introduce Ordinance No. 2014-02.					
Staff Report					
CitrusTower Aparments and Professional Office - Annexation The applicant and owner, Daljit and Satinder Gill, are requesting to annex an 8.53 acre parcel of land located along the west side of Citrus Tower Boulevard, halfway between Steves Road to the south and Hooks Street to the north (Exhibit 2). The City of Clermont owns property directly to the north which was purchased for a new police station. The City also owns a half-acre site which partially adjoins the applicant's property to the south. The additional property owner to the south is Lost Lake Reserve, LC. The property is currently vacant and is zoned for commercial use under an existing Planned Unit Development; Resolution No. 1294. To the west is Wilma Lake; in unincorporated Lake County, along with existing storm water retention basins used for existing developments in the area. The most recent activity in the immediate vicinity was the Steves Road-Beazer Property application which the City considered in December of 2013. The property is within the City's Joint Planning area and is contiguous to the City on two sides, north and south of the subject property. Water and sewer are available to serve the site. Annexation of this property is consistent with the Goals, Objectives and Policies of the Comprehensive Plan. This request is being processed concurrently with a Small Scall Comprehensive Plan Amendment changing the future land use from Lake County's Regional Office to City of Clermont's Residential/Office land use category, a rezoning to the R-3 Residential/Professional zoning classification, a Conditional Use Permit to allow an apartment community with a higher density than eight (8) units per acre (applicant is requesting twelve (12) units per acre), a street right-of-way/easement closing, and a variance for grading and filling which exceeds the ten (10) foot requirement.					
Legal Impact					
Additional Analysis					
Fiscal Impact Summary					
Fiscal Impact		Fund Number and Description		Available Budget Amount	

Exhibits Attached (copies of original agreements)		
1.	Ord 2014-02	2014-02 Citrus Tower Apartments annex.doc
2.	Exhibit 2 - Location Map	Exhibit 2 - Annexation Location Map.pdf
3.	Application	ANN application.pdf
4.	Legal Ad	ANN legal ad P&Z3-11, CC3-25-2014.doc

CITY OF CLERMONT
ORDINANCE No. 2014-02

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

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

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

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

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

SECTION 1.

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

Legal Description:

Tract 48, and the north 1/2 of the unnamed road right-of-way lying south of and contiguous to the said tract 48, in Section 29, Township 22 south, Range 26 east in Lake Highlands Company, as recorded in plat book 2, page 25, public records of Lake County, Florida.

Less the following parcel:

That part of tract 48, and the north 1/2 of the unnamed road right-of-way lying South of the said Tract 48, according to the plat of Lake Highlands Company Subdivision of Section 29, as recorded in plat book 2, pages 25, of the public records of Lake County, Florida, lying in the southeast ¼ of Section 29, Township 22 south, Range 26 east, Lake County, Florida, described as follows:

Commence at the east ¼ corner of said Section 29, thence run S 00 degrees 15'19" W along the east line of said southeast ¼ of section 29 for a distance of 662.64 feet to the north line of the

CITY OF CLERMONT
ORDINANCE No. 2014-02

southeast ¼ of the northeast ¼ of said southeast ¼ of section 29; Thence run N 88 degrees 50'36" W along said north line for a distance of 15.00 feet to the west line of the east 15.00 feet of said southeast ¼ of the northeast ¼ of the southeast ¼ for a point of beginning; Thence continue N 88 degrees 50'36" W along said north line for a distance of 70.02 feet; Thence run S 00 degrees 15'29" W for a distance of 662.72 feet to the south line of the said southeast ¼ of the northeast ¼ of the southeast ¼; Thence run S 88 degrees 53'59" E along said south line for a distance of 70.02 feet to the aforesaid west line of the east 15.00 feet of the southeast ¼ of the northeast ¼ of the southeast ¼; Thence run N 00 degrees 15'29" E along said west line for a distance of 662.65 to the point of beginning.

Containing 8.53 acres, more or less

SECTION 2.

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

SECTION 3.

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

SECTION 4.

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

SECTION 5.

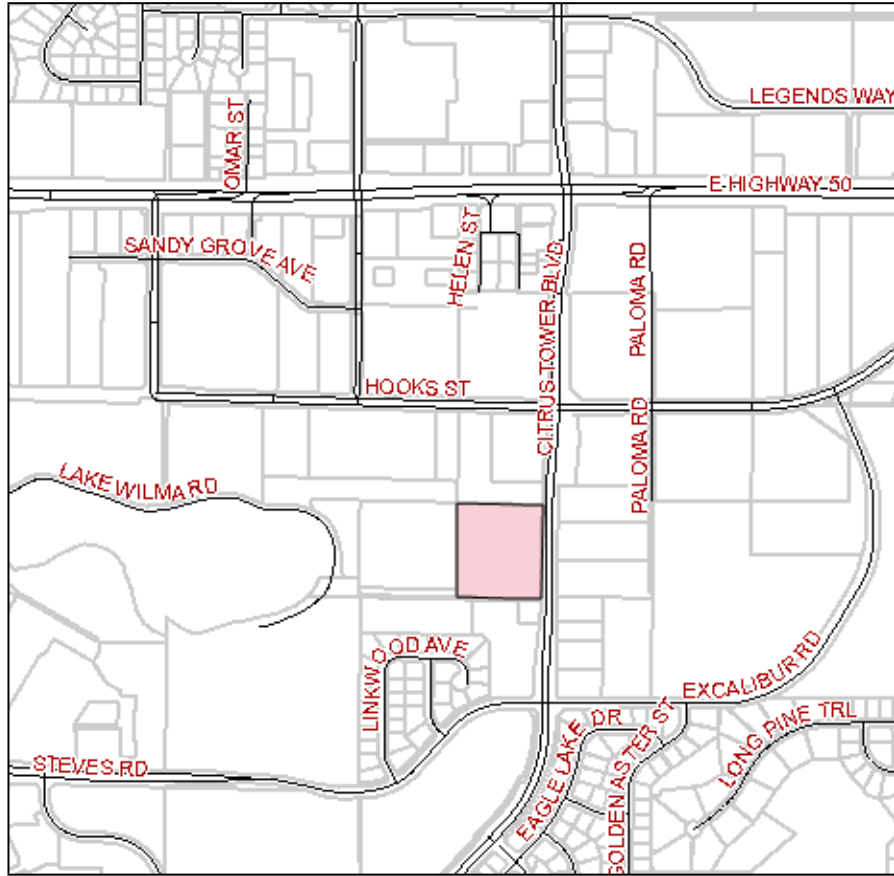
This Ordinance shall be recorded in the public records of Lake County, Florida.

SECTION 6.

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

CITY OF CLERMONT
ORDINANCE No. 2014-02

Location map:



CITY OF CLERMONT
ORDINANCE No. 2014-02

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 25th day of March, 2014.

CITY OF CLERMONT

Harold S. Turville, Jr., Mayor

ATTEST:

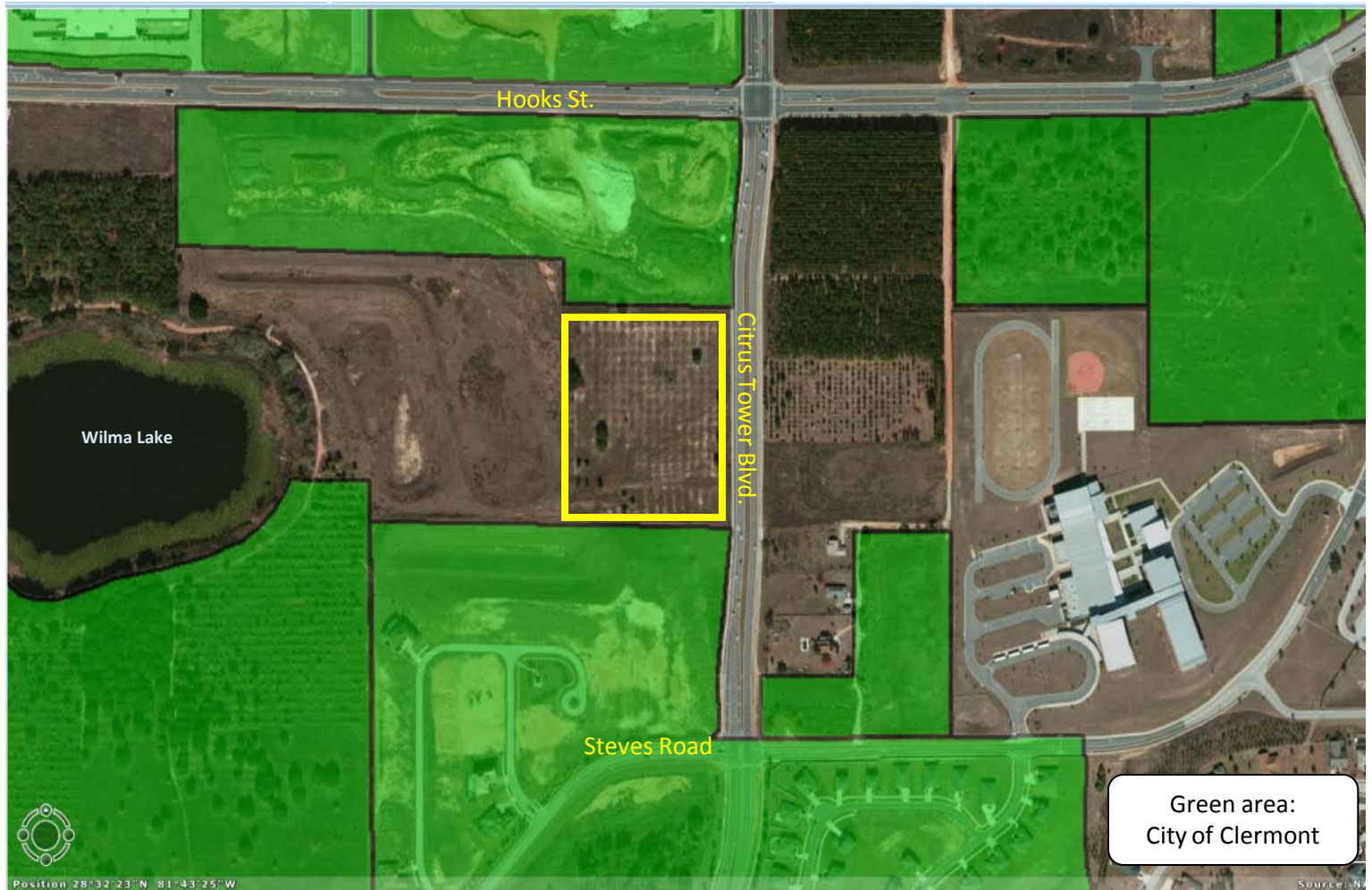
Tracy Ackroyd, City Clerk

Approved as to form and legality:

Dan Mantzaris, City Attorney

Exhibit 2 – Location Map

Citrus Tower Apartments and Professional Office





**CITY OF CLERMONT
ANNEXATION
APPLICATION & PETITION**

DATE: November 26, 2013

FEE: \$50.⁰⁰

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

PROJECT NAME (if applicable): Citrus Tower Apartments & Office Site

APPLICANT: Daljit & Satinder Gill

Address: 9 Kenview Blvd.

City: Brampton

State: Ontario

Zip: L6T5G

Phone: +1 (905) 792-0999 x 33

Fax: (905) 792-0091

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

OWNER: _____

Address: _____

City: _____

State: _____

Zip: _____

Phone: _____

Fax: _____

AGENT NAME (Affidavit required): David Carter, Ridge Professional Group, Inc.

Address: 4425 US Highway 92 East

City: Lakeland

State: FL

Zip: 33801

Phone: 863-669-0108

Fax: _____

E-Mail: rpgi@ridgeprofessionalgroup.com

Property address and/or general location: Parcel # 09-22-26-130004800000 The property is located north of Excalibur Road on the west side of Citrus Tower Blvd.

Area of property: 8.53 +/- acres, and/or _____ +/- sq. ft.

The property is PRESENTLY used for: Vacant Land

The property is PROPOSED to be used for: R-3 Residential / Professional.

Existing Lake County Land Use* :RO Regional Office "County"

Existing Lake County Zoning* :RA Ranchette District "County"

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

Number of existing structures on the property and their present use: 0

State the reason or basis for this request: Applicant would like to build and apartment complex with a commercial tract.

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

Section 09, Township 22, Range 26

09-22-26-130004800000

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

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

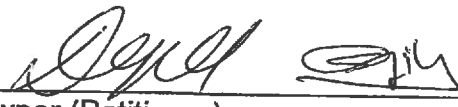
WE, the undersigned landowner(s) pursuant to the provisions of Chapter 59-1497 (Senate Bill No. 912), Laws of Florida, Regular Session 1959, entitled

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

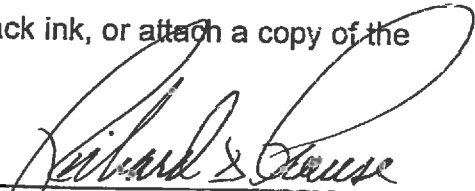
hereby petition that the hereinafter described real estate be annexed to, and become a part of the city limits of the City of Clermont, a municipal corporation in Lake County, Florida, created and existing pursuant to Chapter 9820, Laws of Florida, Special Acts of 1923, and amendatory and supplementary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

IN WITNESS WHEREOF, we, the undersigned landowners, as petitioners, have hereunto set our hands and seals as of the 5th day of Nov., 2013

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


Landowner (Petitioner)

Nov 5/2013
Date


Notary Public

N/A
My Commission Expires

OWNER / AGENT AFFIDAVIT (ANNEXATION)

Date: Nov 5/2013

Before me, the undersigned authority personally appeared DAVID CARTER
(owner(s) name), who being by me duly sworn on oath, deposes and says:

1. That said authority is the fee-simple owner of the property legally described in this application.
2. That said authority desires an ANNEXATION to allow:
Apartment complex with a commercial tract. (R-3 Residential/Professional)
3. That said authority (owner) has appointed (agent's name)
David Carter Ridge Professional Group, Inc. to act in its behalf to accomplish the above, and before me the undersigned authorized agent personally appeared and being by me duly sworn on oath, deposes and says:

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

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

X [Signature]
Owner (signature)

X [Signature]
Agent's (signature)

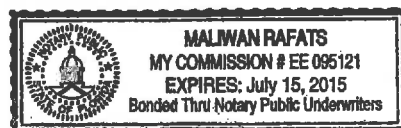
Sworn to and subscribed before
me this 5th day of Nov,
2013.

[Signature]
Notary Public, State of FL ONTARIO, CANADA
My commission expires: N/A

Sworn to and subscribed before
me this 12th day of November,
2013.

[Signature]
Notary Public, State of FL
My commission expires: 7/15/15

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



Prepared by, and after recording return to:
Berry J. Walker, Jr., an employee of
Walker & Tudhope, P.A.,
225 South Westmonte Drive, Suite 3000
Altamonte Springs, Florida 32714
Consideration: **\$300,000.00**
File Number: FA13-101



For official use by Clerk's office only

STATE OF Florida)
COUNTY OF Lake)
)

SPECIAL WARRANTY DEED

THIS INDENTURE, made this May 6, 2013, between Nazzaro Trust Assets, LLC, a Florida limited liability company whose mailing address is: 153 Carisbrooke Street, Ocoee, FL 34761 and K42 Properties, LLC, a Florida limited liability company, whose mailing address is 2151 Consulate Drive, #3, Orlando, FL 32837, parties of the first part, and Daljit Gill and Satinder Gill, husband and wife, whose mailing address is: 9 Kenview Blvd., Brampton, L6T 5G5, Canada, party/parties of the second part,

WITNESSETH:

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, towit:

TRACT 48, IN SECTION 29, TOWNSHIP 22 SOUTH, RANGE 26 EAST, IN LAKE HIGHLANDS COMPANY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 25, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

LESS THE FOLLOWING PARCEL:

THAT PART OF TRACT 48, ACCORDING TO THE PLAT OF LAKE HIGHLANDS COMPANY SUBDIVISION OF SECTION 29, AS RECORDED IN PLAT BOOK 2, PAGE 25, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING IN THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST 1/4 CORNER OF SAID SECTION 29; THENCE RUN S 00 DEGREES 15'19" E ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 OF SECTION 29 FOR A DISTANCE OF 662.64 FEET TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SOUTHEAST 1/4 OF SECTION 29; THENCE RUN N 88 DEGREES 50'36" W ALONG SAID NORTH LINE FOR A DISTANCE OF 15.00 FEET TO THE WEST LINE OF THE EAST 15.00 FEET OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 FOR THE POINT OF BEGINNING; THENCE CONTINUE N 88 DEGREES 50'36" W ALONG SAID NORTH LINE FOR A DISTANCE OF 70.02 FEET; THENCE RUN S 00 DEGREES 15'29" E FOR A DISTANCE OF 647.72 FEET TO THE NORTH LINE OF THE SOUTH 15.00 FEET OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE RUN S 88 DEGREES 53'59" E ALONG SAID NORTH LINE FOR A DISTANCE OF 70.02 FEET TO THE AFORESAID WEST LINE OF THE EAST 15.00 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE RUN N 00 DEGREES 15'29" W ALONG SAID WEST LINE FOR A DISTANCE OF 647.65 FEET TO THE POINT OF BEGINNING.

Parcel Number: 09-22-26-1300-048-00000

Parcel Identification Number: 09-22-26-1300-048-00000

DEED - Special Warranty Deed - Corporate
Closers' Choice

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. TO HAVE AND TO HOLD the same in fee simple forever.

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

IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on May 6, 2013.

Signed, sealed and delivered
in the presence of:

Nazzaro Trust Assets, LLC, a Florida limited liability company:

Lisa Shultz
Witness signature
LISA SHULTZ

Print witness name

Witness signature

Berry J. Walker, Jr.
Print witness name

By: Henry B. Nazzaro

Print Name: Henry B. Nazzaro

Title: Managing Member

State of Florida

County of Lake

Seminole

THE FOREGOING INSTRUMENT was acknowledged before me this 6th day of May, 2013 by Henry B. Nazzaro, Managing Member of Nazzaro Trust Assets, LLC, a Florida limited liability company, who is personally known to me or who has produced Florida Drivers License as identification.

Lisa Shultz
Notary Public
LISA SHULTZ

Print Notary Name

My Commission Expires: 05-30-2016

Notary Seal



IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on May 6, 2013.

Signed, sealed and delivered
in the presence of:

K42 Properties, LLC, a Florida limited liability company:

Witness signature

Print witness name

Witness signature

LISA SHULTZ

Print witness name

By:

Print Name: Louis Valls

Title: Manager

State of Florida

County of Lake

seminole

THE FOREGOING INSTRUMENT was acknowledged before me this 6th day of May, 2013 by Louis Valls as Manager of K42 Properties, LLC, a Florida limited liability company, who is personally known to me or who has produced _____ as identification.

Notary Public

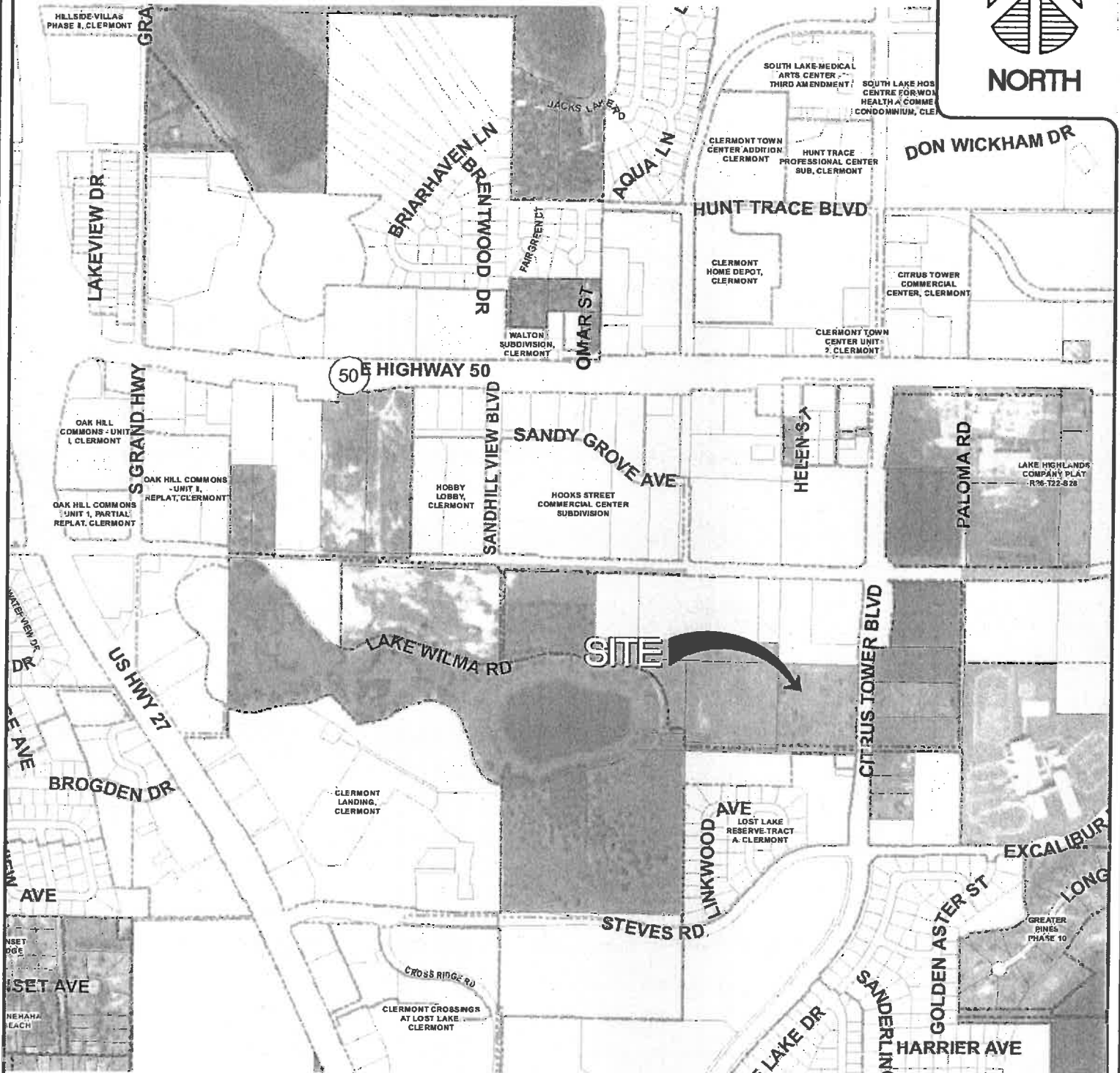
LISA SHULTZ

Print Notary Name

My Commission Expires: 05/30/2016

Notary Seal





CITRUS TOWER VICINITY MAP

**Sec. 09, Twp. 22 S, Rng. 26 E
Lake County, FL**



RIDGE PROFESSIONAL GROUP, INC.
Land Development Design & Permitting Services
4425 U.S. Highway 92 East Lakeland, FL 33801-9688
Phone: (863) 669-0108

Sheet No. 1 OF 1	Project No.: 13.024	Scale: NTS	Checked By: DCL
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Drawn By: TAC	Modified By: TAC	Date: Sep 12, 2013 - 10:24am
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File Info:
J:\JOB DATA\13. RPG Files\13.024 Citrus Tower\13.024 Exhibits.dwg

LEGAL NOTICE

The City Council of the City of Clermont will consider the enactment of the following proposed Ordinance at the regularly scheduled meeting to be held Tuesday March 25, 2014 at 7:00 P.M. at City Hall located at 685 West Montrose Street. All interested parties will be given an opportunity to express their views on this matter.

ORDINANCE NO. 2014-02

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

LOCATION:

Vacant property (Alt. Key 1017653) west of Citrus Tower Boulevard;
south of Hooks Street

LEGAL DESCRIPTION:

Tract 48, in Section 29, Township 22 South, Range 26 East, in Lake Highlands Company, According to the plat thereof, as recorded in PB 2, PG 25, of the Public Records of Lake County, Florida.

Less the following parcel:

That part of Tract 48, according to the plat of Lake Highlands Company subdivision of Section 29, as recorded in PB 2, PG 25, of the public records of Lake County, Florida, lying in the southeast $\frac{1}{4}$ of Section 29, Township 22 South, Range 26 East, Lake County, Florida, described as follows:

Commence at the east $\frac{1}{4}$ corner of said Section 29; thence run south 00 degrees 15'19" east along the east line of said southeast $\frac{1}{4}$ of Section 29 for a distance of 662.64 feet to the north line of the southeast $\frac{1}{4}$ of the northeast $\frac{1}{4}$ of said southeast $\frac{1}{4}$ of section 29; thence run north 88 degrees 50'36" west along said north line for a distance of 15.00 feet to the west line of the east 15.00 feet of said southeast $\frac{1}{4}$ of the northeast $\frac{1}{4}$ of the southeast $\frac{1}{4}$ for the point of beginning; thence continue north 88 degrees 50'36' west along said north line for a distance of 70.02 feet; thence run south 00 degrees 15'29' east for a distance of 647.72 feet to the north line of the south 15.00 feet of said southeast $\frac{1}{4}$ of the northeast $\frac{1}{4}$ of the southeast $\frac{1}{4}$; thence run south 88 degrees 53'59' east along said north line for a distance of 70.02 feet to the aforesaid west line of the east 15.00 feet of the southeast $\frac{1}{4}$ of the northeast $\frac{1}{4}$ of the southeast $\frac{1}{4}$; thence run north 00 degrees 15'29" west along said west line for a distance of 647.65 feet to the point of beginning.

Containing 8.53 acres, more or less

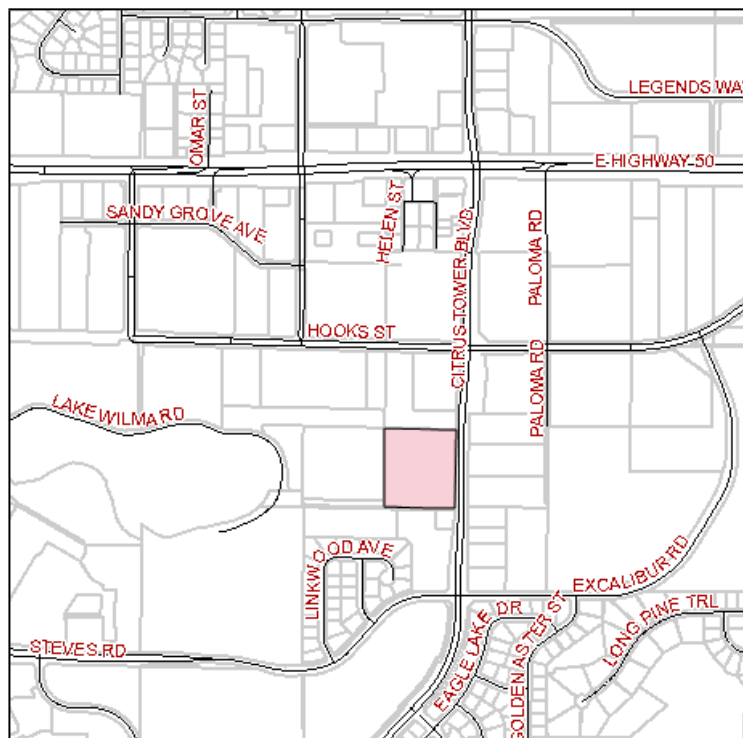
See Map Below

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

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

Tracy Ackroyd, MMC

City Clerk
Daily Commercial
March 4 and 11, 2014





CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Council Meeting Date	
Tuesday, March 11, 2014	
Agenda Item Name	
Ordinance No. 2014-03, <i>Introduction</i> <i>Small Scale Comprehensive Plan Amendment</i>	
Requested Action	
Move to approve Ordinance No. 2014-03.	
Staff Report	
Citrus Tower Apartments and Professional Office - Small Scale Comprehensive Plan Amendment The applicant and owner, Daljit and Satinder Gill, are requesting a future land use amendment to change from Lake County Regional Office to the City's Residential/Office Land Use category. The 8.53-acre parcel is located along the west side of Citrus Tower Boulevard, halfway between Steves Road to the south and Hooks Street to the north (Exhibit 2). The City of Clermont owns property directly to the north, which was purchased for a new police station. The City also owns a half acre site which partially adjoins the applicant's property to the south. The additional property owner to the south is Lost Lake Reserve, LC. The property is currently vacant. To the west is Wilma Lake; located in unincorporated Lake County, along with existing storm water retention basins used for existing developments in the area. This future land use application is being submitted along with requests for annexation, rezoning to the R-3 Residential/Professional zoning classification, a Conditional Use Permit to allow an apartment community that has a higher density than eight (8) units per acre (applicant is requesting twelve (12) units per acre), street right-of-way/easement closing for an unused easement, and a variance for grading and filling which exceeds the ten (10) foot requirement (Exhibit 3). As defined in the City's Comprehensive Plan, Policy 1.7.1 allows the following: Residential/Office. The residential/office category is intended to provide for a mixture of predominantly residential uses, while allowing for professional offices that are consistent with the general character of the adjacent residential uses. Based on current land use trends, the City estimates that the mix of uses in the residential/office category will be 65 percent residential and 35 percent non-residential. The maximum intensity for office development shall be 0.25 Floor Area Ratio (FAR). The FAR shall not be applied to the residential portion of a mixed-use development.	
Legal Impact	
Additional Analysis	
Fiscal Impact Summary	

Fiscal Impact		Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)			
1.	Ord 2014-03	2014-03 Citrus Tower Apartments SSC.doc	
2.	Exhibit 2 and 3 - Map and Conceptual Plan	Exhibit 2 and 3 - SSCP Amendment.pdf	
3.	Application	Comp plan application.pdf	
4.	Site and Grading Plan	Site and Grading Plan.pdf	
5.	Legal Ad	CPA legal ad PZ1-7-2014, CC3-25-2014.doc	

CITY OF CLERMONT
ORDINANCE No. 2014-03

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

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

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

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

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

Section 1.

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

LEGAL DESCRIPTION

Tract 48, and the north 1/2 of the unnamed road right-of-way lying south of and contiguous to the said tract 48, in Section 29, Township 22 south, Range 26 east in Lake Highlands Company, as recorded in plat book 2, page 25, public records of Lake County, Florida.

Less the following parcel:

That part of tract 48, and the north 1/2 of the unnamed road right-of-way lying South of the said Tract 48, according to the plat of Lake Highlands Company Subdivision of

CITY OF CLERMONT
ORDINANCE No. 2014-03

Section 29, as recorded in plat book 2, pages 25, of the public records of Lake County, Florida, lying in the southeast $\frac{1}{4}$ of Section 29, Township 22 south, Range 26 east, Lake County, Florida, described as follows:

Commence at the east $\frac{1}{4}$ corner of said Section 29, thence run S 00 degrees 15'19" W along the east line of said southeast $\frac{1}{4}$ of section 29 for a distance of 662.64 feet to the north line of the southeast $\frac{1}{4}$ of the northeast $\frac{1}{4}$ of said southeast $\frac{1}{4}$ of section 29; Thence run N 88 degrees 50'36" W along said north line for a distance of 15.00 feet to the west line of the east 15.00 feet of said southeast $\frac{1}{4}$ of the northeast $\frac{1}{4}$ of the southeast $\frac{1}{4}$ for a point of beginning; Thence continue N 88 degrees 50'36" W along said north line for a distance of 70.02 feet; Thence run S 00 degrees 15'29" W for a distance of 662.72 feet to the south line of the said southeast $\frac{1}{4}$ of the northeast $\frac{1}{4}$ of the southeast $\frac{1}{4}$; Thence run S 88 degrees 53'59" E along said south line for a distance of 70.02 feet to the aforesaid west line of the east 15.00 feet of the southeast $\frac{1}{4}$ of the northeast $\frac{1}{4}$ of the southeast $\frac{1}{4}$; Thence run N 00 degrees 15'29" E along said west line for a distance of 662.65 to the point of beginning.

Containing 8.53 acres, more or less

CHANGE IN FUTURE LAND USE CLASSIFICATION

From County Regional Office to Residential/Office

Section 2.

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

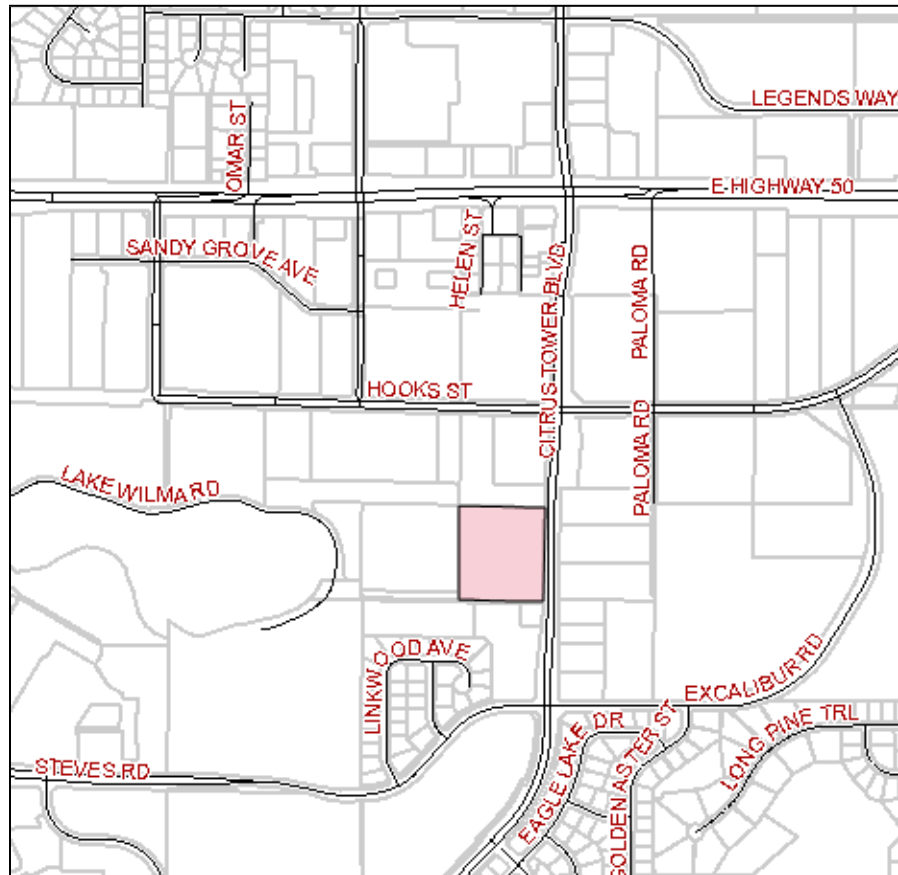
Section 3.

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

Section 4.

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

CITY OF CLERMONT
ORDINANCE No. 2014-03



CITY OF CLERMONT
ORDINANCE No. 2014-03

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida, this 25th day of March, 2014.

Harold S. Turville, Jr., Mayor

ATTEST:

Tracy Ackroyd, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

Exhibit 2 – Location Map

Citrus Tower Apartments and Professional Office

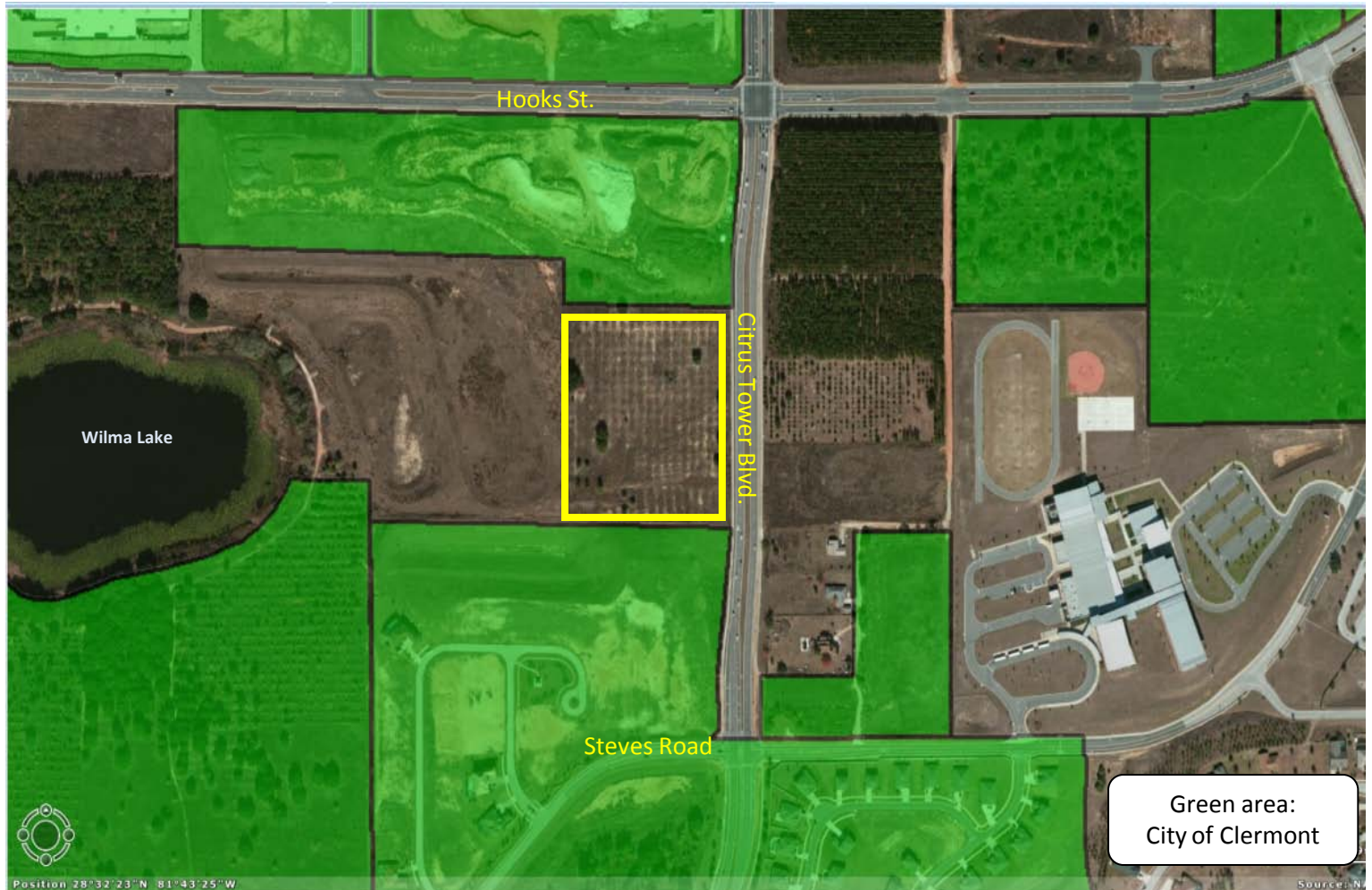
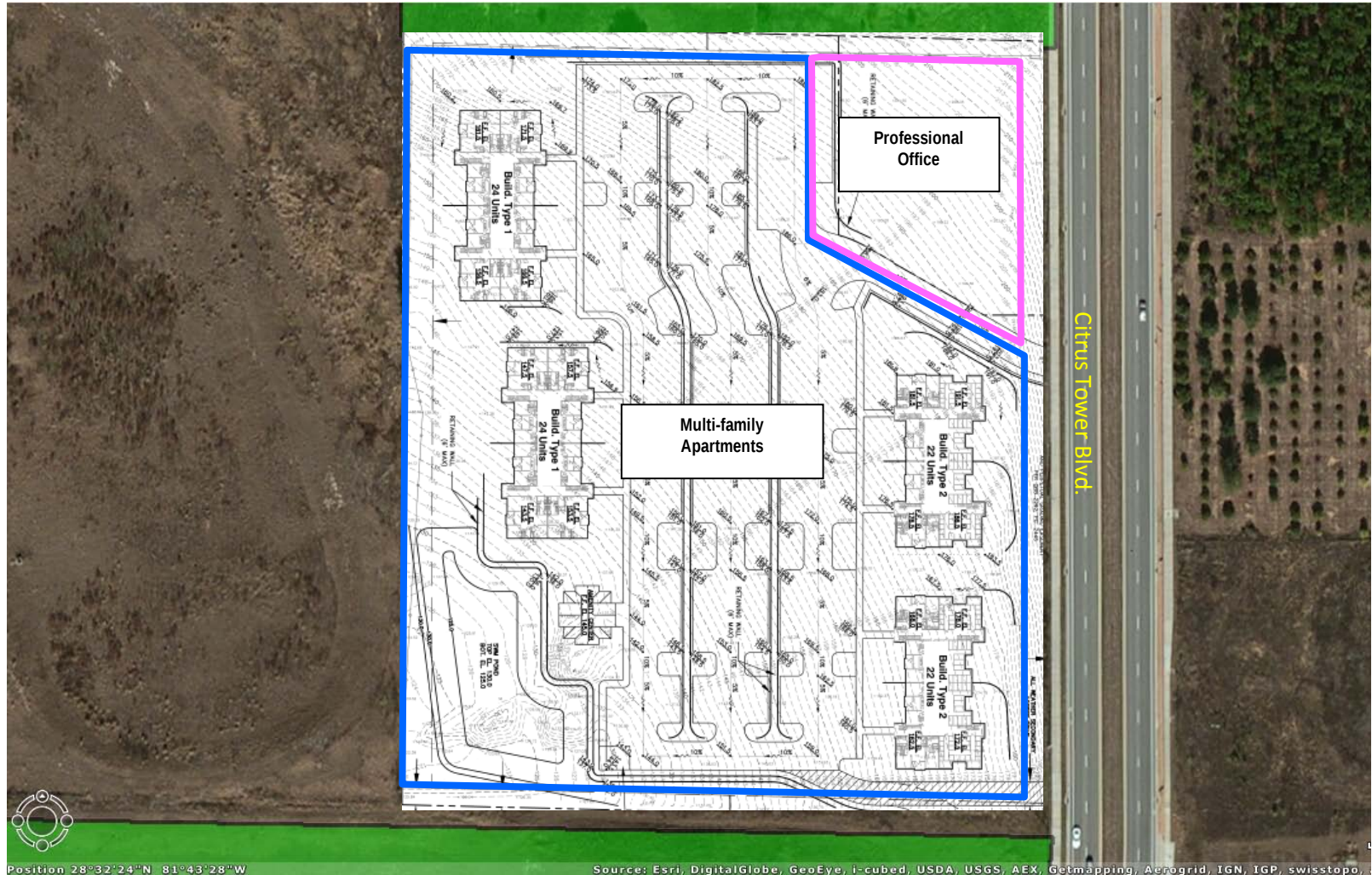


Exhibit 3 – Proposed Site Layout – Visual Use Only Citrus Tower Apartments and Professional Office





CITY OF CLERMONT
COMPREHENSIVE PLAN AMENDMENT
Application

DATE: November 26, 2013

FEE: \$500.00

Project Name (if applicable): Citrus Tower Apartments & Office Site

Applicant: Daljit & Santinder Gill

Contact Person: Ridge Professional Group, Inc.

Address: 4425 US Highway 92 East

City: Lakeland

State: FL

Zip: 33801

Phone: 863-669-0108

Fax: _____

E-Mail: rpgi@ridgeprofessionalgroup.com

OWNER: Daljit & Santinder Gill

Address: 9 Kenview Blvd.

City: Brampton

State: Ontario

Zip: L6T5G

Phone: 1 (905) 792-0999 x 33

Fax: (905) 792-0091

E-Mail: daljit@gillmanufacturing.com

General Location: The property is located north of Excalibur Road on the west side of Citrus Tower Blvd.

Legal Description (include copy of survey): Please see attached.

Property size (in acres or square feet): 8.53 acres

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

Existing (Actual) Land Use: Vacant

Existing Zoning: RA Ranchette District "County"

Existing Future Land Use: RO Regional Office "County"

Proposed Future Land Use: Residential/Office

Type of development proposed: Apartment complex with office tract

Proposed density (dwelling units/acre) or intensity: 12 units per acre

Proposed Zoning District: R-3 Residential/Professional

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

Please see attached narrative.

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

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

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

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

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

APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE SS:

Before me, the undersigned authority personally appeared

David C. Carter

, who being

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

1. That he (she) affirms and certifies that he (she) understands and will comply with all ordinances, regulations and policies of Lake County, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his (her) knowledge and belief, and further, that this application and attachments shall become part of the official records of the City of Clermont, Florida, and are not returnable.
2. That he (she) desires a Future Land Use Amendment from
Vacant Commercial (1000) _____ to Residential/Office _____ for
the property legally described on the attachment of this application.
3. That the submittal requirements for the application have been completed and attached hereto as part of the application.

x David C. Carter
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by David Carter
or personally known by me this 12 day of November, 2013.

x Mahwan Rafats
Notary Public, State of Florida at Large



My Commission Expires: 7/15/15

OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE SS:

Before me, the undersigned authority personally appeared

DALIT GILL, who being

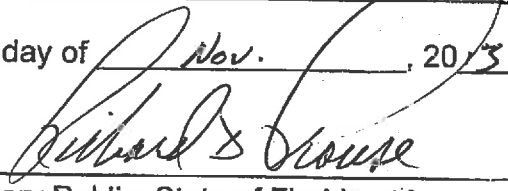
by me first duly sworn on oath, deposes and says:

1. That he (she) is the fee-simple owner of the property legally described on the attachment of this application.
2. That he (she) desires a Future Land Use Amendment from
Vacant Commercial (1000) to Residential/Office for
the property legally described on the attachment of this application.
3. That the owner of said property has appointed DAVID CARTER to act
as agent on his (her) behalf to accomplish the above. The owner is required to
complete the APPLICANT'S AFFIDAVIT of this application if no agent is
appointed to act in his (her) stead.

x 
Affiant – Owner's Name (signature)

SWORN to and SUBSCRIBED before me by DALIT GILL

or personally known by me this 5th day of Nov., 2013.

x 
Notary Public, State of Florida at Large
PROVINCE OF ONTARIO, CANADA

My Commission Expires: N/A

Citrus Tower Apartments & Commercial Site

Project Narrative

The project consists of a 92 unit apartment complex with a recreational clubhouse, along with a 1 acre commercial tract for professional offices, personal service establishments, and light commercial uses. The site is a 8.5 acre tract fronting on the west side of Citrus Tower Boulevard, between Hooks Street and Excalibur Road.

Current FLU-Zoning

The parcel is currently in Lake County, however the applicant is petitioning for annexation into the City of Clermont. The site has a county Future Land Use (FLU) designation of Regional Office, and is zoned RA, or Ranchette District.

Proposed FLU-Zoning-Conditional Use

We are proposing that after annexation, the property be assigned a city Future Land Use designation of Residential/Office, with a zoning designation of R-3, or Residential/Professional District. To allow for the construction of the 92 apartment units, we are proposing a Conditional Use (CU) approval, which would allow for multi-family development of "12 or more dwelling units". The CU approval is also required for the professional offices, personal service establishments, and light commercial uses.

Surrounding Area

The area surrounding the subject site has seen a considerable amount of development in the last several years. A single family detached project is being built to the south, with many units being 2-story. To the north on Hooks Street, the Crane's View Lodge, an ALMC, and the Clermont Police Station projects are underway. The East Ridge Middle School and East Ridge High School are located starting about 800 feet to the east of the site.

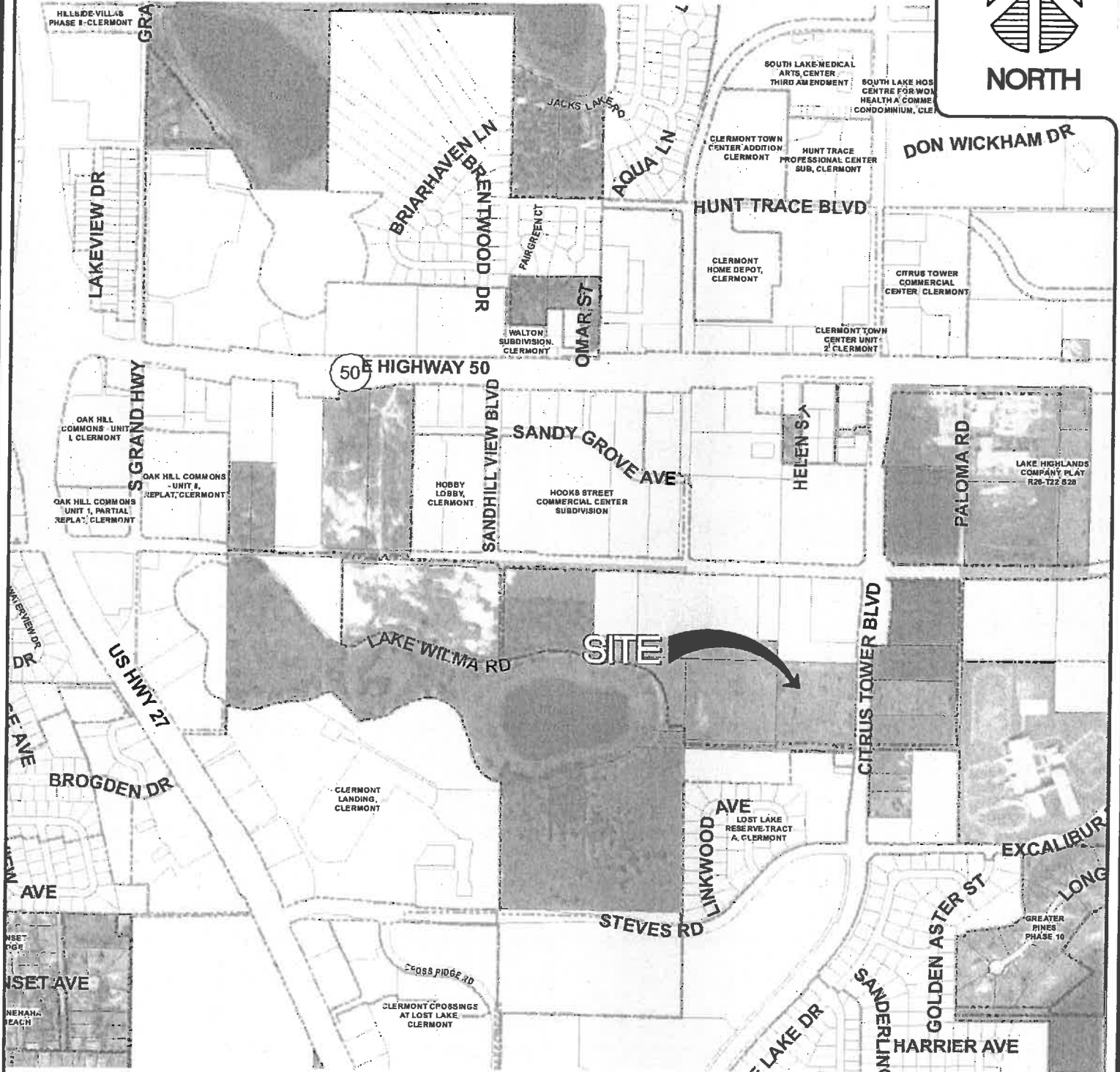
Justification

The current county FLU for the site would allow a variety of office uses with limited commercial support uses. This is in contrast to the current county zoning classification, which only allows development of 5 acre home sites with attendant agricultural uses. Development of the large, 5 acre home sites would be inappropriate sprawl development considering the urban character of the surrounding uses.

With the higher intensity commercial FLU, non-residential uses to the north and the single family residential subdivision on the south, a small, multi-family project with limited commercial and appropriate buffering would provide a step down of intensities.

The site is ideally suited for development with city utilities adjoining the property. Access to Citrus Tower Boulevard is available with no intersection conflicts visible. The nearby schools are within walking distance. The topography is challenging, with significant fall east to west. However, the proposed site plan overcomes this with grading, slopes and walls that meet city standards.

The topography of the site also limits the relative height of the proposed units in comparison to the homes on the south, which are on a small ridge line. This limits the impact of the 3 story buildings. Retention ponds can be provided on the lower, west side of the property, and would adjoin larger, existing ponds.



CITRUS TOWER VICINITY MAP

**Sec. 09, Twp. 22 S, Rng. 26 E
Lake County, FL**



RIDGE PROFESSIONAL GROUP, INC.
Land Development Design & Permitting Services
4425 U.S. Highway 92 East Lakeland, FL 33801-9688
Phone: (863) 669-0108

Sheet No. 1 OF 1	Project No.: 13.024	Scale: NTS	Checked By: DCL
Drawn By: TAC	Modified By: TAC	Date: Sep 12, 2013 — 10:24am	
File Info: J:\JOB DATA\13. RPG Files\13.024 Citrus Tower\Dwg\13.024 Exhibits.dwg			

Prepared by, and after recording return to:
Berry J. Walker, Jr., an employee of
Walker & Tudhope, P.A.,
225 South Westmonte Drive, Suite 3000
Altamonte Springs, Florida 32714
Consideration: **\$300,000.00**
File Number: FA13-101



For official use by Clerk's office only

STATE OF Florida)
COUNTY OF Lake)
)

SPECIAL WARRANTY DEED

THIS INDENTURE, made this May 6, 2013, between **Nazzaro Trust Assets, LLC**, a Florida limited liability company whose mailing address is: 153 Carisbrooke Street, Ocoee, FL 34761 and **K42 Properties, LLC**, a Florida limited liability company, whose mailing address is 2151 Consulate Drive, #3, Orlando, FL 32837, parties of the first part, and **Daljit Gill and Satinder Gill, husband and wife**, whose mailing address is: 9 Kenview Blvd., Brampton, L6T 5G5, Canada, party/parties of the second part,

WITNESSETH:

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, towit:

TRACT 48, IN SECTION 29, TOWNSHIP 22 SOUTH, RANGE 26 EAST, IN LAKE HIGHLANDS COMPANY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 25, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

LESS THE FOLLOWING PARCEL:

THAT PART OF TRACT 48, ACCORDING TO THE PLAT OF LAKE HIGHLANDS COMPANY SUBDIVISION OF SECTION 29, AS RECORDED IN PLAT BOOK 2, PAGE 25, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING IN THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST 1/4 CORNER OF SAID SECTION 29; THENCE RUN S 00 DEGREES 15'19" E ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 OF SECTION 29 FOR A DISTANCE OF 662.64 FEET TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SOUTHEAST 1/4 OF SECTION 29; THENCE RUN N 88 DEGREES 50'36" W ALONG SAID NORTH LINE FOR A DISTANCE OF 15.00 FEET TO THE WEST LINE OF THE EAST 15.00 FEET OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 FOR THE POINT OF BEGINNING; THENCE CONTINUE N 88 DEGREES 50'36" W ALONG SAID NORTH LINE FOR A DISTANCE OF 70.02 FEET; THENCE RUN S 00 DEGREES 15'29" E FOR A DISTANCE OF 647.72 FEET TO THE NORTH LINE OF THE SOUTH 15.00 FEET OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE RUN S 88 DEGREES 53'59" E ALONG SAID NORTH LINE FOR A DISTANCE OF 70.02 FEET TO THE AFORESAID WEST LINE OF THE EAST 15.00 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE RUN N 00 DEGREES 15'29" W ALONG SAID WEST LINE FOR A DISTANCE OF 647.65 FEET TO THE POINT OF BEGINNING.

Parcel Number: 09-22-26-1300-048-00000

Parcel Identification Number: 09-22-26-1300-048-00000

DEED - Special Warranty Deed - Corporate

Clerk's Choice

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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

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

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

IN WITNESS WHEREOF, first party has signed and sealed these presents the date set forth on May 6, 2013.

Signed, sealed and delivered
in the presence of:

Nazzaro Trust Assets, LLC, a Florida limited liability company:

Lisa Shultz
Witness signature
LISA SHULTZ

Print witness name

Witness signature

Print witness name

By: Henry B. Nazzaro

Print Name: Henry B. Nazzaro

Title: Managing Member

State of Florida

County of Lake

Seminole

THE FOREGOING INSTRUMENT was acknowledged before me this 6th day of May, 2013 by Henry B. Nazzaro, Managing Member of Nazzaro Trust Assets, LLC, a Florida limited liability company, who is personally known to me or who has produced Florida Drivers License as identification.

Lisa Shultz
Notary Public
LISA SHULTZ

Print Notary Name

My Commission Expires: 05-30-2016

Notary Seal



IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on May 6, 2013.

Signed, sealed and delivered
in the presence of:

K42 Properties, LLC, a Florida limited liability company:

Witness signature

Print witness name

Witness signature

LISA SHULTZ

Print witness name

By:

Print Name: Louis Valls

Title: Manager

State of Florida

County of Lake

seminole

THE FOREGOING INSTRUMENT was acknowledged before me this 6th day of May, 2013 by Louis Valls as Manager of K42 Properties, LLC, a Florida limited liability company, who is personally known to me or who has produced as identification.

Notary Public

LISA SHULTZ

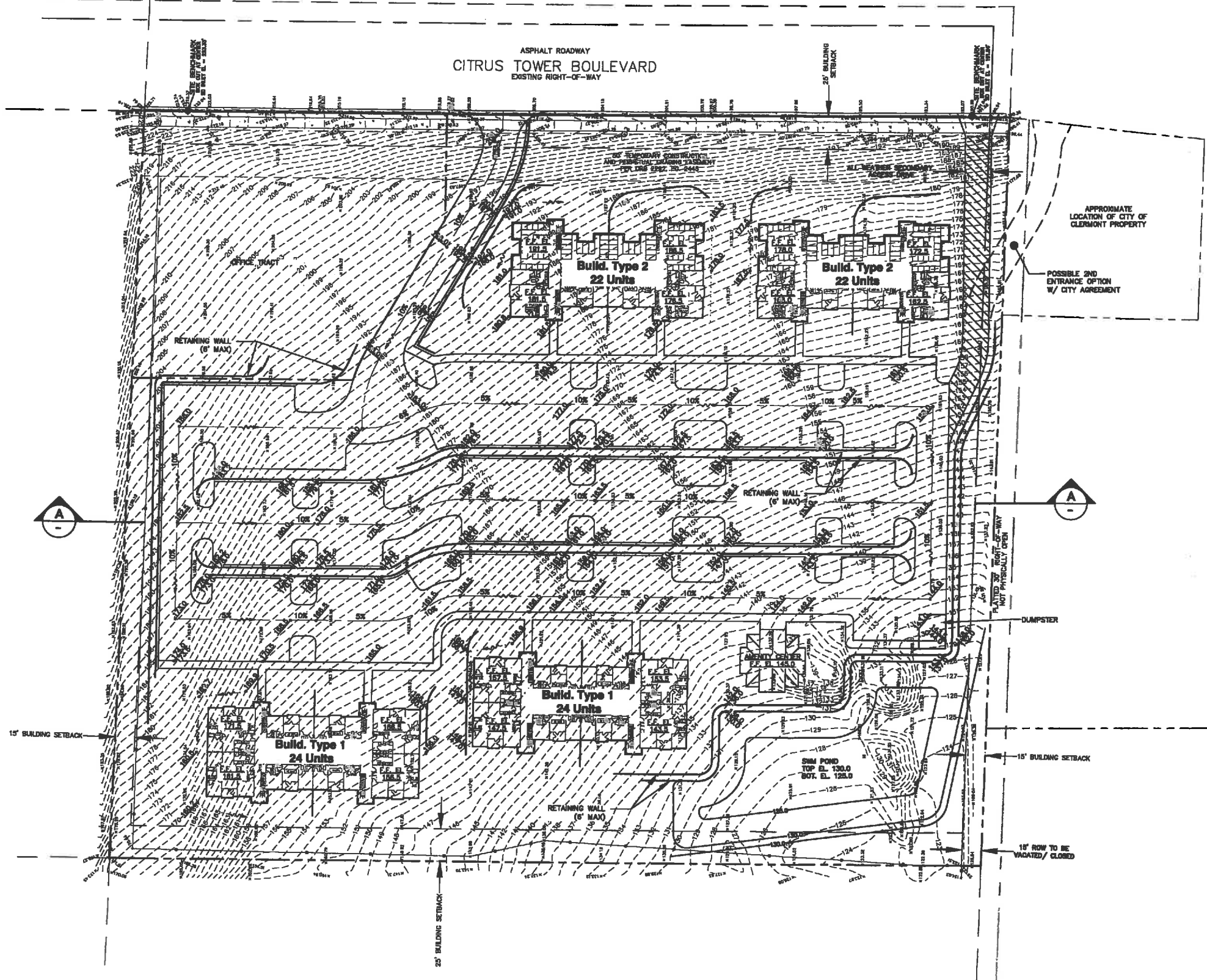
Print Notary Name

My Commission Expires: 0530-2016

Notary Seal



FBPR CERTIFICATE OF AUTHORIZATION #6378. COPYRIGHT © 2013 RIDGE PROFESSIONAL GROUP, INC.
THIS DOCUMENT IS THE PROPERTY OF RIDGE PROFESSIONAL GROUP, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF RIDGE PROFESSIONAL GROUP, INC. ANY VIOLATION OF THIS CERTIFICATE OF AUTHORIZATION IS A VIOLATION OF THE PROFESSIONAL SEAL OF THE PROFESSIONAL ENGINEER.
DATE: 01/11/2013
PROJECT: CITRUS TOWER APARTMENTS & OFFICE SITE
SHEET: 13.024
DRAWN BY: DCL/RJF
CHECKED BY: AMS
DESIGNED BY: DCL/RJF
PROJECT # 13.024
SHEET NUMBER 1



PROJECT INFORMATION
AREA= 8.5 ACRES
COMMERCIAL AREA= 1.0 AC±
MULTI FAMILY AREA= 7.73 AC±
APARTMENT UNITS= 92

CURRENT/PROPOSED FLU & ZONING
CURRENT ZONING= RA
PROPOSED ZONING= R-3 RES.
EXISTING LAKE COUNTY LAND USE= VACANT COMMERCIAL (1000)
PROPOSED LAND USE= RESIDENTIAL/OFFICE

SETBACK INFORMATION
FRONT= 25FT
REAR= 25FT
CORNER= 25FT
SIDE= 15FT

RESIDENTIAL DENSITY
ALLOWABLE DENSITY
PER ZONING= 12 UNITS PER ACRE
7.73 ACRES X 12 UNITS= 92.76 UNITS ALLOWED
92 UNITS PROPOSED

PARKING REQUIREMENT CALCULATION
24 3 BR UNITS = 60 SPACES
68 2 BR UNITS = 136 SPACES
TOTAL REQUIRED PARKING SPACES= 196

PARKING PROVIDED
STANDARD SPACES= 186
HANDICAPPED SPACES= 10
TOTAL SPACES= 196

P.U.D. TITLE
CITRUS TOWER APARTMENT COMPLEX

PARCEL ID NO. 09-22-26-130004800000
ALTERNATE KEY NO. 1017653

NOTES:
1. ALL BUILDINGS HAVE MINI STORAGE ROOMS ON EAST (UPHILL) 1/2 OF BOTTOM FLOOR.
2. FLOOR PLANS SHOWN ARE @ PARKING LOT ENTRY LEVEL.

Project Title
CITRUS TOWER APARTMENTS & OFFICE SITE
CLERMONT, FLORIDA

Sheet Title
SITE & GRADING PLAN

Prepared For
DALJIT GILL
9 KENVIEW BLVD.
BRAMPTON, ONTARIO, CANADA

RIDGE PROFESSIONAL GROUP, INC.
Land Development Design & Permitting Services
4425 U.S. Highway 92 East
Lakeland, FL 33801
Phone: (888) 888-0108

Checked By
AMS

Designed/Drawn By
DCL/RJF

Ridge Professional Group, Inc.
Project #
13.024
Sheet Number
1

Revisions	By	Date	Description
1	DCL	01/11/2013	11/12/2013 REVISED COMMERCIAL TRACT SIZE
2	DCL	01/11/2013	01/12/2013 ORIGINAL DRAWING START

Scale 1" = 40'
Plot Date Jan 20, 2014 - 10:28am

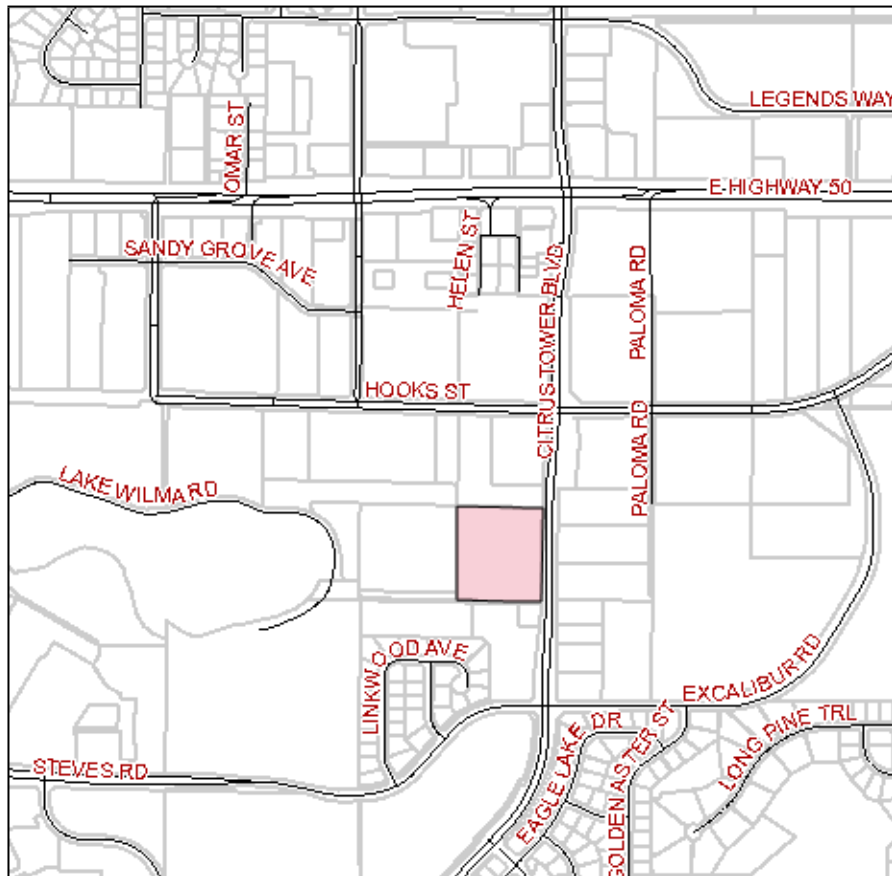
CITY OF CLERMONT

NOTICE OF PROPOSED LAND USE CHANGE

Small-Scale Comprehensive Plan Amendment

ORDINANCE NO. 2014-03

The City of Clermont will hold public hearings Tuesday, January 7, 2014 at 7 p.m. before the Planning and Zoning Commission and Tuesday, February 11, 2014 (1st reading of the adoption ordinance) and Tuesday, March 25, 2014 (final reading of the adoption ordinance) at 7 p.m. before the City Council to consider a proposed change to the City's Future Land Use Map. The map amendment would change the Future Land Use designation for the 8.5-acre parcel below from Lake County Regional Office to Residential/Office.



Location: South of S.R. 50 and Hooks Street, west of Citrus Tower Boulevard

Ordinance #2014-03:

An ordinance of the City of Clermont, Florida, adopting the small-scale comprehensive plan amendment for the City of Clermont, Florida, pursuant to the Local Government Comprehensive Planning Act, Chapter 163, Part II, Florida Statutes; setting forth the purpose and intent of the small-scale comprehensive plan amendment; establishing the legal status of the small-scale comprehensive plan amendment; providing a severability clause; and providing an effective date.

The public hearings are in the Council chambers of City Hall, 685 W. Montrose Street, and are open to public comment. Please call (352) 241-7302 if you have any questions.

The proposed amendment may be inspected at the City's planning department (1st floor, City Hall) between 8 a.m. and 5 p.m. Monday-Friday.

Please be advised that under state law, any person deciding to appeal a decision made at the public hearings will need a record of the proceedings and may need to ensure a verbatim record is made.

Persons with disabilities who need assistance should contact the City Clerk's office, (352) 241-7330, at least 48 hours prior to the public hearings.

Tracy Ackroyd, MMC
City Clerk

Daily Commercial
March 11, 2014



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Council Meeting Date			
Tuesday, March 11, 2014			
Agenda Item Name			
Ordinance No. 2014-04; <i>Introduction Rezoning</i>			
Requested Action			
Move to introduce Ordinance No. 2014-04.			
Staff Report			
Citrus Tower Apartments and Professional Office - Rezoning			
The applicant and owner, Daljit and Satinder Gill, are requesting a rezoning change from Lake County "RA" Ranchette District to the City's R-3 Residential/Professional zoning designation upon approval of annexation in the City of Clermont along with a Small Scale Comprehensive Plan change. The 8.53-acre parcel is located along the west side of Citrus Tower Boulevard, halfway between Steves Road to the south and Hook Street to the north (Exhibit 2). The current zoning in the area; along with the Future Land Use designations, would allow the R-3 Residential/Professional zoning designation (Exhibit 3).			
Legal Impact			
Additional Analysis			
Fiscal Impact Summary			
Fiscal Impact	Fund Number and Description	Available Budget Amount	
Exhibits Attached (copies of original agreements)			
1.	Ord 2014-04	2014-04 Citrus Tower Apartments rezone.doc	
2.	Exhibit 2 and 3	REZ Exhibit 2 and 3.docx	
3.	Application	Rezoning application.pdf	
4.	Site and Grading Plan	Site and Grading Plan.pdf	
5.	Legal Ad	REZ legal ad CC 3-25-2014.doc	

CITY OF CLERMONT
ORDINANCE No. 2014-04

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 DESCRIPTIONS

Tract 48, in Section 29, Township 22 South, Range 26 East, in Lake Highlands Company, According to the plat thereof, as recorded in PB 2, PG 25, of the Public Records of Lake County, Florida.

Less the following parcel:

Tract 48, and the north 1/2 of the unnamed road right-of-way lying south of and contiguous to the said tract 48, in Section 29, Township 22 south, Range 26 east in Lake Highlands Company, as recorded in plat book 2, page 25, public records of Lake County, Florida.

Less the following parcel:

That part of tract 48, and the north 1/2 of the unnamed road right-of-way lying South of the said Tract 48, according to the plat of Lake Highlands Company Subdivision of Section 29, as recorded in plat book 2, pages 25, of the public records of Lake County, Florida, lying in the southeast ¼ of Section 29, Township 22 south, Range 26 east, Lake County, Florida, described as follows:

Commence at the east ¼ corner of said Section 29, thence run S 00 degrees 15'19" W along the east line of said southeast ¼ of section 29 for a distance of 662.64 feet to the north line of the southeast ¼ of the northeast ¼ of said southeast ¼ of section 29; Thence run N 88 degrees 50'36" W along said north line for a distance of 15.00 feet to the west line of the east 15.00 feet of said southeast ¼ of the northeast ¼ of the southeast ¼ for a point of beginning; Thence continue N 88 degrees 50'36" W along said north line for a distance of 70.02 feet; Thence run S 00 degrees 15'29" W for a distance of 662.72 feet to the south line of the said southeast ¼ of the northeast ¼ of the southeast ¼; Thence run S 88 degrees 53'59" E along said south line for a distance of 70.02 feet to the aforesaid west line of the east 15.00 feet of the southeast ¼ of the northeast ¼ of the southeast ¼; Thence run N 00 degrees 15'29" E along said west line for a distance of 662.65 to the point of beginning.

Containing 8.53 acres, more or less

From: UE Urban Estate
To: R-3 Residential/Professional

CITY OF CLERMONT
ORDINANCE No. 2014-04

1

SECTION 2:

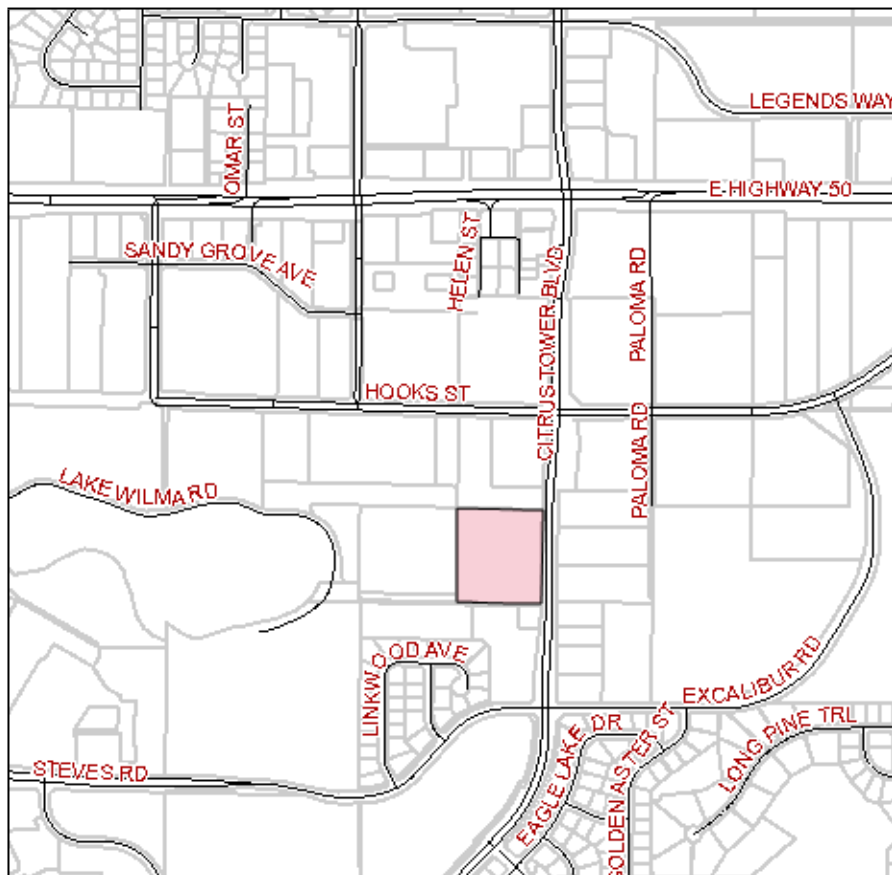
All Ordinances or parts of this Ordinance in conflict herewith are hereby repealed.

SECTION 3:

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

SECTION 4:

The provisions of this Ordinance shall be effective as provided by law.



CITY OF CLERMONT
ORDINANCE No. 2014-04

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida
on this 25th day of March, 2014.

CITY OF CLERMONT

Harold S. Turville, Jr., Mayor

ATTEST:

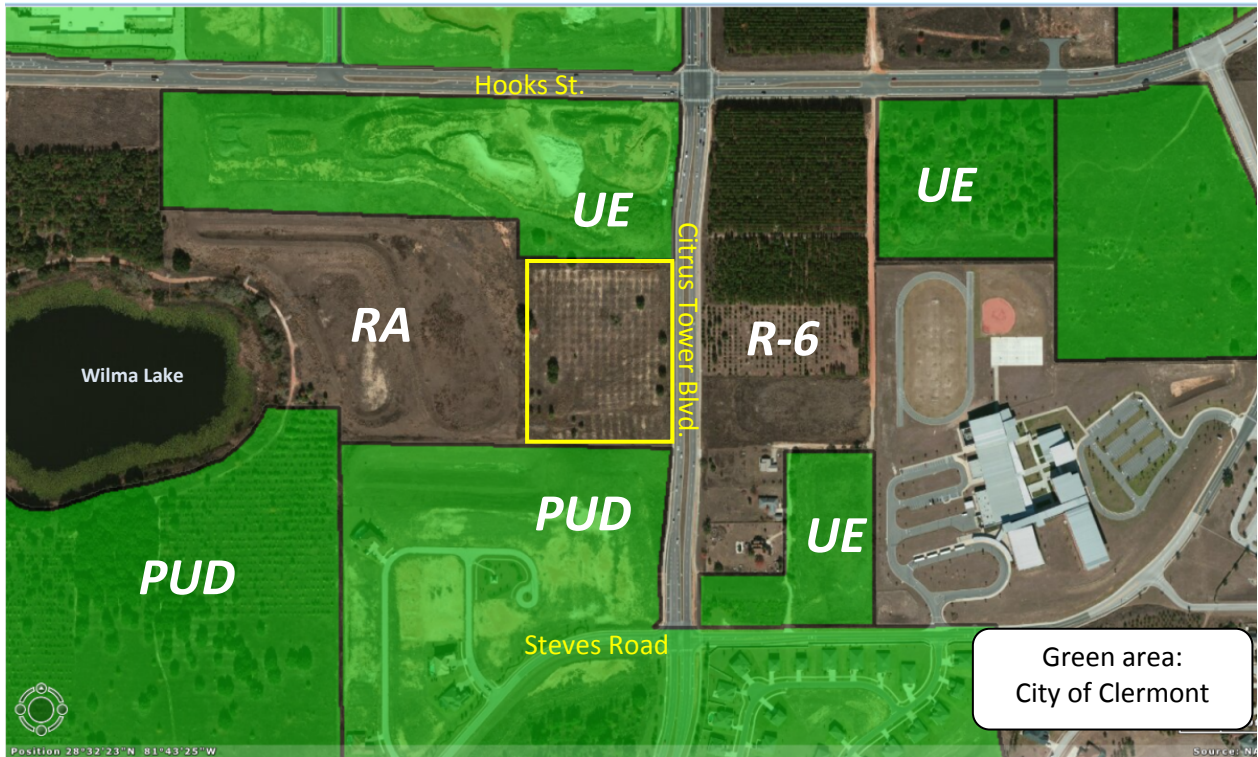
Tracy Ackroyd, City Clerk

Approved as to form:

Dan Mantzaris, City Attorney

Exhibit 2

Location Map and Zoning: Daljit and Satinder Gill – Citrus Tower Apartments and Professional Office



Proposed site layout – Not to Scale

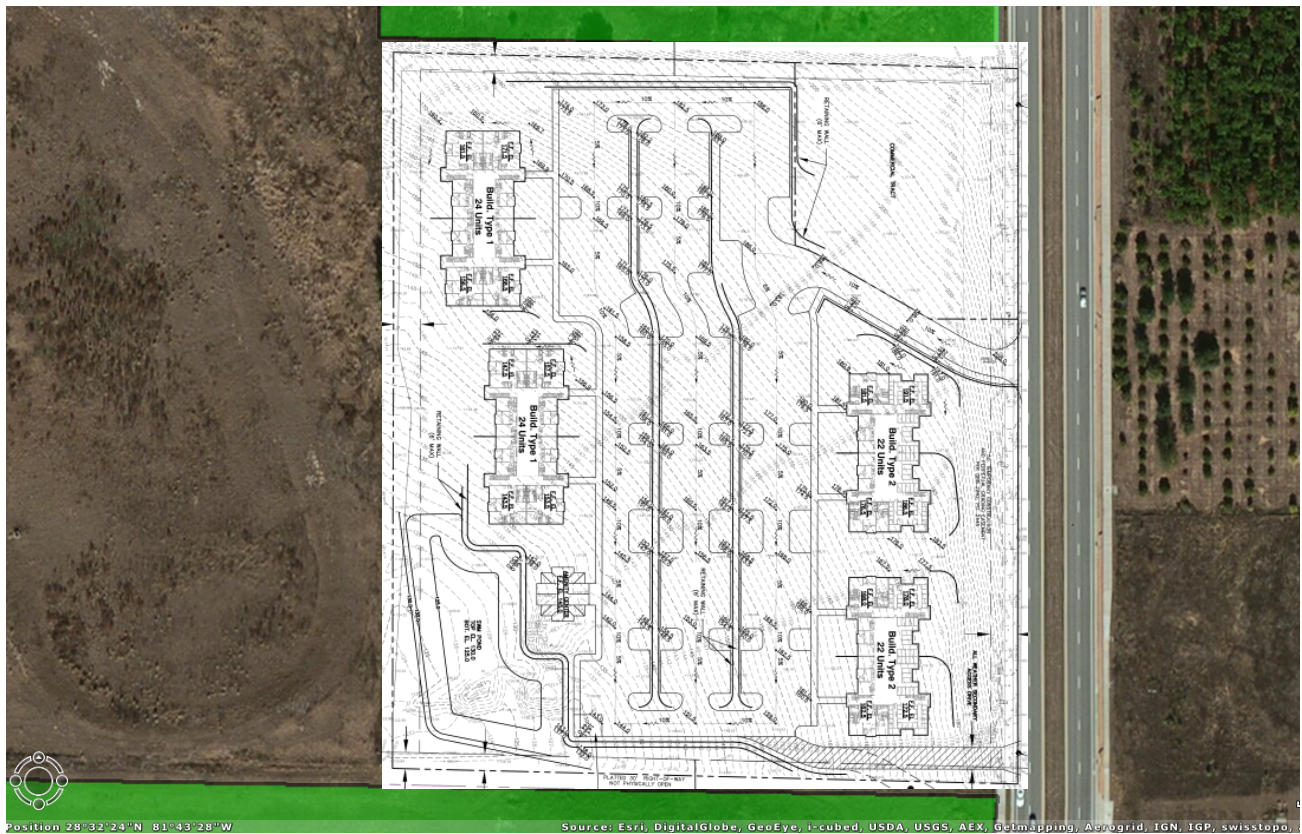


Exhibit 3

DEVELOPMENT NAME: Citrus Tower Apartments and Professional Offices
OWNER: Daljit and Satinder Gill
APPLICANT: Daljit and Satinder Gill
REQUESTED ACTION: Zoning change from Urban Estate to R-3 Residential/Professional
SIZE OF PARCEL: 8.53 +/- acres
GENERAL LOCATION: West of Citrus Tower Blvd between Hook Street and Steves Road.
EXISTING ZONING: Lake County RA Ranchette District (Urban Estate upon annexation)
EXISTING LAND USE: Vacant
FUTURE LAND USE: Lake County Regional Office (Request to change to Residential/Office)

SURROUNDING CONDITIONS:

	<u>ZONING</u>	<u>EXISTING LAND USE</u>	<u>FUTURE LAND USE</u>
NORTH:	UE URBAN ESTATE	Vacant	Commercial
SOUTH:	PUD/R-1	Residential and Vacant	Master Planned Development
EAST:	Lake County – R-6	Residential	Regional Office
WEST:	Lake County – RA	Commercial-Storm Water Retention Systems	Regional Office

Road Classification: Citrus Tower Boulevard – Collector
 Utility Area: City of Clermont Water / Sewer
 Site Utilities: City of Clermont Water / Sewer
 Site Visit: 12-23-13



**CITY OF CLERMONT
REZONING
APPLICATION**

DATE: November 26, 2013

FEE: \$350.⁰⁰

PROJECT NAME (if applicable): Citrus Tower Apartments & Office Site

APPLICANT: Daljit & Satinder Gill

CONTACT PERSON: Ridge Professional Group, Inc.

Address: 4425 US Highway 92 East

City: Lakeland

State: FL

Zip: 33801

Phone: 863-669-0108

Fax: _____

E-Mail: rpgi@ridgeprofessionalgroup.com

OWNER: Daljit & Satinder Gill

Address: 9 Kenview Blvd.

City: Brampton

State: Ontario

Zip: L6T5G

Phone: +1 (905) 792-0999 x 33

Fax: (905) 792-0091

Address of Subject Property: _____

Legal Description (include copy of survey): Please see attached

Acreage: 8.53

Land Use: Present RO Regional Office "County"
(City verification required)

Present Zoning: RA Ranchette "County"
(City verification required)

Proposed Zoning: R-3 Residential/Professional

******* 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.**

**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?

Apartment complex with commercial tract.

David Carter, Ridge Professional Group, Inc.

David C. Carter
Applicant Name (print)

X 
Applicant Name (signature)

Valjit Gill
Owner Name (print)

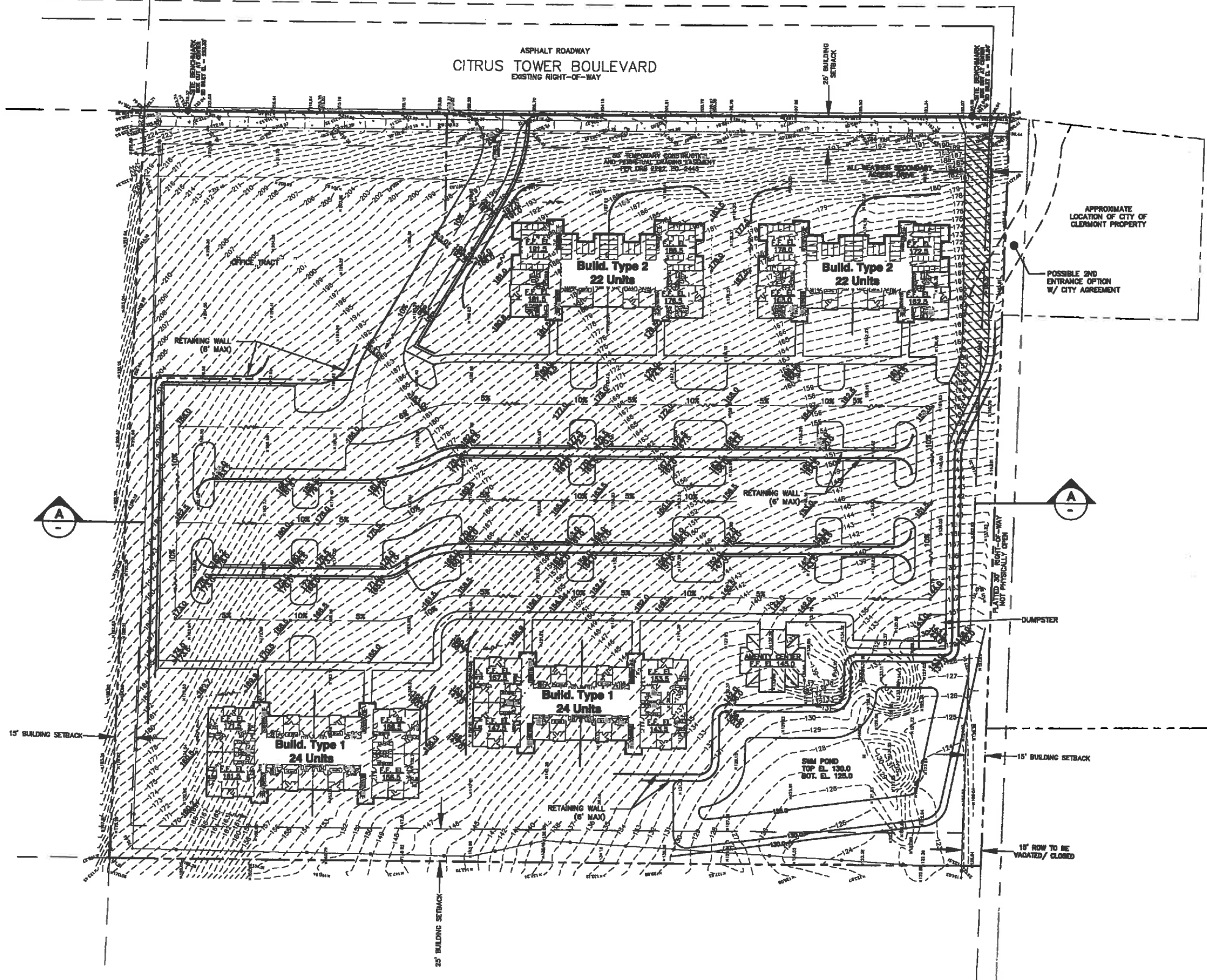
X 
Owner Name (signature)

******* 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.

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

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PROJECT INFORMATION
AREA= 8.5 ACRES
COMMERCIAL AREA= 1.0 AC±
MULTI FAMILY AREA= 7.73 AC±
APARTMENT UNITS= 92

CURRENT/PROPOSED FLU & ZONING
CURRENT ZONING= RA
PROPOSED ZONING= R-3 RES.
EXISTING LAKE COUNTY LAND USE= VACANT COMMERCIAL (1000)
PROPOSED LAND USE= RESIDENTIAL/OFFICE

SETBACK INFORMATION
FRONT= 25FT
REAR= 25FT
CORNER= 25FT
SIDE= 15FT

RESIDENTIAL DENSITY
ALLOWABLE DENSITY
PER ZONING= 12 UNITS PER ACRE
7.73 ACRES X 12 UNITS= 92.76 UNITS ALLOWED
92 UNITS PROPOSED

PARKING REQUIREMENT CALCULATION
24 3 BR UNITS = 60 SPACES
68 2 BR UNITS = 136 SPACES
TOTAL REQUIRED PARKING SPACES= 196

PARKING PROVIDED
STANDARD SPACES= 186
HANDICAPPED SPACES= 10
TOTAL SPACES= 196

P.U.D. TITLE
CITRUS TOWER APARTMENT COMPLEX

PARCEL ID NO. 09-22-26-130004800000
ALTERNATE KEY NO. 1017653

NOTES:
1. ALL BUILDINGS HAVE MINI STORAGE ROOMS ON EAST (UPHILL) 1/2 OF BOTTOM FLOOR.
2. FLOOR PLANS SHOWN ARE @ PARKING LOT ENTRY LEVEL.

Project Title
CITRUS TOWER APARTMENTS & OFFICE SITE
CLERMONT, FLORIDA

Sheet Title
SITE & GRADING PLAN

Prepared For
DALJIT GILL
9 KENVIEW BLVD.
BRAMPTON, ONTARIO, CANADA

RIDGE PROFESSIONAL GROUP, INC.
Land Development Design & Permitting Services
4425 U.S. Highway 92 East
Lakeland, FL 33801
Phone: (888) 888-0108

Checked By
AMS

Designed/Drawn By
DCL/RJF

Ridge Professional Group, Inc.
Project #
13.024

Sheet Number
1

Revisions	By	Date	Description
1	AMS	01/12/2013	REVISED COMMERCIAL TRACT SIZE
2	DCL	01/12/2013	ORIGINAL DRAWING START

Scale 1" = 40'
Plot Date Jan 20, 2014 - 10:28am

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. 2014-04

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, PROVIDING FOR AN EFFECTIVE DATE AND PROVIDING FOR PUBLICATION.

LOCATION

Vacant property (Alt. Key 1017653) west of Citrus Tower Boulevard;
south of Hooks Street

LEGAL DESCRIPTION

Tract 48, in Section 29, Township 22 South, Range 26 East, in Lake Highlands Company, According to the plat thereof, as recorded in PB 2, PG 25, of the Public Records of Lake County, Florida.

Less the following parcel:

That part of Tract 48, according to the plat of Lake Highlands Company subdivision of Section 29, as recorded in PB 2, PG 25, of the public records of Lake County, Florida, lying in the southeast $\frac{1}{4}$ of Section 29, Township 22 South, Range 26 East, Lake County, Florida, described as follows:

Commence at the east $\frac{1}{4}$ corner of said Section 29; thence run south 00 degrees 15'19" east along the east line of said southeast $\frac{1}{4}$ of Section 29 for a distance of 662.64 feet to the north line of the southeast $\frac{1}{4}$ of the northeast $\frac{1}{4}$ of said southeast $\frac{1}{4}$ of section 29; thence run north 88 degrees 50'36" west along said north line for a distance of 15.00 feet to the west line of the east 15.00 feet of said southeast $\frac{1}{4}$ of the northeast $\frac{1}{4}$ of the southeast $\frac{1}{4}$ for the point of beginning; thence continue north 88 degrees 50'36' west along said north line for a distance of 70.02 feet; thence run south 00 degrees 15'29' east for a distance of 647.72 feet to the north line of the south 15.00 feet of said southeast $\frac{1}{4}$ of the northeast $\frac{1}{4}$ of the southeast $\frac{1}{4}$; thence run south 88 degrees 53'59' east along said north line for a distance of 70.02 feet to the aforesaid west line of the east 15.00 feet of the southeast $\frac{1}{4}$ of the northeast $\frac{1}{4}$ of the southeast $\frac{1}{4}$; thence run north 00 degrees 15'29" west along said west line for a distance of 647.65 feet to the point of beginning.

Containing 8.53 acres, more or less

FROM UE URBAN ESTATE
TO R-3 RESIDENTIAL/PROFESSIONAL DISTRICT

A public meeting to consider the request will be held before the City Council on Tuesday, March 25, 2014 at 7:00 p.m. for final enactment.

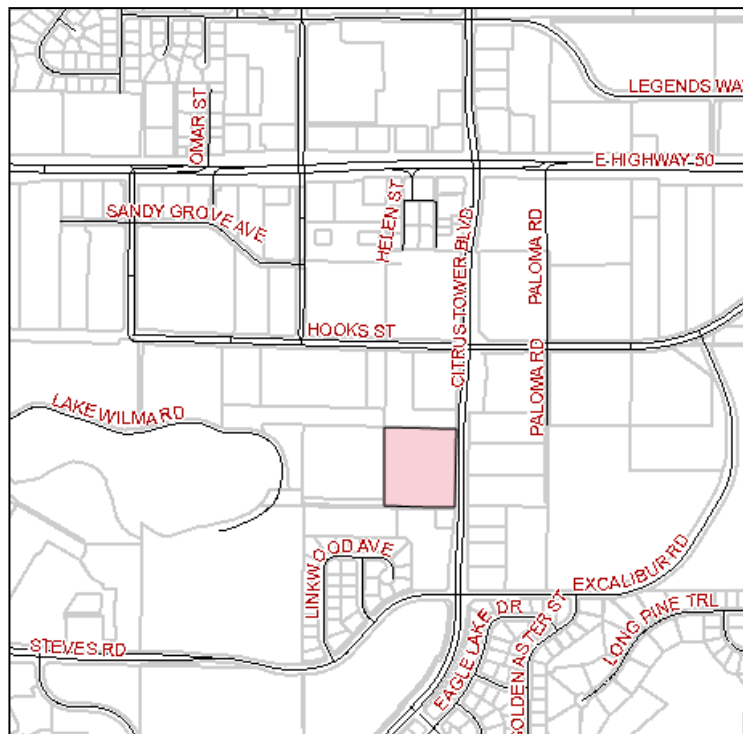
All meetings will be held at City Hall, located at 685 W. Montrose Street.

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
City Clerk

Daily Commercial
March 18, 2014





CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Council Meeting Date			
Tuesday, March 11, 2014			
Agenda Item Name			
Ordinance No. 2014-05, <i>Introduction Right-of-Way Closing</i>			
Requested Action			
Move to introduce Ordinance No. 2014-05.			
Staff Report			
Daljit and Satinder Gill - ROW Closing Petition The petitioners, Daljit and Satinder Gill, are requesting closing an easement of an unnamed road right-of-way lying south of Tract 48 of the Lake Highlands Company Plat (see Exhibit 2). The location is west of Citrus Tower Boulevard and north of Steves Road. The described right-of-way is part of an unimproved right-of-way which was never developed for public use. The right-of-way was platted as part of the original Lake Highlands Company, Plat book 2, page 25, recorded on January 10, 1914. The right-of-way has existed for almost 100 years and is still not developed. Severe topography changes and other access points to the original lots exist and the right-of-way was never developed. The applicant is requesting to eliminate the right-of-way to prepare the site for future development. Only the northern half of the right-of-way, 15 feet, will be vacated along the property line of Tract 48. Since this right-of-way was never developed and access to the lots in the area have other legal access options, staff recommends approval of the road vacation.			
Legal Impact			
Additional Analysis			
Fiscal Impact Summary			
Fiscal Impact	Fund Number and Description	Available Budget Amount	
Exhibits Attached (copies of original agreements)			
1.	Exhibit 1 - Ordinance	ROW ORD 2014-05.doc	
2.	Exhibit 2 - Plat and Aerial	Exhibit 2 - ROW - Plat and Aerial.pdf	
3.	Application	ROW application.pdf	
4.	Site & Grading	ROW Site & Grading.pdf	
5.	Legal Ad	ROW legal ad CC3-11 CC3-25-2014.doc	

CITY OF CLERMONT
ORDINANCE No. 2014-05

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, CLOSING AND PERMANENTLY ABANDONING THE 15 FOOT RIGHT-OF-WAY EASEMENT FOR 574.46 FEET OF THE PLATTED UNNAMED ROAD LYING SOUTH OF TRACT 48; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH, PROVIDING FOR SEVERABILITY, PUBLICATION, RECORDING, AND FOR AN EFFECTIVE DATE.

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

Section 1.

That any and all portions, closing and permanently abandoning the 15 foot right-of-way easement for 574.46 feet of the platted unnamed road lying south of Tract 48, PB 2, Page 25, located within the City of Clermont, Lake County, Florida as hereinafter described and shown in Attachment “A” is hereby closed and permanently abandoned.

Section 2.

The closing is done pursuant to the authority of the Charter of the City of Clermont, Lake County, Florida and the general laws of the State of Florida.

Section 3.

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

Section 4.

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

Section 5.

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

Attachment A



CITY OF CLERMONT
ORDINANCE No. 2014-05

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida, this 25th day of March, 2014.

Harold S. Turville, Jr., Mayor

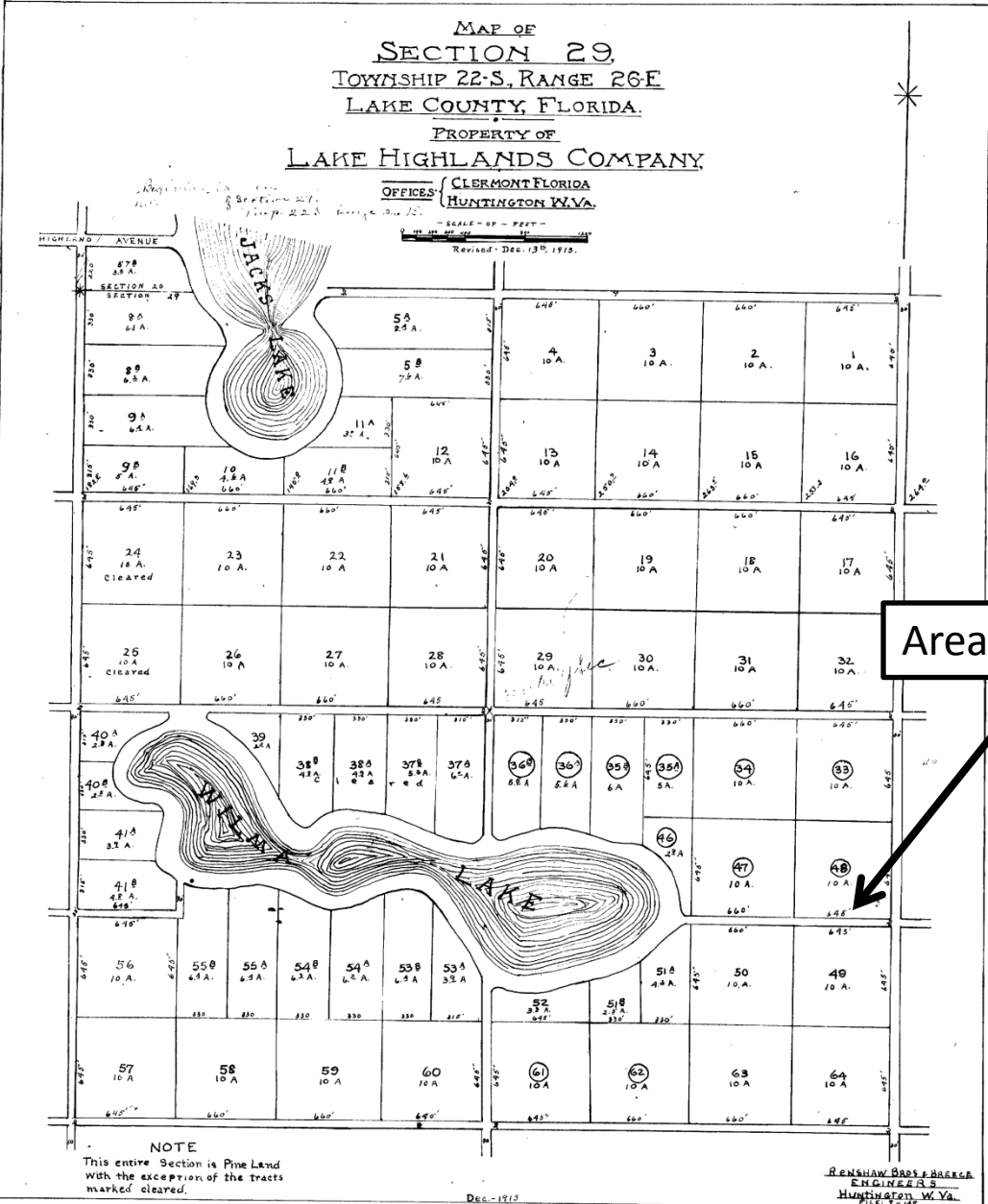
ATTEST:

Tracy Ackroyd, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

Exhibit 2 – Copy of Plat and Latest Aerial of site





CITY OF CLERMONT
STREET RIGHT-OF-WAY / EASEMENT CLOSING
PETITION

DATE: November 24, 2015

FEE: \$25.00

PETITIONER'S NAME: Daljit & Sandinder Gill

Address: 9 Kenview Blvd.

City: Brampton State: Ontario Zip: L6T5G

Phone: 1-905-792-0991 x33 Fax: 905-792-0091

Legal Description of Petitioner's property abutting Street ROW/easement to be closed
(Attach survey if available): Please see attached survey.

If named - name of street to be closed: _____

Plot plan & legal description of Street ROW/Easement portion to be closed (From-To):
please see attached.

Purpose or reason for closing: The road is not open and unneeded. It appears that the south half of the r/w has reverted back to the original parcel. We are requesting the north half revert to this property.

Attach a map and list of: Names and addresses of all property owners abutting the portion of the street requested to be closed and abandoned. _____ yes ☒ no

This petition is in accordance with the Clermont Land Development Code, Chapter 54, Division 2. Closing. Any person requesting a Street right-of-way or Easement Closing shall file a complete application submitted to the Planning Director in the Planning & Zoning Department, at least 45 days prior to the final hearing date of the City Council. A Street right-of-way or Easement Closing requires two readings of an ordinance by the City Council. The City Council meetings are held on the second and fourth Tuesdays of every month.

All applications must be complete, including applicable site plans and or pertinent descriptive materials in order to be processed. **The applicant must supply 35 copies of the application and supplemental materials. Include the original signed application.**

A plot plan (schematic drawing of the property involved) showing the location of that portion of the street requested to be closed and permanently abandoned, and including a survey of the property and street involved if deemed necessary by the city council or the city attorney.

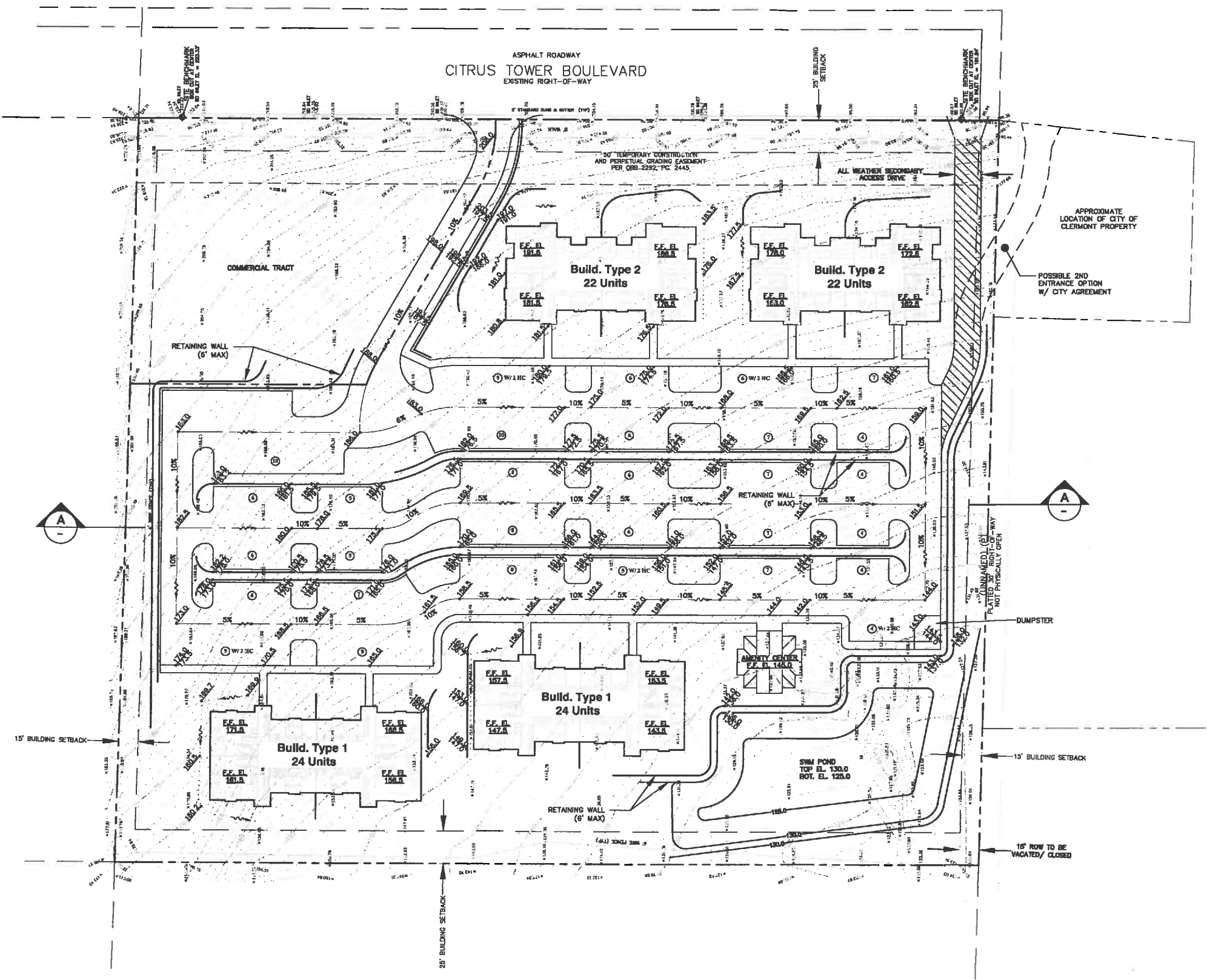
Daljit Gill
Petitioner Name (print)

x [Signature]
Petitioner 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.

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



PROJECT INFORMATION
AREA= 8.5 ACRES
COMMERCIAL AREA= 1.1 AC±
MULTI FAMILY AREA= 7.4 AC±
APARTMENT UNITS= 92

CURRENT/PROPOSED FLU & ZONING
CURRENT ZONING= RA
PROPOSED ZONING= R-3 RES.
EXISTING LAKE COUNTY LAND USE= VACANT
COMMERCIAL (1000)
PROPOSED LAND USE= RESIDENTIAL/OFFICE

SETBACK INFORMATION
FRONT= 25FT
REAR= 25FT
CORNER= 25FT
SIDE= 15FT

RESIDENTIAL DENSITY
ALLOWABLE DENSITY
PER ZONING= 3500 SF/UNIT

PROPOSED RESIDENTIAL DENSITY
7.4 ACRES / 92 UNITS= 3504 SF/UNIT

PARKING REQUIREMENT CALCULATION
24 3 BR UNITS = 60 SPACES
68 2 BR UNITS = 136 SPACES
TOTAL REQUIRED PARKING SPACES= 196

PARKING PROVIDED
STANDARD SPACES= 186
HANDICAPPED SPACES= 10
TOTAL SPACES= 196

P.U.D. TITLE
CITRUS TOWER APARTMENT COMPLEX

PARCEL ID NO. 09-22-26-130004800000
ALTERNATE KEY NO. 1017653

NOTES:
1. ALL BUILDINGS HAVE MINI STORAGE ROOMS ON EAST (UPHILL) 1/2 OF BOTTOM FLOOR.
2. FLOOR PLANS SHOWN ARE @ PARKING LOT ENTRY LEVEL.

Project Title

CITRUS TOWER APARTMENTS & COMMERCIAL SITE
CLERMONT, FLORIDA

Sheet Title

SITE & GRADING PLAN

Checked By:

AMS

Designed/Drawn By:

DCL/RJF

Ridge Professional Group, Inc.

Project #

13.024

Sheet Number

1

Prepared For

DALJIT GILL
9 KENVIEW BLVD.
BRAMPTON, ONTARIO, CANADA

Revisions

No.	Date	Description	By
1	01/27/2013	ORIGINAL DRAWING START	RJF

Scale

1" = 40'

Plot Date

Nov 11, 2013-2:10pm

RIDGE PROFESSIONAL GROUP, INC.
Land Development Design & Permitting Services
4425 U.S. Highway 92 East
Lakeland, FL 33801
Phone: (883) 889-0108

LEGAL NOTICE

The City Council of the City of Clermont will consider the enactment of the following proposed Ordinance at the regularly scheduled meeting to be held Tuesday March 25, 2014 at 7:00 P.M. at City Hall located at 685 West Montrose Street. All interested parties will be given an opportunity to express their views on this matter.

ORDINANCE NO. 2014-05

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, CLOSING AND PERMANENTLY ABANDONING THE 15 FOOT RIGHT-OF-WAY EASEMENT FOR 574.46 FEET OF THE PLATTED UNNAMED ROAD LYING SOUTH OF TRACT 48; REPEALING ALL ORDINANCES IN CONFLICT HERewith, PROVIDING FOR SEVERABILITY, PUBLICATION, RECORDING, AND FOR AN EFFECTIVE DATE.

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

Tracy Ackroyd, MMC

City Clerk
Daily Commercial
March 11, 2014