



**CITY OF CLERMONT
COUNCIL MEETING AGENDA
6:30 PM, Tuesday, August 22, 2017**

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

CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

PRESENTATIONS

Quarterly Budget Update

PUBLIC COMMENTS

REPORTS

CONSENT AGENDA

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

Item No. 1 - Meeting Minutes

Consider approval of the July 11, 2017
Regular Council Meeting minutes.

Item No. 2 - Contract Award

Consider request to piggyback the Lake
County B.C.C. contract with Bee-Saf-
Tee Fire Equipment, Inc. to provide fire
protection systems inspection, testing
and maintenance in the estimated annual
budget amount of \$50,000.

Item No. 3 - Utility Easement

Consider acceptance of an easement
located on Hartle Road for the Hartle
Road expansion.

Item No. 4 - Utility Easement

Consider acceptance of an easement
located on Hartle Road for the Hartle
Road expansion.

Item No. 5 - Resolution No. 2017-16

Consider approval of resolution adopting
fire department standard of cover.

Item No. 6 - Resolution No. 2017-41

Consider approval of a Resolution
authorizing surplus and a quit claim of
city property (.02 acres) in exchange for
quit claim of property (.018 acres) from
Victory Pointe LLC.

**CITY OF CLERMONT
COUNCIL MEETING AGENDA
6:30 PM, Tuesday, August 22, 2017**

UNFINISHED BUSINESS

Item No. 7 - Ordinance No. 2017-28; *Final*
Clermont Ridge Senior Villas
Table to September 12, 2017

Consider ordinance for voluntary annexation of 6.35 +/- acres for property located north of Hunt Trace Boulevard and west of Oakley Seaver Drive.

Item No. 8 - Ordinance No. 2017-29; *Final*
Clermont Ridge Senior Villas
Table to September 12, 2017

Consider ordinance to change the future land use designation for 6.35 +/- acres from Lake County Urban Medium to High Density Residential for property located north of Hunt Trace Boulevard and west of Oakley Seaver Drive.

Item No. 9 - Ordinance No. 2017-30; *Final*
Clermont Ridge Senior Villas
Table to September 12, 2017

Consider ordinance to change the zoning from Urban Estate to Planned Unit Development for an age-restricted senior housing project on property located north of Hunt Trace Boulevard and west of Oakley Seaver Drive.

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
MINUTES
REGULAR COUNCIL MEETING
July 11, 2017

Clermont City Council met in a regular meeting on Tuesday, July 11, 2017 in the Clermont City Council Chambers. Mayor Ash called the meeting to order at 6:30pm with the following Council Members present: Council Members Mullins, Bates, Travis and Goodgame. Other City officials present were: City Manager Gray, City Attorney Oyewale, and Deputy City Clerk Noak.

INVOCATION AND PLEDGE OF ALLEGIANCE

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

PRESENTATIONS

Legislative Update – GrayRobinson

Chris Comody, Chris Dawson, and Robert Stuart presented the City Council with the 2017 Legislative Session update. A total of 3,052 bills were filed and only 249 passed both the Senate and House. The Legislature approved an \$82.9 billion budget and Governor Scott signed the budget on June 2, 2017. Governor Scott vetoed the entire public education section and \$410 million in projects. The Legislature approved a tax package which included a 0.2 percent reduction in business rent tax, a back to school sales tax holiday, a hurricane preparedness tax holiday, a tax break on construction materials in rural areas of opportunity, and increased the Brownfields Tax Credit from \$5 million to \$10 million. State employees were given permanent raises of \$1,000 to \$1,400 and approval of a pension reform default selection for new State employees. The gambling issue died in the final week of the 2017 Legislative Session.

The Special Legislative Session Medical Marijuana Bill passed and established 10 additional licenses, caps the number of dispensaries available to each license holder, and allows local governments to ban dispensaries from their jurisdictions. House Bill 1-A passed in the Special Legislative Session which funds Visit Florida at \$76 million with increased transparency measures. The bill creates a new Infrastructure Fund with \$85 million designed to support public projects, fund projects which meet the states qualified target industry list, and serves as an economic stimulus by luring private investment through publicly-owned infrastructure instead of through incentives.

Senate Bill 10 was passed by the House and Senate and signed into law. The bill and the accompanying spending authority will create a new reservoir to collect runoff. Senate Bill 80 was signed by Governor Scott on May 23, 2017. The bill closed a loophole in the public records law and local governments cannot be sued unnecessarily for attorney's fees when they act in good faith.

Senate Bill 90 was passed and will provide an 80 percent property tax abatement on solar equipment installed on non-residential property after January 1, 2018 and an 80 percent exemption from property tax for solar energy equipment located on federally owned Department of Defense property regardless of the installation date.

The House and the Senate passed a House Joint Resolution to send to the ballot a proposed additional \$25,000 homestead exemption. The constitutional amendment requires 60 percent voter approval and if passed by the voters in November 2018 will institute an additional \$25,000 exemption off the first \$25,000 of the second \$100,000 in taxable value.

The City of Clermont received \$500,000 for Victory Pointe from the cultural grants fund allocation of \$11.1 million.

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Council Member Bates asked of the future of the tax credit for the entertainment industry. Mr. Comody commented the House is not in favor of the tax credit.

City Manager Gray thanked the GrayRobinson team. The City would not have received the funding for Victory Pointe without their assistance.

Wellness Program Update

Human Resources Director Dauderis presented an update on the City of Clermont Wellness Program. The benefits of the program will increase quality of life, morale, productivity, organizational image, and employee retention. The program focuses on physical activity, nutrition, mental health and financial health. The 2017 goals include increasing the number of employees who receive the \$5.00 per paycheck wellness credit, establish a brand for the program, increase awareness of cardiovascular risk factors, and increase the number of employees who participate in the various programs offered. Future goals include introducing incentives by level of participation, healthier vending machine alternatives, and incorporate a new level of measuring health outcomes.

Recreation Update

Parks and Recreation Director Davidoff presented an update on the Parks and Recreation Department. The upcoming season at the Clermont Performing Arts Center includes Menopause the Musical, Roseanne Barr, Chubby Checker, Nashville on Tour, On Golden Pond, and Clermont Cabaret Series. The Champions for a Lifetime program has had 2,160 participants since October 1, 2017. The Arts and Recreation Center has offered 730 classes with 1,596 participants and the City conducts educational programs for families, groups, and schools at Lake Hiawatha Preserve.

The Parks and Recreation provides rental services for the City's athletic fields, meeting rooms, private splash park rentals and took over the operation of the Clermont City Center on April 3, 2017. Mr. Davidoff thanked his staff, the Police Department, the Fire Department, and Public Works for their hard work and assistance.

Council Member Goodgame commented the presentation should be placed on the website as a slide show with audio.

PUBLIC COMMENTS

Jim Purvis; 4206 Hammersmith Drive, requested the City commemorate all of the people who had donated to Hancock Park when the park was originally developed.

Robert De Loach; 10290 Lake Minneola Shores, Kim Cashmer 10348 Lake Minneola Shores, Chris Davis; and Holly Zubkin; 15848 Tower View Drive, commented on lack of notification of the boat ramp relocation, the additional traffic, the hours of operation, concern of the parking, the low water levels, current airboat noise, and tree removal at the new boat ramp site.

City Manager Gray stated there would be a community meeting regarding the new boat ramp and the surrounding property owners will be notified.

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Council Member Travis asked of the law on airboats in Lake Minneola. City Manager Gray stated airboats are allowed on Lake Minneola and the Lake County Sheriff's Office enforces the noise ordinance.

Tim Engle; 164 Orange Avenue, spoke in agreement with the concerns regarding the new boat ramp. Mr. Engle indicated he was unable to attend the City Council meeting regarding the lease for his business, Clermont Waterfront Bikes and Boards. The lease agreement was terminated. He commented he would like to locate Clermont Waterfront Bikes and Boards to the Train Depot at the Historic Village. Mr. Engle stated glass on the beach continues to be an issue and removing the glass is the City's responsibility.

Council Member Travis commented she spoke with Fred Sommer; Sommer Sports, regarding glass on the beach. Mr. Sommer indicated he has not received complaints of glass on the beach from athletes attending Sommer Sports events.

David Crosby; Carroll Street, spoke in support of Mr. Engle.

REPORTS

City Manager Gray thanked the City Council for their participation in the 4th of July event. Mr. Gray announced the City Council will hold Budget Workshops on July 18 and July 19, 2017 at 6:30pm in the City Council Chambers.

Lindsay Oyewale was present on behalf of City Attorney Mantzaris – No report.

Council Member Bates – No report.

Council Member Goodgame reported on attending the Woodwinds Apartments ground breaking ceremony.

Council Member Mullins commented on attending the Woodwinds Apartments ground breaking ceremony and the City's 4th of July event.

Council Member Travis announced the South Lake Chamber of Commerce Breakfast will be held on July 21, 2017, the South Lake Chamber of Commerce Business After Hours will be held at Chili's, and the Lake County Sports and Tourism Committee will begin their next sessions at the National Training Center on August 9, 2017 at 8am.

Mayor Ash reported on attending the wake for Bonnie Maguire, the Woodwinds Apartments groundbreaking ceremony, met with Senator Stargel staff members and arranged to have space available at City Hall, attended the July 4th event at the Waterfront Pavilion. Ms. Ash thanked Parks and Recreation, Public Works, and the Police and Fire Department staff for their efforts at City events.

CONSENT AGENDA

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

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- Item No. 1 – Meeting Minutes** Consider approval of the April 25, 2017 and the May 9, 2017 Regular Council Meeting minutes.
- Item No. 2 – Surplus Property** Consider approval to declare end of life inventory as surplus from the City Clerk, Fire, and Parks and Recreation departments.
- Item No. 3 – Contract Award** Consider request to piggyback the Florida Sheriff's Association contract to purchase (1) Caterpillar 416F Backhoe loader in the budgeted amount of \$70,202.00.
- Item No. 4 – Resolution No. 2017-30** Consider Resolution to approve the National Incident Management System (NIMS).
- Item No. 5 – Resolution No. 2017-33** Consider Resolution opposing changes to the Lake Sumter Metropolitan Planning Organization.

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

UNFINISHED BUSINESS

Item No. 6 – Ordinance No. 2017-26 *Final – Huber, Right-of-Way closure*

The applicant withdrew the request.

The following was presented collectively and voted on separately.

Item No. 7 – Event and Road Closure Request, *Clermont Downtown Partnership, Farmer's Market and Merchant Faire*

Item No. 8 – Event and Road Closure Request, *Clermont Downtown Partnership, First Friday Family Food Trucks and Music on Montrose*

Parks and Recreation Director Davidoff stated the requests were brought before the City Council at the May 9, 2017 meeting. The City Council approved the events for a period of three months and set a workshop for June 8, 2017 to discuss concerns brought to the City. The events require Council approval due to requested road closures.

City Manager Gray commented the permits expired the end of May 2017 and the extensions granted at the May 9, 2017 meeting expire the end of July 2017.

Ron Smart; Clermont Downtown Partnership Executive Director, distributed background information on the changes the Clermont Downtown Partnership has implemented since November 2016.

Mayor Ash commented on not having the distributed information in advance.

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Mr. Smart stated the Farmer's Market and Merchant Faire was initially limited to one block. The City Council approved expansion of the market to include some of the 8th Street merchants, and then further expansions were requested to extend to the prior Police Station on Montrose Street. The Clermont Downtown Partnership has looked at several other locations, including City Hall Park, Waterfront Park, the City Hall parking lot, the parking lot between Minneola Street and Montrose Street, and the current location with some modifications. The majority of the Clermont Downtown Partnership members preferred the event remaining on Montrose Street.

The map included in the Council packet shows a proposed re-alignment to stretch the event to be more inclusive of all the businesses in the downtown area. The vendor tents will be offset and away from the curbs. Vendor tents in front of businesses closed on Sundays would be placed against the curb, with additional vendors added on 8th Street.

Mr. Smart reviewed the changes to the First Friday Family Food Trucks and Music on Montrose event; which included adding more attractions, activities, and entertainment zones; increasing invitations to downtown business to participate; providing informational kiosk booths; and increase signage and advertising.

The Clermont Downtown Partnership has implemented and will continue to implement changes to allow more inclusiveness of all the businesses in the Downtown District by encouraging using space at the Farmer's Market and Merchant Faire, forming a Welcome Committee Team, increase outreach to all businesses, inviting non-profits to participate in both events, opening exposure to shops, and hiring a Social Media Journalist.

The Clermont Downtown Partnership has developed a plan for use of other areas for both events during the resurfacing of Montrose Street.

Amanda Walsh; Clermont Downtown Partnership Member, stated the concerns are being addressed and the Clermont Downtown Partnership continues to implement changes to improve both events.

Mayor Ash passed the gavel to Council Member Travis.

Mayor Ash moved to extend both events for 3 months; seconded by Council Member Bates to hear from the public.

Abigail Santiago; Livi and Tate, thanked the Clermont Downtown Partnership for expanding the events; however, was disappointed in prior interactions with the Clermont Downtown Partnership. Ms. Santiago expressed the need for the City to run the events.

Maria Cotton; 831 Crooked Branch, commented she no longer attends the events because several of her favorite food trucks were no longer allowed to participate.

Don Huntington; Papa Don's Petting Zoo, spoke in favor of approving both events as requested.

Jim Purvis; 4206 Hammersmith Drive, commented Council should resolve the motion on the table.

City Attorney Oyewale stated the second to the motion was modified to allow for public comment.

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Mr. Purvis spoke in favor of granting a temporary permit for two or three months and Council consider sending out a bid for a coordinator to run a farmer's market.

Chris Garcia; Yummi's Frozen Yogurt and Café, expressed concern of competitors being allowed to locate food trucks in front of his business. Mr. Garcia asked Council to approve the events for two months.

Bill Gerstein; 3660 Peaceful Valley Drive, attends the Farmer's Market and Merchant Faire and asked the farmer's market continue regardless of which entity coordinated the event.

Jennifer Pearce; Clermont Acting Fire Marshal, commented the recent events have been well run with no safety issues. The proposed new layout has several public safety concerns and requested Council approving the events for one month pending Fire Department review.

Debbie Stern; event vendor, spoke in favor of approving the events for more than three months so vendors can make advance schedules.

Linda Flores; event vendor, spoke in favor of approving the events for a minimum of three months.

Carl Gordon; Clermont Downtown Partnership Social Media Journalist, commented several long term vendors left the events because they could not schedule in advance. Mr. Gordon spoke of the promotional spotlights the Clermont Downtown Partnership is providing on the downtown merchants.

Laura Ramsey; event vendor, stated it was difficult to plan in advance when the events are limited to three months. Ms. Ramsey expressed concern of changing locations for the events.

Christine Bruner; event vendor, spoke in favor of approving the events for three to six months.

Mark Vortelli; 4419 Fox Street, Orlando, Florida, spoke in support of a three-month extension for the First Family Friday Food Trucks and Music on Montrose event. Mr. Vortelli commented the City loses \$6,000 every year by the City by allowing a non-profit to manage the event and supported sending out a Request for Proposal to select a food truck promoter.

Council Member Travis spoke of hiring a professional company to run the events.

Council Member Mullins stated the motion on the table was to extend both events for three months. Mr. Mullins spoke in agreement with the vendors and the need to continue the events for a year. The Clermont Downtown Partnership is making an effort to resolve concerns.

Mayor Ash commented the Council cares about the businesses in Clermont and would like to see improvements in the Clermont Downtown Partnership interactions with the businesses. The downtown area has many new businesses moving in and complaints have been made regarding the treatment received by the Clermont Downtown Partnership.

Council Member Goodgame suggested tabling the event requests to the July 25, 2017 meeting and allow the Council time to decide if they would like to send out a Request for Proposal or have the Clermont Downtown Partnership continue to run the events.

Council Member Bates and Mayor Ash were opposed to tabling to the July 25, 2017 meeting.

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City Attorney Oyewale stated public comments were closed and it was inappropriate for audience members to be speaking from their seats. City Attorney Oyewale stated for the record, the Council has referred to an email message received from Gray Collective Bridal to Shannon Schmidt, and an email message from Erika Shanoff. The legal opinion regarding Council Member Mullins voting on the matter, Council Member Mullins does not have a voting conflict because he is a member of the Clermont Downtown Partnership; however, there is a gray area as it relates the appearance of the issue of conflict because he is a Council Member. City Attorney Oyewale stated the ethics hotline agreed this was a gray area and Council Member Mullins has been advised. Council Member Mullins made the decision to vote on the issue. There is a motion on the floor and there needs to be a vote on the motion to provide a three-month extension. City Attorney Oyewale suggested Council vote on each item separately.

The Farmer's Market and Merchant Faire:

The motion passed 4 to 1 with Council Member Goodgame in opposition.

The First Friday Family Food Trucks and Music on Montrose:

The motion passed 4 to 1 with Council Member Goodgame in opposition.

NEW BUSINESS

Item No. 9 – Event Request, Fee Variance, and Open Container Allowance – Sommer Sports 2018 Season

Parks and Recreation Director Davidoff, presented the request from Sommer Sports Race Series for approval of their 2018 events, waiver of the rental fees, and open container allowance.

Fred Sommers; Sommer Sports, was available to answer any questions.

Mayor Ash opened the public hearing.

Carla Alford; 432 Carroll Street, and David Crosby; Carroll Street, spoke in opposition of the open container request, of the City absorbing the fees using tax payer money, and expressed concern of noise ordinance violations.

Mayor Ash closed the public hearing.

Council Member Goodgame moved for approval, seconded by Council Member Mullins. The motion passed with all members present voting aye.

ADJOURN: With no further comments, this meeting was adjourned at 9:22pm.

APPROVED:

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk



CITY OF CLERMONT

AGENDA ITEM

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Meeting Date		
Tuesday, August 22, 2017		
Agenda Item Name		
Contract Award		
Requested Action		
Recommend to approve a piggyback contract number 13-0605 from the Lake County B.C.C. with Bee-Saf-Tee Fire Equipment, Inc. to provide fire protection systems inspection, testing and maintenance.		
Staff Report		
The Purchasing Department recommend approval of the above action. In accordance with the direction of City Council, the Purchasing Department issued a Request for Interest (RFI) number 1704-004 to notify local vendors of the City's intent to utilize other governmental entities' contract. The RFI was posted on the City's website for seven (7) business days. At the completion of the RFI, the Purchasing Department received no interest. Based on this, staff recommends that Council approve to piggyback the Lake County B.C.C. contract. The Lake County B.C.C. contract was obtained through a fully competitive solicitation and complies with the City of Clermont Purchasing Policy.		
Additional Analysis		
Fiscal Impact Summary		
The annual estimated cost of \$50,000 is included in the current year approved budget.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. RFI #1704-004	RFI 1704-004.pdf	



REQUEST FOR INFORMATION

Intent to Utilize Lake County Contract for Fire Protection Systems Inspection, Testing and Maintenance

CONTACT INFORMATION: Freddy L. Suarez, MPA, CPPB Purchasing Director EMAIL: fsuarez@clermontfl.org Phone: (352) 241-7350	RFI No. 1704-004	ISSUED DATE: April 4, 2017
	NOTICE OF INTENT TO PIGGYBACK A CONTRACT NOTICE END DATE: <u>April 13, 2017 at 2:00 P.M. (EST)</u> DEADLINE FOR WRITTEN QUESTIONS: <u>Not Applicable</u>	

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

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

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

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

1 – PIGGYBACK CONTRACT INFORMATION

(a) Department: Citywide

(b) Company Information: Bee-Saf-Tee Fire Equipment, Inc.

(c) Contract Number and Title: RFP # 13-0605 titled Fire Protection Systems Inspection, Testing and Maintenance.

(d) Length of Contract: Contract expires July 30, 2018.

(e) Product or Service Provided: To provide inspection, testing, maintenance, and repair services.

2 – ACTION TO BE TAKEN

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

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



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, August 22, 2017		
Agenda Item Name		
Utility Easement		
Requested Action		
Recommend to approve the acceptance of an easement located on Hartle Road for the Hartle Road expansion.		
Staff Report		
City of Clermont is requesting the acceptance of an easement located on Hartle Road for utilities as part of the Hartle Road expansion. This easement will be accepted from HRP Holdings, Inc.		
Additional Analysis		
Fiscal Impact Summary		
Purchase of easement for utilities for the amount of \$10.00 from owner.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
\$10.00	42535-53100 PRO SVCS-GENERAL	\$42,731.00
Exhibits Attached (copies of original agreements)		
1. Easement	Easement - HRP Holdings.pdf	

PUBLIC UTILITY EASEMENT

THIS EASEMENT made _____, 2017,

For recording use only

between Daniel Z. Wise, Trustee of the Generation-Skipping Trust for Michael Wise under the Zelig O. Wise Living Trust; Daniel Z. Wise, Trustee of the Generation-Skipping Trust for Daniel Wise under the Zelig O. Wise Living Trust; and Daniel Z. Wise, Trustee of the Generation-Skipping Trust for Deborah Levin under the Zelig O. Wise Living Trust, whose interest is fee simple or if other than fee simple is:

None

(if none other, write none)

of Lake County, Florida, herein referred to collectively as GRANTOR, and the CITY OF CLERMONT, a Florida Municipal Corporation, 685 W. Montrose St. Clermont, Florida, and its assigns, herein collectively referred to as GRANTEE;

GRANTOR, in consideration of TEN DOLLARS (\$10.00), and other valuable consideration to GRANTOR paid by GRANTEES, receipt of which is acknowledged, does hereby grant an EASEMENT IN GROSS to GRANTEES forever, to have and to hold for all public uses traditionally made of a PUBLIC UTILITY EASEMENT, including, but not limited to, installation of public utility systems including water, sewer, drainage, and electric, and the right of ingress and egress to construct, maintain, repair and replace facilities necessary for said purpose; over, under, above and through the following described lands in Lake County, Florida, to-wit:

See Exhibit "A"

Parcel I.D. No. 09-22-26-110003800000

Further, GRANTOR acknowledges and agrees that in the event GRANTOR requires the relocation of any utility systems installed by GRANTEES pursuant to this easement, said relocation shall be at the sole expense of GRANTOR and completed so as to not unreasonably interrupt the use of the utility system by GRANTEES.

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

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hands and seal the day and year first above written.

signed, sealed and delivered
in the presence of:

Daniel Z. Wise, Trustee of the Generation-Skipping Trust
for Michael Wise under the Zelig O. Wise Living Trust

By: [Signature]
Daniel Z. Wise, Trustee

(Print Name) [Signature]

Print Name/Title: Trustee

(Print Name) Guy Fredericks

Address: 1301 Raintree Pl
Winter Park, FL 32789

(Print Name) [Signature]
Alexa Robinson

(Print Name) [Signature]
Nancy Metende

ACKNOWLEDGEMENT ON PAGE 2

For recording use only

signed, sealed and delivered
in the presence of:

(Print Name) Guy Frederick

(Print Name) Guy Frederick

(Print Name) Alexa Robinson

(Print Name) Nancy Melendez

(Print Name) Nancy Melendez

(Print Name) Guy Frederick

(Print Name) Guy Frederick

(Print Name) Alexa Robinson

(Print Name) Nancy Melendez

(Print Name) Nancy Melendez

Daniel Z. Wise, Trustee of the Generation-Skipping Trust
for Daniel Wise under the Zelig O. Wise Living Trust

By: Daniel Z. Wise
Daniel Z. Wise, Trustee

Print Name/Title: Trustee

Address: 1301 Raintree Pl
Winter Park, FL 32789

Daniel Z. Wise, Trustee of the Generation-Skipping Trust
for Deborah Levin under the Zelig O. Wise Living Trust

By: Daniel Z. Wise
Daniel Z. Wise, Trustee

Print Name/Title: Trustee

Address: 1301 Raintree Pl
Winter Park, FL 32789

STATE OF FLORIDA

COUNTY OF LAKE

On June 28, 2017, the foregoing instrument was acknowledged before me by Daniel Z.

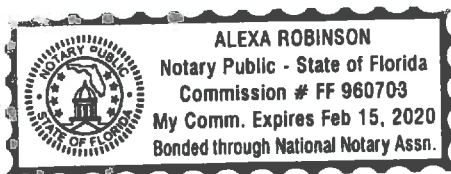
Wise, as Trustee of the Generation-Skipping Trust for Michael Wise under the Zelig O. Wise Living Trust;

by Daniel Z. Wise, as Trustee of the Generation-Skipping Trust for Daniel Wise under the Zelig O. Wise

Living Trust; and by Daniel Z. Wise, as Trustee of the Generation-Skipping Trust for Deborah Levin under

the Zelig O. Wise Living Trust, and who is personally known to me or who produced

as identification and who (did) (did not) take an oath.



Notary Public (Signature) Alexa Robinson

Notary Public (Typed, Printed, or Stamped)

ACCEPTED BY the City of Clermont by action of the City Council at its meeting of:

Mayor,

ATTEST:

City Clerk

Pursuant to Section 695.26 (3) (f), this instrument exempt from Chapter 695, F.S.: Prepared by and return to a Public Official: City Clerk, City of Clermont, 685 W. Montrose Street; Clermont, Florida 34711

[See attached]

LEGAL DESCRIPTION:

COMMENCE AT THE CENTER OF SECTION 26 AS SHOWN ON JOHN'S LAKE LANDING PHASE 1, AS RECORDED IN PLAT BOOK 65, PAGE 58, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE NORTH 89°33'31" WEST ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 26 AND THE NORTH BOUNDARY LINE OF SAID PLAT FOR 724.84 FEET TO THE WESTERLY BOUNDARY OF SAID PLAT; THENCE ALONG SAID WESTERLY BOUNDARY SOUTH 01°48'40" WEST FOR 475.87 FEET TO THE NORTHERLY RIGHT OF WAY LINE FOR HARVE ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 4561, PAGES 1260 THROUGH 1265, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE NORTH 88°11'20" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR 10.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID HARVE ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 4561, PAGES 1260 THROUGH 1265, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND THE POINT OF BEGINNING AND ALSO BEING A POINT ON A NON TANGENT CURVE CONCAVE NORTHWESTERLY, TO WHICH A RADIAL LINE BEARS SOUTH 88°11'20" EAST, AND HAVING A RADIUS OF 740.00 FEET; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 72°46'33" FOR 939.93 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 74°35'13" WEST FOR 45.60 FEET TO THE WEST LINE OF SAID TRACT 43; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, NORTH 00°20'25" EAST ALONG SAID WEST LINE FOR 10.39 FEET; THENCE DEPARTING SAID WEST LINE, NORTH 74°35'13" EAST FOR 42.98 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 730.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 72°46'33" FOR 927.23 FEET; THENCE SOUTH 88°11'20" EAST ALONG A RADIAL LINE FOR 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.22 ACRES OR 9,779.69 SQUARE FEET, MORE OR LESS.

NOTES:

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS THEY BEAR THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. BEARINGS ARE BASED ON FLORIDA STATE PLANE COORDINATE EAST ZONE (NAD 83) AND ARE REFERENCED THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, AS BEING NORTH 89°33'31" WEST.
3. THE LEGAL DESCRIPTION WAS PREPARED BY THIS FIRM AT THE CLIENT'S REQUEST AND IS BASED UPON INFORMATION PROVIDED.
4. THIS SURVEY MEETS ALL APPLICABLE REQUIREMENTS OF THE FLORIDA STANDARDS OF PRACTICE AS CONTAINED IN CHAPTER 53-17.051 FAC.
5. THIS SKETCH WAS PREPARED FOR DESCRIPTION PURPOSES ONLY AND DOES NOT REPRESENT A FIELD SURVEY.
6. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1/150 OR SMALLER.
7. HORIZONTAL DATUM SHOWN HEREON IS IN U.S. FEET.

CERTIFIED TO:

LAKE COUNTY BOARD OF COUNTY COMMISSIONERS
CITY OF CLERMONT
FIRST AMERICAN TITLE INSURANCE COMPANY
CHICAGO TITLE INSURANCE COMPANY
GODDOLD, DOWNING, BILL & RENTZ, P.A.
MATTAMY ORLANDO, LLC

Jennings
E Griffin

Digitally signed by
Jennings E Griffin
Date: 2017.03.15
08:02:16 -04'00'

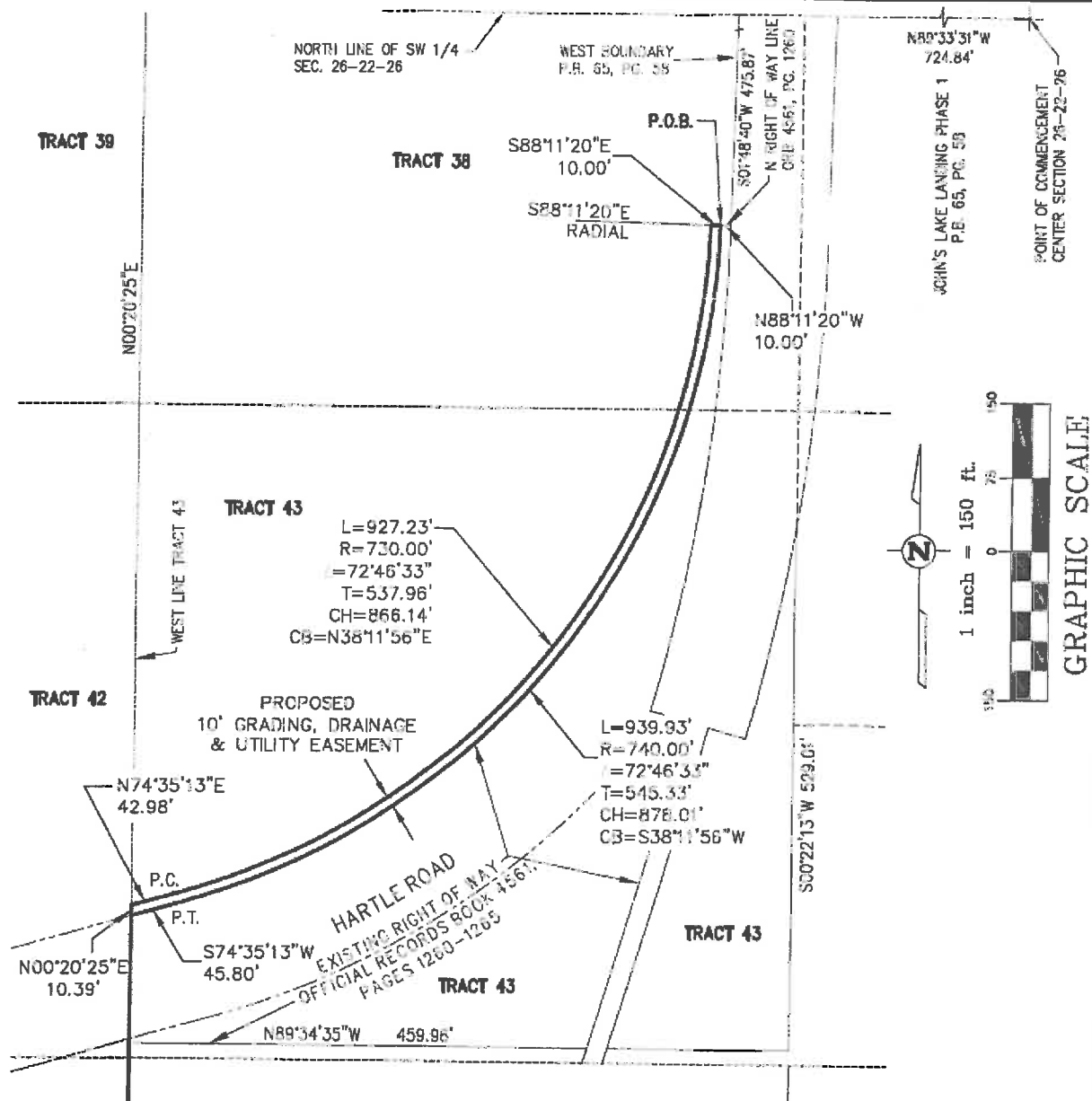
SHEET 1 OF 2	
CLIENT LAKE COUNTY	
JOB NO. 08-142-0006	
ACCD FILE 1M143.0000 Extent Sketch, Misc. Item	
DATE 02/02/2017 CHECKED BY: JEG	
DRAWN BY: TWS/JEG PLD. BOB:	
REVISIONS	DATE
REWORK DESCRIPTION	02/13/17

SKETCH OF DESCRIPTION
 IN SECTION 28, TOWNSHIP 22 SOUTH, RANGE 23 EAST
 LAKE COUNTY, FLORIDA
WIND PROPERTY

JENNINGS E. GRIFFIN, PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 4486

SKETCH OF DESCRIPTION

(NOT A FIELD SURVEY)



LEGEND

LB	LICENSED BUSINESS	CH	CHORD
P.O.B.	POINT OF BEGINNING	CB	CHORD BEARING
P.B	PLAT BOOK	L1	LINE NUMBER
PG.	PAGE	C1	CURVE NUMBER
R	RADIUS	P.C	POINT OF CURVE
Δ	CENTRAL ANGLE	P.T.	POINT OF TANGENT
L	ARC LENGTH	GRB	OFFICIAL RECORDS BOOK

SHEET 2 OF 2

CLIENT	LAME COUNTY
JOB NO.	151142-0003
ALIAS FILE	151142-0003 Camp Search_Wire.dwg
DATE	07/23/2019
DRAWN BY:	TGS
CHECKED BY:	SG
FLD. BOOK:	
REVISIONS	DATE
REVISE DESCRIPTION	03/23/17

SKETCH OF DESCRIPTION

N. SECTION 28, TOWNSHIP 27 SOUTH, RANGE 25 EAST
LAKE COUNTY, FLORIDA.
WISE PROPERTY



GODBOLD, DOWNING, BILL & RENTZ, P. A.
222 West Comstock Avenue, Suite 101
Winter Park, Florida 32789

DANIEL Z. WISE, TRUSTEE OF THE GENERATION-SKIPPING TRUST FOR
MICHAEL WISE UNDER THE ZELIG O. WISE LIVING TRUST;
DANIEL Z. WISE, TRUSTEE OF THE GENERATION-SKIPPING TRUST FOR
DANIEL WISE UNDER THE ZELIG O. WISE LIVING TRUST
AND DANIEL Z. WISE, TRUSTEE OF THE GENERATION-SKIPPING TRUST FOR
DEBORAH WISE UNDER THE ZELIG O. WISE LIVING TRUST
GRANT OF EASEMENT TO
THE CITY OF CLERMONT

RECEIPT AND DISBURSEMENT SCHEDULE

EXPENSES:

1.	E-Record Utility Easement (6 pgs.)	\$57.00
2.	Documentary stamp taxes	\$52.50
3.	Consideration for grant of easement	<u>\$7,500.00</u>

TOTAL EXPENSES: \$7,609.50

RECEIPTS:

1.	Mattamy Orlando LLC See Note #1	\$7,609.50
----	---------------------------------	------------

TOTAL RECEIPTS: \$7,609.50

DISBURSEMENTS:

1.	Lake County Clerk of Court (documentary stamp taxes and e-recording)	\$109.50
2.	Daniel Z. Wise, Trustee (consideration for easement)	<u>\$7,500.00</u>

TOTAL DISBURSEMENTS: \$7,609.50

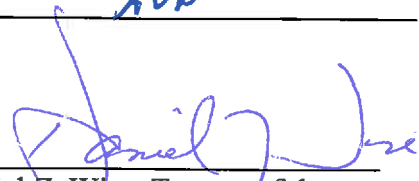
Note #1:

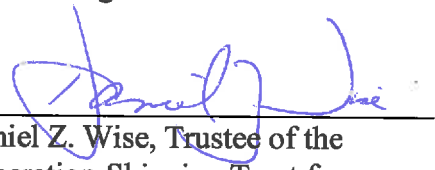
The monies being disbursed by Godbold, Downing, Bill & Rentz, P.A. pursuant to this Receipt and Disbursement Schedule are being funded by Mattamy Orlando LLC.

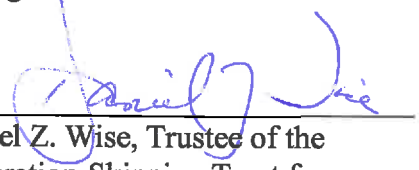
[SIGNATURE PAGE TO RECEIPT AND DISBURSEMENT SCHEDULE]

**MATTAMY ORLANDO LLC, a
Delaware limited liability company**

By: 
Print Name: Andrew Abel
Its: AVP

By: 
Daniel Z. Wise, Trustee of the
Generation-Skipping Trust for
Michael Wise under the Zelig O.
Wise Living Trust

By: 
Daniel Z. Wise, Trustee of the
Generation-Skipping Trust for
Daniel Wise under the Zelig O. Wise
Living Trust

By: 
Daniel Z. Wise, Trustee of the
Generation-Skipping Trust for
Deborah Wise under the Zelig O.
Wise Living Trust



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, August 22, 2017		
Agenda Item Name		
Utility Easement		
Requested Action		
Recommend to approve the acceptance of an easement located on Hartle Road for the Hartle Road expansion.		
Staff Report		
City of Clermont is requesting the acceptance of an easement located on Hartle Road for utilities as part of the Hartle Road expansion. This easement will be accepted from Daniel Z. Wise, Trustee of the Generation-Skipping Trust for Michael Wise.		
Additional Analysis		
Fiscal Impact Summary		
Purchase of easement for utilities for the amount of \$10.00 from owner.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
\$10.00	42535-53100 PRO SVCS-GENERAL	\$42,731.00
Exhibits Attached (copies of original agreements)		
1. Easement - Wise Trust	Easement - Wise Trust.pdf	

PUBLIC UTILITY EASEMENT

THIS EASEMENT made July 21, 2017,

between HRP Holdings, Inc., a Florida corporation,
whose interest is fee simple or if other than fee simple is:

None
(if none other, write none)

of Lake County, Florida, herein referred to as GRANTOR, and the CITY OF CLERMONT, a Florida Municipal Corporation, 685 W. Montrose St. Clermont, Florida, and its assigns, herein collectively referred to as GRANTEE;

GRANTOR, in consideration of TEN DOLLARS (\$10.00), and other valuable consideration to GRANTOR paid by GRANTEES, receipt of which is acknowledged, does hereby grant a non-exclusive EASEMENT IN GROSS to GRANTEES forever, to have and to hold for all public uses traditionally made of a PUBLIC UTILITY EASEMENT, including, but not limited to, installation of public utility systems including water, sewer, drainage, and electric, and the right of ingress and egress to construct, maintain, repair and replace facilities necessary for said purpose; over, under, above and through the following described lands in Lake County, Florida, to-wit:

See Exhibit "A"

Parcel I.D. No. 09-22-26-110004100001

GRANTOR may require the relocation of this Easement and any utilities systems installed by GRANTEE hereunder. GRANTOR acknowledges and agrees that in the event GRANTOR requires the relocation of any utility systems installed by GRANTEES pursuant to this easement, said relocation shall be at the sole expense of GRANTOR and completed so as to not unreasonably interrupt the use of the utility system by GRANTEES.

Reserving to the GRANTOR all rights not inconsistent with said easement, including (without limitation) reversion upon release.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hands and seal the day and year first above written.

signed, sealed and delivered
in the presence of:

Wendy P. Hoth

(Print Name) Wendy P. Hoth

James T. Murphy

(Print Name) JAMES T. MURPHY

Wendy P. Hoth

(Print Name) Wendy P. HOTH

James T. Murphy

(Print Name) James T. Murphy

HRP Holdings, Inc., a Florida corporation

By: James E. Burks

(Grantor's Name)

Print Name/Title: JAMES E. BURKS, President

Address: 16740 Appaloosa Trail, Montverde, FL 34756

(CORPORATE SEAL)

Attest: Tom Sennings

Print Name/Title: TOM SENNINGER/SBC

Address: 5948 LAKE HELLER ROAD
CLERMONT, FL 34714

For recording use only

For recording use only

STATE OF FLORIDA

COUNTY OF LAKE

On July 21, 2017, the foregoing instrument was acknowledged before me by
JAMES E. BURKS, the President of HRP Holdings, Inc., a Florida corporation, and
who is personally known to me or who produced _____
as identification and who (did) (did not) take an oath.



Wendy P. Hoth
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF124346
Expires 5/19/2018

Wendy P. Hoth
Notary Public (Signature)

WENDY P. HOTH
Notary Public (Typed, Printed, or Stamped)

ACCEPTED BY the City of Clermont by action of the City Council at its meeting of:

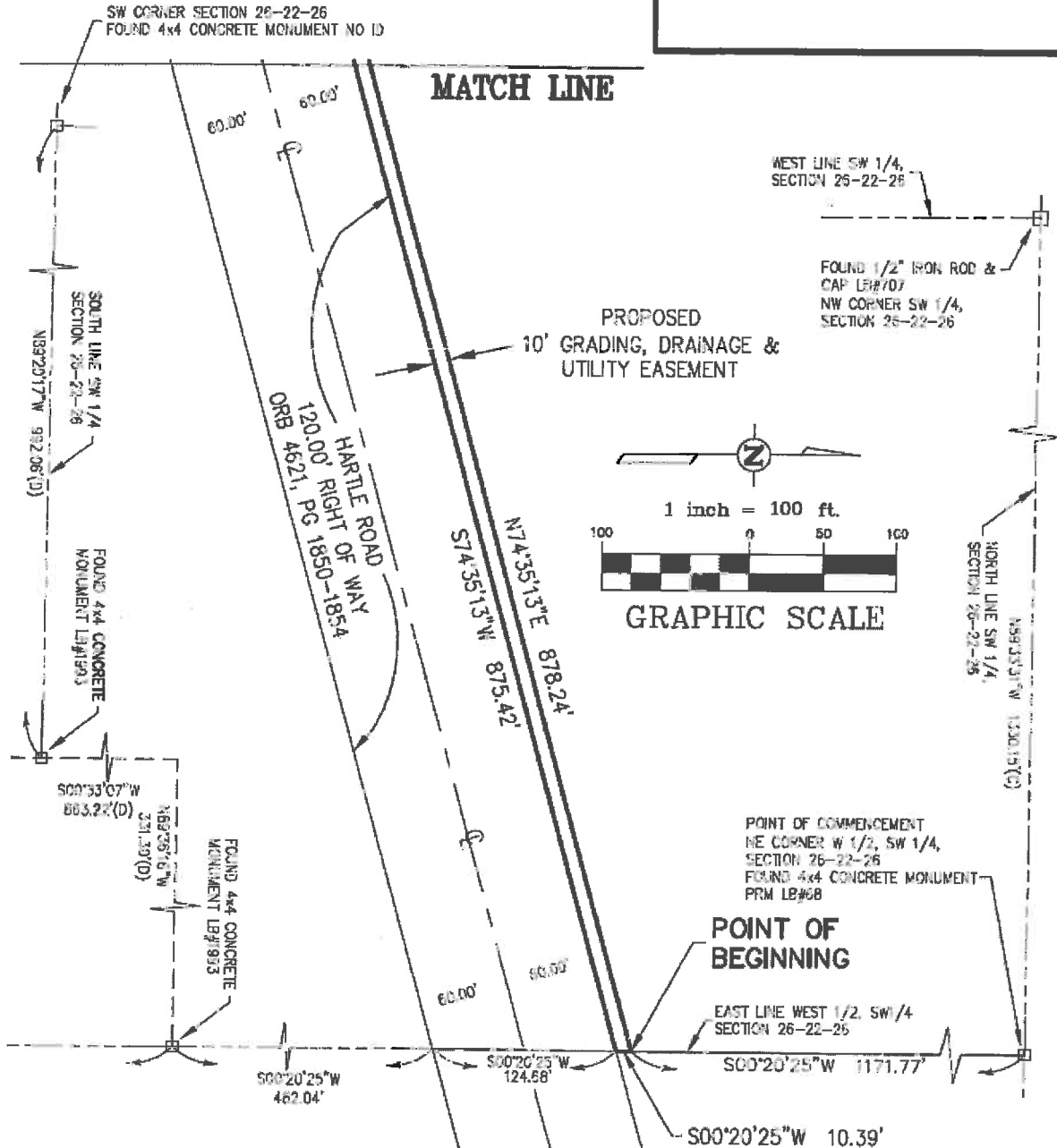
Mayor,

ATTEST:

City Clerk

Pursuant to Section 695.26 (3) (f), this instrument exempt from Chapter 695, F.S.: Prepared by and return
to a Public Official: City Clerk, City of Clermont, 685 W. Montrose Street; Clermont, Florida 34711

SKETCH OF DESCRIPTION (NOT A FIELD SURVEY)



LEGEND

LB	LICENSED BUSINESS	PT	POINT OF TANGENT
R	RADIUS	PRC	POINT OF REVERSE CURVE
Δ	CENTRAL ANGLE	(C)	CALCULATED
L	ARC LENGTH	(D)	DESCRIBED
CH	CHORD	CL	CENTERLINE
CB	CHORD BEARING	PRM	PERMANENT REFERENCE MARKER
PC	POINT OF CURVE	ID	IDENTIFICATION
ORB	OFFICIAL RECORDS BOOK		
PG	PAGES		

SHEET 2 OF 3

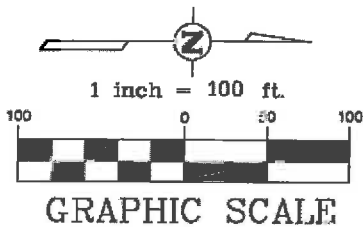
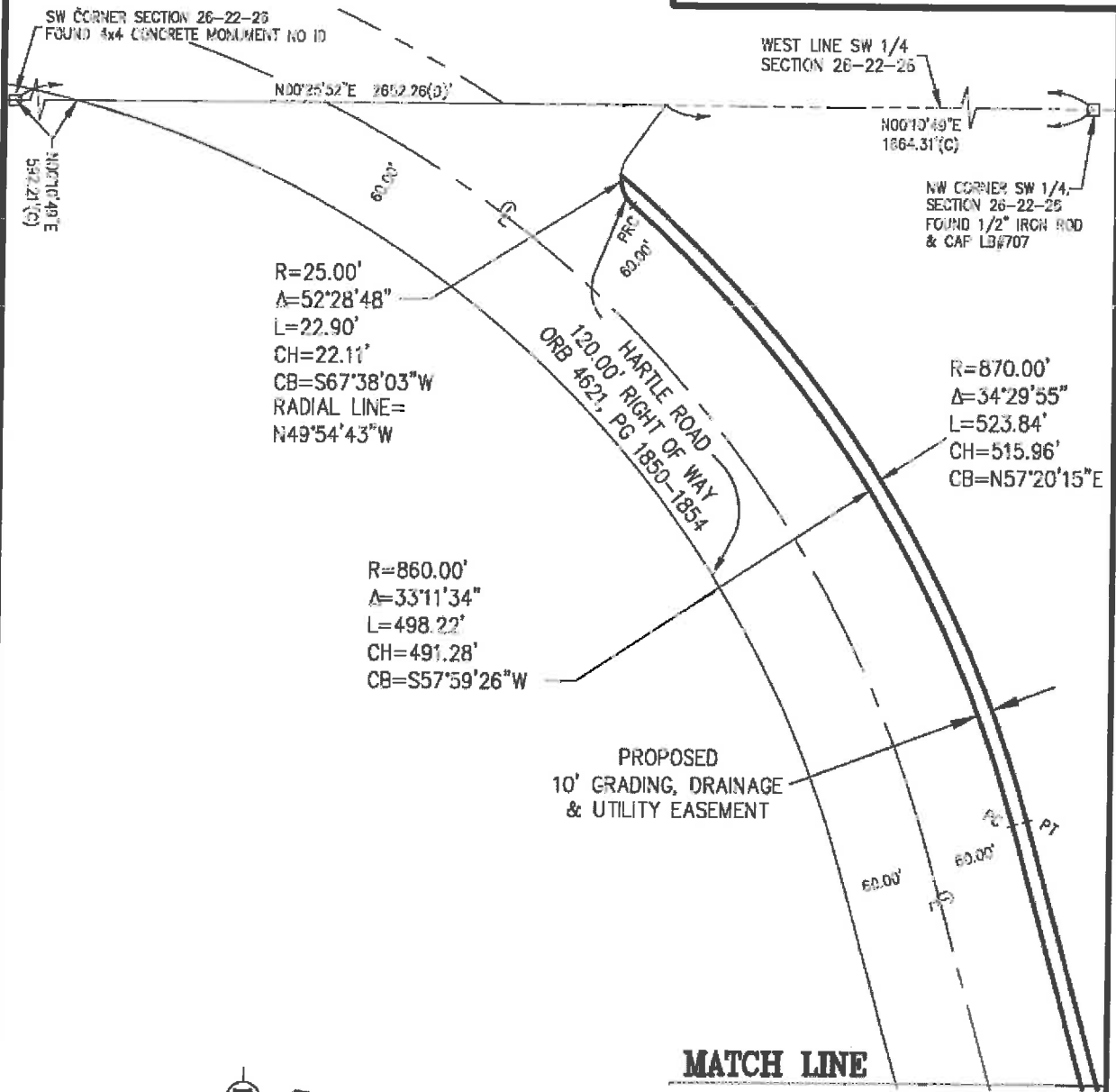
CUSTOMER	LAKE COUNTY
JOB NO.	18142-0000
ACAD FILE	121142-0000 Desc Sketch_Survey
DATE	02/27/2017 CHECKED BY: JEO
DRAWN BY: TRSLED	PLO. BOOK:
REVISIONS	DATE
REVISE DESCRIPTION	03/13/17

SKETCH OF DESCRIPTION

IN SECTION 26, TOWNSHIP 22 SOUTH, RANGE 25 EAST
LAKE COUNTY, FLORIDA
SENNINGS PROPERTY



SKETCH OF DESCRIPTION (NOT A FIELD SURVEY)



SHEET 3 OF 3

CLIENT LAKE COUNTY
JOB NO. 15142.0000
ACAD FILE 181142.0000 East Sketch, Seeminger
DATE 02/02/2017 O-BOOK BY JEC
DRAWN BY: JES/JEC PLJ: BOW
REVISIONS
REVISE DESCRIPTION 03/13/17

SKETCH OF DESCRIPTION

IN SECTION 26, TOWNSHIP 22 SOUTH, RANGE 25 EAST
LAKE COUNTY, FLORIDA
SEEMINGER PROPERTY





CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, August 22, 2017		
Agenda Item Name		
Resolution No. 2017-16		
Requested Action		
Recommend approval of resolution.		
Staff Report		
The purpose of the Standards of Cover (SOC) assessment is two-fold. The first purpose is to identify the level of service required by the City of Clermont based upon a comprehensive historical performance review and realistic assessment of the community's risk. The second purpose is to evaluate the ability of the fire department to address those risks with the resources available. The goal is to ensure the resources are able to cover the assessed risk. The assessment process utilizes a systematic and comprehensive approach to evaluate historical data and set performance guidelines based on that data. The Standards of Cover document describes the Clermont Fire Department response area, the risks that must be addressed, and reduced within the community, the fire department's capability to address those risks, the expected level of performance and the tools to measure that performance. The department has identified baseline (current) performance, and compared that performance to national best practices. Performance goals have been established to maximize efficiency and effectiveness. The Standards of Cover is a living document that addresses the dynamic and growing needs of the City of Clermont Fire Department. The SOC establishes the groundwork for continuous quality improvement. The Standards of Cover document is available upon request.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. 2017-16 resolution	2017-16 FD 2017-2022 Standardsofcover.doc	

CITY OF CLERMONT
RESOLUTION NO. 2017-16

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA ADOPTING THE FIRE DEPARTMENT STANDARDS OF COVER FOR YEARS 2017-2022; REPEALING ALL PRIOR RESOLUTIONS IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Clermont desires to adopt the Fire Department Standards of Cover for years 2017-2022;

NOW, THEREFORE, BE IT RESOLVED, that the Fire Department Standards of Cover for years 2017-2022 is hereby adopted as follows:

SECTION 1.

The City Council does hereby adopt the Fire Department Standards of Cover for years 2017-2022 as set forth in Attachment A, attached hereto and incorporated herein. The City Council of the City of Clermont may amend the Fire Department Standards of Cover for years 2017-2022 by resolution when deemed necessary and in the best interest of the City of Clermont.

SECTION 2.

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

SECTION 3.

This resolution shall take effect immediately upon its adoption.

CITY OF CLERMONT
RESOLUTION NO. 2017-16

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida this 22nd day of August, 2017.

CITY OF CLERMONT

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, August 22, 2017		
Agenda Item Name		
Resolution No. 2017-41		
Requested Action		
Recommend n to approve a Resolution authorizing surplus and a quit claim of city property (.02 acres) in exchange for quit claim of property of non-city property (.018 acres) from Victory Pointe LLC.		
Staff Report		
On February 27, 2017, the City Council approved the rezoning and small scale comprehensive plan amendment for a property adjacent to the City's West Lake Property. During survey of both properties, inconsistencies were found on both surveys and legal descriptions. To resolve those inconsistencies and facilitate the progress of both projects, an exchange of properties, both of about .02 acres is proposed. Staff recommends approval of a Resolution authorizing surplus and a quit claim of city property (.02 acres) in exchange for quit claim of property of non-city property (.018 acres) from Victory Pointe LLC.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Resolution No. 2017-41	Resolution No. 2017-41.doc	
2. VP LLC Exhibits	VP LLC. Exhibits.pdf	
3. Quit Deed to City of Clermont from Victory Pointe LLC	Quit Deed to City of Clermont from Victory Point LLC 8.2.17.B.docx	
4. Quit Deed to Victory Pointe LLC from City of Clermont	Quit Deed to Victory Pointe LLC from City of Clermont 8.2.17.A.docx	

CITY OF CLERMONT
RESOLUTION NO. 2017-41

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, DECLARING CERTAIN CITY OWNED REAL PROPERTY AS SURPLUS; APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE AND DELIVER A QUIT CLAIM DEED TO THAT CERTAIN PROPERTY DESCRIBED AS LOT 1, BLOCK 114, OFFICAL MAP OF THE CITY OF CLERMONT, AS RECORDED IN PLAT BOOK 8, PAGE 17, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; AUTHORIZING THE CITY MANAGER TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY TO COMPLETE THE TRANSFER OF THE SUBJECT PROPERTY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council has determined that the subject property is not needed for any public purpose and of no value to the City; and

WHEREAS, it is in the best interest of the City of Clermont to transfer the subject property back to the original grantor and/or its assigns and successors and to retain a public utility easement along and within the property.

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

SECTION 1.

The City Council does hereby find and determine that the property more particularly described in Exhibit "A" and Exhibit "B" attached hereto and incorporated herein is surplus property and the continued ownership of the property by the City does not serve a public purpose.

SECTION 2.

The City Council does hereby approve and authorizes the Mayor to execute the Quit Claim Deeds set forth in Exhibit "A" and Exhibit "B".

SECTION 3.

The City Manager is further authorized to execute any additional documents as may be necessary to complete the aforementioned transaction.

SECTION 4.

This resolution shall take effect immediately upon its adoption.

CITY OF CLERMONT
RESOLUTION NO. 2017-41

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida this 22nd day of August, 2017.

CITY OF CLERMONT

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

Exhibit "A"

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	415.92'	0.17'	0.17'	S 86°59'24" W	0°01'26"
C2	242.98'	77.83'	77.49'	S 89°09'43" W	18°21'06"

Description:

Commence at the Southwest corner of Lot 1, Block 114, Official Map of The City of Clermont, according to the plat thereof, as recorded in Plat Book 8, Page 17, Public Records of Lake County, Florida, thence run N 00°31'43" E along the West line of said Lot 1 for a distance of 159.95 feet; thence run N 58°20'13" E for a distance of 26.41 feet to the POINT OF BEGINNING; ; thence continue N 58°20'13" E for a distance of 20.95 feet; thence run N 90°00'00" E for a distance of 59.91 feet to the West line of the East 10.00 feet of Tenth Street according to said plat of Official Map of The City of Clermont; thence run S 00°31'46" W along said West line of the East 10.00 feet of Tenth Street for a distance of 9.86 feet to a point on the South boundary of West Lake according to said plat of Official Map of The City of Clermont, said point being the beginning of a non-tangent curve concave to the North, having a radius of 415.92 feet, a chord bearing of S 86°59'24" W and a chord distance of 0.17 feet; thence leaving said West line of the East 10.00 feet of Tenth Street run Southwesterly along said South boundary of West Lake and the arc of said curve for a distance of 0.17 feet through a central angle of 0°01'26" to a point of compound curvature of a curve concave to the North having a radius of 242.96 feet, a chord bearing of S 89°09'43" W and a chord distance of 77.49 feet; thence run Westerly along said South boundary of West Lake and the arc of said curve for a distance of 77.83 feet through a central angle of 18°21'06" to the Point of Beginning. Containing 873 square feet or 0.02 acres, more or less.

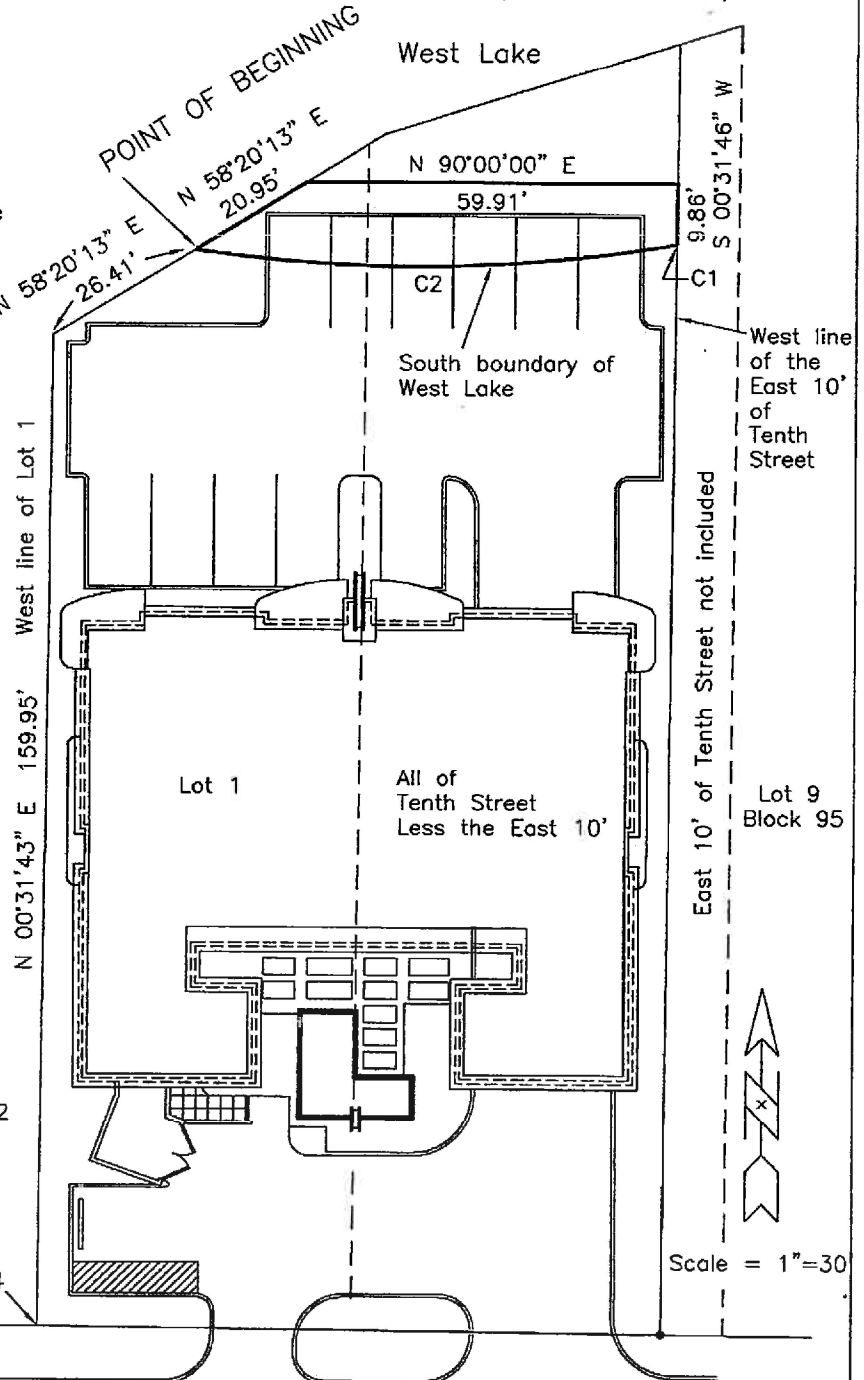
Notes:

- Bearings based on the South line of Lot 1 as being N 89°28'40" W, an assumed meridian.
- Legal description written by Rhoden Land Surveying.
- No title commitment or abstract has been provided for the subject property. There may be recorded or unrecorded documents which could affect this parcel.
- THIS IS NOT A BOUNDARY SURVEY.

Lot 2

Point of Commencement Southwest corner of Lot 1, Block 114

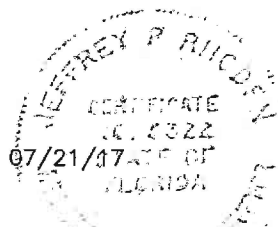
Map of Description



Montrose Street

Jeffrey P. Rhoden
JEFFREY P. RHODEN PSM #5322
STATE OF FLORIDA

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS MAP/REPORT IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.



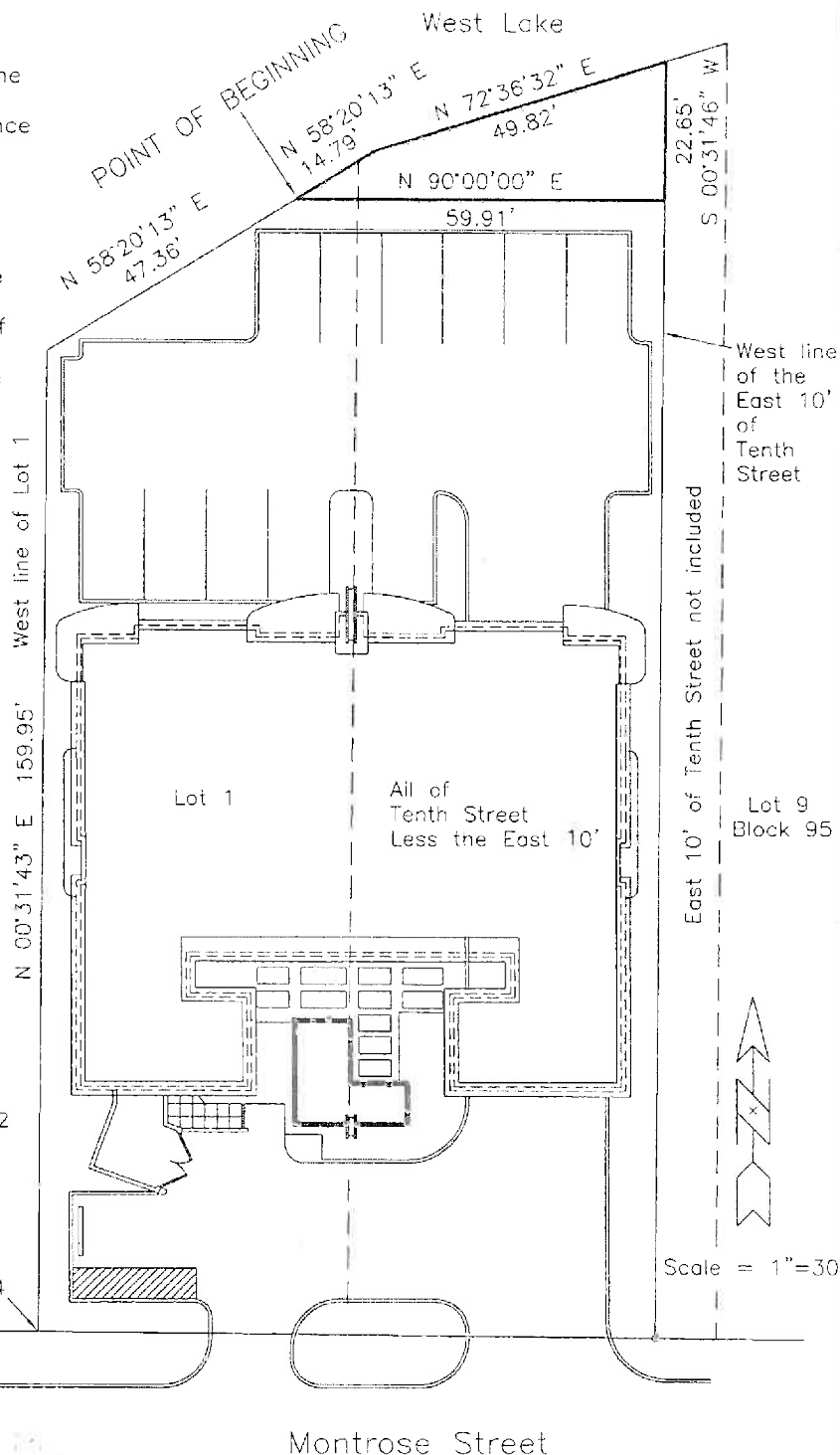
Field Date 11/18/16	Prepared for: Victory Pointe, LLC	16076.001
Drawn by: JPR	Rhoden Land Surveying, Inc.	
Scale: 1"=30'	LB #6980 420 E. Minnehaha Ave. Clermont, FL 34711 352-394-6255	

Exhibit "B"

Description:

Commence at the Southwest corner of Lot 1, Block 114, Official Map of The City of Clermont, according to the plat thereof, as recorded in Plat Book 8, Page 17, Public Records of Lake County, Florida, thence run N 00°31'43" E along the West line of said Lot 1 for a distance of 159.95 feet; thence run N 58°20'13" E for a distance of 47.36 feet to the POINT OF BEGINNING; thence continue N 58°20'13" E for a distance of 14.79 feet; thence run N 72°36'32" E for a distance of 49.82 feet to the West line of the East 10.00 feet of Tenth Street according to said plat of Official Map of The City of Clermont; thence run S 00°31'46" W along said West line of the East 10.00 feet of Tenth Street for a distance of 22.65 feet; thence leaving said West line of the East 10.00 feet of Tenth Street run S 90°00'00" W for a distance of 59.91 feet to the Point of Beginning. Containing 769 square feet or 0.018 acres, more or less.

Map of Description



Notes:

- Bearings based on the South line of Lot 1 as being N 89°28'40" W, an assumed meridian.
- Legal description written by Rhoden Land Surveying.
- No title commitment or abstract has been provided for the subject property. There may be recorded or unrecorded documents which could affect this parcel.
- THIS IS NOT A BOUNDARY SURVEY.

Jeffrey P. Rhoden
JEFFREY P. RHODEN PSM #5322

07/31/17

STATE OF FLORIDA

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS MAP/REPORT IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

Field Date 11/18/16	Prepared for: Victory Pointe, LLC	16076.003B
Drawn by: JPR	Rhoden Land Surveying, Inc.	
Scale: 1"=30'	LB #6980 420 E. Minnehaha Ave. Clermont, FL 34711 352-394-6255	

This instrument prepared by and
after recording return to:

Daniel F. Mantzaris, City Attorney
c/o City Clerk
City of Clermont
685 West Montrose Street
Clermont, FL 34711

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, made effective the ____ day of _____ 2017 by **VICTORY POINTE, LLC**, whose address is 1200 Oakley Seaver Drive, Suite 203, Clermont, FL 34711 (“Grantor”), to **CITY OF CLERMONT**, a Florida Municipal Corporation, whose address is 685 West Montrose Street, Clermont, FL 34711 (“Grantee”):

(Wherever used herein the terms “Grantor” and “Grantee” shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), in hand paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, does hereby remise, release and quit-claim unto the Grantee forever, all the right, title, interest, claim and demand which the Grantor has in and to the following described easement affecting that certain lot, piece or parcel of land, situate, lying and being in the County of Lake, State of Florida, to-wit:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 114, OFFICIAL MAP OF THE CITY OF CLERMONT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 17, PUBLIC RECORDS OF LAKE COUNTY FLORIDA, THENCE RUN N 00°31'43" E ALONG THE WEST LINE OF SAID LOT 1 FOR A DISTANCE OF 159.95 FEET; THENCE RUN N 58°20'13" E FOR A DISTANCE OF 47.36 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 58°20'13" E FOR A DISTANCE OF 14.79 FEET; THENCE RUN N 72° 36" 32" E FOR A DISTANCE OF 49.82 FEET TO THE WEST LINE OF THE EAST 10.00 FEET OF THE TENTH STREET ACCORDING TO SAID PLAT OF OFFICIAL MAP OF THE CITY OF CLERMONT; THENCE RUN S 00°31'46" W ALONG SAID WEST LINE OF THE EAST 10.00 FEET OF TENTH STREET FOR A DISTANCE OF 22.65 FEET; THENCE LEAVING SAID WEST LINE OF THE EAST 10.00 FEET OF TENTH STREET RUN S 90°00'00" W FOR A DISTANCE OF 59.91 FEET TO THE POINT OF BEGINNING. CONTAINING 769 SQUARE FEET OF 0.018 ACRES, MORE OR LESS.

And as depicted in the map attached hereto as Exhibit “B”.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee forever.

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:

City of Clermont, Florida

Signature
Print Name: _____

By: _____
Mayor Gail Ash
As approved and authorized by Council
Resolution 2017- __R

Signature
Print Name: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2017 by Gail Ash, as the Mayor of the City of Clermont, who is ☐ is personally known to me or ☐ has produced _____ as identification.

Notary Stamp

Signature of Notary
Print Name: _____
Title: Notary Public
Serial No. (if any) _____
Commission Expires: _____

This instrument prepared by and
after recording return to:

Daniel F. Mantzaris, City Attorney
c/o City Clerk
City of Clermont
685 West Montrose Street
Clermont, FL 34711

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, made effective the ____ day of _____ 2017 by **CITY OF CLERMONT**, a Florida Municipal Corporation whose address is 685 W. Montrose Street, Clermont, FL 34711 ("Grantor"), to **VICTORY POINTE, LLC**, whose address is, 1200 Oakley Seaver Drive, Suite 203, Clermont, FL 34711 ("Grantee"):

(Wherever used herein the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), in hand paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, does hereby remise, release and quit-claim unto the Grantee forever, all the right, title, interest, claim and demand which the Grantor has in and to the following described easement affecting that certain lot, piece or parcel of land, situate, lying and being in the County of Lake, State of Florida, to-wit:

COMENCE AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 114, OFFICIAL MAP OF THE CITY OF CLERMONT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 17, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, THENCE RUN N 00° 31' 43" E ALONG THE WEST LINE OF SAID LOT 1 FOR A DISTANCE OF 159.95 FEET; THENCE RUN N 58°20'13" E FOR A DISTANCE OF 26.41 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 58°20'13" E FOR A DISTANCE OF 20.95 FEET; THENCE RUN N 90°00'00" E FOR A DISTANCE OF 59.91 FEET TO THE WEST LINE OF THE EAST 10.00 FEET OF TENTH STREET ACCORDING TO SAID PLAT OF OFFICIAL MAP OF THE CITY OF CLERMONT; THENCE RUN S 00°31'46" W ALONG SAID WEST LINE OF THE EAST 10.00 FEET OF TENTH STREET FOR A DISTANCE OF 9.86 FEET TO A POINT ON THE SOUTH BOUNDARY OF WEST LAKE ACCORDING TO SAID PLAT OF OFFICIAL MAP OF THE CITY OF CLERMONT, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 415.92 FEET, A CHORD BEARING OF S 86°59'24" W AND A CHORD DISTANCE OF 0.17 FEET; THENCE LEAVING SAID WEST LINE OF THE EAST 10.00 FEET OF TENTH STREET RUN SOUTHWESTERLY ALONG SAID SOUTH BOUNDARY OF WEST LAKE AND THE ARC OF SAID CURVE FOR A DISTANCE OF 0.17 FEET THROUGH A CENTRAL ANGLE OF 0°01'26" TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 242.96 FEET, A CHORD BEARING OF S 89°09'43" W AND

A CHORD DISTANCE OF 77.49 FEET;THENCE RUN WESTERLY ALONG SAID SOUTH BOUNDARY OF WEST LAKE AND THE ARC OF SAID CURVE FOR A DISTANCE OF 77.83 FEET THROUGH A CENTRAL ANGLE OF 18°21'06" TO THE POINT OF BEGINNING. CONTAINING 873 SQUARE FEET OR 0.02 ACRES, MORE OR LESS.

And as depicted in the map attached hereto as Exhibit "A".

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee forever.

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:

City of Clermont, Florida

Signature
Print Name: _____

By: _____
Mayor Gail Ash
As approved and authorized by Council
Resolution 2017- ____R

Signature
Print Name: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 2017 by Gail Ash, as the Mayor of the City of Clermont, who is ☐ is personally known to me or ☐ has produced _____ as identification.

Notary Stamp

Signature of Notary
Print Name: _____
Title: Notary Public
Serial No. (if any) _____
Commission Expires: _____



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date					
Tuesday, August 22, 2017					
Agenda Item Name					
Ordinance No. 2017-28; <i>Final Clermont Ridge Senior Villas Table to September 12, 2017</i>					
Requested Action					
Recommend tabling of Ordinance 2017-28.					
Staff Report					
<i>Due to a lack of a quorum at the Aug. 1, 2017 Planning & Zoning Commission meeting, the related requests for a comprehensive plan amendment and rezoning on this property could not be considered by the Commission for a recommendation to the City Council. Final hearings for the annexation, comprehensive plan amendment and rezoning are now requested to be considered together at the Sept. 12, 2017 meeting, which will follow the September Planning & Zoning Commission meeting on Sept. 11, 2017.</i> The applicant, New Beginnings Housing, Inc, is requesting annexation of the subject property. The property is located north of Hunt Trace Boulevard and west of Oakley Seaver Drive. The City limits are adjacent to the south and east property boundaries. The property is currently in Lake County and is being used for a single-family home site. The property is approximately 6.35 acres in size and is in the City's water and sewer service area. The property is located within the Interlocal Service Boundary Agreement (ISBA) and the Joint Planning Area (JPA). The applicant wishes to receive services from the City in order to develop the property into an age-restricted (62 and over) senior housing development. This request is being heard concurrently with requests for a small-scale comprehensive plan amendment and a rezoning to a Planned Unit Development (PUD) for senior housing. The related request for a comprehensive plan amendment would change the future land use from Lake County's Urban Medium to the City's High Density Residential designation. The rezoning request is to change the zoning from Urban Estate (currently Agricultural District in Lake County) to the City's PUD zoning classification. Because a majority of the surrounding property is in the City, and the City can adequately provide services, staff recommends approval of the annexation.					
Additional Analysis					
Fiscal Impact Summary					
Fiscal Impact		Fund Number and Description		Available Budget Amount	
Exhibits Attached (copies of original agreements)					

1.	Ordinance No. 2017-28	2017-28 Clermont Ridge Annex.doc
2.	Maps	Clermont Ridge Senior Villas Maps.pdf
3.	Application	Carrier Annex App.pdf
4.	Legal ad	Clermont Ridge Annex legal ad.docx

CITY OF CLERMONT
ORDINANCE No. 2017-28

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

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

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

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

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

SECTION 1.

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

Legal Description

Lake Highlands 20-22-26 Tract 61B, that part of vacated platted road bounded on S by N line of Tract 61B, on N by high water line of Jacks Lake and on E & W by N'ly extensions of E & W lines of Tract 61B, PB 3 PG 30 ORB 638 PG 322. Alternate Key 1647801
Containing 6.35 Acres +/-

SECTION 2.

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

CITY OF CLERMONT
ORDINANCE No. 2017-28

SECTION 3.

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

SECTION 4.

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

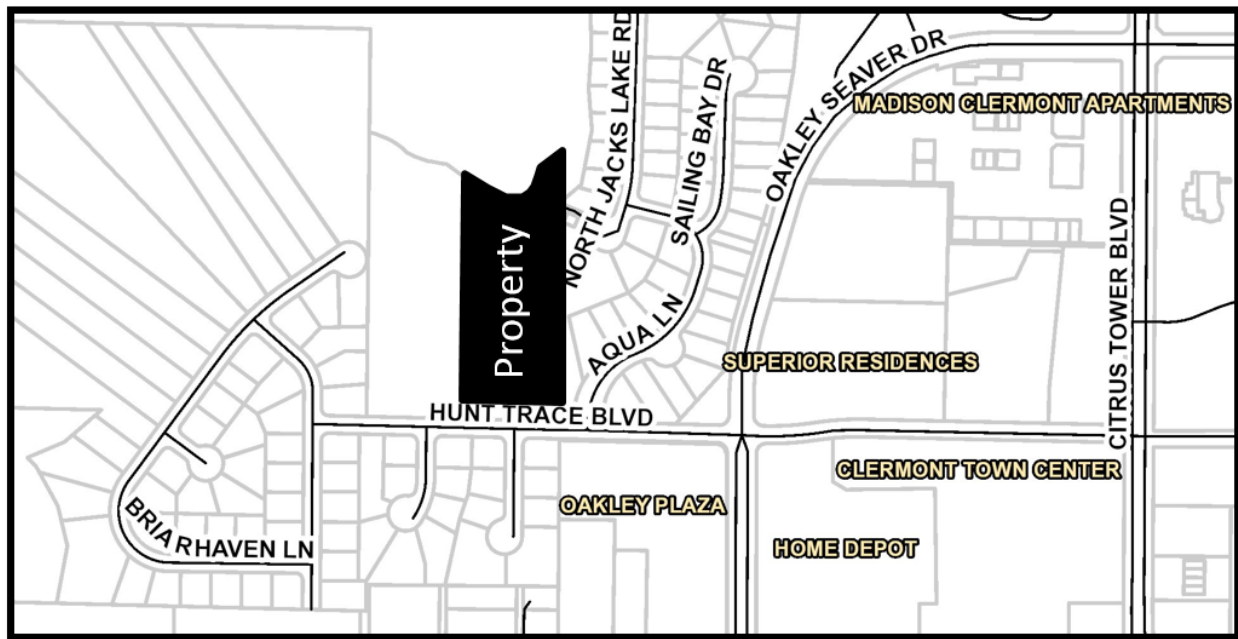
SECTION 5.

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

SECTION 6.

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

Location map:



CITY OF CLERMONT
ORDINANCE No. 2017-28

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 12th day of September, 2017.

CITY OF CLERMONT

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

Exhibit - Location Map – Clermont Ridge Senior Villas

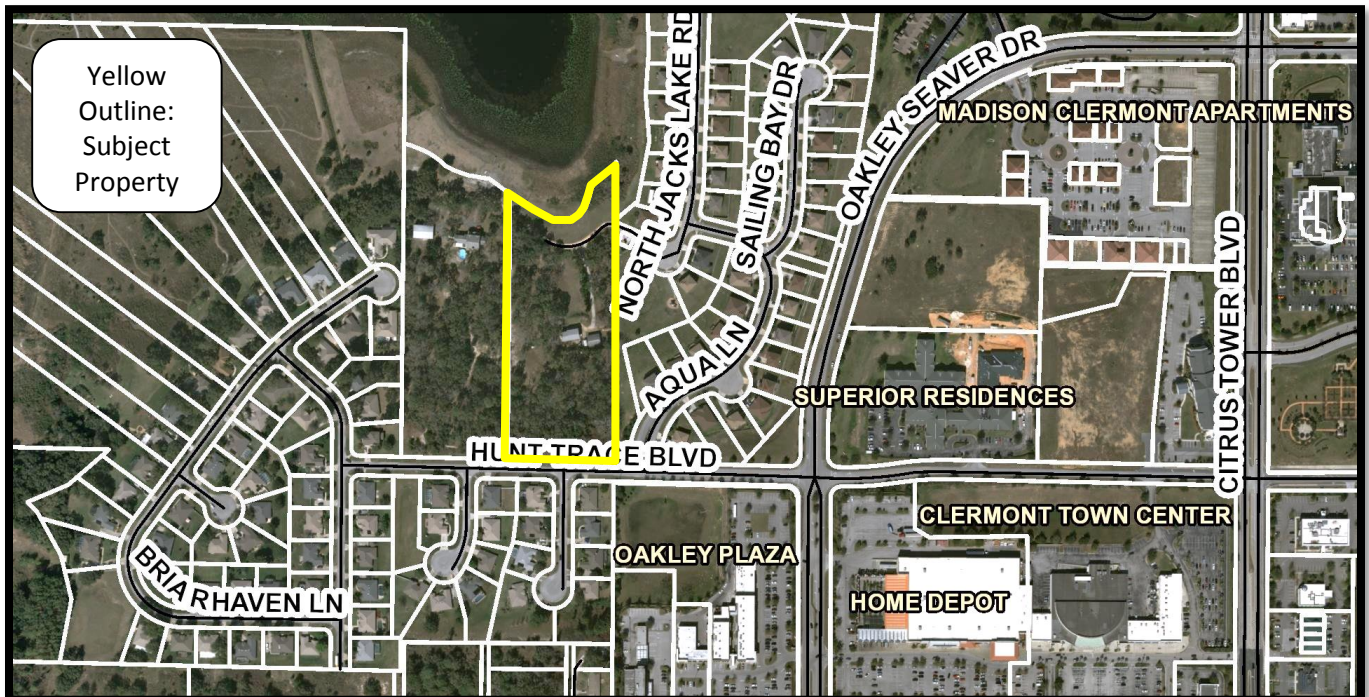
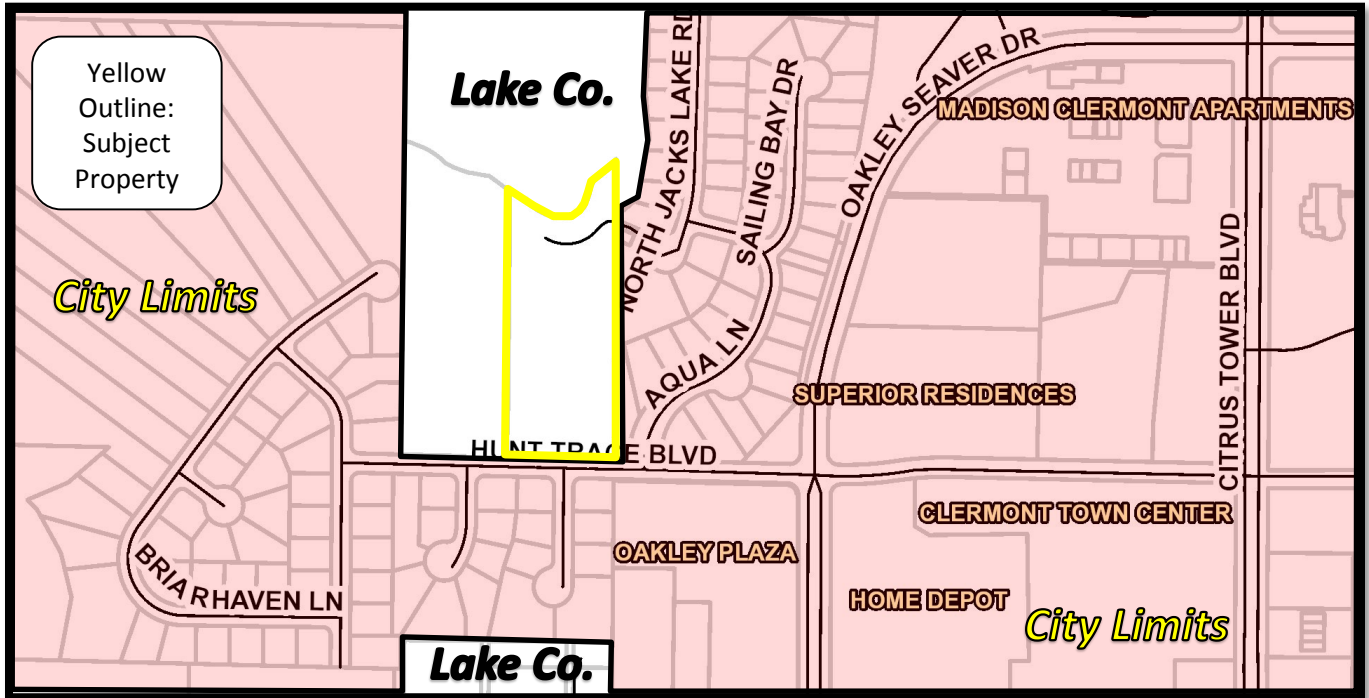


Exhibit – Future Land Use Map - Clermont Ridge Senior Villas

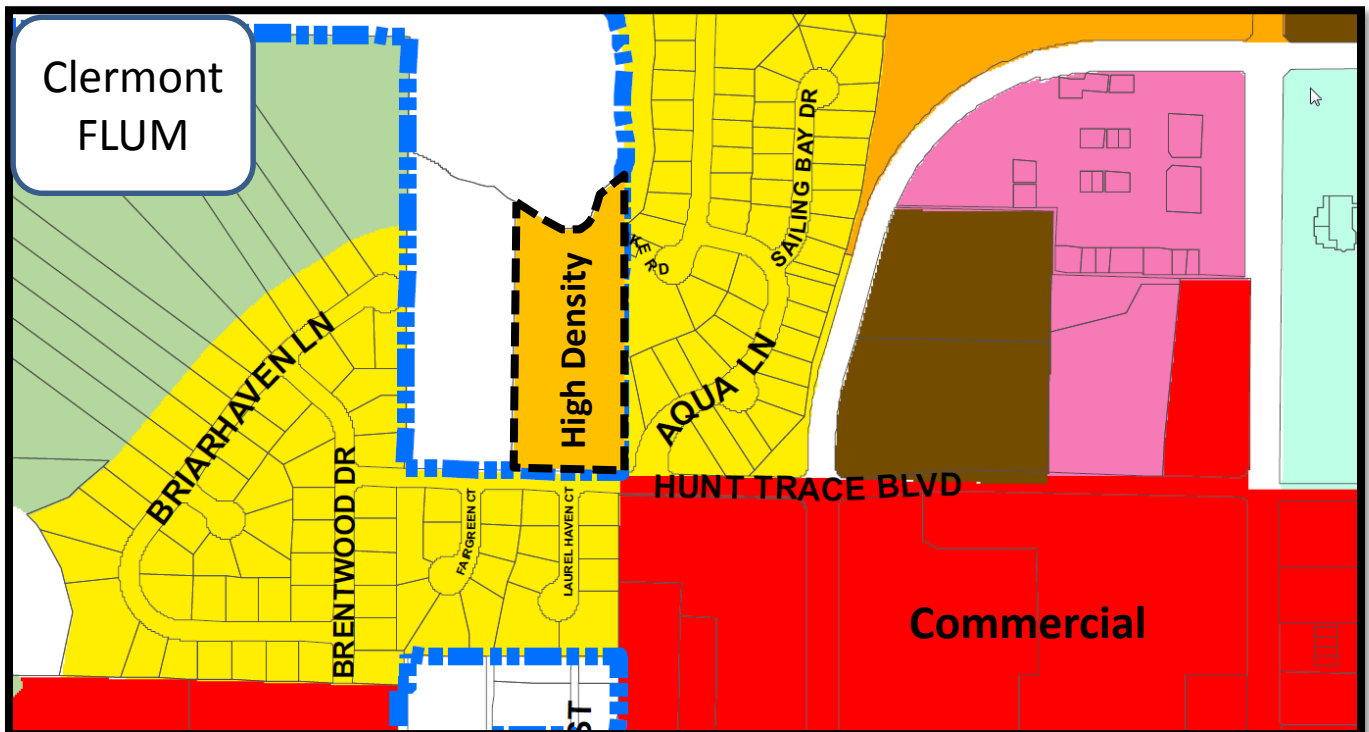
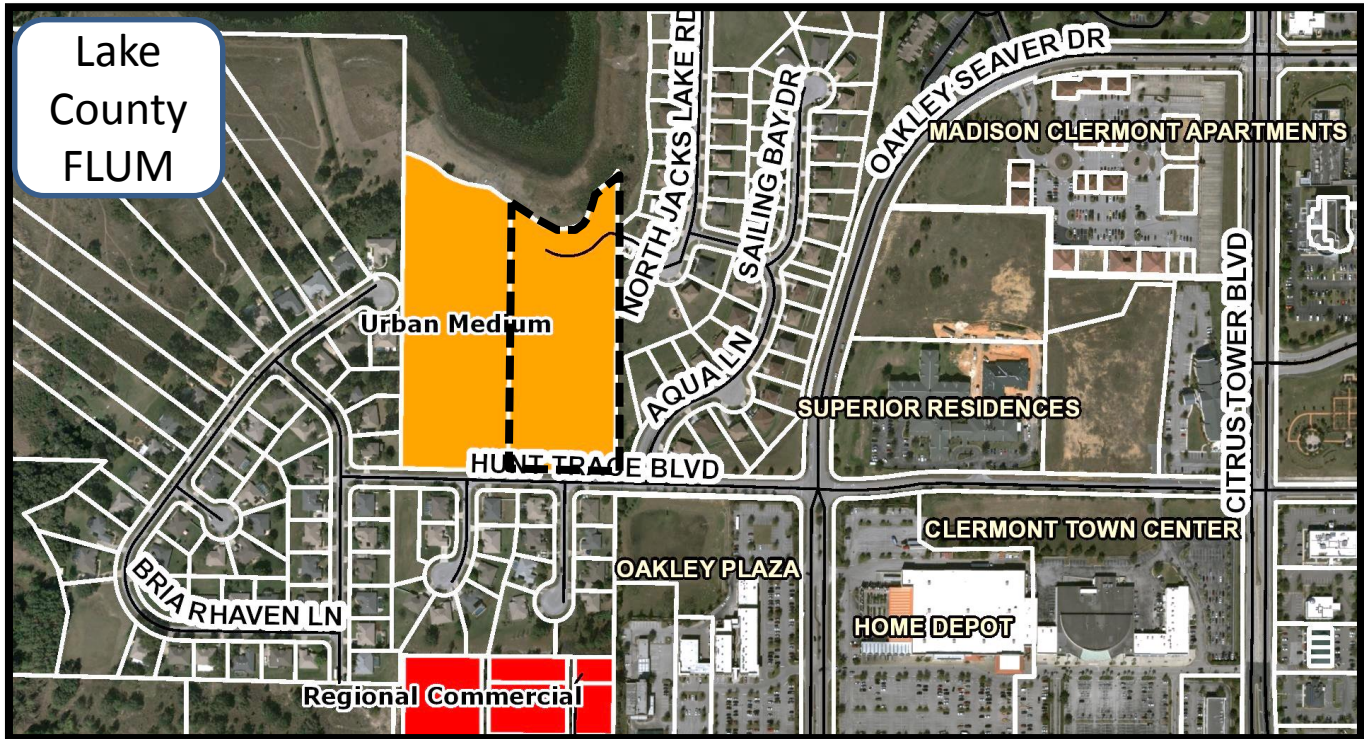
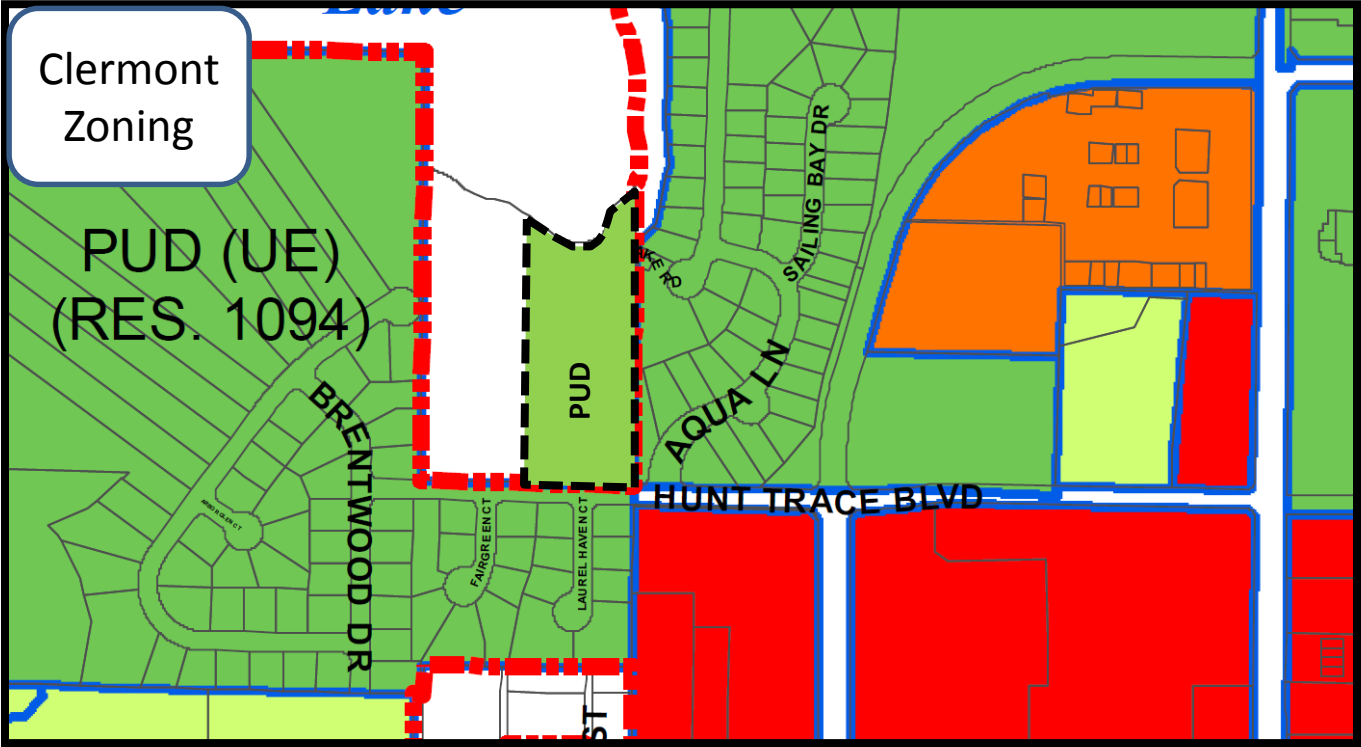
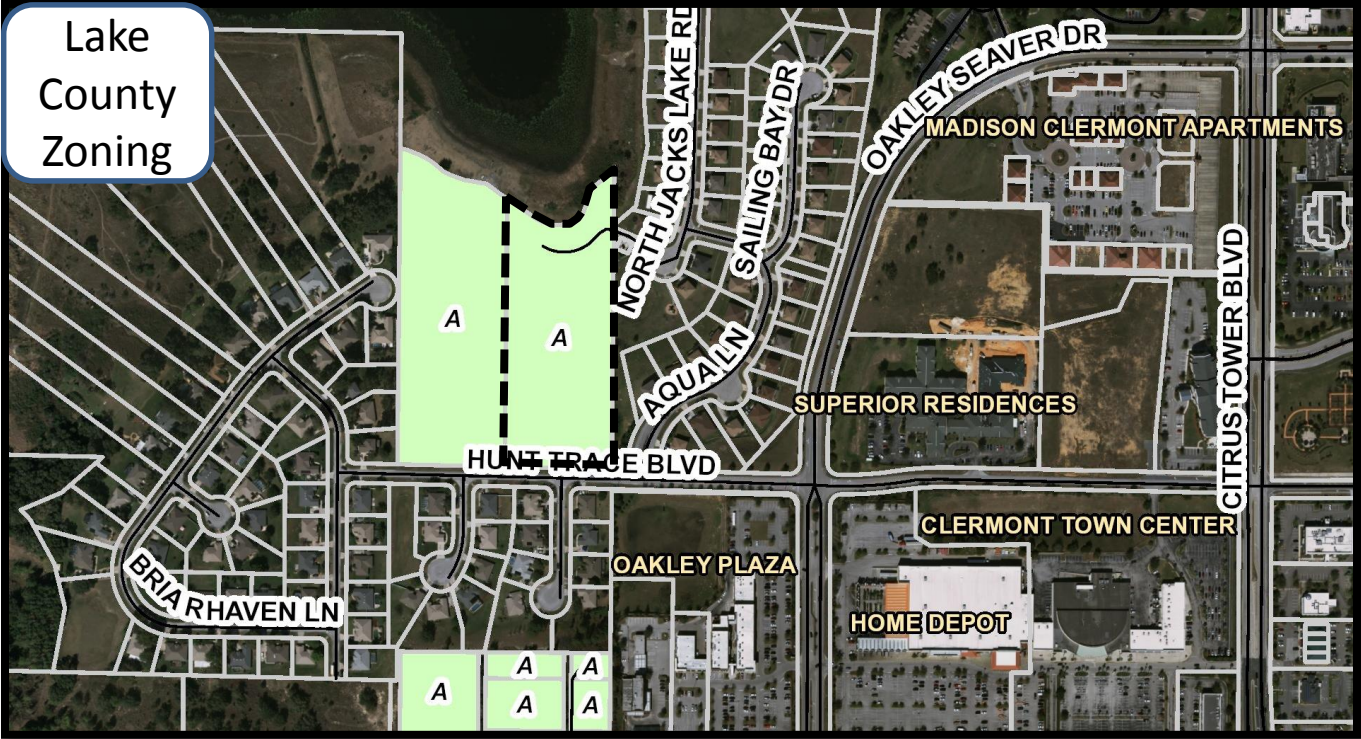


Exhibit – Zoning Map - Clermont Ridge Senior Villas



Rec: 7-5-17
gjk

APPLICATION & PETITION

DATE: 6/4/17FEE: \$155.⁰⁰

+ cost of advertising

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

PROJECT NAME (if applicable): CARRIER GARDEN HOMESAPPLICANT: NEW BEGINNINGS HOUSING, INCAddress: P O Bx 783963City: WINTER GARDEN State: FL Zip: 34778Phone: 828-989-4711 Fax: —Applicant is: Owner: ☒ Agent: ☐ Purchaser: ☐ Lessee: ☐ Optionee: ☐OWNER: NEW BEGINNINGS HOUSING, INCAddress: P O Bx 783963City: WINTER GARDEN State: FL Zip: 34778Phone: 828-989-4711 Fax: —AGENT NAME (Affidavit required): HANK DUNDAddress: 665 MT. STirling AVECity: APOKA State: FL Zip: 32712Phone: 828-989-4711 Fax: —E-Mail: HANKDUND111@gmail.comProperty address and/or general location: 13605 N. JAMES LAKE RD
CLERMONT, FL
AK 1647801Area of property: 6 +/- acres, and/or +/- sq. ft.The property is PRESENTLY used for: RESIDENTIAL - SINGLE FAMILYThe property is PROPOSED to be used for: MULTI-FAMILY.



Existing Lake County Land Use* : AG - residential

Existing Lake County Zoning* : AG

*** 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: 2 structures
1 House, 1 detached garage

State the reason or basis for this request: ~~SHORE OF STARS~~
Affordable Homes for Senior Citizens
of Clermont

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

Section 20, Township 22, Range 26

Lake Highlands 20-22-26 Tract 61B,
that part of vacated plat 20 bounded
on S by N line of Tract 6

City of Clermont

Development Services Department

685 W. Montrose St.

P.O. Box 120219

Clermont, FL 34712-0219

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



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

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

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

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

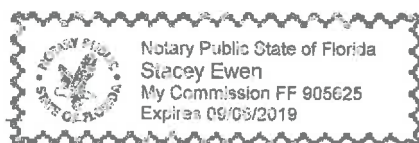
IN WITNESS WHEREOF, we, the undersigned landowners, as petitioners, have hereunto set our hands and seals as of the 5th day of July, 2017.

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

[Signature]
Landowner (Petitioner)

07/15/17
Date

[Signature]
Notary Public
Sept 8, 2019
My Commission Expires





OWNER / AGENT AFFIDAVIT (ANNEXATION)

Date: 7/5/17

Before me, the undersigned authority personally appeared Hank Dunn
(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:

multi-jan. 17

3. That said authority (owner) has appointed (agent's name) Hank Dunn
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)

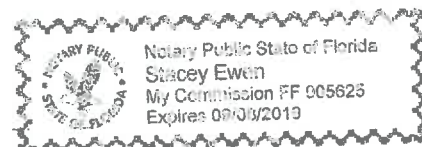
Sworn to and subscribed before
me this 5th day of July,
20 17.

[Signature]
Notary Public, State of FL
My commission expires: Sept 8, 2019

Sworn to and subscribed before
me this 5th day of July,
20 17.

[Signature]
Notary Public, State of FL
My commission expires: Sept 8, 2019

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



Property Record Card

General Information

Owner Name:	CARRIER WILLIAM H & NANCY L	Alternate Key:	1647801
Mailing Address:	PO BOX 121051 CLERMONT, FL 34712-1051 Update Mailing Address	Parcel Number:	09-22-26- 080061B00000
		Millage Group and City:	0003 (UNINCORPORATED)
		Total Certified Millage Rate:	14.8515
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	13605 JACKS LAKE RD CLERMONT FL 34711 Update Property Location ⓘ	Property Name:	— Submit Property Name ⓘ
		School Locator:	School and Bus Map ⓘ
Property Description:	LAKE HIGHLANDS 20-22-26 TRACT 61B, THAT PART OF VACATED PLATTED RD BOUNDED ON S BY N LINE OF TRACT 61B, ON N BY HIGH WATER LINE OF JACKS LAKE & ON E & W BY N'LY EXTENSIONS OF E & W LINES OF TRACT 61B PB 3 PG 30 ORB 638 PG 322		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	SINGLE FAMILY LAKEFRONT (0103)	0	0		2	AC	\$0.00	\$49,590.00
2	VACANT RESIDENTIAL (0000)	0	0		4.35	AC	\$0.00	\$146,921.00

Residential Building(s)

Building 001

Residential	Single Family	Building Value: \$83,667.00	
Summary			
Year Built: 1981	Total Living Area: 1942 ⓘ	Central A/C: Yes	Attached Garage: No
Bedrooms: 4	Full Bathrooms: 2	Half Bathrooms: 0	Fireplaces: 1
Incorrect Bedroom, Bath, or other information? ⓘ			
Section(s)			

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, August 22, 2017 at 6:30 P.M. at City Hall located at 685 West Montrose Street. All interested parties will be given an opportunity to express their views on this matter.

ORDINANCE NO. 2017- 28

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:

13605 Jacks Lake Road
Property on the north side of Hunt Trace Blvd.
and west of Oakley Seaver Dr.
Alternate Key 1647801

LEGAL DESCRIPTION

Lake Highlands 20-22-26 Tract 61B, that part of vacated platted road bounded on S by N line of Tract 61B, on N by high water line of Jacks Lake and on E & W by N'ly extensions of E & W lines of Tract 61B, PB 3 PG 30 ORB 638 PG 322 .

Containing 6.35 Acres +/-

See Map Below

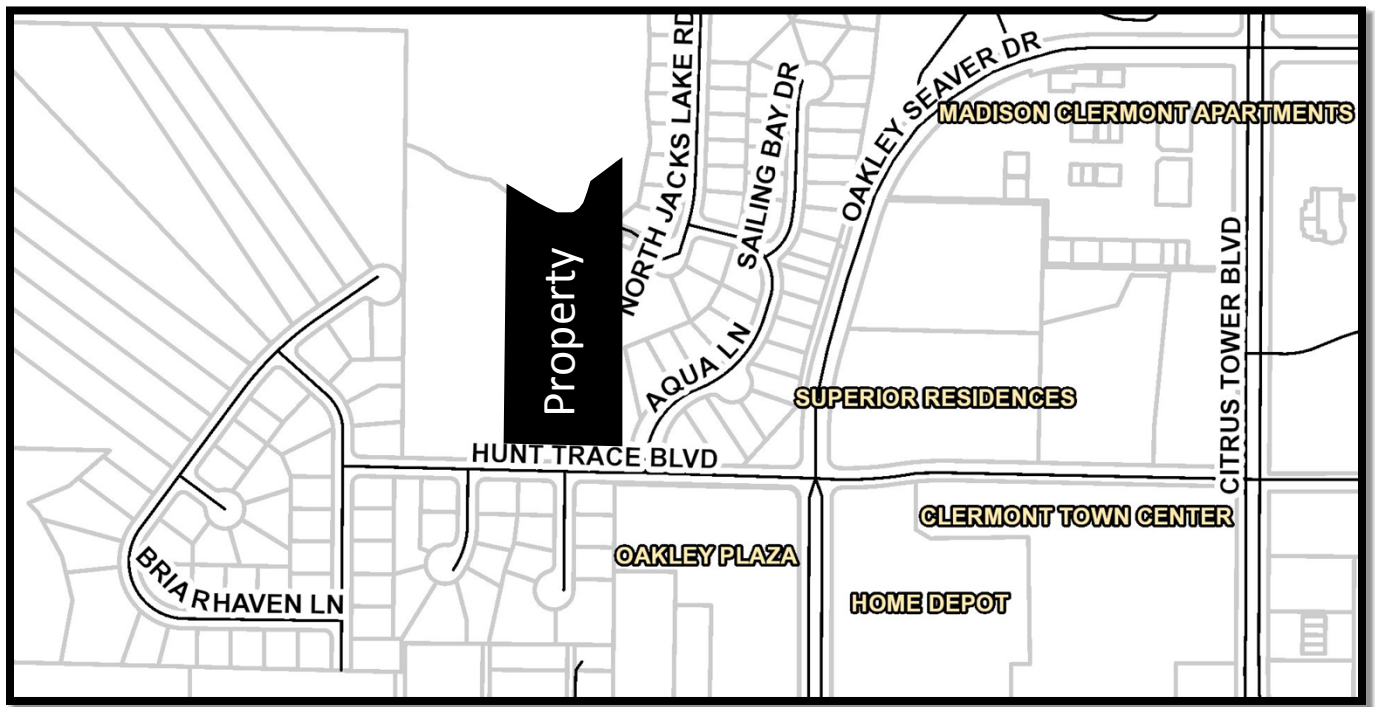
This ordinance is available for public inspection in the office of the City Clerk, 685 W. Montrose Street, Monday through Friday between the hours of 8:00 A.M. and 5:00 P.M.

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

Tracy Ackroyd Howe, MMC

City Clerk
Daily Commercial
August 8 & 15, 2017

Location Map:





CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date	
Tuesday, August 22, 2017	
Agenda Item Name	
Ordinance No. 2017-29; <i>Final Clermont Ridge Senior Villas Table to September 12, 2017</i>	
Requested Action	
Recommend tabling of Ordinance 2017-29.	
Staff Report	
<i>Due to a lack of a quorum at the Aug. 1, 2017 Planning & Zoning Commission meeting, this request and the related request for a rezoning on this property could not be considered by the Commission for a recommendation to the City Council. Final hearings for the annexation, comprehensive plan amendment and rezoning are now requested to be considered together at the Sept. 12, 2017 meeting, which will follow the September Planning & Zoning Commission meeting on Sept. 11, 2017.</i> The applicant, New Beginnings Housing, Inc, is requesting a small-scale comprehensive plan amendment for the subject property. The property is approximately 6.35 +/- acres in size and is located north of Hunt Trace Boulevard and west of Oakley Seaver Drive. This request is being heard concurrently with requests for annexation and a rezoning to a Planned Unit Development (PUD) to allow senior housing. The applicant would like to develop the property and have City services available. The small-scale comprehensive plan amendment would change the future land use from Lake County's Urban Medium to the City's High Density Residential designation. Lake County's Urban Medium density would allow a maximum of seven dwelling units per acre. The applicant is requesting the City's High Density Residential designation that will allow a maximum of up to 12 units per acre. The proposed senior housing project with small, affordable one-bedroom units (approximately 400 square feet living space) will require High Density Residential future land use to achieve the goal of the project and provide the highest and best use for the property. The subject property is located in close proximity to South Lake Hospital, medical offices, an assisted living facility, hotel, public transit services and commercial shopping opportunities. The proposed use is consistent with the surrounding area and several other projects with similar densities such as Madison Clermont Apartments and the Lofts, which consist of up to 12 dwelling units per acre. The proposed High Density Residential future land use designation is consistent with the City's adopted comprehensive plan policies, specifically policies 1.2.2, 1.2.4, and 1.3.1, for the senior housing project. Therefore, staff recommends approval of the small-scale comprehensive plan amendment to change the future land use from Lake County Urban Medium to City High Density Residential.	
Additional Analysis	

Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	Ordinance No. 2017-29	2017-29 Clermont Ridge Senior Villas CPA.doc
2.	Maps	Clermont Ridge Senior Villas Maps.pdf
3.	Conceptual Site Plan	Clermont Ridge Senior Villas - Concept Plan - 7-14-17 revised.pdf
4.	Elevations	Elevations.pdf
5.	Application	Carrier small scale comp plan app.pdf
6.	Legal Ad	CPA Carrier Garden Homes legal ad.docx

CITY OF CLERMONT
ORDINANCE No. 2017-29

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

Lake Highlands 20-22-26 Tract 61B, that part of vacated platted road bounded on S by N line of Tract 61B, on N by high water line of Jacks Lake and on E & W by N'y extensions of E & W lines of Tract 61B, PB 3 PG 30 ORB 638 PG 322.

Alternate Key 1647801

Containing 6.35 Acres +/-

CITY OF CLERMONT
ORDINANCE No. 2017-29

CHANGE IN FUTURE LAND USE CLASSIFICATION

**FROM LAKE COUNTY URBAN MEDIUM
TO CITY OF CLERMONT HIGH DENSITY RESIDENTIAL**

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.

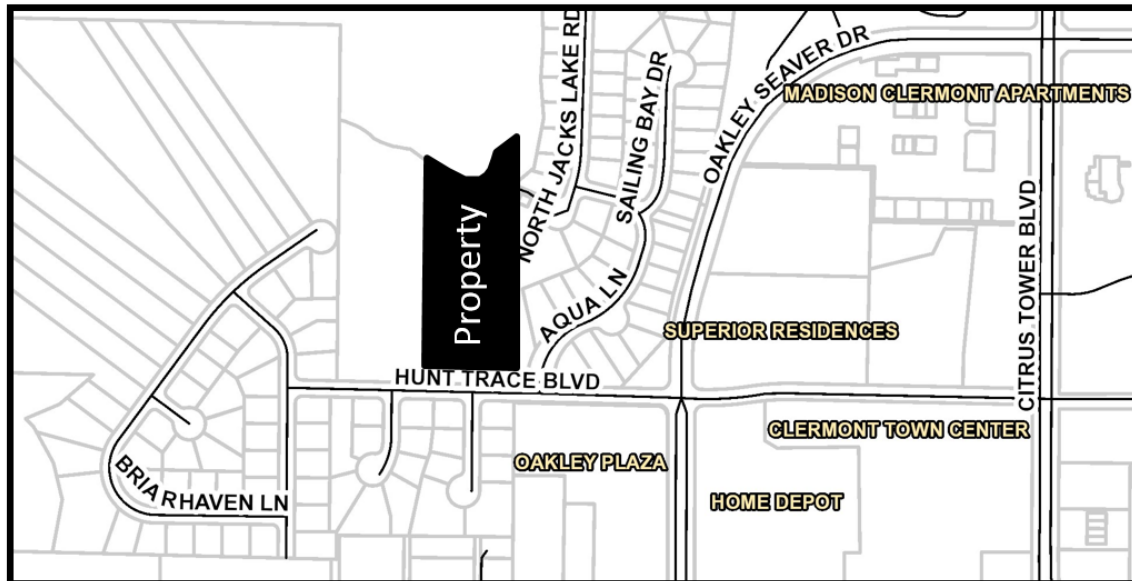
Section 3.

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.

Location map:



CITY OF CLERMONT
ORDINANCE No. 2017-29

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida, this 12th day of September, 2017.

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

Exhibit - Location Map – Clermont Ridge Senior Villas

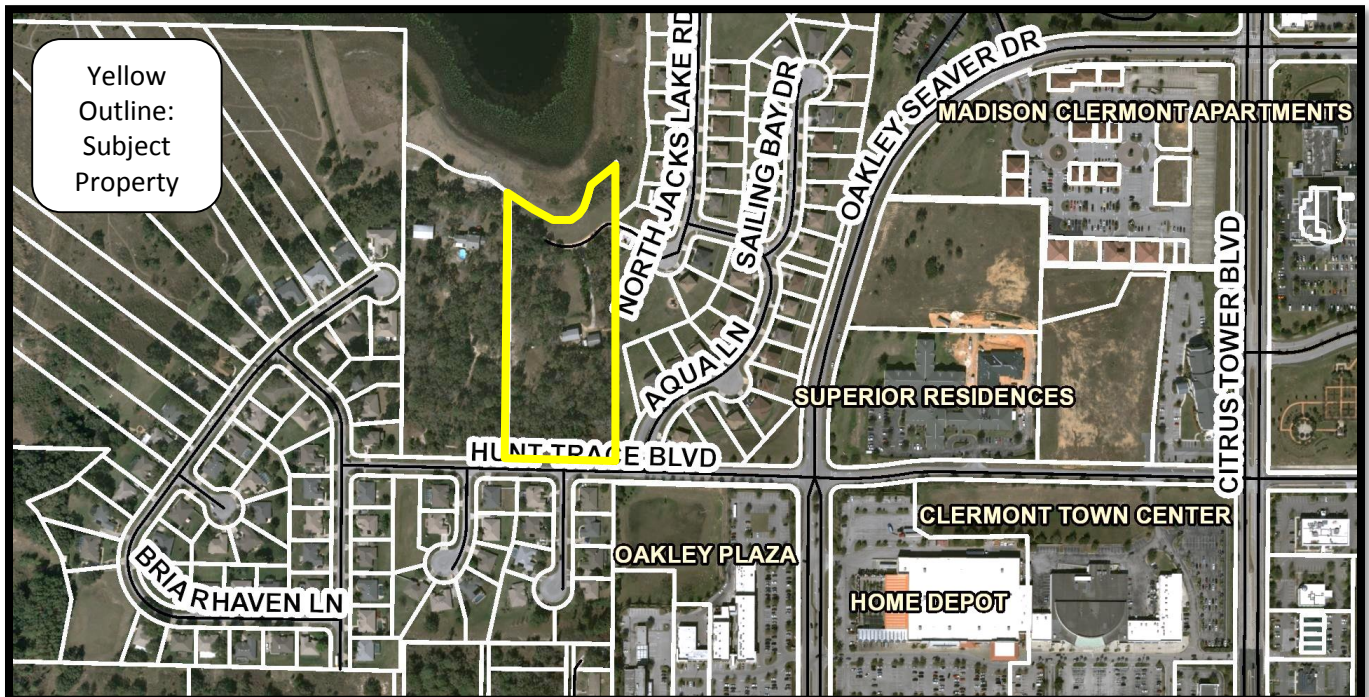
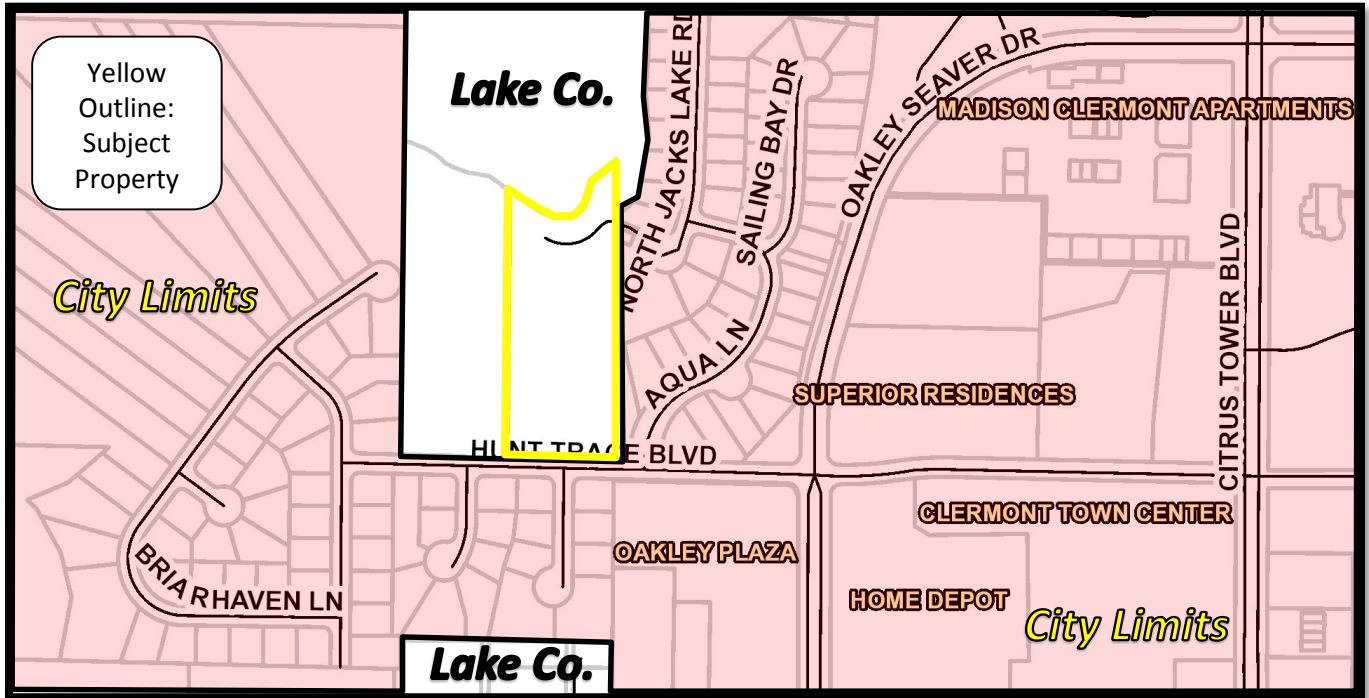


Exhibit – Future Land Use Map - Clermont Ridge Senior Villas

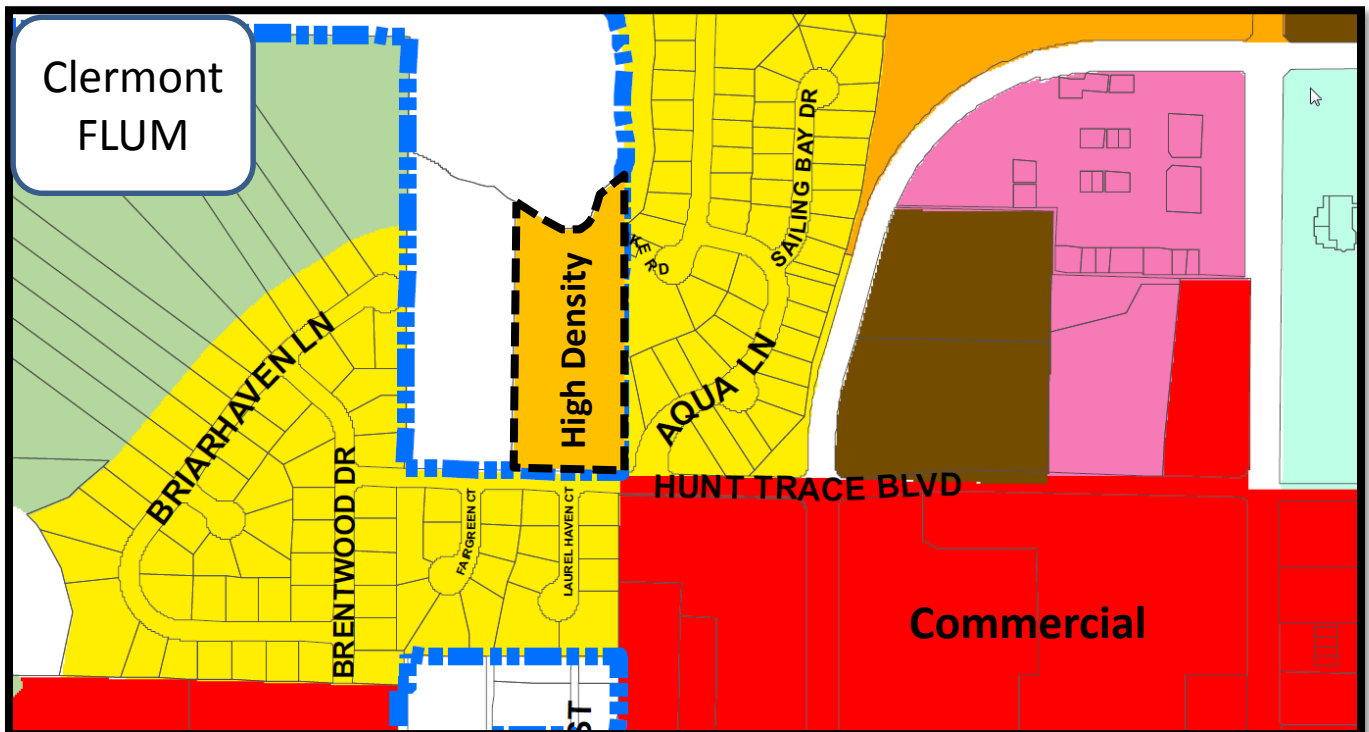
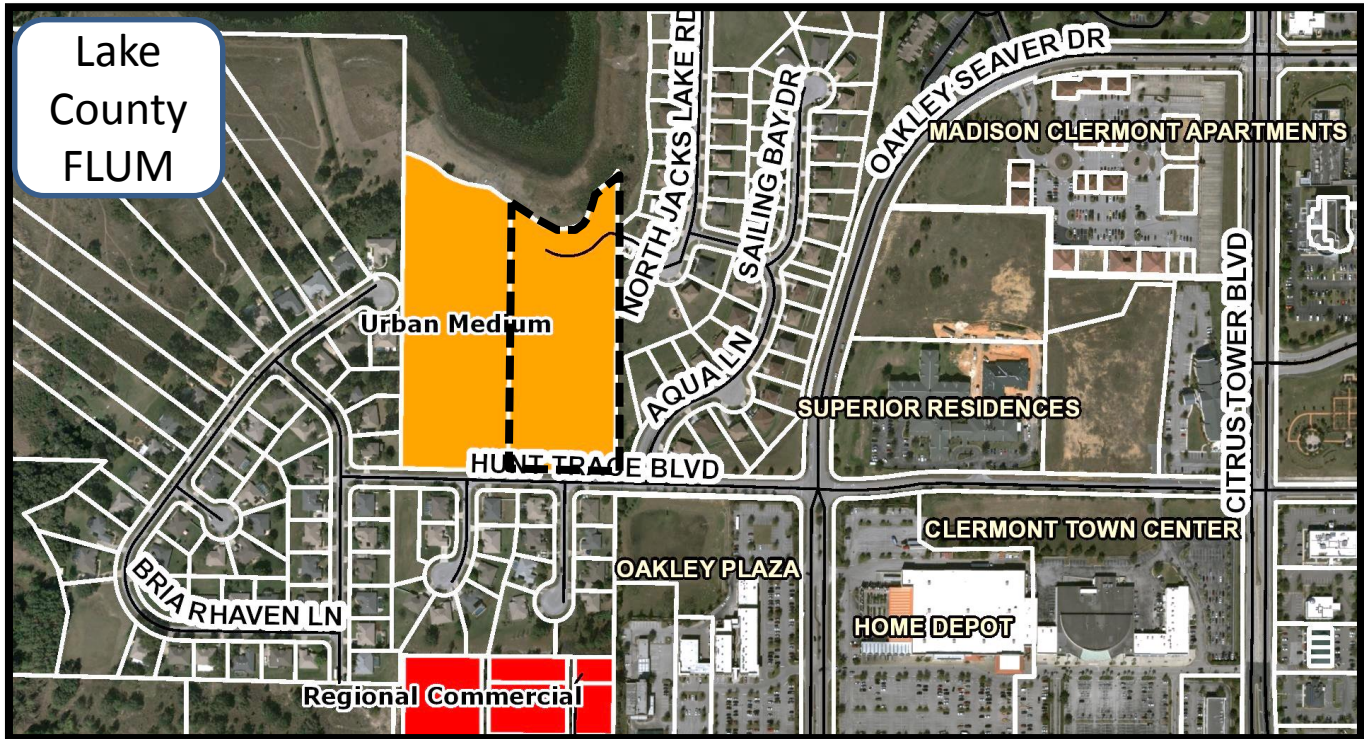
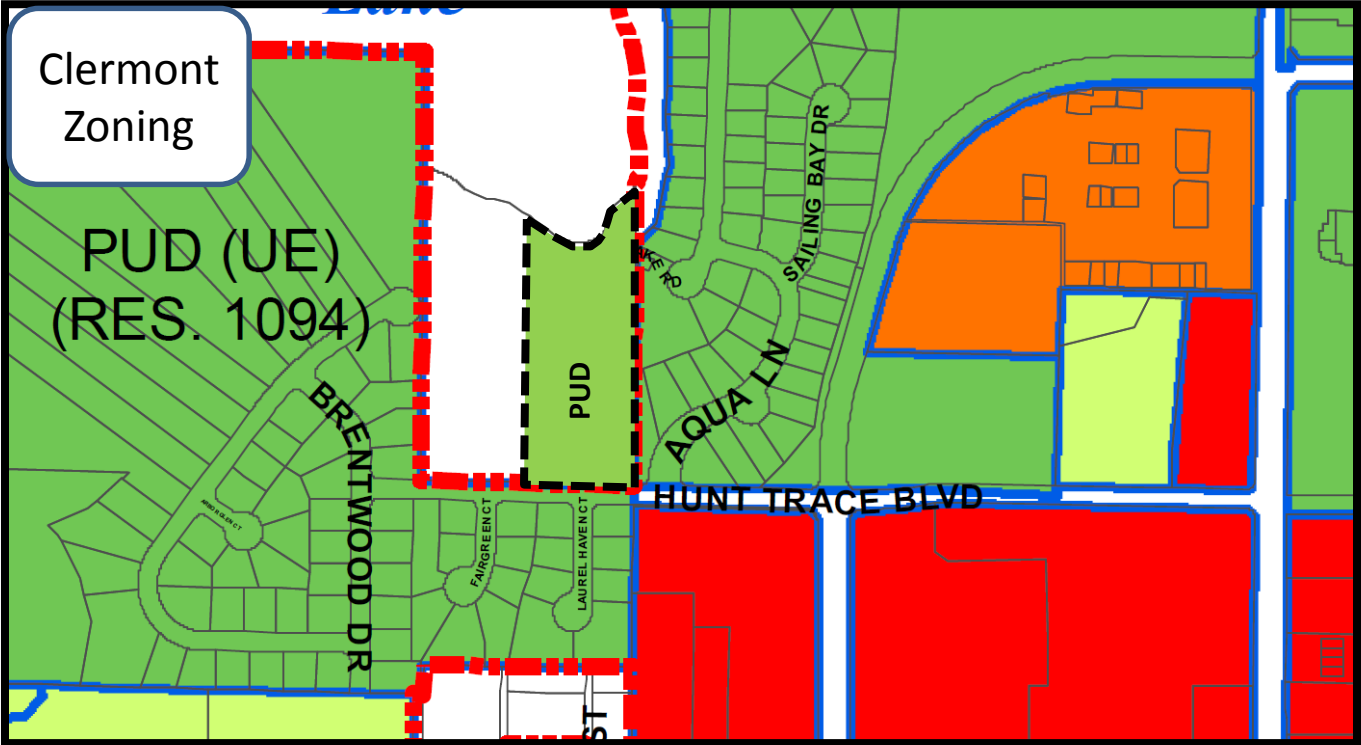
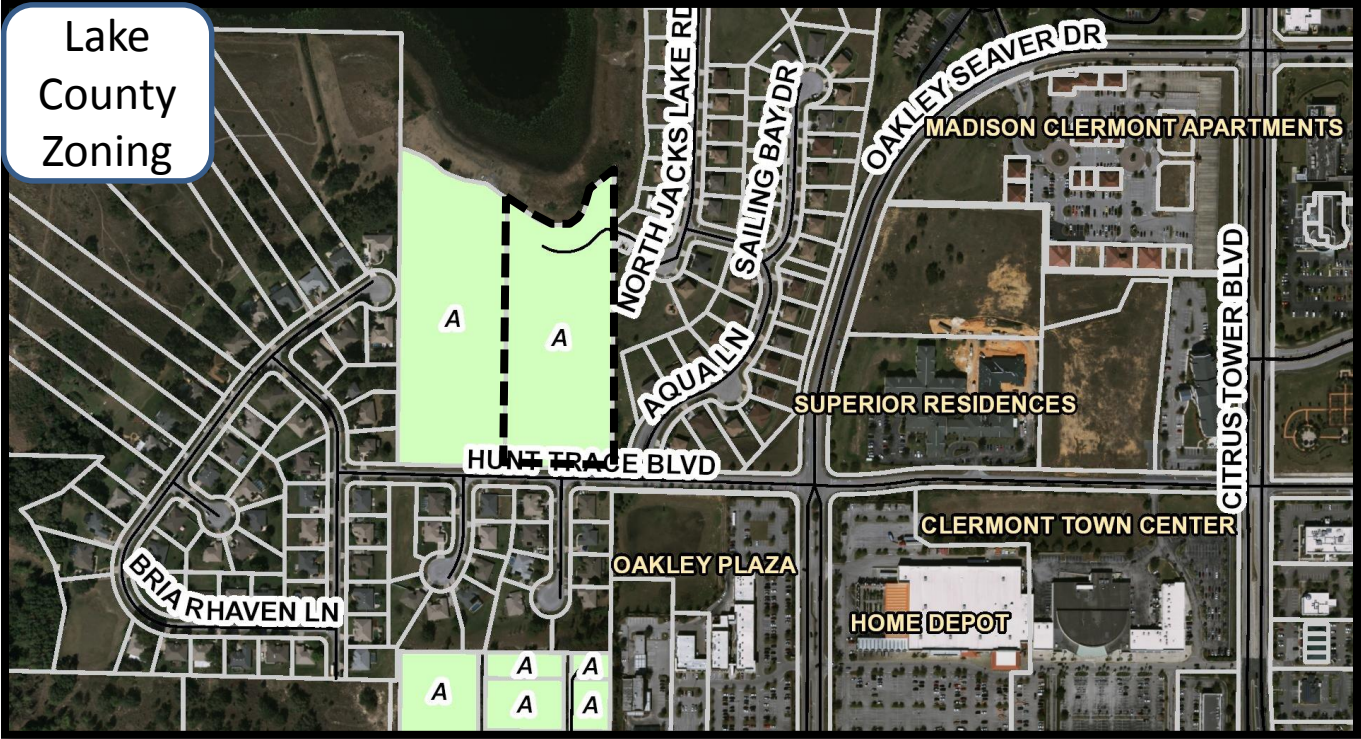


Exhibit – Zoning Map - Clermont Ridge Senior Villas

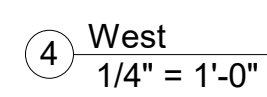
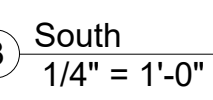
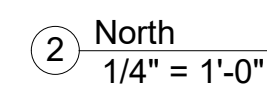


SITE DATA

ACKNOWLEDGMENTS



① East
1/4" = 1'-0"



www.autodesk.com/revit

Consultant
Address
Address
Address
Phone

Scale	As indicated
-------	--------------



CITY OF CLERMONT
COMPREHENSIVE PLAN AMENDMENT
Application

Rec. 7-5-17
JK

DATE: 6/4/17

FEE: 755.00

Project Name (if applicable): Carnier Garden Homes

Applicant: NEW BEG. WINGS HOUSING, INC

Contact Person: HANK DUND

Address: 665 MT. STirling AVE

City: DOPOKA State: FL Zip: 32712

Phone: 828-989-4711 Fax:

E-Mail: HANKDUND111@gmail.com

OWNER: NEW BEG. WINGS HOUSING, INC

Address: P.O. BOX 783963

City: WINTER GARDEN State: FL Zip: 34778

Phone: 828-989-4711 Fax: -

E-Mail: HANKDUND111@gmail.com

General Location: 13605 N. JACKS LAKE RD
CLERMONT, FL 34911

Legal Description (include copy of survey): LAKE HIGHLANDS
20-22-26 TRACT 613, THAT PART OF VACATED
PLATTED 20 bounded on S by N line of
TRACT 6 AK 1647801

Property size (in acres or square feet):

6.35 acres

Flood hazard area (yes) and approx. acreage (no) ✓

Existing (Actual) Land Use: AG - Residential

Existing Zoning: AG

Existing Future Land Use: MULTI-FAMILY RESIDENTIAL

Proposed Future Land Use: MULTI-FAMILY

Type of development proposed:



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

Proposed Zoning District: MULT-FAM.14

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).

CLERMONT HAS A CURRENT & GROWING SHORTAGE OF
SMALL & AFFORDABLE 1 (ONE) BEDROOM APARTMENTS
TO SERVE PEOPLE WHO ARE RETIRING AND ONLY
HAVE SOCIAL SECURITY BENEFITS TO LIVE ON

THIS ZONING CHANGE WILL ALLOW LONG TIME
RESIDENTS OF CLERMONT AN OPPORTUNITY TO LIVE
IN A SMALL MANAGEABLE HOME AT AN AFFORDABLE
RATE. THIS SITE MEETS FL HOUSING FINANCING
REQUIREMENTS AS IT IS CLOSE TO THE HOSPITAL, SHOPPING
AND BUS LINE

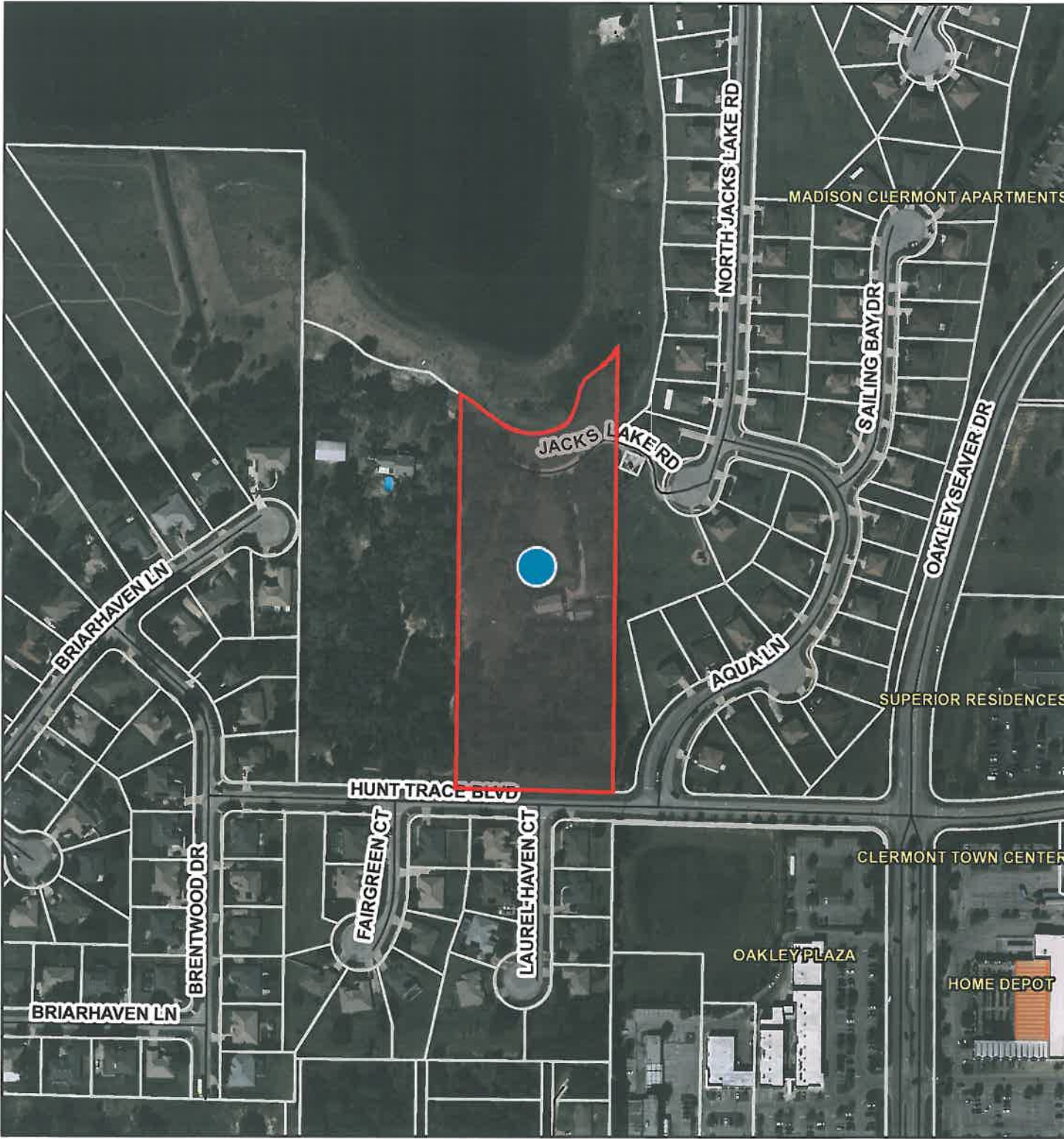
The City of Clermont may require additional information to justify, clarify or explain the necessity of the requested Comprehensive Plan Amendment which may include the following:

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

***** NOTICE *****

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

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



July 5, 2017

pointLayer

 Override 1

polygonLayer

 Override 1

 County Boundary

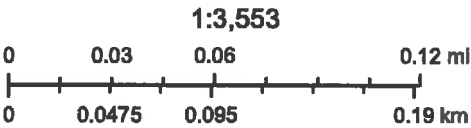
Street Names

 Local Streets

Property Name

 Tax Parcels

 Surrounding Counties



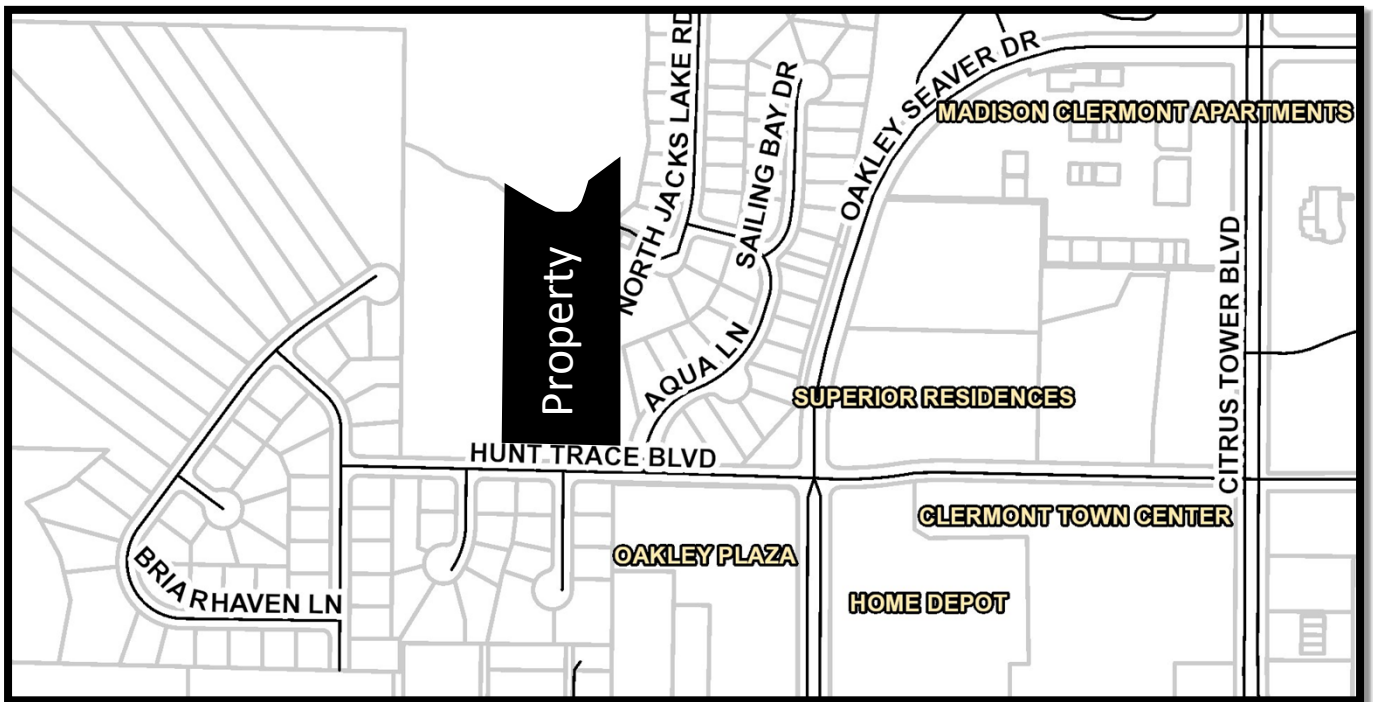
CITY OF CLERMONT

NOTICE OF PROPOSED LAND USE CHANGE

Small-Scale Comprehensive Plan Amendment

ORDINANCE NO. 2017- 29

The City of Clermont will hold public hearings on Tuesday, August 1, 2017 at 6:30 p.m. before the Planning and Zoning Commission; and Tuesday, August 8, 2017 at 6:30 p.m. (1st reading of the adoption ordinance) and Tuesday, August 22, 2017 (final reading of the adoption ordinance) at 6:30 p.m. before the City Council to consider a proposed change to the City's Future Land Use Map. The map amendment would change the Future Land Use designation for the 6.35 +/-acre parcel below from Lake County Urban Medium to City of Clermont High Density Residential. Alternate Key 1647801.



Location:
13605 Jacks Lake Road
property on the north side of Hunt Trace Blvd. and west of Oakley Seaver Dr.

Ordinance #2017- 29:

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

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

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

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

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

Tracy Ackroyd Howe, MMC
City Clerk

Daily Commercial
July 21, 2017 and August 8, 2017



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date	
Tuesday, August 22, 2017	
Agenda Item Name	
Ordinance No. 2017-30; <i>Final Clermont Ridge Senior Villas Table to September 12, 2017</i>	
Requested Action	
Recommend tabling of Ordinance 2017-30.	
Staff Report	
<i>Due to a lack of a quorum at the Aug. 1, 2017 Planning & Zoning Commission meeting, this request and the related request for a comprehensive plan amendment on this property could not be considered by the Commission for a recommendation to the City Council. Final hearings for the annexation, comprehensive plan amendment and rezoning are now requested to be considered together at the Sept. 12, 2017 meeting, which will follow the September Planning & Zoning Commission meeting on Sept. 11, 2017</i> The applicant, New Beginnings Housing, Inc, is requesting a rezoning of the subject property. This request is being heard concurrently with requests for annexation and small-scale comprehensive plan amendment. Upon annexation, the zoning would default to Urban Estate. The applicant is requesting a change to Planned Unit Development (PUD) zoning in order to develop the property as an age-restricted (62 and over) residential project. The applicant desires to develop the property for low-income senior housing. The applicant is proposing 70 units on 6.35 +/- acres, located north of Hunt Trace Boulevard and west of Oakley Seaver Drive. The density would be 11.02 units per acre. The property is within 2,000 feet of South Lake Hospital, medical offices, an assisted living facility, hotel, a public transportation network and commercial shopping opportunities. Also within this area are several other projects with similar densities, such as Madison Clermont Apartments and the Lofts, which consist of up to 12 dwelling units per acre. The applicant has provided a conceptual site plan, prepared by Highland Engineering, Inc., dated 07-14-17, showing the layout of the buildings and parking on the site. The project will consist of 14 buildings with five living units each, 70 total units, with a clubhouse and other amenities for the residents. The proposal is for residential use only with no commercial aspects proposed. In addition, there will be no impact on the Lake County school system by the proposed development since it is an age-restricted community. The property will be managed by one entity. The site is currently being used for a single-family home. The current conditions of the site will be challenging to develop and the very nature of the PUD zoning will allow waivers to the land development code to provide development flexibility and to maximize the use of the land. The property slopes down from Hunt Trace Boulevard towards Jacks Lake. The overall change in elevation is almost 100 feet and makes the site challenging to develop. The applicant's engineer is requesting cut and fill up to 36 feet over the project area. The engineer has indicated that approximately 27% of the site will have cuts exceeding 10 feet and 40% of the site will have fill exceeding 10 feet. The applicant is requesting a maximum retaining wall height of 10 feet. The applicant is requesting a 10-foot building setback from the side property lines, east and west. The applicant can meet the required setbacks from Hunt Trace	

Boulevard and Jacks Lake, which are 25 feet.

Since this proposal is for affordable senior housing, the applicant is requesting a minimum living unit size of 392 square feet or greater. Five units will be in one building, which will be around 2,000 square feet. The units are designed for one or two people with only a one-bedroom offering. The applicant has indicated that they can serve the entire development with one central trash enclosure for solid waste collection. The concept plan includes more than the required parking spaces and the trip generation for this type of use, Senior Adult Housing – Attached 252, is much lower than Residential PUD 270, which could be allowed under Lake County's Medium Density future land use. The City currently has a utility easement running along the east property boundary that must remain clear. Therefore, no landscaping is being proposed along the eastern property line except for groundcover.

Staff has reviewed the applicant's proposal and believes the proposed use at this location is compatible with the uses in the area. Staff believes the proposal meets the standards with regard to Section 122-315, Review Criteria for a PUD. Therefore, staff recommends approval of Ordinance 2017-30 for a PUD to be developed in substantial accordance with the conceptual plan prepared by Highland Engineering, Inc., dated 07-14-17.

Additional Analysis

Fiscal Impact Summary

Fiscal Impact

Fund Number and Description

Available Budget Amount

Exhibits Attached (copies of original agreements)

- | | | |
|----|----------------------|---|
| 1. | Ordinance 2017-30 | 2017-30 Clermont Ridge Senior Villas PUD.docx |
| 2. | Location Map | Carrier location map.pdf |
| 3. | Maps | Clermont Ridge Senior Villas Maps.pdf |
| 4. | Conceptual Site Plan | Clermont Ridge Senior Villas - Concept Plan - 7-14-17 revised.pdf |
| 5. | Elevations | Elevations.pdf |
| 6. | Rezoning Application | Carrier rezoning app.pdf |
| 7. | Legal ad | REZ Clermont Ridge Senior Housing legal ad.docx |

CITY OF CLERMONT
ORDINANCE No. 2017-30

AN ORDINANCE UNDER THE CODE OF ORDINANCES OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF CLERMONT REFERRED TO IN CHAPTER 122 OF ORDINANCE NO. 289-C, CODE OF ORDINANCES; REZONING THE REAL PROPERTIES DESCRIBED HEREIN AS SHOWN BELOW; PROVIDING FOR SEVERABILITY, EFFECTIVE DATE, AND PUBLICATION.

The City Council of the City of Clermont, Lake County, Florida hereby ordains that:

SECTION 1:

The Official Zoning Map of the City of Clermont, Lake County, Florida referred to in Chapter 122 of Ordinance No. 289-C, Code of Ordinances, is hereby amended by rezoning the following described property:

LEGAL DESCRIPTION

Lake Highlands 20-22-26 Tract 61B, that part of vacated platted road bounded on S by N line of Tract 61B, on N by high water line of Jacks Lake and on E & W by N'y extensions of E & W lines of Tract 61B, PB 3 PG 30 ORB 638 PG 322 . Containing 6.35 Acres +/-

LOCATION

13605 Jacks Lake Road
Property on the north side of Hunt Trace Blvd. and west of Oakley Seaver Dr.
Alternate Key 1647801

FROM: Urban Estate
TO: Planned Unit Development

SECTION 2 - General Conditions:

This application for a Planned Unit Development to allow for an age-restricted; 62 and over, senior housing Planned Unit Development; be granted subject to the following conditions:

1. The conditions as set forth in this Planned Unit Development shall be legally binding upon any heirs, assigns and successors in title or interest.
2. The property shall be developed in substantial accordance with the Conceptual Site Plan prepared by Highland Engineering, Inc., dated 7-14-17, Clermont Ridge Senior Villas Concept Plan. Formal construction plans incorporating all conditions stated in this permit shall be submitted for review and approved by the Site Review Committee prior to the issuance of a zoning clearance or other development permits.

CITY OF CLERMONT
ORDINANCE No. 2017-30

3. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.

SECTION 3 - Land Uses and Specific Conditions:

1. A total of up to 70 dwelling units may be permitted on the site, not to exceed a density of 12 units per acre within the project.
2. The project shall be used as an age-restricted 62 and over community for senior housing only. If, at a future date, the community wishes to eliminate its age-restricted status, an amendment to the Planned Unit Development Ordinance shall be required. Any school related impacts due to the change, including assessment of impact fees, cost of student stations, and other unforeseeable impacts at this time, shall be coordinated and approved through the Lake County School Board prior to the elimination of the age-restricted status.
3. Setbacks for buildings:

From East and West Property Lines:	10 feet from the property line
From Hunt Trace Boulevard:	25 feet from right-of-way
From Jacks Lake:	25 feet from the established high-water mark
4. The senior housing project will have private trash collection service that will be maintained by the developer or designated party. Trash collection will be coordinated through a central trash receptacle/dumpster.
5. Maximum building height for all structures will be 35 feet, measured at the highest point for the senior housing project.
6. The minimum residential unit size shall be 392 square feet of air-conditioned living space.
7. The project may have elevation changes of up to 36 feet in height over the project site through the use of cut and fill. Up to 30 percent of the site may have cuts greater than 10 feet and 40 percent of the site may have fill greater than 10 feet. All changes to cut and fill shall be submitted to the City Engineer at the time of final site plan review and approval.
8. Retaining wall heights up to 10 feet in height are allowed to deal with the extreme grades on the site. A five foot landscape buffer shall be required in front of the retaining walls if they are viewed from public rights-of way.

CITY OF CLERMONT
ORDINANCE No. 2017-30

9. The landscape buffer along Hunt Trace Boulevard shall be 20 feet in width and the landscape buffer along the west property line shall be 10 feet in width. The eastern property boundary is exempt from tree and shrub landscape requirements due to an existing City utility easement. Groundcover is required and shall be a drought tolerant sod.
10. Recreation amenities shall be provided for the residents.
11. The project shall be developed according to the R-3 Residential/Professional zoning designation, Section 122-181 in the Land Development Code, unless expressly stated in this ordinance.

SECTION 4:

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

SECTION 5:

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

SECTION 6:

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

CITY OF CLERMONT
ORDINANCE No. 2017-30

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 12th day of September, 2017.

CITY OF CLERMONT

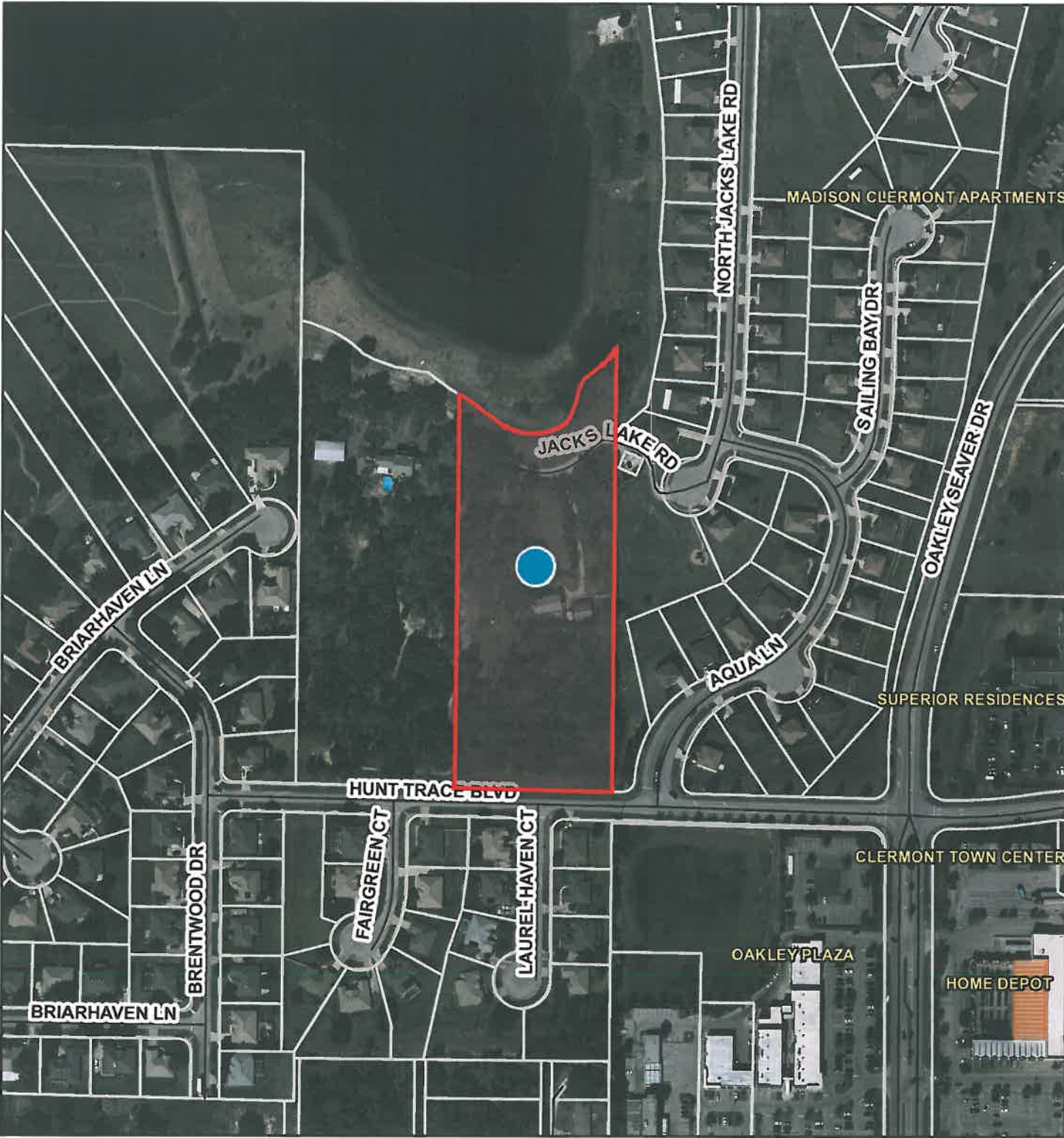
Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney



July 5, 2017

pointLayer

 Override 1

polygonLayer

 Override 1
 County Boundary

Street Names

 Local Streets

Property Name

 Tax Parcels
 Surrounding Counties

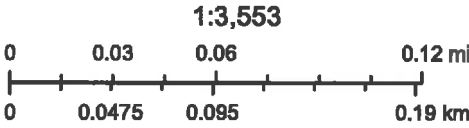


Exhibit - Location Map – Clermont Ridge Senior Villas

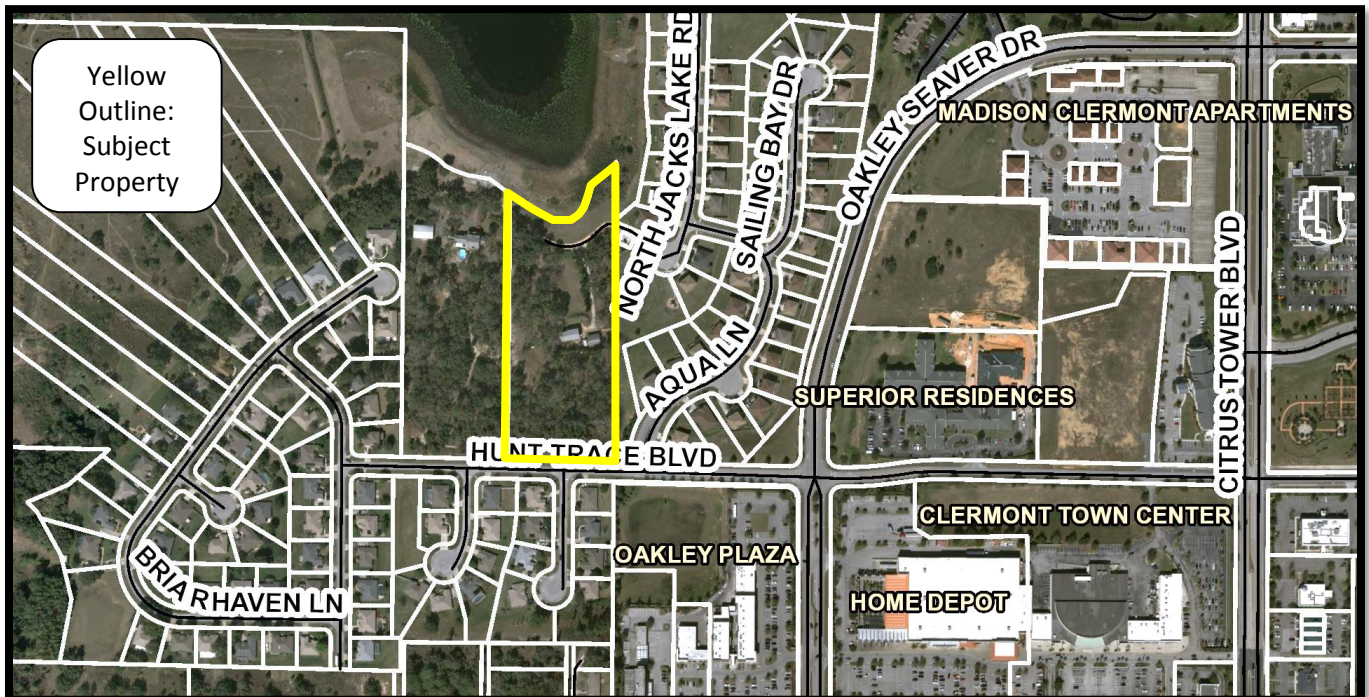
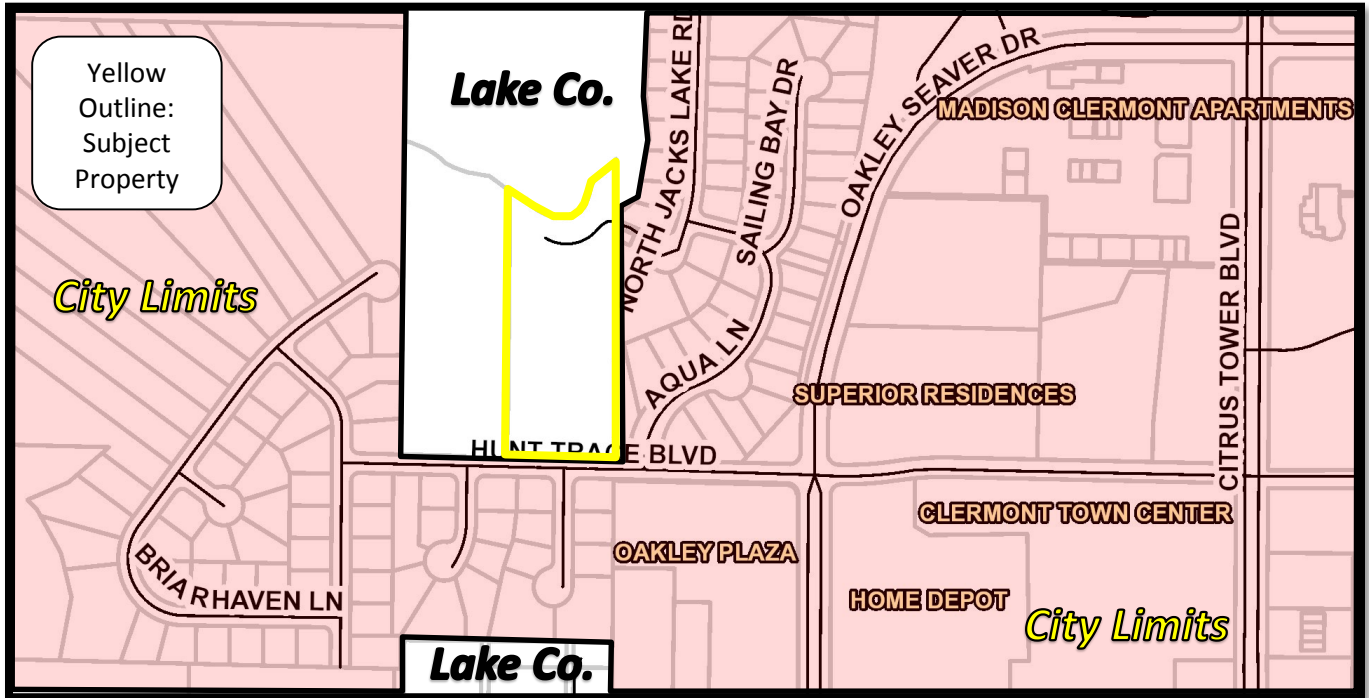


Exhibit – Future Land Use Map - Clermont Ridge Senior Villas

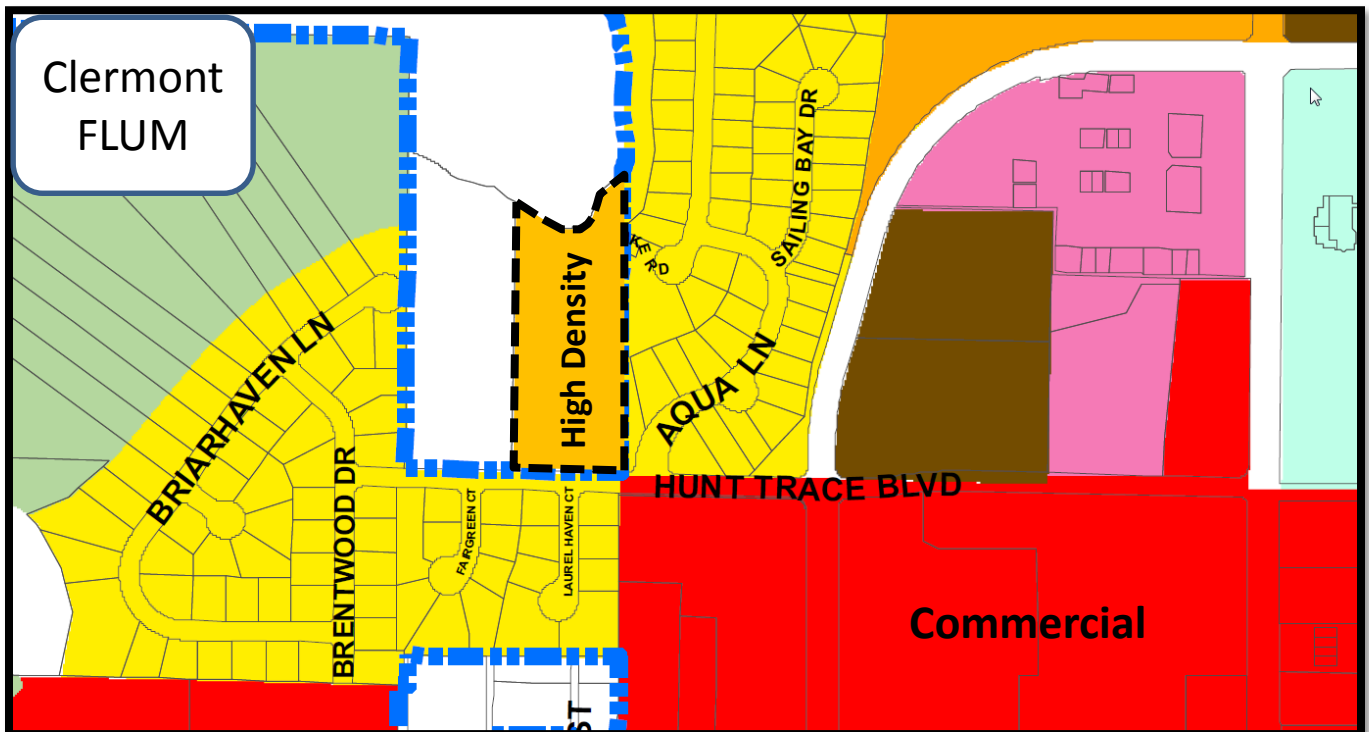
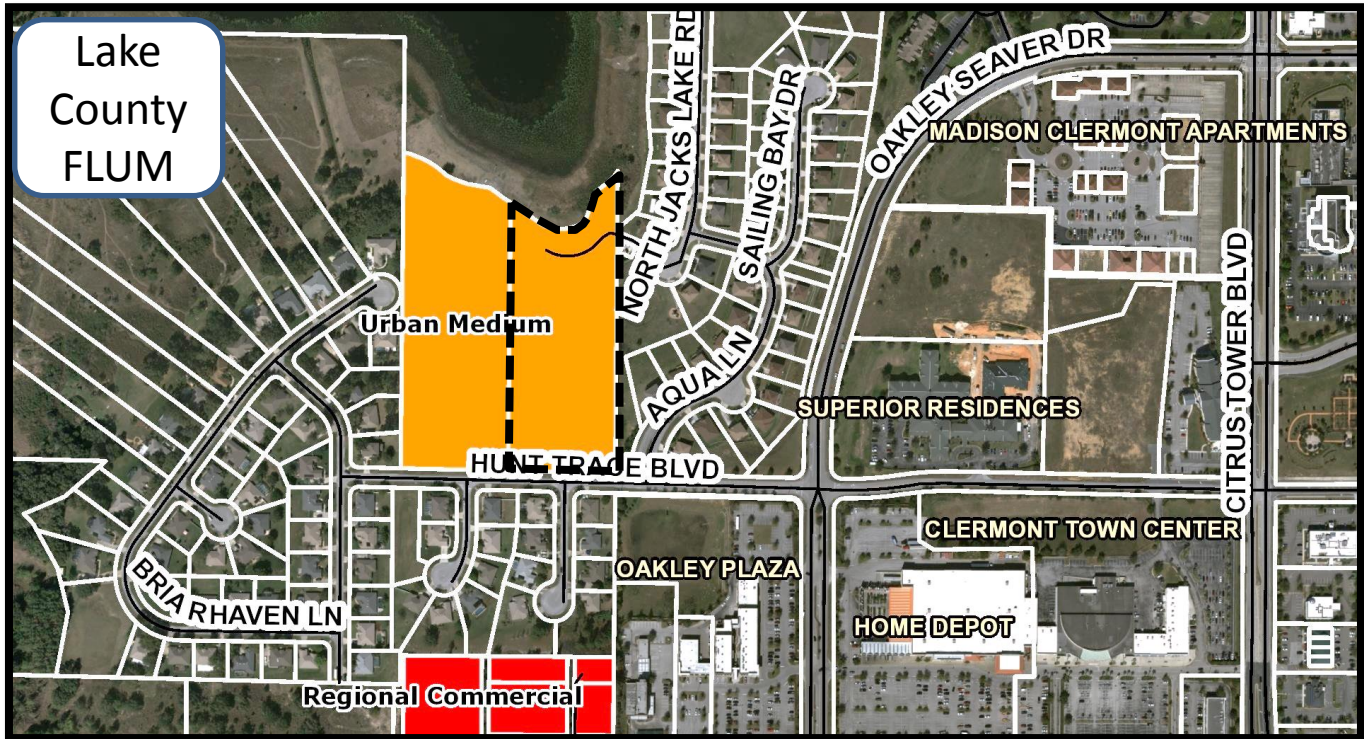
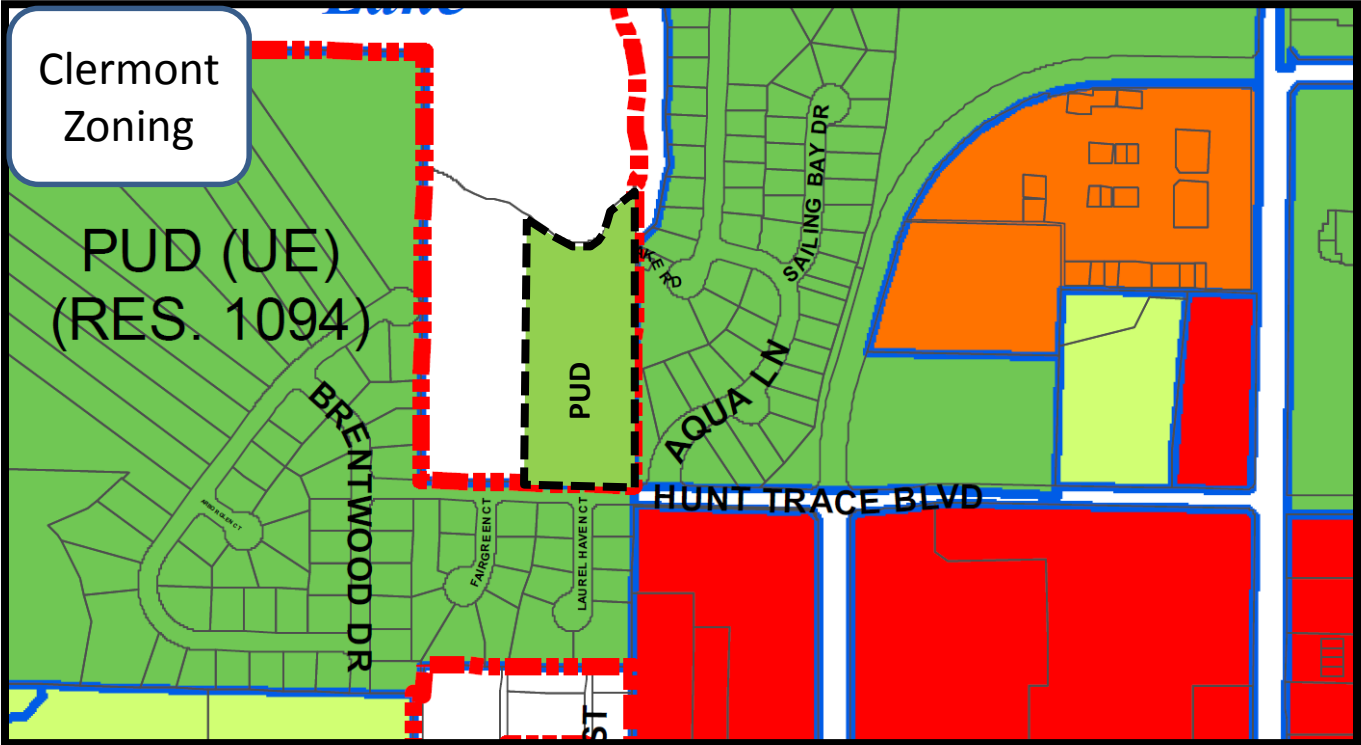
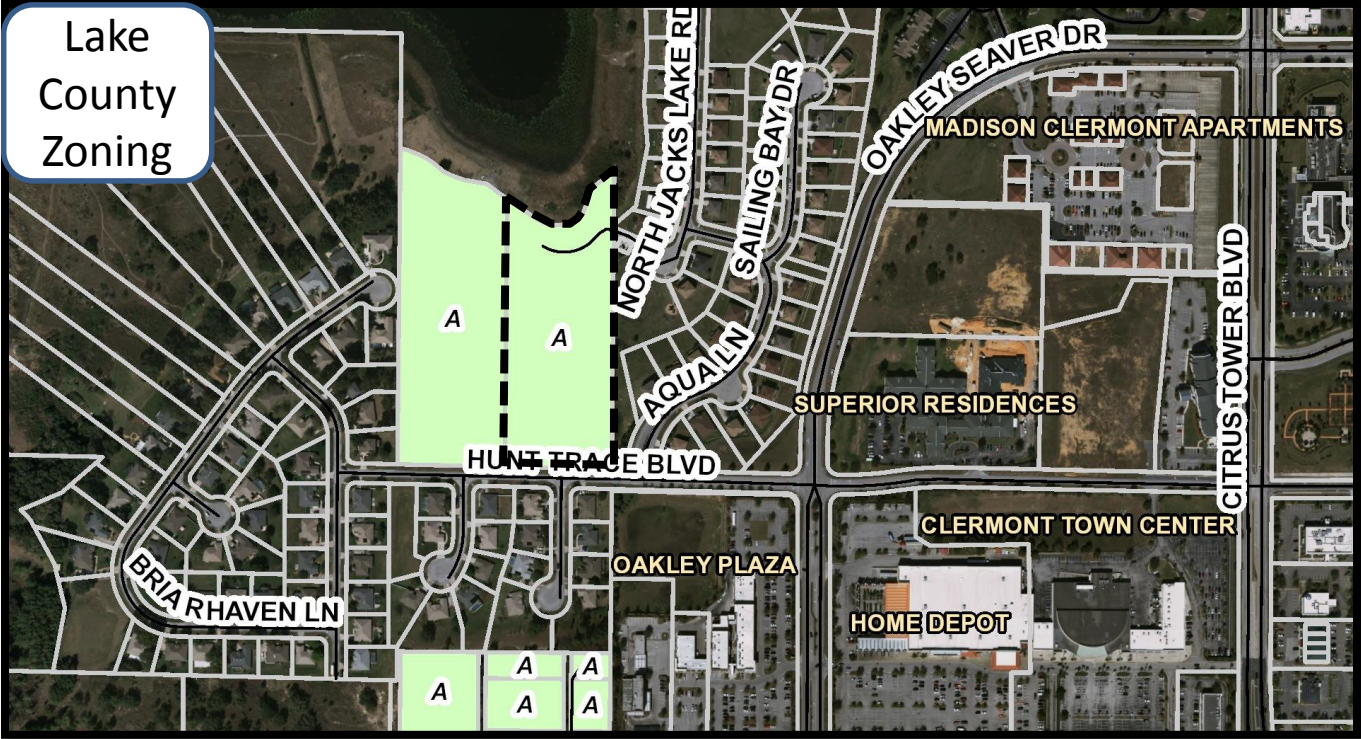


Exhibit – Zoning Map - Clermont Ridge Senior Villas



SITE DATA

JOB No.:	NBL-001
DESIGNED BY:	J.B.
DRAWN BY:	J.K. & L.A.
APPROVED BY:	J.B.
DATE:	07.14.2017
SHEET:	1 OF 1



⑥ $\frac{3D \text{ View } 1 \ 2}{12'' = 1'-0''}$

9 7 8 10

Roof Brq 9'-0"

Level 1 0"

This architectural rendering shows a long, single-story building with a light-colored exterior and a dark grey gabled roof. The building features a series of small, white, gabled canopies over the entrances, creating a rhythmic pattern along its side. Large windows with dark frames are visible on the right side of the building. The structure is situated on a well-maintained green lawn. A wide, paved walkway leads from the foreground towards the building. Several mature trees and shrubs are planted along the walkway and around the building, adding to the landscaped appearance. Two small figures of people are standing near the left end of the building, providing a sense of scale. The sky is a clear, bright blue.

5 3D View 1_1
12" = 1'-0"



Consultant
Address
Address
Address
Phone

Consultant
Address
Address
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Phone

Consultant
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Consultant
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Consultant
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Phone

[illegible]

Owner

Project Name

Unnamed

Project Number	Project Number
Date	Issue Date
Drawn By	Author
Checked By	Checker

A102

Scale	As indicated
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REC 1706-0001

REC. 7-5-17
JK



**CITY OF CLERMONT
REZONING
APPLICATION**

DATE: 6/4/17

FEE: \$542.⁰⁰
+ cost of advertisement

PROJECT NAME (if applicable): Carrier Garden Home

APPLICANT: New BEGINNINGS Housing, Inc

CONTACT PERSON: HANK DUND

Address: 665 MT. STirling Ave

City: APPOKA State: FL Zip: 32712

Phone: 828-989-4711 Fax: —

E-Mail: HANKDUND111@gmail.com

OWNER: New BEGINNINGS Housing, Inc

Address: PO Box 783963

City: Winter Garden State: FL Zip: 34778

Phone: 828-989-4711 Fax: —

Address of Subject Property: 13605 N. JACKS LAKE Rd. Clermont, FL 34711

Legal Description (include copy of survey): LAKE HISHIM25, 20-22-26

TRACT 61B, THAT part of vacated Platted 20
bounded on S by N Line of TRACT 6
AK 1647801

Acreage: 6 ± Land Use: Residential/AG
(City verification required)

Present Zoning: AG Proposed Zoning: MULTI-FAMILY
(City verification required) PUD



**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?

MOVING FROM SINGLE FAMILY TO
MULTI-FAMILY

NEW BEGINNINGS HOUSING, INC

Applicant Name (print)

x

by [Signature]
Applicant Name (signature)

NEW BEGINNINGS HOUSING, INC

Owner Name (print)

x

[Signature]
Owner Name (signature)

City of Clermont

Development Services Department

685 W. Montrose St.

P.O. Box 120219

Clermont, FL. 34712-0219

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



APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Haric Dunn, 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 AG to Multi-Family 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.

Haric Dunn

Affiant - Applicant Name (print)

X

[Signature]

Affiant - Applicant Name (signature)

NEW BEGINNINGS HOUSING, INC.

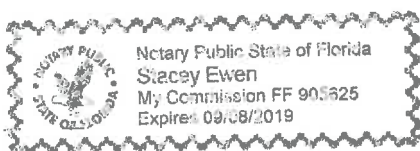
SWORN to and SUBSCRIBED before me by

or personally known by me this 5th day of July, 2017.

X

[Signature]

Notary Public, State of Florida at Large



My Commission Expires: Sept 8, 2019



OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Hank Durr, 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 AS to MULTI-FAMILY for the property legally described on the attachment of this application.
3. That the owner of said property has appointed Hank Durr 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.

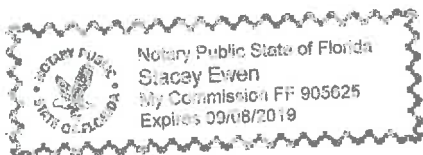
Hank Durr
Affiant - Applicant Name (print)

X [Signature]
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 5th day of July, 2017.

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



My Commission Expires: Sept 8, 2019

LEGAL NOTICE

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

ORDINANCE NO. 2017-30

An ordinance under the Code of Ordinances of the City of Clermont, Lake County, Florida amending the official zoning map of the City of Clermont, referred to in Chapter 122 of Ordinance No. 289-C, Code of Ordinances; Rezoning the real properties described herein as shown below, providing for severability, an effective date and publication.

LOCATION

13605 Jacks Lake Road
Property on the north side of Hunt Trace Blvd.
and west of Oakley Seaver Dr.
Alternate Key 1647801

LEGAL DESCRIPTION

Lake Highlands 20-22-26 Tract 61B, that part of vacated platted road bounded on S by N line of Tract 61B, on N by high water line of Jacks Lake and on E & W by N'y extensions of E & W lines of Tract 61B, PB 3 PG 30 ORB 638 PG 322 .

Containing 6.35 Acres +/-

FROM Urban Estate
TO Planned Unit Development

This request will be considered by the Planning & Zoning Commission on Tuesday, August 1, 2017 at 6:30 p.m.

A public meeting to consider the request will be held before the City Council on Tuesday, August 22, 2017 at 6:30 p.m. for final enactment.

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

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

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

Daily Commercial
July 25 & August 8, 2017

Tracy Ackroyd Howe, MMC
City Clerk