



**CITY OF CLERMONT  
COUNCIL MEETING AGENDA  
7:00 PM, Tuesday, October 14, 2014**

Welcome to our Council meeting. In the interest of time efficiency and ensuring that everyone who wishes to address the Council is given the opportunity to do so, the following will apply to all comments made by the public. For items listed on the agenda, each speaker will be permitted 5 minutes to address the Council. For non-agenda items, each speaker will be permitted 3 minutes to address the Council. These time limits may be extended by the Mayor. Thank you for participating in your City Government.

**CALL TO ORDER**

**INVOCATION & PLEDGE OF ALLEGIANCE**

**PROCLAMATION**

Red Ribbon Week

**PUBLIC COMMENTS**

**REPORTS**

**CONSENT AGENDA**

- |                                             |                                                                                                                                                                                                               |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Item No. 1 - Council Meeting Minutes        | Consider approval of the Regular Council Meeting Minutes of August 12, 2014, the First Budget Public Hearing Minutes of September 11, 2014 and the Final Budget Public Hearing Minutes of September 25, 2014. |
| Item No. 2 - Bid Award and Budget Amendment | Consider approval of bid award to Traverse Group, Inc. to provide 12th Street and Lakeshore stormwater and utility improvements in the amount of \$496,532.65 and budget amendment.                           |
| Item No. 3 - Bid Award                      | Consider approval of bid award to Traverse Group, Inc. for street resurfacing services in the amount of \$122,845.49.                                                                                         |
| Item No. 4 - Contract Award                 | Consider approval to piggyback the Florida Sheriff's Association contract with Environmental Products of Florida Corp. to purchase one street sweeper in the amount of \$234,542.                             |
| Item No. 5 - Contract Award                 | Consider approval to piggyback Hillsborough County contract with Ferguson Enterprises, Inc. to purchase sewer pipes, valves and fittings.                                                                     |
| Item No. 6 - Highland Ranch Phase 1 Plat    | Consider approval of the final plat for Phase 1 of Highland Ranch.                                                                                                                                            |

**CITY OF CLERMONT**  
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|-------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Item No. 7 - Heritage Hills Phase 6A Plat | Consider approval of the final plat for Phase 6A of Heritage Hills.                                                                                                                   |
| Item No. 8 - Easement                     | Consider approval of Distribution Easement to Duke Energy for the Rowing Facility at 930 West Minneola Avenue.                                                                        |
| Item No. 9 - Interlocal Agreement         | Consider approval of Interlocal Agreement with Lake County to provide funding up to \$150,000 for design and installation of a traffic signal at Hancock Road and Diamond Club Drive. |
| Item No. 10 - Development Agreement       | Consider approval of the Development Agreement with SLV13, LLC and South Lake Hospital for the construction of Champions Way, limiting the City's contribution to \$200,000.00.       |

**UNFINISHED BUSINESS**

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|------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Item No. 11 - Lease Agreement                                          | Consider approval of Clermont Garden Club Lease Agreement.                                                                                                                                   |
| Item No. 12 - Ordinance No. 2014-19; Final Lakefront Village Townhomes | Consider adoption of Ordinance to annex property into the corporate city limits located east of Grand Highway between State Road 50 and Pitt Street.                                         |
| Item No. 13 - Ordinance No. 2014-20; Final                             | Consider approval of Ordinance of a Small scale Comprehensive Plan Amendment to change the future land use for property located east of Grand Highway between State Road 50 and Pitt Street. |
| Item No. 14 - Ordinance No. 2014-21; Final                             | Consider approval of Ordinance to change the zoning for property located east of Grand Highway between State Road 50 and Pitt Street.                                                        |
| Item No. 15 - Resolution No. 2014-24                                   | Consider approval of Resolution for a Conditional Use Permit request to allow a multi-family development for property located east of Grand Highway between State Road 50 and Pitt Street.   |

**CITY OF CLERMONT**  
**COUNCIL MEETING AGENDA**  
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Item No. 16 - Variance Request

Consider approval of a request for five variances for property located east of Grand Highway between State Road 50 and Pitt Street.

Item No. 17 - Intergovernmental Coordination  
Element Comprehensive Plan Amendment;  
Transmittal Hearing

Table the transmittal hearing to January 13, 2015.

**NEW BUSINESS**

Item No. 18 - Ordinance No. 2014-23; Introduction

Consider introduction of Ordinance to increase the monthly amounts for retirees currently receiving pension benefits from the General Employees Defined Benefit Retirement Plan.

Item No. 19 - Ordinance No. 2014-36; Introduction

Consider introduction of Ordinance to increase the monthly amounts for retirees currently receiving pension benefits from the Police Officers Defined Benefit Retirement Plan.

Item No. 20 - Ordinance No. 2014-28; Introduction

Consider introduction of Ordinance for a Small Scale Comprehensive Plan Amendment to change the future land use from Medium Density Residential to Downtown Mixed Use for property located on the south side of West Minneola Avenue and west of 11th Street.

Item No. 21 - Ordinance No. 2014-29; Introduction

Consider introduction of Ordinance for a Small Scale Comprehensive Plan Amendment to change the future land use from Office to Commercial for property located on the north side of State Road 50 between 4th and 2nd Street.

Item No. 22 - Ordinance No. 2014-33; Introduction

Consider introduction of Ordinance to change the zoning from C-1 Light Commercial to C-2 General Commercial for property located on the north side of State Road 50 between 4th and 2nd Street.

**CITY OF CLERMONT  
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- |                                                   |                                                                                                                                                                                                                                                                                                                                    |
|---------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Item No. 23 - Ordinance No. 2014-30; Introduction | Consider introduction of Ordinance to annex 19.94 +/- acre parcel into the City limits. The property is located on the south side of Hartwood Marsh Road east of the intersection of Hancock Road and Hartwood Marsh Road.                                                                                                         |
| Item No. 24 - Ordinance No. 2014-31; Introduction | Consider introduction of Ordinance for a Large-scale Comprehensive Plan Amendment to change the future land use from Lake County Urban Low Density to City of Clermont Low Density Residential. The property is located on the south side of Hartwood Marsh Road east of the intersection of Hancock Road and Hartwood Marsh Road. |
| Item No. 25 - Ordinance No. 2014-32; Introduction | Consider introduction of Ordinance to change the zoning from UE Urban Estate to R-2 Medium Density Residential. The property is located on the south side of Hartwood Marsh Road east of the intersection of Hancock Road and Hartwood Marsh Road.                                                                                 |
| Item No. 26 - Ordinance No. 2014-34; Introduction | Consider introduction of Ordinance Land Development Code amendment to Chapter 118, Section 118-35.                                                                                                                                                                                                                                 |

**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*  
*Proclamation*

*Whereas*, communities across America have been plagued by the numerous problems associated with illicit drug use and those that traffic them in; and

*Whereas*, there is hope in winning the war on drugs, and that hope lies in education and drug demand reduction, coupled with the hard work and determination of organizations such as the Young Marines of the Marine Corps League to foster a healthy, drug-free lifestyle; and

*Whereas*, the red ribbon has been chosen as a symbol commemorating the work of Enriquée “Kiki” Camarena, a Drug Enforcement Administration agent who was murdered in the line of duty and represents the belief that one person can make a difference; and

*Whereas*, the Red Ribbon Campaign was established by Congress in 1988 to encourage a drug-free lifestyle and involvement in drug prevention and reduction efforts; and

*Whereas*, National Red Ribbon Week encourages Americans to wear a red ribbon to show their support for a drug-free environment;

*Now, Therefore*, I, Harold S. Turville, Jr., by virtue of the authority vested in me as Mayor of the City of Clermont in the State of Florida, do hereby proclaim October 25 through October 31 as

*Red Ribbon Week*

In the City of Clermont and urge all our citizens to join me in this special observance.

*In Witness Whereof*, I have hereunto set my hand and caused the Seal of the City of Clermont to be affixed this 14<sup>TH</sup> day of October, 2014.

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Harold S. Turville, Jr., Mayor

**ATTEST:**

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Tracy Ackroyd, City Clerk

*City of Clermont*  
MINUTES  
REGULAR COUNCIL MEETING  
August 12, 2014

The Clermont City Council met in a regular meeting on Tuesday, August 12, 2014 in the Council Chambers at City Hall. Mayor Turville called the meeting to order at 7:00pm with the following Council Members present: Council Members Goodgame, Mullins, and Bates. Other City officials present were: City Manager Gray, City Attorney Mantzaris and City Clerk Ackroyd.

Council Member VanWagner was absent.

**INVOCATION**

Council Member Mullins gave the invocation followed by the Pledge of Allegiance.

**PUBLIC COMMENTS**

George Rosario; American Legion Post 55, stated American Veteran homelessness has increased and urged the City to consider developing a Veterans Advisory Commission to represent Veterans and the needs of their families. Additionally, the American Legion would like to establish a food bank and requested Council consider donating a building.

Mayor Turville requested City Manager Gray meet with the group to discuss the request.

Carlos Solis commented his group will be releasing a CD in 60 days. A concert will be held on October 25 at the Arts and Recreation Center with all proceeds donated to the South Lake Hospital Mammography Program.

Ginger Martin stated she lives in the best City in Lake County with the best City Manager, Police Chief, Emergency Medical Technician Team, Fire Department, Sanitation Department workers, City Clerk's Office, Recreation and Events Department, Planning and Zoning Department, Finance Department, Economic Development Department, the City Attorney, City Council, and Mayor.

Jim Johnson, Village Goldsmith, commented the City Council had previously approved an electronic door control to let customers in and out of the building. Fire Inspector Pierce visited the business earlier today and asked them to install a plainly marked lock-release button at the door and discontinue the use of the current locking arrangement due to immediate life-safety concern. He asked Council for relief or guidance regarding using the current locking arrangement.

City Attorney Mantzaris stated the issue from staff's perspective was the current arrangement is blocking immediate egress. The issue is not that people have to be buzzed into the business, but out of the business; which violates the National Fire Protection Association Code in the State of Florida. He stated Council cannot change the National Fire Protection Association Code and grant a variance. Mr. Johnson should work with the Fire Chief and the Fire Marshall.

Mr. Johnson commented Fire Inspector Pierce suggested a device connected to the current fire alarm system and inquired if it would be necessary to go through the permit process. City Attorney Mantzaris stated he would go through the Development Services Department for permitting. This is an immediate health-safety issue and the Fire Department is moving forward with this as a violation.

*City of Clermont*  
MINUTES  
REGULAR COUNCIL MEETING  
August 12, 2014

**REPORTS**

City Manager Gray reported the International City/County Management Association is having their 100<sup>th</sup> Anniversary conference in September and every year they highlight 20 communities throughout the nation. The City of Clermont will be highlighted at this year's conference. He announced there would be a workshop on August 26 at 6pm to discuss the police station, the First Budget Public Hearing will be held on September 11 at 6pm, and the Final Budget Public Hearing will be held on September 25 at 6pm.

City Attorney Mantzaris – No report.

Council Member Bates reported the Clermont Police Department is doing a 'Kicks for Guns' event at Harley Davidson on August 14 from 7am until 2pm. The National Night Out on August 5 was a successful event.

Council Member Goodgame – No report.

Council Member Mullins commented the Music on Montrose event is held the first Friday of every month with music and Food Trucks and the next one will be held on September 5.

Council Member Van Wagner – No report.

Mayor Turville – No report.

**CONSENT AGENDA**

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

***Item No. 1 - Bid Award***

Consider approval of bid award to Show Masters Production Logistics, Inc. for On-Call Audio-Visual Services.

***Item No. 2 - Bid Award and Budget Amendment***

Consider approval of bid award to Tindale-Oliver & Associates, Inc. for non-utility fees comprehensive study and a budget amendment in the amount of \$57,234.98.

***Item No. 3 - Bid Award***

Consider approval of bid award to Pavement Technology, Inc. for 2014 Asphalt Rejuvenation in the amount of \$137,339.44.

***Item No. 4 - Event Request***

Consider request to host a "Vintage Market" event on October 4 - 5, 2014 in Downtown Clermont.

Hope Lamb pulled Item 2.

Council Member Mullins pulled Item 4.

*City of Clermont*  
MINUTES  
REGULAR COUNCIL MEETING  
August 12, 2014

Council Member Goodgame moved to approve Items 1 and 3 as submitted; seconded by Council Member Mullins. The motion passed with all members present voting aye.

City Manager Gray explained Item 2 is a fee study for non-utility related fees covering service costs. A comprehensive study has not been done in the past and the City does not have the staff to perform an in-depth analysis. After the initial study and Council agreement on, staff will review the fees annually for any necessary adjustments.

Council Member Mullins asked for the amount of fees the City collects each year. Finance Director VanZile stated the City collects approximately \$850,000, with the majority of the fees collected from the Building Services area.

Mayor Turville inquired if other municipalities with a larger tax rate pay someone to perform these types of studies. City Manager Gray indicated other municipalities do have outside services to assist with setting fees.

Mayor Turville commented Council typically receives comparisons of what other municipalities charge. City Manager Gray stated the study would be based on what it costs the City to provide services. Finance Director VanZile commented comparisons would be provided; however the City has never performed this type of study and with the addition of the Building Services division it is important to have an analysis completed.

Council Member Goodgame stated the City is operating with a deficit budget and the City should consider waiting until next year.

Finance Director VanZile commented the majority of the funding could be charged to the Building Services fund as most of the fees are related to Building Services. The cost is a one-time charge to determine if our fees are appropriate.

Council Member Mullins moved to grant the contract. The motion died for the lack of a second.

Council Member Goodgame moved to deny the award to Tyndale Oliver and staff return to Council with an alternative.

City Attorney Mantzaris stated the procedure is to reject all bids and have staff return with an alternative option to address the issue other than hiring an outside consultant.

Council Member Goodgame so moved; seconded by Council Member Bates. The motion passed 4 to 1 with Council Member Mullins in opposition.

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MINUTES  
REGULAR COUNCIL MEETING  
August 12, 2014

Council Member Mullins questioned access to parking for the Vintage Market event. Mike Corradino; speaking on behalf of the Downtown Clermont Merchants, stated there are two driveway accesses off of Minneola Avenue and another off of Seventh Street.

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

**UNFINISHED BUSINESS**

***Item No. 5 - Ordinance No. 2014-18; Final***

City Clerk Ackroyd read Ordinance 2014-18 aloud by title only.

An Ordinance of the City of Clermont, Florida, adopting an Interlocal Service Boundary Agreement between the City of Clermont and Lake County; repealing City of Clermont Ordinance 2014-09; providing for severability, conflict, and effective date.

Economic Development Director Hitt stated the original Interlocal Service Boundary Agreement was heard by the Lake County Board of County Commissioners on July 18. The Board approved the agreement with two changes which are reflected in the proposed agreement. Section 3 covers annexations over ten acres requiring consent from the property owners. Section 4 allows for developers or property owners to work with either the City or the County for development approval.

City Manager Gray stated if the City currently has a Utility Services Agreement with a property owner, the owner is obligated to annex. During the Lake County Board of County Commissioners meeting the land owners in the sector plan were opposed to forced annexation and requested language in the agreement to cover their concerns.

City Attorney Mantzaris stated the significance of an Interlocal Service Boundary Agreement involves the relationship between a city and a county; how to annex, how to provide fire protection, and how to provide other services. As it relates to private property owners, it does not change the scenario that the City of Clermont has enjoyed regarding control of the provision of water and sewer.

Mayor Turville opened the public hearing.

Jim Purvis requested clarification regarding development standards.

City Manager Gray commented should a development outside the City want water and sewer service the Council could make the development adhere to City standards.

Council Member Mullins and Mayor Turville expressed concerns regarding development standards for future developments which may potentially use Lake Utilities or their own water system and install septic tanks or if the City demonstrated unwillingness to serve a development.

City Attorney Mantzaris stated the agreement with the City and Lake Utilities in the 180 Service Area obligates the City to protect its service area. If the City is asked to serve an area and the infrastructure and capacity are available, the City should service the area.

*City of Clermont*  
MINUTES  
REGULAR COUNCIL MEETING  
August 12, 2014

Mayor Turville asked City Attorney Mantzaris what his opinion was regarding the language added by Lake County. City Attorney Mantzaris commented when the language was offered he suggested to staff the language not be included. He suggested staff work with the County for language which will express Council's intent and to continue the matter to a later date.

Council Member Mullins moved to table to August 26; seconded by Council Member Goodgame. The motion passed with all members present voting aye.

**NEW BUSINESS**

***Item No. 6 - Board Appointments***

City Manager Gray stated the City advertised for a vacancy on the Community Redevelopment Agency Board due to the resignation of Bob Bowman. Erika Shanoff and Roger Pierce have requested appointment for the remainder of the term with new appointments made in December.

Council Member Mullins moved Mr. Pierce; seconded by Council Member Goodgame. The motion passed with all members present voting aye.

Council Member VanWagner encouraged Ms. Shanoff to consider again in the future.

City Manager Gray stated the City advertised for a vacancy on the Planning and Zoning Commission for a term that expires in Jan 2016. The vacancy was due to the resignation of Thomas Spencer. David Fuller, Tony Hubbard, and Jack Martin have requested appointment.

Council Member Goodgame moved Tony Hubbard; seconded by Council Member Mullins. The motion passed with all members present voting aye.

***Item No. 7 - Ordinance 2014-19; Introduction***

City Clerk Ackroyd read Ordinance 2014-19 aloud by title only.

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

Council Member Mullins moved to introduce Ordinance 2014-19; seconded by Council Member Goodgame. The motion passed with all members present voting aye.

**City of Clermont**  
**MINUTES**  
**REGULAR COUNCIL MEETING**  
**August 12, 2014**

***Item No. 8 - Ordinance 2014-20; Introduction***

City Clerk Ackroyd read Ordinance 2014-20 aloud by title only.

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.

Council Member Mullins moved to introduce Ordinance 2014-20; seconded by Council Member Bates. The motion passed with all members present voting aye.

***Item No. 9 - Ordinance 2014-21; Introduction***

City Clerk Ackroyd read Ordinance 2014-21 aloud by title only.

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

Council Member Mullins moved to introduce Ordinance 2014-21; seconded by Council Member Bates. The motion passed with all members present voting aye.

**ADJOURN:** With no further comments, this meeting was adjourned at 8:32pm.

**APPROVED:**

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Harold S. Turville, Mayor

**ATTEST:**

\_\_\_\_\_  
Tracy Ackroyd, City Clerk

***City of Clermont***  
**SPECIAL MEETING**  
**MINUTES**  
**SEPTEMBER 11, 2014**

**FIRST PUBLIC HEARING - FISCAL YEAR 2014-2015 BUDGET**

The Clermont City Council met in a special meeting on Thursday, September 11, 2014 in the Council Chambers at City Hall. Mayor Turville called the meeting to order at 6:00 pm with the following present: Council Members Mullins, Goodgame, Bates and Van Wagner. Other City officials present were: City Manager Gray, City Clerk Ackroyd and Finance Director Van Zile.

City Manager Gray provided an overview of the process in presenting the recommended budget to begin October 1, 2014 and includes the current millage rate of 3.7290. It will be presented in two parts – tentative millage rate for the General Fund and the tentative budget that includes all funds.

Finance Director Van Zile provided a summary of the property taxable values, millage rate history, and current millage rate of 3.7290 and highlighted the General Fund budget. The City's property taxable values have increased for the second consecutive year, resulting in a total increase of approximately \$185 million over the last two years. The increase restores property values to where they were in Fiscal Year 2011. Even considering the increased property values and maintaining current millage rate, there will still be a deficit of approximately \$1.2 million in the General Fund for Fiscal Year 2015. Considering the amount of the projected Fiscal Year 2015 deficit and concerns discussed previously regarding the Arts and Recreation Center user fees, Fire Station No. 4 operating costs and the Police Station construction costs, staff is requesting the City Council approve Resolution No. 2014-25 providing for a tentative ad valorem millage rate of 3.7290 mills which is more than the rolled back rate of 3.5938 by 3.76 percent. The final budget hearing will be September 25, 2014 at 6:00pm.

***Resolution No. 2014-25*** Tentative Ad Valorem Millage Rate

Mayor Turville read Resolution 2014-25 aloud in its entirety.

A Resolution of the City of Clermont, Lake County, Florida, adopting the Tentative Ad Valorem Millage Rate for the Fiscal Year beginning October 1, 2014, and ending September 30, 2015; providing for collection of taxes; providing an effective date.

Mayor Turville opened the public hearing.

Ginger Martin, 4220 Prairie Dunes, commended the city for having a low millage rate.

Mayor Turville closed the public hearing.

Council Member Goodgame moved to approve Resolution 2014-25 with a millage rate of 3.7290; seconded by Council Member Mullins. The motion passed 4 to 1 with Mayor Turville opposing.

Finance Director Van Zile presented the tentative budget for the entire city for Fiscal Year 2015. He reviewed the city wide budget and significant budgeted non General Fund expenditures.



Staff requested the City Council approve Resolution 2014-26 which establishes the tentative city wide budget in the amount of \$104,445,759 for Fiscal Year 2015.

**Resolution No. 2014-26** Tentative Budget

Mayor Turville read Resolution 2014-26 aloud by title only.

A Resolution of the City of Clermont, Lake County, Florida, adopting the Tentative Budget for the 2014-2015 Fiscal Year.

Mayor Turville opened the public hearing.

Harry Mason commended Finance Director Van Zile for the excellent presentation. He encouraged the Council to continue with a conservative management of money in the future.

Mayor Turville closed the public hearing.

Council Member Bates inquired about the new logo. City Manager Gray noted as we purchase new items, the new logo will be replaced through transition.

Mayor Turville agreed with the comments by Harry Mason. Money is being spent vigorously and is concerned with the amount of funds being spent. In the future, there needs to be consideration given to how money is spent.

Council Member Mullins noted recycling bins is an example of where the city is attempting to save money.

City Manager Gray remarked the biggest piece is the Arts and Recreation Center. Staff is looking for efficiencies.

Council Member Goodgame moved for the approval of Resolution 2014-26; seconded by Council Member Mullins. The motion passed 4 to 1 with Mayor Turville opposing.

**ADJOURN:** With no further comments, the meeting was adjourned at 7:08pm.

**APPROVED:**

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Harold S. Turville, Jr., Mayor

**ATTEST:**

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Tracy Ackroyd, City Clerk

***City of Clermont***  
SPECIAL MEETING  
MINUTES  
SEPTEMBER 25, 2014

FINAL PUBLIC HEARING - FISCAL YEAR 2014-2015 BUDGET

The Clermont City Council met in a special meeting on Thursday, September 25, 2014 in the Council Chambers at City Hall. Mayor Turville called the meeting to order at 6:00 pm with the following present: Council Members Mullins, Goodgame, Bates and Van Wagner. Other City officials present were: City Manager Gray, Deputy City Clerk Noak and Finance Director Van Zile.

City Manager Gray provided an overview of the process and commented the budget contains expenses for items such as the Arts and Recreation Center, a master plan study, construction of a new police department building, and a splash pad.

***Resolution No. 2014-27*** Ad Valorem Millage Rate

Finance Director VanZile provided a comparison of property tax values and property tax revenues. Recently there has been an increase in revenues and property values; however it will take several years to recover from earlier revenue and property value declines. The millage rate options presented were to adopt the tentative proposed rate of 3.7290 or adopt the roll-back rate of 3.5938. The millage rate cannot be higher than the 3.7290 tentative millage rate adopted on September 11, 2014.

The General Fund revenues, expenditures, and reserves for Fiscal Years 2008 through 2014 were presented. There were four consecutive years of deficits; however the City's finances remain healthy. Significant expenditures for Fiscal Year 2015 include new positions, merit increases, Fire Department equipment, and City sponsored events.

Staff requested approval of Resolution 2014-27 providing for a final ad valorem millage rate of 3.7290.

Mayor Turville read Resolution 2014-27 aloud in its entirety.

A Resolution of the City of Clermont, Lake County, Florida, adopting the ad valorem millage rate for the Fiscal Year beginning October 1, 2014, and ending September 30, 2015; providing for collection of taxes; providing an effective date.

Mayor Turville opened the public hearing.

Jim Purvis inquired what the dollar amount difference per household was between the proposed millage rate and the roll-back rate. Finance Director VanZile stated the amount was a one dollar increase per home.

Mayor Turville closed the public hearing.

Council Member Goodgame inquired about the impact the doubled homestead exemption had on revenue. Finance Director VanZile stated the difference from 2008 to 2009 shows a decline in revenue of approximately \$55.00 per household.

Council Member Mullins asked how many residential homes were in the City. Economic Development

Director Hitt stated there were 12,000 homes.

Council Member Mullins moved to adopt Resolution 2014-27; seconded by Council Member Goodgame. The motion passed 4 to 1 with Mayor Turville opposing.

***Resolution No. 2014-28 Budget***

Finance Director VanZile presented the Fiscal Year 2015 final budget for the entire city-wide budget. The \$104,445,759.00 budget included significant non-General Fund expenditures for the Environmental Services, Public Safety, Public Works, Parks and Recreation, and Economic Development Departments.

Staff requested approval of Resolution 2014-28; establishing the Final city-wide budget in the amount of \$104,445,759.00 for Fiscal Year 2015.

Mayor Turville read Resolution 2014-28 aloud by title only.

A Resolution of the City of Clermont, Lake County, Florida, adopting the budget for the 2014-2015 fiscal year.

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

Council Member Bates inquired if the expenses for Lake Hiawatha Preserve were part of a grant. City Manager Gray stated the expenses were from the grant and not from City funds.

Council Member Mullins inquired if Lake Hiawatha Preserve Phase 2 was part of the grant. City Manager Gray stated Phase 2 would be funded through the grant and will break ground in Fiscal Year 2015.

Council Member Goodgame moved to approve Resolution 2014-28; seconded by Council Member Mullins. The motion passed 4 to 1 with Mayor Turville opposing.

**ADJOURN:** With no further comments, the meeting was adjourned at 6:50pm.

**APPROVED:**

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Harold S. Turville, Jr., Mayor

**ATTEST:**

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Tracy Ackroyd, City Clerk



## CITY OF CLERMONT

# AGENDA ITEM

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| <b>Meeting Date</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |
| Tuesday, October 14, 2014                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |
| <b>Agenda Item Name</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |
| Bid Award and Budget Amendment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |
| <b>Requested Action</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |
| Motion to approve contract between the City of Clermont and Traverse Group, Inc. to provide all labor, material and equipment necessary to complete 12th Street and Lakeshore stormwater and utility improvements in the lump sum amount of \$496,532.65 and budget amendment.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |
| <b>Staff Report</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |
| <p>The Purchasing Division and the Environmental Services Department recommend approval of the above action.</p> <p>The Purchasing Division issued a Request for Bid (RFB) number 14-038 to acquire the services of a qualified bidder to provide 12th Street and Lakeshore Drive stormwater and utility improvements. The RFB was fully competed, advertised, and complies with the City of Clermont Purchasing Policy. There were five (5) responses to the RFB.</p> <p>During the bidding process, a timely question was asked on September 11, 2014 at 11:23 a.m. (Question 9 in BidSync) as to which asphalt number was correct. The Request for Bid (RFB) document stated the description for line number ten (10) as the asphalt to be 1.5" FC-9.5, however the Project Drawings and Specifications provided with the RFB, stated a 2" FC-9.5. The discrepancy was a typographical error in the RFB which was corrected in Addendum 2 by changing line number ten (10) description from 1.5" FC-9.5 to 2" FC-9.5, which is also in compliance with the City of Clermont's subdivision land development code, Sec. 110-194 Road Construction and Design Standards. As a result, Addendum 2 is being waived as a minor irregularity and it is not considered a mandatory submittal with the response to all bidders.</p> <p>Further review from the apparent low bidder's response, Traverse Group, Inc., showed their price for the 2" FC-9.5 asphalt was included in their total lump sum price.</p> <p>Award is being recommended to lowest responsive and responsible bidder Traverse Group, Inc. at the lump sum amount of \$496,532.65 who complied with all terms, conditions, and specifications stated in the RFB.</p> <p>Partial funding is derived from the Lake County Water Authority for the stormwater element of the project.</p> |  |
| <b>Legal Impact</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |
| <b>Additional Analysis</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |
| <b>Fiscal Impact Summary</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |

The prior fiscal year budget included \$540,000 for this project. A budget amendment in the amount of \$496,532.65 to carryforward the unexpended funds from FY 2014 is necessary.

| Fiscal Impact                                     |                     | Fund Number and Description        | Available Budget Amount |
|---------------------------------------------------|---------------------|------------------------------------|-------------------------|
| \$496,532.65                                      |                     | 45538-66306-38100                  | \$0.00                  |
| Exhibits Attached (copies of original agreements) |                     |                                    |                         |
| 1.                                                | Response Tabulation | RFB 14-038 Response Tabulation.pdf |                         |
| 2.                                                | Ad - RFB 14-038     | RFB 14-038 Ad.pdf                  |                         |



**RESPONSE TABULATION REVISED OCT. 1<sup>st</sup>, 2014**

**RFB 14-038 – 12<sup>TH</sup> STREET AND LAKESHORE STORMWATER AND UTILITY IMPROVEMENTS**  
**DUE DATE/TIME: SEPTEMBER 25, 2014 AT 2:00 P.M. (EST)**

| COMPANY NAME                                      | ADDENDUM 1 | ADDENDUM 2 | BID BOND | LUMP SUM PRICE |
|---------------------------------------------------|------------|------------|----------|----------------|
| Traverse Group, Inc. – Clermont, FL               | Y          | N          | Y        | \$496,532.65   |
| Boykin Construction, Inc. – Minneola, FL          | Y          | N          | Y        | \$535,173.33   |
| Barracuda Building Corporation – Apopka, FL       | Y          | Y          | Y        | \$601,528.00   |
| Hughes Brothers Construction, Inc. – Wildwood, FL | Y          | Y          | Y        | \$614,707.75   |
| CW Roberts Contracting, Inc. – Talahassee, FL     | Y          | Y          | Y        | \$698,943.00   |

**\*\*Addendum 1 was mandatory submittal with the RFB.**

**\*\*Addendum 2 mandatory submittal was waived as a minor irregularity.**

## **REQUEST FOR BID**

The City of Clermont is requesting bids from qualified respondents to provide 12<sup>th</sup> Street and Lakeshore Stormwater and Utility Improvements (RFB 14-038). All responses must be received prior to 2:00 P.M. on Thursday, September 25, 2014. Information may be obtained from the City's website at [www.cityofclermontfl.com](http://www.cityofclermontfl.com)

Publication Date: Newspaper  
August 7, 2014  
August 15, 2014



## CITY OF CLERMONT

# AGENDA ITEM

Page 1 of 1

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                    |                                |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|--------------------------------|
| <b>Meeting Date</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                    |                                |
| Tuesday, October 14, 2014                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                    |                                |
| <b>Agenda Item Name</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                    |                                |
| Bid Award                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                    |                                |
| <b>Requested Action</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                    |                                |
| Motion to approve contract between the City of Clermont and Traverse Group, Inc. for street resurfacing services in the total amount of \$122,845.49.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                    |                                |
| <b>Staff Report</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                    |                                |
| <p>The Purchasing Division and the Public Works Department recommend approval of the above action.</p> <p>The Purchasing Division issued a Request for Bid (RFB) number 14-039 to provide pavement resurfacing services to City maintained streets, Infrastructure Fund - 120. The RFB was fully competed, advertised and complies with the City of Clermont Purchasing Policy. There were five (5) responses to the RFB. Traverse Group, Inc. was the low responsive responsible bidder at the lump sum price of \$122,845.49.</p> <p>The award recommendation is being made to Traverse Group, Inc. who complied with all terms, conditions and specifications stated in the RFB.</p> |                                    |                                |
| <b>Legal Impact</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                    |                                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                    |                                |
| <b>Additional Analysis</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                    |                                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                    |                                |
| <b>Fiscal Impact Summary</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                    |                                |
| The contract amount is included in the current budget.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                    |                                |
| <b>Fiscal Impact</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <b>Fund Number and Description</b> | <b>Available Budget Amount</b> |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                    |                                |
| <b>Exhibits Attached (copies of original agreements)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                    |                                |
| 1. Street Resurface Listing                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Street Resurface Listing.pdf       |                                |
| 2. Bid Tabulation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | RFB 14-039 Response Tabulation.pdf |                                |
| 3. Ad - RFB 14-039                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | RFB 14-039 AD.pdf                  |                                |
| 4. Pavement Condition Index                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Pavement Condition Index.pdf       |                                |



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**SECTION – C**  
**PRICE SCHEDULE**

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The listed streets below are in priority of resurfacing. The City of Clermont reserves the right to select streets to be resurfaced from the bid to meet budget funding.

Respondent shall include costs for mobilization, traffic control, milling existing asphalt (1 inch if called for), asphalt crack filling and sealing, street sweep, overlay with 1-inch of Type S3 recycled asphalt and temporary and thermo plastic pavement markings.

| L.N.               | Street Name             | Description                                                                                                          | Price Per Street |
|--------------------|-------------------------|----------------------------------------------------------------------------------------------------------------------|------------------|
| 1                  | Fifth Street            | From Chestnut St. To Intersection<br>Mill 1-inch of asphalt and add 1-inch of asphalt.                               | \$               |
| 2                  | Sunnyside Drive         | From Pine St. To Laurel St.<br>Mill 1-inch of asphalt and add 1-inch of asphalt.                                     | \$               |
| 3                  | Fourth Street           | From Osceola St. To Grass Parking Lot North of<br>Lake Minneola<br>Mill 1-inch of asphalt and add 1-inch of asphalt. | \$               |
| 4                  | Fourth Street           | From Osceola St. To Minneola St.<br>Mill 1-inch of asphalt and add 1-inch of asphalt.                                | \$               |
| 5                  | 11 <sup>th</sup> Street | From Minnehaha Ave. To Magnolia St.<br>Mill 1-inch of asphalt and add 1-inch of asphalt.                             | \$               |
| 6                  | 11 <sup>th</sup> Street | From Magnolia St. To Seminole St.<br>Mill 1-inch of asphalt and add 1-inch of asphalt.                               | \$               |
| 7                  | 11 <sup>th</sup> Street | From Seminole St. To Linden St.<br>Mill 1-inch of asphalt and add 1-inch of asphalt.                                 | \$               |
| 8                  | 11 <sup>th</sup> Street | From Linden St. To Chestnut St.<br>Mill 1-inch of asphalt and add 1-inch of asphalt.                                 | \$               |
| 9                  | Pine Street             | From East Ave. To Sunnyside Dr.<br>Mill 1-inch of asphalt and add 1-inch of asphalt.                                 | \$               |
| 10                 | Laurel Street           | From Sunnyside Dr. To Bowman St.<br>Mill 1-inch of asphalt and add 1-inch of asphalt.                                | \$               |
| 11                 | Sixth Street            | From Seminole St. To Chestnut St.<br>Mill 1-inch of asphalt and add 1-inch of asphalt.                               | \$               |
| 12                 | West Magnolia           | From 11 <sup>th</sup> St. To 12 <sup>th</sup> St.<br>Mill 1-inch of asphalt and add 1-inch of asphalt.               | \$               |
| <b>Total Price</b> |                         |                                                                                                                      | \$               |



## RESPONSE TABULATION

**RFB 14-039, 2014 STREET RESURFACING SERVICES**  
**DUE DATE/TIME: SEPTEMBER 11, 2014 AT 2:00 P.M. (EST)**

| COMPANY NAME / LOCATION                                  | TOTAL LUMP SUM PRICE |
|----------------------------------------------------------|----------------------|
| Traverse Group, Inc. – Clermont, FL                      | \$122,845.49         |
| The Middlesex Corporation – Orlando, FL                  | \$152,350.00         |
| CW Roberts Contracting, Inc. – Tallahassee, FL           | \$174,265.00         |
| Hubbard Construction Company – Winter Park, FL           | \$226,087.18         |
| Ranger Construction Industries, Inc. – Winter Garden, FL | \$262,230.00         |

## **REQUEST FOR BID**

The City of Clermont is requesting bids from qualified respondents for pavement resurfacing services of City maintained roads (RFB 14-039). All responses must be received prior to 2:00 P.M. on Thursday, September 11, 2014. Information may be obtained from the City's website at [www.cityofclermontfl.com](http://www.cityofclermontfl.com)

Publication Date: Newspaper  
August 15, 2014  
August 22, 2014

## SECTION – C PRICE SCHEDULE

The listed streets below are in priority of resurfacing. The City of Clermont reserves the right to select streets to be resurfaced from the bid to meet budget funding.

Respondent shall include costs for mobilization, traffic control, milling existing asphalt (1 inch if called for), asphalt crack filling and sealing, street sweep, overlay with 1-inch of Type S3 recycled asphalt and temporary and thermo plastic pavement markings.

| LN.         | Street Name               | Description                                                                                                          | Price Per Street |
|-------------|---------------------------|----------------------------------------------------------------------------------------------------------------------|------------------|
| 4           | 1 Fifth Street            | From Chestnut St. To Intersection<br>Mill 1-inch of asphalt and add 1-inch of asphalt.                               | \$               |
| 3           | 2 Sunnyside Drive         | From Pine St. To Laurel St.<br>Mill 1-inch of asphalt and add 1-inch of asphalt.                                     | \$               |
| 4           | 3 Fourth Street           | From Osceola St. To Grass Parking Lot North of<br>Lake Minneola<br>Mill 1-inch of asphalt and add 1-inch of asphalt. | \$               |
| 4           | 4 Fourth Street           | From Osceola St. To Minneola St.<br>Mill 1-inch of asphalt and add 1-inch of asphalt.                                | \$               |
| 4           | 5 11 <sup>th</sup> Street | From Minnehaha Ave. To Magnolia St.<br>Mill 1-inch of asphalt and add 1-inch of asphalt.                             | \$               |
| 4           | 6 11 <sup>th</sup> Street | From Magnolia St. To Seminole St.<br>Mill 1-inch of asphalt and add 1-inch of asphalt.                               | \$               |
| 4           | 7 11 <sup>th</sup> Street | From Seminole St. To Linden St.<br>Mill 1-inch of asphalt and add 1-inch of asphalt.                                 | \$               |
| 4           | 8 11 <sup>th</sup> Street | From Linden St. To Chestnut St.<br>Mill 1-inch of asphalt and add 1-inch of asphalt.                                 | \$               |
| 4           | 9 Pine Street             | From East Ave. To Sunnyside Dr.<br>Mill 1-inch of asphalt and add 1-inch of asphalt.                                 | \$               |
| 5           | 10 Laurel Street          | From Sunnyside Dr. To Bowman St.<br>Mill 1-inch of asphalt and add 1-inch of asphalt.                                | \$               |
| 4           | 11 Sixth Street           | From Seminole St. To Chestnut St.<br>Mill 1-inch of asphalt and add 1-inch of asphalt.                               | \$               |
| 5           | 12 West Magnolia          | From 11 <sup>th</sup> St. To 12 <sup>th</sup> St.<br>Mill 1-inch of asphalt and add 1-inch of asphalt.               | \$               |
| Total Price |                           |                                                                                                                      | \$               |



# CITY OF CLERMONT

## AGENDA ITEM

Page 1 of 1

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                    |                                |                     |                      |                 |                  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|--------------------------------|---------------------|----------------------|-----------------|------------------|
| <b>Meeting Date</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                    |                                |                     |                      |                 |                  |
| Tuesday, October 14, 2014                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                    |                                |                     |                      |                 |                  |
| <b>Agenda Item Name</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                    |                                |                     |                      |                 |                  |
| Contract Award                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                    |                                |                     |                      |                 |                  |
| <b>Requested Action</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                    |                                |                     |                      |                 |                  |
| Motion to approve piggyback contract between the Florida Sheriff's Association contract with Environmental Products of Florida Corp. to purchase one street sweeper in the amount of \$234,542.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                    |                                |                     |                      |                 |                  |
| <b>Staff Report</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                    |                                |                     |                      |                 |                  |
| <p>The Purchasing Division and the Environmental Services Department recommend approval of the above action.</p> <p>In accordance with the direction of City Council, the Purchasing Division issued a Request for Interest (RFI) number 1409-005 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 Division received no interest. Based on this, staff recommends that Council approve to piggyback the Florida Sheriff's Association contract, number 13-11-0904, to purchase one Elgin Broom Bear street sweeper, specification #46, at the quoted price of \$234,542.</p> <p>The Florida Sheriff's Association contract was obtained through a fully competitive solicitation and complies with the City of Clermont Purchasing Policy.</p> |                                    |                                |                     |                      |                 |                  |
| <b>Legal Impact</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                    |                                |                     |                      |                 |                  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                    |                                |                     |                      |                 |                  |
| <b>Additional Analysis</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                    |                                |                     |                      |                 |                  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                    |                                |                     |                      |                 |                  |
| <b>Fiscal Impact Summary</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                    |                                |                     |                      |                 |                  |
| Purchase is included in current budget.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                    |                                |                     |                      |                 |                  |
| <b>Fiscal Impact</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>Fund Number and Description</b> | <b>Available Budget Amount</b> |                     |                      |                 |                  |
| \$234,542.00                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 45538-66400                        | \$250,000.00                   |                     |                      |                 |                  |
| <b>Exhibits Attached (copies of original agreements)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                    |                                |                     |                      |                 |                  |
| <table border="0"> <tr> <td>1. Contractor Quote</td> <td>Contractor Quote.pdf</td> </tr> <tr> <td>2. RFI 1409-005</td> <td>RFI 1409-005.pdf</td> </tr> </table>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                    |                                | 1. Contractor Quote | Contractor Quote.pdf | 2. RFI 1409-005 | RFI 1409-005.pdf |
| 1. Contractor Quote                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Contractor Quote.pdf               |                                |                     |                      |                 |                  |
| 2. RFI 1409-005                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | RFI 1409-005.pdf                   |                                |                     |                      |                 |                  |



## **Environmental Products** *of Florida*

---

Elgin, Vactor, Envirosight, KEG Technologies and Sewer Equipment Co. of America

August 22, 2014

City of Clermont  
Bob Reed  
Environmental Services

Dear Mr. Reed,

I am pleased to present to you the following proposal for one Elgin Broom Bear Street Sweeper. The pricing is based on the 2014 Florida Sheriffs Contract, specification #46. Please review the attached information, and let me know if you have any questions.

**2015 Elgin Broom Bear**  
(Mounted on Freightliner M2 Chassis)  
Price Includes Delivery and Training

**\$234,542**

**Warranty:** 1 year standard warranty

**Training:** On Site, 1-2 days as needed. More if needed.

John Miller  
Gulf Coast Territory Manager  
Environmental Products of Florida  
Cell: (813) 299-0033  
Email: [jmiller@epofc.com](mailto:jmiller@epofc.com)  
Fax: (407) 798-0013

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2525 Clarcona Road ♦ Apopka, FL 32703  
Phone: 407-798-0004 ♦ Fax: 407-798-0014  
4405 Loma Vista Drive ♦ Valrico, FL 33594  
Phone: 813-299-6264 ♦ Fax: 813-689-2498  
1911 31<sup>st</sup> Ave. Bay #1 ♦ Pembroke Park, FL 33009  
Phone: 954-518-9923 ♦ Fax: 954-518-9926  
[www.EPOFC.com](http://www.EPOFC.com)



**2014 FLORIDA SHERIFFS CONTRACT 13-11-0904 PRICING  
SPECIFICATION #46**

| QUANTITY | PART NUMBER | MODEL DESCRIPTION                                                                                                                                                                                                                                                                        | 2014 PRICE | 2014 EXTENDED |
|----------|-------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|---------------|
|          |             | -----DELIVERY ORDER REQUIRMENTS-----                                                                                                                                                                                                                                                     |            |               |
|          |             | UNIT REQUIRED DATE                                                                                                                                                                                                                                                                       | DATE:      |               |
|          |             | STATE PENALTY CLAUSE IF APPLICABLE                                                                                                                                                                                                                                                       |            |               |
| 1        | 1113136     | <b>Eagle Dual</b>                                                                                                                                                                                                                                                                        | \$243,350  | \$243,350.00  |
|          |             | Conveyor squeegee, variable height, right side dumping, 4.5 cu. yd. hopper, with dual, hydraulically driven, trailing arm sidebrooms, sweeper is powder coated from powder coatings chart 2003/N with powder coated gray undercarriage and including the standard features listed below. |            |               |
| 1        | 1113136     | SINGLE ENGINE (BROOM BEAR) 2015 FL M2 (2013 EMISSIONS)<br>W/HEATED MIRRORS LIMITED QTY                                                                                                                                                                                                   | -\$18,728  | -\$18,728.00  |
| 1        | 1114603     | M2 - CHASSIS ALTERATIONS                                                                                                                                                                                                                                                                 | \$0        | \$0.00        |

**NOTE:** Customer Supplied Cassis Requires Both The Chassis Alterations and the Handling Charge

**NOTE:** The chassis being supplied by a customer or dealer **must** comply completely with all Elgin requirements or the chassis will be modified at dealer's expense.

**NOTE:** One year warranty on all Elgin supplied parts and labor. Consult your Elgin dealer for full warranty details.

**STANDARD FEATURES**

Broom side, 46 "steel vertical digger 4 or 5 segment  
Broom side, air floating suspension with adjustable pin stops, air deploy  
Broom, main, 34" diameter, 60" wide prefab disposable  
Camera, Rear with in-cab monitor  
Conveyor chain, hardened with polyurethane sprockets  
Conveyor, 11 flight squeegee with rubber edging  
Conveyor, lift independent from main broom  
Conveyor, three piece replaceable wear plates  
Conveyor flush out system  
Conveyor raise in reverse  
Conveyor stall alarm  
Dirt shoes, heavy duty single row carbide steel (rubber isolated)  
Electric backup alarm  
Hopper inspection door  
Hopper, 4.5 cu yd with window and skylight  
Hopper up indicator and beep  
Hopper, variable high dump, 9'6", 4.5 yard  
Hose, hydrant fill, 16'8" (5080 mm) with strainer and coupling  
Hydraulic oil level gauge w/ external thermometer and in-cab level light  
Hydraulic system, load sensing with selectable transmission driven PTO pump

Lights, automatic backup  
Lights, combination tail/stop, separate amber signal  
Lights, flood light, one per broom (3)  
Manuals, operator and parts  
Mechanical mainbroom suspension  
Rear broom cover and anti-carryover wrap  
Rear broom spray bar  
Rear right hand flood light  
Reflectors, set of 6  
Sidebroom speed control, external to cab  
Sweep resume / raise in reverse  
Tactile controls for all sweep functions  
Tool storage  
Water fill, anti-siphon  
Water level indicator in-cab  
Water Pump, electric diaphragm  
Water tank, molded polyethylene,  
360 gallon total nominal capacity

|                    |         |                                                            |                     |            |
|--------------------|---------|------------------------------------------------------------|---------------------|------------|
| 1                  | 1101559 | MIDWEST AUTO LUBE - SWEEPER ONLY                           | \$5,415.00          | \$5,415.00 |
| 1                  | 0702461 | BROOM BEAR SERVICE MANUAL                                  | \$235.00            | \$235.00   |
| 1                  | 1114836 | (3) LED WORK LIGHTS<br>(1 EACH SIDE BROOM, 1 ON MAINBROOM) | \$0.00              | \$0.00     |
| 1                  | 1104481 | ARROWBOARD - REAR                                          | \$1,305.00          | \$1,305.00 |
| 1                  | 9306848 | TRIANGLE REFLECTIVE FLARES (3)                             | \$65.00             | \$65.00    |
| 1                  | 1100660 | LEFT HAND SIDEBROOM TILT                                   | \$0.00              | \$0.00     |
| 1                  | 1100656 | RIGHT HAND SIDEBROOM TILT                                  | \$0.00              | \$0.00     |
| 1                  | 1106049 | HEAVY DUTY LOWER ROLLER                                    | \$815.00            | \$815.00   |
| 1                  | 1114619 | RUBBER BELT CONVEYOR<br>(ILO STANDARD SQUEEGEE)            | N/C                 | \$0.00     |
| 1                  | 1032484 | 25' WATER FILL HOSE (ILO 16' 8")                           | \$155.00            | \$155.00   |
| 1                  | 1075400 | AM/FM/CD RADIO                                             | \$750.00            | \$750.00   |
| 1                  | 1080756 | FENDER MOUNTED MIRROR-LEFT HAND                            | \$480.00            | \$480.00   |
| 1                  | 1101568 | 5 LB. FIRE EXTINGUISHER                                    | \$220.00            | \$220.00   |
| 1                  | 1108053 | FULL WIDTH FRONT SPRAY BAR                                 | \$480.00            | \$480.00   |
| <b>SUB TOTAL</b>   |         |                                                            | <b>\$234,542.00</b> |            |
| <b>GRAND TOTAL</b> |         |                                                            | <b>\$234,542.00</b> |            |



## REQUEST FOR INFORMATION

### *Intent to Utilize Florida Sheriff's Association Contract to Purchase a Street Sweeper*

|                                                                                                                                                                                      |                         |                                 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|---------------------------------|
| <b>CONTACT INFORMATION:</b><br>Freddy Suarez, MPA, CPPB<br>Purchasing Manager<br>EMAIL: <a href="mailto:fsuarez@clermontfl.org">fsuarez@clermontfl.org</a><br>Phone: (352) 241-7386  | RFI No. <b>1409-005</b> | ISSUED DATE: September 30, 2014 |
| <b>NOTICE OF INTENT TO PIGGYBACK A CONTRACT</b><br><b>NOTICE END DATE: <u>October 8, 2014 at 2:00 P.M. (EST)</u></b><br><b>DEADLINE FOR WRITTEN QUESTIONS: <u>Not Applicable</u></b> |                         |                                 |

**SOLICITATION RESPONSE:** Responses will be received until the response due date specified above or as otherwise amended. No late responses will be accepted.  
  
Responses may be submitted electronically to the Purchasing Manager by email.  
Hardcopy responses may be delivered to: City of Clermont Purchasing Division, 685 West Montrose Street, 2<sup>nd</sup> Floor, Clermont, FL 34711.

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

#### **1 – PIGGYBACK CONTRACT INFORMATION**

- (a) Contract Number & Title: 13-11-0904 – Off-Road Utilities, Medium/Heavy Trucks, & Other Fleet Equipment.
- (b) Contractor(s): Environmental Products of Florida.
- (c) Length of Contract: Expires September 30, 2014.
- (d) Product or Service Provided: Provides for the purchase of one 2015 Elgin Broom Bear, specifications #46.
- (e) City Department: Environmental Services Department



## **2 – ACTION TO BE TAKEN**

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

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



# CITY OF CLERMONT

## AGENDA ITEM

Page 1 of 1

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                    |                                |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|--------------------------------|
| <b>Meeting Date</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                    |                                |
| Tuesday, October 14, 2014                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                    |                                |
| <b>Agenda Item Name</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                    |                                |
| Contract Award                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                    |                                |
| <b>Requested Action</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                    |                                |
| Motion to approve piggyback Hillsborough County contract No. ITB-P-0035-14(CH) with Ferguson Enterprises, Inc. to purchase sewer pipes, valves and fittings on an as needed basis.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                    |                                |
| <b>Staff Report</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                    |                                |
| <p>The Purchasing Division and the Public Works Department recommend approval of the above action.</p> <p>At the request of the Public Works Department, the Purchasing Division sought a contract from Hillsborough County to obtain the services of Ferguson Enterprises, Inc. to purchase water and sewer materials such as pipes, valves and fittings. In accordance with the direction of City Council, the Purchasing Division issued a Request for Interest (RFI) number 1510-002 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 Division received no interest. Based on this, staff recommends that Council approve to piggyback the Hillsborough County contract.</p> <p>The Hillsborough County contract for water and sewer materials was obtained through a fully competitive solicitation and complies with the City of Clermont Purchasing Policy.</p> |                                    |                                |
| <b>Legal Impact</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                    |                                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                    |                                |
| <b>Additional Analysis</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                    |                                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                    |                                |
| <b>Fiscal Impact Summary</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                    |                                |
| Purchase is included in the current budget.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                    |                                |
| <b>Fiscal Impact</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <b>Fund Number and Description</b> | <b>Available Budget Amount</b> |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                    |                                |
| <b>Exhibits Attached</b> (copies of original agreements)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                    |                                |
| 1. RFI 1510-002 RFI 1510-002.pdf                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                    |                                |



## REQUEST FOR INFORMATION

### *Intent to Utilize Hillsborough County Contract for Water and Sewer Materials*

|                                                                                                                                                                                                                                                                                                                                                                                                              |                         |                              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|------------------------------|
| <b>CONTACT INFORMATION:</b><br>Freddy Suarez, MPA, CPPB<br>Purchasing Manager<br>EMAIL: <a href="mailto:fsuarez@clermontfl.org">fsuarez@clermontfl.org</a><br>Phone: (352) 241-7386                                                                                                                                                                                                                          | RFI No. <b>1510-002</b> | ISSUED DATE: October 1, 2014 |
| <b>SOLICITATION RESPONSE:</b> Responses will be received until the response due date specified above or as otherwise amended. No late responses will be accepted.<br><br>Responses may be submitted electronically to the Purchasing Manager by email.<br>Hardcopy responses may be delivered to: City of Clermont Purchasing Division, 685 West Montrose Street, 2 <sup>nd</sup> Floor, Clermont, FL 34711. |                         |                              |

|                                                                                                                                                                                      |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>NOTICE OF INTENT TO PIGGYBACK A CONTRACT</b><br><b>NOTICE END DATE: <u>October 9, 2014 at 2:00 P.M. (EST)</u></b><br><b>DEADLINE FOR WRITTEN QUESTIONS: <u>Not Applicable</u></b> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

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

#### **1 – PIGGYBACK CONTRACT INFORMATION**

- (a) Contract Number & Title: ITB-P-0035-14(CH), Water and Sewer Materials
- (b) Contractor(s): Ferguson Enterprises, Inc.
- (c) Length of Contract: Expires April 30, 2016 with optional two (2) 1-year renewal periods.
- (d) Product or Service Provided: Provides for the purchase of water and sewer pipe, valves and fittings on an as needed basis.
- (e) City Department: Public Works Department and Environmental Services Department

## **2 – ACTION TO BE TAKEN**

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

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



## CITY OF CLERMONT

# AGENDA ITEM

Page 1 of 1

|                                                                                                                                           |                                    |                                |
|-------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|--------------------------------|
| <b>Meeting Date</b>                                                                                                                       |                                    |                                |
| Tuesday, October 14, 2014                                                                                                                 |                                    |                                |
| <b>Agenda Item Name</b>                                                                                                                   |                                    |                                |
| Highland Ranch Phase 1 Plat                                                                                                               |                                    |                                |
| <b>Requested Action</b>                                                                                                                   |                                    |                                |
| Motion to approve the Highland Ranch Phase 1 Plat                                                                                         |                                    |                                |
| <b>Staff Report</b>                                                                                                                       |                                    |                                |
| The Highland Ranch Phase 1 plat has been reviewed and approved by City Engineer Terry Dykehouse and the city's contracted Engineer, BESH. |                                    |                                |
| <b>Legal Impact</b>                                                                                                                       |                                    |                                |
|                                                                                                                                           |                                    |                                |
| <b>Additional Analysis</b>                                                                                                                |                                    |                                |
|                                                                                                                                           |                                    |                                |
| <b>Fiscal Impact Summary</b>                                                                                                              |                                    |                                |
|                                                                                                                                           |                                    |                                |
| <b>Fiscal Impact</b>                                                                                                                      | <b>Fund Number and Description</b> | <b>Available Budget Amount</b> |
|                                                                                                                                           |                                    |                                |
| <b>Exhibits Attached</b> (copies of original agreements)                                                                                  |                                    |                                |
| 1. Plat Highlands Ranch Primary Phase 1_surplat.pdf                                                                                       |                                    |                                |



Drawing name: S:\Black West\_Taylor Morrison\_09251009\_Plotting\500245131\Plotting\Highlands Ranch Primary Phase 1.swp(Plot Date: 10/17/2014 1:44pm) by: lcomden

# HIGHLAND RANCH PRIMARY PHASE 1

LOCATED IN SECTIONS 15 AND 16, TOWNSHIP 22 SOUTH, RANGE 26 EAST, CITY OF CLERMONT, LAKE COUNTY, FLORIDA.

### PLAT NOTES:

- BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE NORTH LINE OF SECTION 16, TOWNSHIP 22 SOUTH, RANGE 26 EAST, AS BEING NORTH 89°53'45" WEST.
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- LOT CORNERS WILL BE SET IN ACCORDANCE WITH CHAPTER 177.091 (9) FLORIDA STATUTES AND THE CITY OF CLERMONT LAND DEVELOPMENT REGULATIONS.
- ALL LOT LINES ALONG CURVES ARE RADIAL UNLESS NOTED OTHERWISE. NON-RADIAL LINES ARE NOTED BY (NR).
- STATE PLANE COORDINATES SHOWN HEREON AND THEIR COMPUTED VALUES SHALL BE SUBORDINATED TO THE MONUMENTS, BEARINGS AND DISTANCES SHOWN ON THIS PLAT.
- ALL LOTS HAVE A 10 FOOT DRAINAGE AND UTILITY EASEMENT ACROSS THE FRONT AND A 5 FOOT DRAINAGE AND UTILITY EASEMENT ACROSS THE SIDES AND THE REAR UNLESS NOTED OTHERWISE.
- TRACT "A" (OPEN SPACE/BUFFER/LANDSCAPE/DRAINAGE/UTILITIES) AND TRACTS "B", "C" (LANDSCAPE) AND TRACT "D" (OPEN SPACE/LANDSCAPE/DRAINAGE/UTILITES) AND TRACTS "E", "M", "G", "P", "W" (RETENTION POND) AND TRACT "F" (OPEN SPACE/BUFFER/LANDSCAPE) AND TRACTS "H", "I", "N", "V" (OPEN SPACE) AND TRACT "J" (CONSERVATION/WETLAND) AND TRACTS "K", "L", "FF" (OPEN SPACE/LANDSCAPE) AND TRACT "O" (CONSERVATION (GEORGE'S LAKE)) AND TRACT "Q" (OPEN SPACE/LANDSCAPE/HARDSCAPE) AND TRACT "R" (CONSERVATION (BLACK'S LAKE)) AND TRACT "T" (CONSERVATION) SHALL BE OWNED AND MAINTAINED BY THE HIGHLAND RANCH HOMEOWNERS ASSOCIATION, INC. (ASSOCIATION).
- TRACTS "S" AND "BB" (OPEN SPACE/DRAINAGE) SHALL BE OWNED BY THE HIGHLAND RANCH HOME OWNERS ASSOCIATION AND MAINTAINED BY LAKE COUNTY.
- TRACT "U" (LIFT STATION) SHALL BE DEDICATED TO THE CITY OF CLERMONT.

| SHEET INDEX |                                       |
|-------------|---------------------------------------|
| SHEET 1     | COVER SHEET, LEGAL DESCRIPTION, NOTES |
| SHEET 2     | VICINITY MAP                          |
| SHEET 3 – 9 | PLAT DETAILS                          |

### LEGAL DESCRIPTION:

A PARCEL OF LAND SITUATED IN SECTIONS 15 AND 16, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

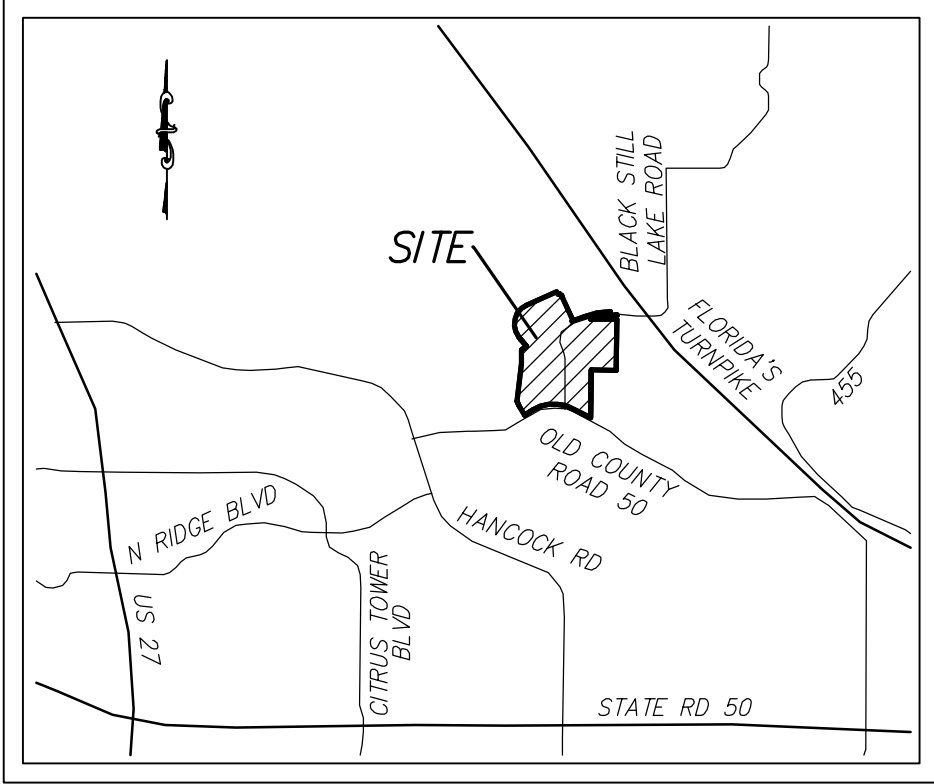
COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 16; THENCE NORTH 89°53'45" WEST, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 SAID SECTION 16, A DISTANCE OF 276.41 FEET; THENCE DEPARTING PERPENDICULAR TO SAID NORTH LINE, SOUTH 00°06'15" WEST, A DISTANCE OF 608.22 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 24°20'21" EAST, A DISTANCE OF 80.00 FEET; THENCE NORTH 65°39'39" EAST, A DISTANCE OF 17.02 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 30°14'32", A CHORD BEARING OF NORTH 80°46'55" EAST AND A CHORD DISTANCE OF 15.65 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 15.83 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 72.00 FEET, A CENTRAL ANGLE OF 13°16'45", A CHORD BEARING OF SOUTH 77°27'26" EAST AND A CHORD DISTANCE OF 16.65 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 16.69 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 32.00 FEET, A CENTRAL ANGLE OF 11°28'18", A CHORD BEARING OF SOUTH 65°04'55" EAST AND A CHORD DISTANCE OF 6.40 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 182.00 FEET, A CENTRAL ANGLE OF 19°11'50", A CHORD BEARING OF SOUTH 49°44'51" EAST AND A CHORD DISTANCE OF 60.69 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 60.98 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 15°48'36", A CHORD BEARING OF SOUTH 32°14'38" EAST AND A CHORD DISTANCE OF 8.25 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 8.28 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 24°20'21" EAST, A DISTANCE OF 689.45 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 88°34'28", A CHORD BEARING OF SOUTH 19°56'54" WEST AND A CHORD DISTANCE OF 34.91 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 38.65 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF BLACKSTILL LAKE ROAD (66' PRESCRIPTIVE RIGHT OF WAY), SAID POINT BEING A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2591.10 FEET, A CENTRAL ANGLE OF 22°42'22", A CHORD BEARING OF NORTH 75°35'19" EAST AND A CHORD DISTANCE OF 1020.14 FEET; THENCE NORTHEASTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE A DISTANCE OF 1026.85 FEET TO A POINT OF NON-TANGENCY; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, SOUTH 05°58'44" EAST, A DISTANCE OF 101.07 FEET; THENCE NORTH 84°01'16" EAST, A DISTANCE OF 80.50 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1079.81 FEET, A CENTRAL ANGLE OF 04°50'23", A CHORD BEARING OF NORTH 86°25'38" EAST AND A CHORD DISTANCE OF 91.18 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 91.21 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 00°41'48" WEST, A DISTANCE OF 26.44 FEET; THENCE NORTH 84°25'13" WEST, A DISTANCE OF 72.39 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 681.52 FEET, A CENTRAL ANGLE OF 25°44'32", A CHORD BEARING OF SOUTH 82°42'31" WEST AND A CHORD DISTANCE OF 303.63 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 306.20 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 836.52 FEET, A CENTRAL ANGLE OF 06°03'04", CHORD BEARING OF SOUTH 72°52'34" WEST AND A CHORD DISTANCE OF 88.31 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 88.35 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 75°54'07" WEST, A DISTANCE OF 11.62 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 868.23 FEET, A CENTRAL ANGLE OF 14°36'34", A CHORD BEARING OF SOUTH 83°12'24" WEST AND A CHORD DISTANCE OF 220.79 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 221.39 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 89°29'19" EAST, A DISTANCE OF 687.02 FEET; THENCE SOUTH 00°41'48" WEST, A DISTANCE OF 1321.03 FEET; THENCE NORTH 89°38'38" WEST, A DISTANCE OF 658.66 FEET TO A POINT ON THE NORTHERLY PROJECTION OF THE WEST LINE OF VERDE RIDGE UNIT 1 PER PLAT THEREOF RECORDED IN PLAT BOOK 56, PAGE 35 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE SOUTH 01°02'35" WEST, ALONG SAID WEST LINE, A DISTANCE OF 1250.63 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD OLD 50 (RIGHT OF WAY VARIES PER LAKE COUNTY RIGHT OF WAY MAINTENANCE MAP RECORDED IN MAP BOOK 9, BASE 1 OF SAID PUBLIC RECORDS); THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID NORTHERLY RIGHT OF WAY LINE; RUN NORTH 61°13'43" WEST, A DISTANCE OF 478.73 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1082.82 FEET, A CENTRAL ANGLE OF 60°39'04", A CHORD BEARING OF SOUTH 88°26'45" WEST AND A CHORD DISTANCE OF 1093.46 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1146.23 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 58°07'12" WEST, A DISTANCE OF 233.81 FEET; THENCE DEPARTING AFORESAID NORTHERLY RIGHT OF WAY LINE, NORTH 31°52'20" WEST, A DISTANCE OF 292.58 FEET; THENCE NORTH 16°23'20" WEST, A DISTANCE OF 127.02 FEET; THENCE NORTH 06°31'30" EAST, A DISTANCE OF 982.67 FEET; THENCE NORTH 00°01'33" WEST, A DISTANCE OF 347.85 FEET; THENCE NORTH 48°54'18" EAST, A DISTANCE OF 164.68 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 380.00 FEET, A CENTRAL ANGLE OF 02°39'48", A CHORD BEARING OF NORTH 39°45'48" WEST AND A CHORD DISTANCE OF 17.66 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 17.66 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 38°25'53" WEST, A DISTANCE OF 145.10 FEET; THENCE NORTH 49°44'29" WEST, A DISTANCE OF 50.99 FEET; THENCE NORTH 38°25'53" WEST, A DISTANCE OF 93.33 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 540.00 FEET, A CENTRAL ANGLE OF 104°05'33", A CHORD BEARING OF NORTH 13°36'53" EAST AND A CHORD DISTANCE OF 851.59 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 981.05 FEET TO THE POINT OF TANGENCY; THENCE NORTH 65°39'39" EAST, A DISTANCE OF 860.75 FEET TO THE POINT OF BEGINNING.

CONTAINING: 5,994,403 SQUARE FEET OR 137.613 ACRES, MORE OR LESS.

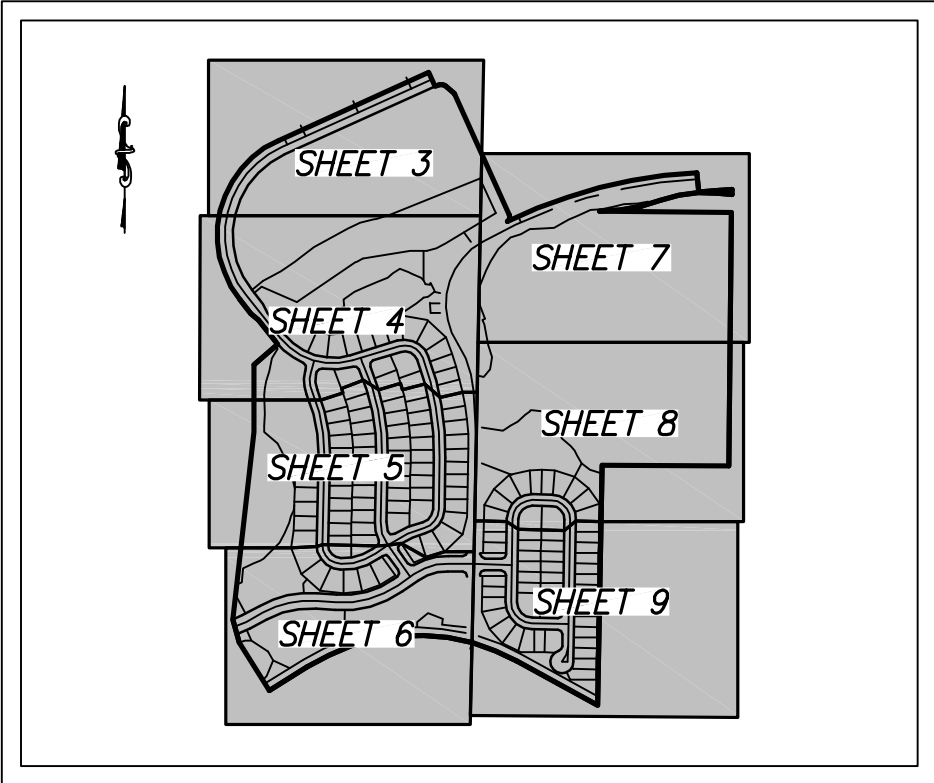
### NOTICE

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



VICINITY MAP  
1" = 5000'



SHEET INDEX  
1" = 1000'

### CERTIFICATE OF CLERK OF THE COURT

I, CLERK OF CIRCUIT COURT OF LAKE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE FOREGOING PLAT HIGHLAND RANCH PRIMARY PHASE 1 SUBDIVISION AND THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF LAWS FLA. CH. 177. THIS PLAT FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014, AND RECORDED PAGE \_\_\_\_\_ OF PLAT BOOK \_\_\_\_\_ IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF LAKE COUNTY, FLORIDA.

CLERK OF THE CIRCUIT COURT, LAKE COUNTY, FLORIDA

### CERTIFICATE OF APPROVAL OF MUNICIPALITY

THIS IS TO CERTIFY, THAT THIS PLAT WAS REVIEWED IN ACCORDANCE WITH SECTION 177.081, FLORIDA STATUTES, AND PRESENTED TO THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA AND APPROVED BY SAID CITY COUNCIL OF CLERMONT FOR RECORD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014 PROVIDED THAT THIS PLAT IS RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF LAKE COUNTY, FLORIDA WITHIN \_\_\_\_\_

ATTEST: \_\_\_\_\_ CITY OF CLERMONT

CITY CLERK \_\_\_\_\_ MAYOR \_\_\_\_\_

PRINT NAME \_\_\_\_\_ PRINT NAME \_\_\_\_\_

### CERTIFICATE OF SURVEYOR

KNOWN ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A REGISTERED SURVEYOR AND MAPPER, FULLY LICENSED TO PRACTICE IN THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER HIS DIRECTION AND SUPERVISION, AND THAT THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF SECTION 177, FLORIDA STATUTES.

DEWBERRY / BOWYER SINGLETON – 520 SOUTH MAGNOLIA AVE  
ORLANDO, FLORIDA 32801 LICENSED BUSINESS NO. 8011

ARTHUR A. MASTRONICOLA JR.  
FLORIDA LICENSED SURVEYOR AND MAPPER NO. LS 4166

### REVIEWER STATEMENT

PURSUANT TO SECTION 177.081, FLORIDA STATUTES, I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, PART 1, FLORIDA STATUTES, AND FIND THAT SAID PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF THAT CHAPTER; PROVIDED, HOWEVER, THAT MY REVIEW DOES NOT INCLUDE FIELD VERIFICATION OF ANY OF THE COORDINATES, POINTS OR MEASUREMENTS SHOWN ON THIS PLAT.

BOOTH, ERN, STRAUGHAN AND HIOTT, INC.  
902 NORTH SINCLAIR AVENUE, TAVARES, FL 32778 (352) 343-8481  
LICENSED BUSINESS NO. 7514

REVIEWER "FOR THE FIRM":

JAMES M. STRAUGHAN, PSM/PRINCIPAL  
PROFESSIONAL SURVEYOR AND MAPPER NO. 5309

PLAT BOOK: PAGE:

### HIGHLAND RANCH PRIMARY PHASE 1 DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT TAYLOR MORRISON OF FLORIDA, INC., A FLORIDA CORPORATION, BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION TO THIS PLAT DOES HEREBY DEDICATE THE FOLLOWING FOR THE USES AND PURPOSES THEREIN EXPRESSED, SUBJECT TO THE PLAT NOTES CONTAINED HEREIN.

1. TO HIGHLAND RANCH HOMEOWNERS ASSOCIATION, INC.: TRACTS "A" THROUGH "W" AND TRACTS "BB" AND "FF" ARE SUBJECT TO PERPETUAL RIGHTS OF INGRESS AND EGRESS BY THE LOT OWNERS OF HIGHLAND RANCH PRIMARY PHASE 1, THEIR TENANTS, INVITEES AND LICENSEES, TOGETHER WITH THOSE PROVIDERS OF SANITATION, POSTAL, FIRE AND LAW ENFORCEMENT AND EMERGENCY AND MEDICAL SERVICES, AND THEIR VEHICLES AND PERSONNEL. A DRAINAGE AND UTILITY EASEMENT IS HEREBY GRANTED OVER THOSE AREAS DESIGNATED AS DRAINAGE AND UTILITY EASEMENTS SHOWN OR NOTED HEREON.

2. TO THE CITY OF CLERMONT: TRACT "U" SHALL BE DEDICATED TO THE CITY OF CLERMONT ALONG WITH ANY UTILITY EASEMENTS AND DRAINAGE EASEMENTS TO THE CITY OF CLERMONT, ALONG WITH ALL RESPONSIBILITY OF MAINTENANCE, REPAIR AND REPLACEMENT. ALL STREETS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT, WITH THE EXCEPTION OF BLACKSTILL LAKE ROAD ARE HEREBY DEDICATED IN PERPETUITY TO THE CITY OF CLERMONT FOR THE USE AND BENEFIT OF THE PUBLIC FOR PROPER PURPOSES, ALONG WITH ALL RESPONSIBILITY OF MAINTENANCE, REPAIR AND REPLACEMENT.

3. TO LAKE COUNTY: DEDICATES BLACKSTILL LAKE ROAD, 17.00 FEET ADDITIONAL RIGHT OF WAY ALONG OLD HIGHWAY 50 AND 25.00 FEET TRAIL PARCEL ALONG OLD HIGHWAY 50, ALONG WITH ALL RESPONSIBILITY OF MAINTENANCE, REPAIR AND REPLACEMENT.

IN WITNESS WHEREOF, THE OWNER HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE OFFICER NAMED BELOW ITS CORPORATE SEAL TO BE AFFIXED HERETO ON \_\_\_\_\_, A.D. 2014.

TAYLOR MORRISON OF FLORIDA, INC., A FLORIDA CORPORATION

NAME: GREGORY U. CLARK

SIGNED: \_\_\_\_\_ (CORPORATE SEAL)  
TITLE: VICE PRESIDENT

SIGNED AND SEALED IN THE PRESENCE OF:

WITNESS SIGNATURE \_\_\_\_\_ PRINTED NAME \_\_\_\_\_

WITNESS SIGNATURE \_\_\_\_\_ PRINTED NAME \_\_\_\_\_

STATE OF FLORIDA, COUNTY OF \_\_\_\_\_

THIS IS TO CERTIFY, THAT ON \_\_\_\_\_, 2014, BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGEMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED GREGORY U. CLARK, AS VICE PRESIDENT OF TAYLOR MORRISON OF FLORIDA, INC., A FLORIDA CORPORATION, ON BEHALF OF THE COMPANY. HE IS PERSONALLY KNOWN BY ME OR PRODUCED \_\_\_\_\_

AS IDENTIFICATION AND DID/DID NOT TAKE AN OATH THAT HE/SHE IS THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND SEVERALLY ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS/HER FREE ACT AND DEED AS SUCH OFFICER THERETO DULY AUTHORIZED; AND THAT THE OFFICIAL SEAL OF SAID CORPORATION IS AFFIXED HERETO; AND THAT SAID DEDICATION IS THE ACT AND DEED OF SAID CORPORATION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON THE ABOVE DATE.

NOTARY PRINTED NAME \_\_\_\_\_ (NOTARY SEAL)

SIGNATURE OF NOTARY \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

### JOINDER AND CONSENT

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, LIEN OR OTHER ENCUMBRANCE UPON THE PROPERTY DESCRIBED AS HIGHLAND RANCH PRIMARY PHASE 1, AND THAT THE UNDERSIGNED HEREBY JOINS IN AND CONSENTS TO THE DEDICATION OF LANDS DESCRIBED THEREIN BY THE OWNER, AND AGREES THAT ITS MORTGAGE, LIEN OR OTHER ENCUMBRANCES, WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 4405, PAGE 1080, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE ABOVE DEDICATION.

CENTER LAKE PROPERTIES, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP

BY: PINELOCH MANAGEMENT CORPORATION, A FLORIDA CORPORATION, ITS GENERAL PARTNER

BY: JAMES P. CARUSO, PRESIDENT

SIGNED: \_\_\_\_\_ (CORPORATE SEAL)  
TITLE: PRESIDENT

SIGNED AND SEALED IN THE PRESENCE OF:

WITNESS SIGNATURE \_\_\_\_\_ PRINTED NAME \_\_\_\_\_

WITNESS SIGNATURE \_\_\_\_\_ PRINTED NAME \_\_\_\_\_

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON THE ABOVE DATE.

NOTARY PRINTED NAME \_\_\_\_\_ (NOTARY SEAL)

SIGNATURE OF NOTARY \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

SHEET 1 OF 9



LAND DEVELOPMENT & TRANSPORTATION ENGINEERING  
PLANNING | SURVEYING & MAPPING



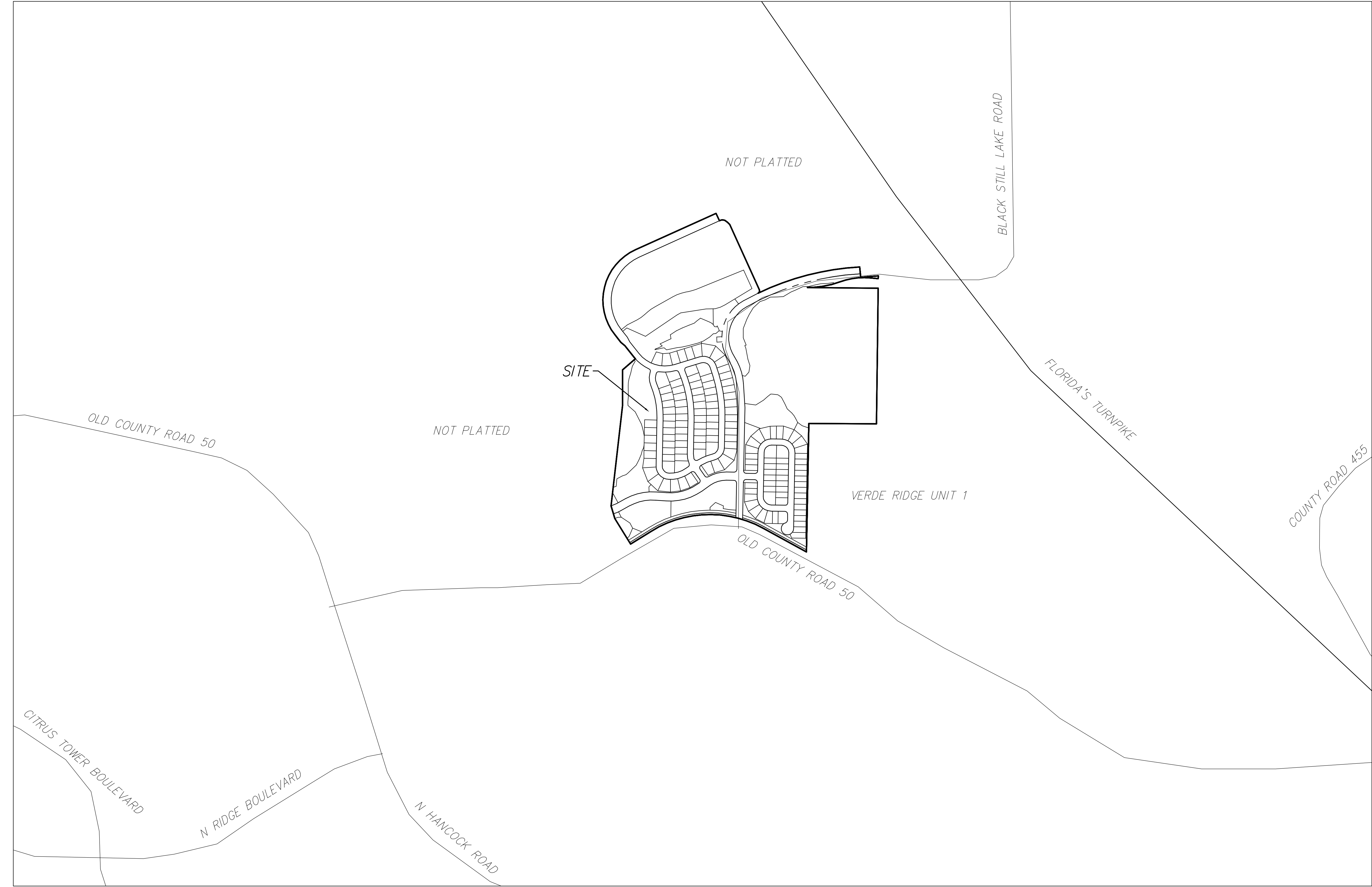
520 SOUTH MAGNOLIA AVENUE  
ORLANDO, FLORIDA 32801  
PHONE: 407.843.5120 FAX: 407.648.9104  
WWW.DEBERRY.COM

CERTIFICATE OF AUTHORIZATION NO. LB 8011



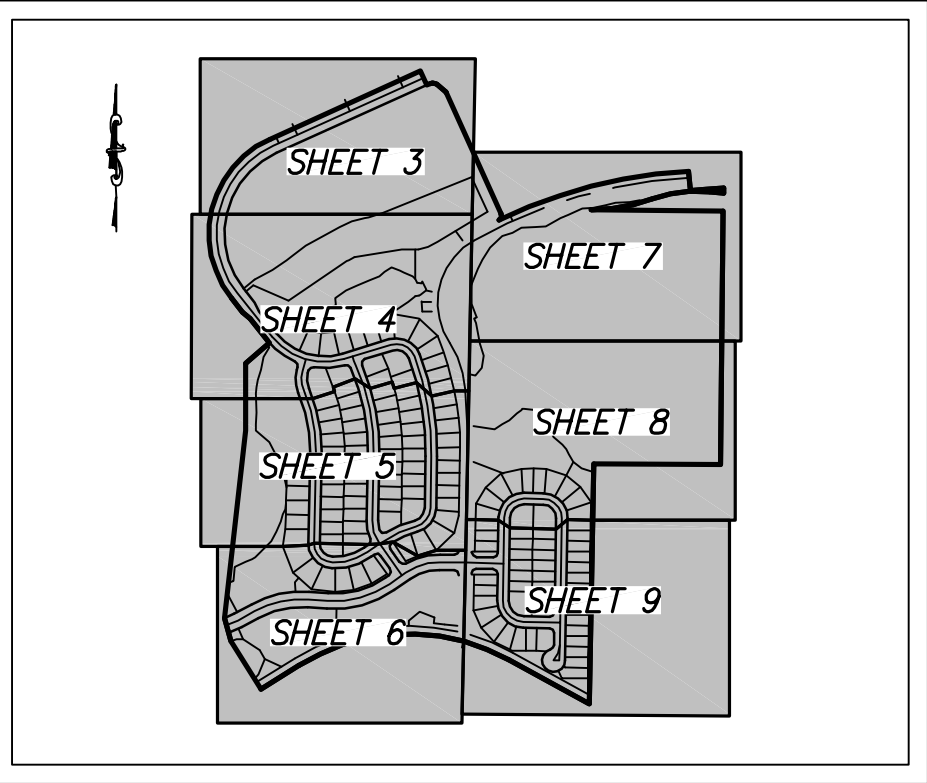
# HIGHLAND RANCH PRIMARY PHASE 1

LOCATED IN SECTIONS 15 AND 16, TOWNSHIP 22 SOUTH, RANGE 26 EAST, CITY OF CLERMONT, LAKE COUNTY, FLORIDA.



VICINITY MAP  
1" = 500'

| SHEET INDEX |                                       |
|-------------|---------------------------------------|
| SHEET 1     | COVER SHEET, LEGAL DESCRIPTION, NOTES |
| SHEET 2     | VICINITY MAP                          |
| SHEET 3 - 9 | PLAT DETAILS                          |



SHEET INDEX  
1" = 1000'

## NOTICE

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

Drawing Name: S:\Black West\_Taylor Morrison\_00251029\_Platting\_50264513\_Platting\Highlands Ranch Primary Phase 1\_surpld.dwg Plot Sheet 2 Sep 17, 2014 3:44pm by laurden

LAND DEVELOPMENT &  
TRANSPORTATION ENGINEERING  
PLANNING | SURVEYING & MAPPING

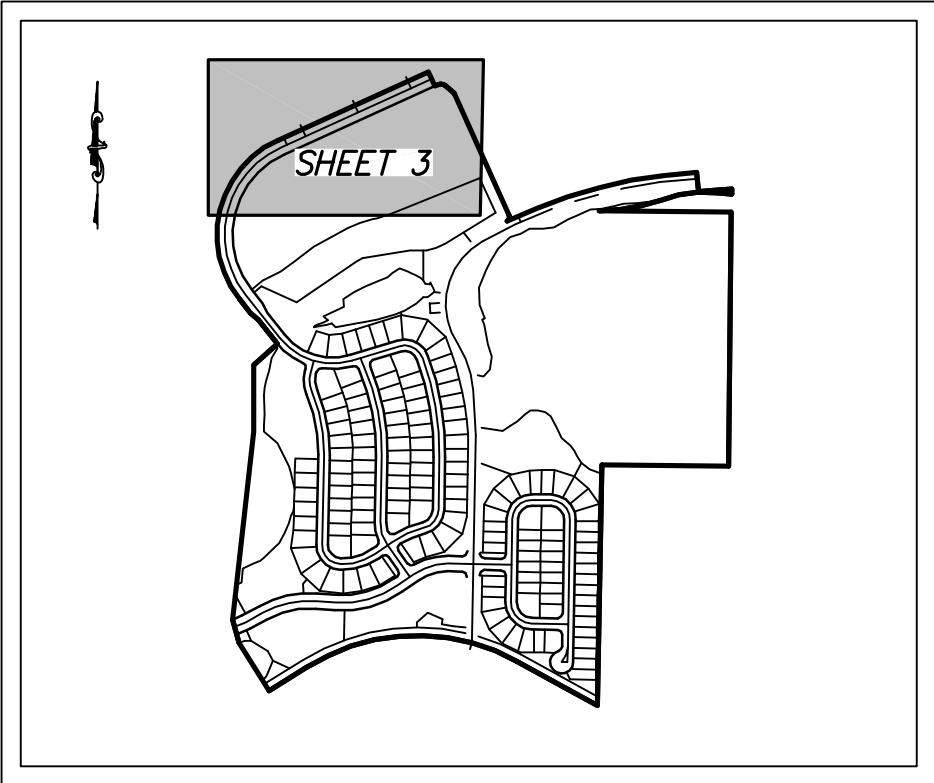
520 SOUTH MAGNOLIA AVENUE  
ORLANDO, FLORIDA 32801  
PHONE: 407.243.5120 FAX: 407.648.9104  
WWW.DEWBERRY.COM  
CERTIFICATE OF AUTHORIZATION NO. LB 8011



**HIGHLAND RANCH PRIMARY PHASE 1**  
LOCATED IN SECTIONS 15 AND 16, TOWNSHIP 22 SOUTH, RANGE 26 EAST, CITY OF CLERMONT, LAKE COUNTY, FLORIDA.

PLAT BOOK: PAGE:  
SHEET 3 OF 9

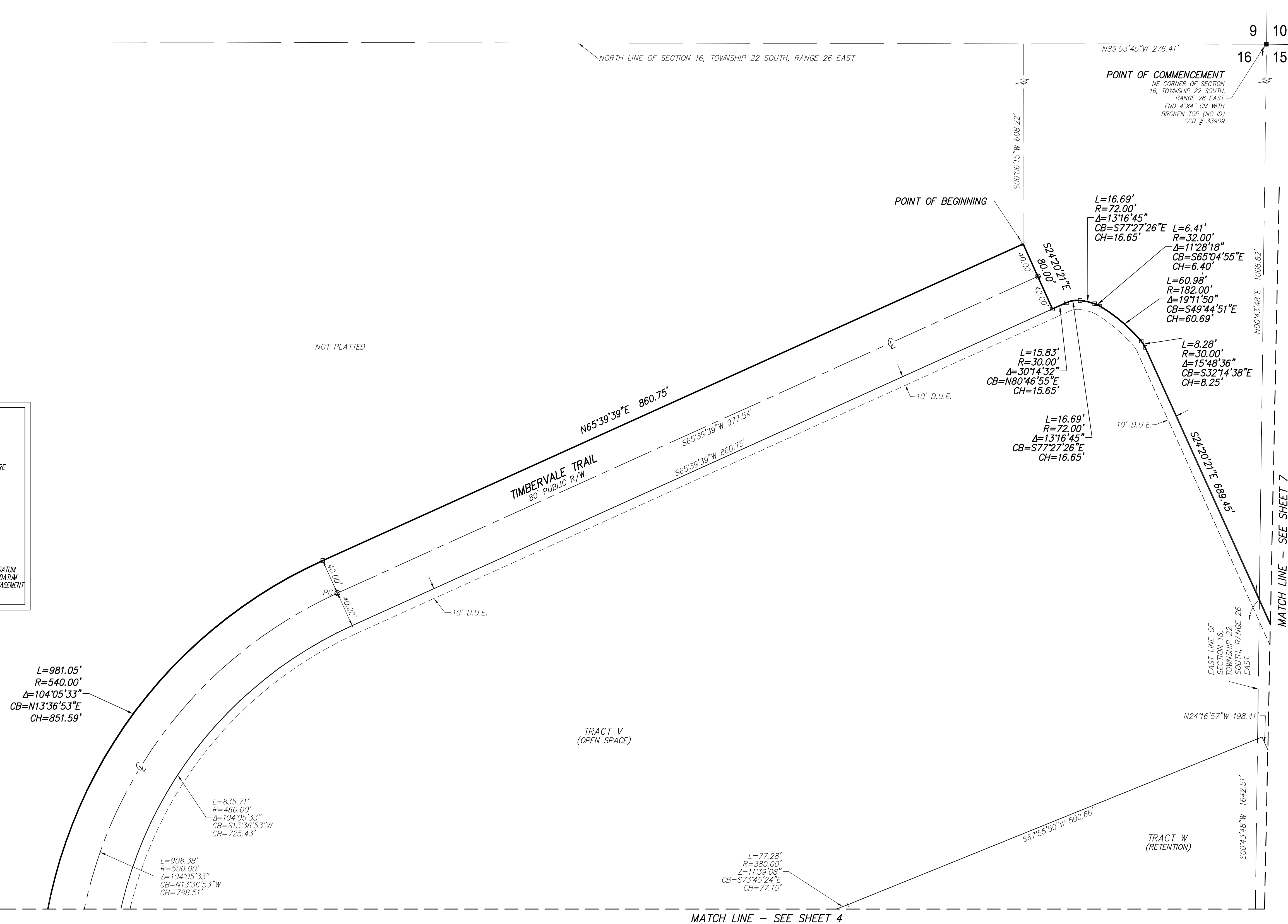
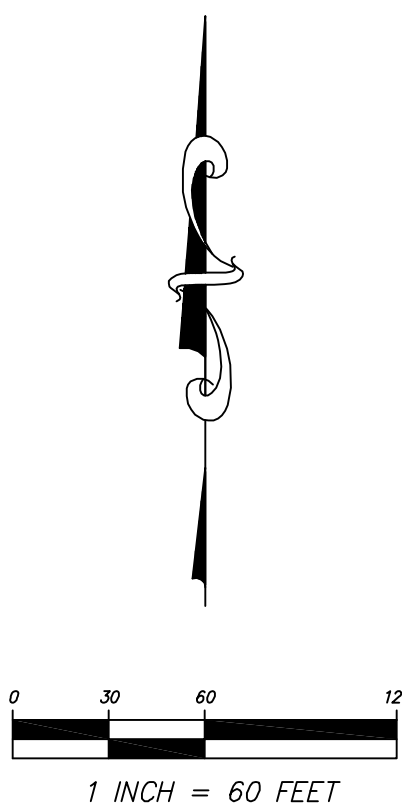
| SHEET INDEX |                                       |
|-------------|---------------------------------------|
| SHEET 1     | COVER SHEET, LEGAL DESCRIPTION, NOTES |
| SHEET 2     | VICINITY MAP                          |
| SHEET 3 - 9 | PLAT DETAILS                          |



SHEET INDEX  
1" = 1000'

PLAT LEGEND

|                                         |                                                     |
|-----------------------------------------|-----------------------------------------------------|
| ± MORE OR LESS                          | L LENGTH                                            |
| ID IDENTIFICATION                       | R RADIUS                                            |
| ORB OFFICIAL RECORD BOOK                | DB DEED BOOK                                        |
| PB PLAT BOOK                            | CB CHORD BEARING                                    |
| PC PAGE                                 | CH CHORD DISTANCE                                   |
| CCR CERTIFIED CORNER RECORD             | PC POINT OF CURVATURE                               |
| (TYP) TYPICAL                           | Δ DELTA (CENTRAL ANGLE)                             |
| CL CENTERLINE                           | PRC POINT OF REVERSE CURVATURE                      |
| SET 4x4 CONCRETE MONUMENT (PRM LB 8011) | PT POINT OF TANGENCY                                |
| PERMANENT REFERENCE MARKER              | R/W RIGHT OF WAY                                    |
| FOUND NAIL & DISK (AS NOTED)            | (R) RADIAL                                          |
| FOUND 4x4 CONCRETE MONUMENT (AS NOTED)  | (NR) NON RADIAL                                     |
| SET NAIL & DISK (PCP LB 8011)           | CM CONCRETE MONUMENT                                |
| PERMANENT CONTROL POINT                 | LB LICENSED BUSINESS                                |
| SET 5/8" IRON ROD & CAP (LB 8011)       | LS LAND SURVEYOR                                    |
| FOUND 1/2" IRON ROD (LB 68)             | FDEP FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION |
| CHANGE IN DIRECTION (R/W LINE)          | EL ELEVATION                                        |
| CHANGE IN DIRECTION (UPLAND BUFFER)     | FEMA FEDERAL EMERGENCY MANAGEMENT ASSOCIATION       |
| D.E DRAINAGE EASEMENT                   | NGVD NATIONAL GEODETIC VERTICAL DATUM               |
| U.E UTILITY EASEMENT                    | NAVD NATIONAL AMERICAN VERTICAL DATUM               |
| IP IRON PIPE                            | D.U.W.E DRAINAGE, UTILITY AND WALL EASEMENT         |
| PI POINT OF INTERSECTION                | W.E WALL EASEMENT                                   |
| D.U.E. DRAINAGE AND UTILITY EASEMENT    | S.S.E. SANITARY SEWER EASEMENT                      |



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| CURVE TABLE (THIS SHEET ONLY) |        |        |            |             |        |
|-------------------------------|--------|--------|------------|-------------|--------|
| CURVE                         | RADIUS | LENGTH | DELTA      | BEARING     | CHORD  |
| C1                            | 500.00 | 908.38 | 104°05'33" | N13°36'53"W | 788.51 |
| C25                           | 460.00 | 835.71 | 104°05'33" | S13°36'53"W | 725.43 |
| C86                           | 380.00 | 77.28  | 11°39'08"  | S73°45'24"E | 77.15  |

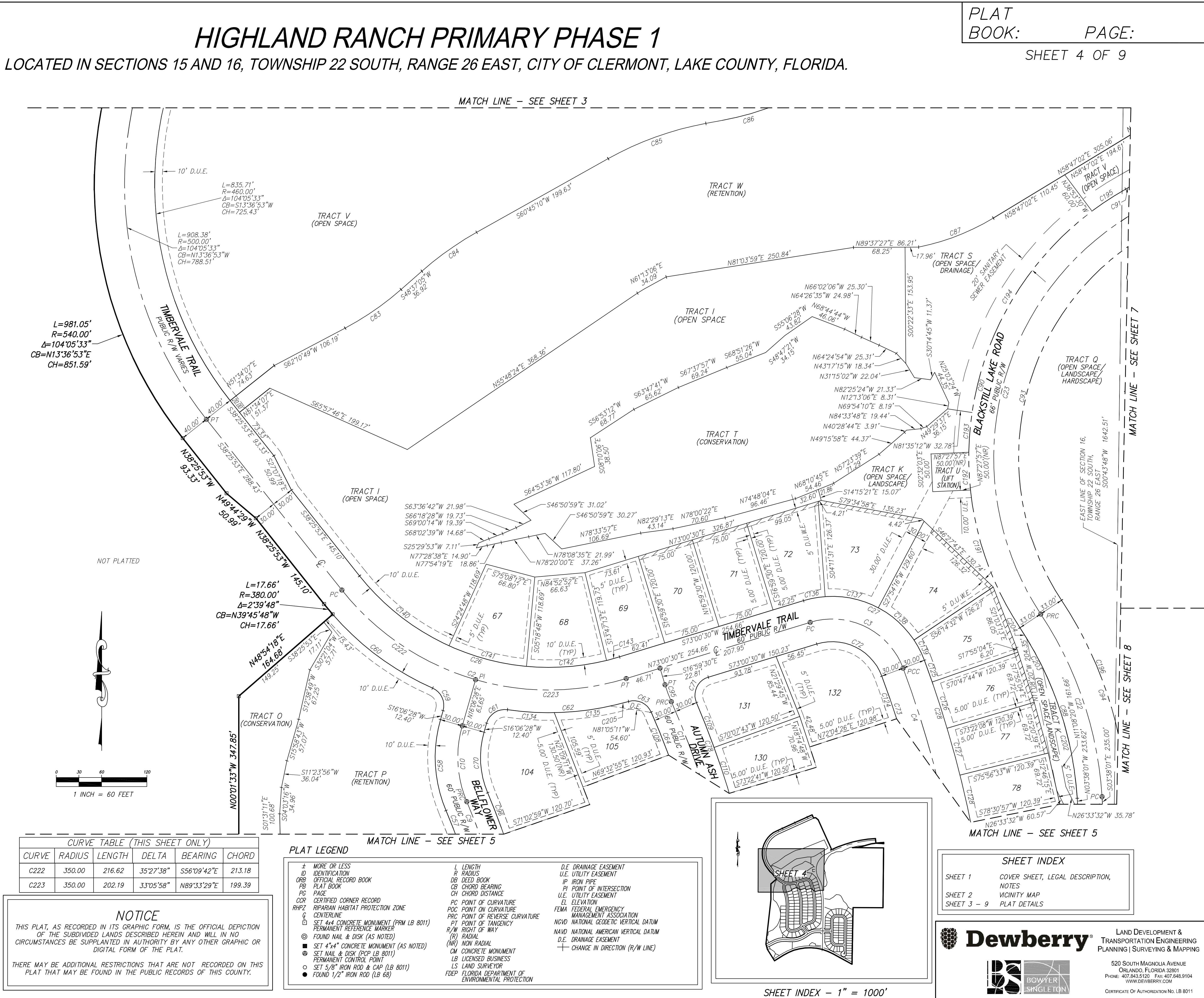
**Dewberry** LAND DEVELOPMENT & TRANSPORTATION ENGINEERING  
PLANNING | SURVEYING & MAPPING

520 SOUTH MAGNOLIA AVENUE  
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PHONE: 407.843.5120 FAX: 407.648.9104  
WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION NO. LB 8011



| CURVE TABLE (THIS SHEET ONLY) |         |        |            |             |        |
|-------------------------------|---------|--------|------------|-------------|--------|
| CURVE                         | RADIUS  | LENGTH | DELTA      | BEARING     | CHORD  |
| C1                            | 500.00  | 908.38 | 104°05'33" | N13°36'53"W | 788.51 |
| C2                            | 350.00  | 418.81 | 68°33'36"  | S72°42'42"E | 394.27 |
| C3                            | 100.00  | 151.08 | 86°33'48"  | N63°42'36"W | 137.12 |
| C4                            | 1402.00 | 528.37 | 21°35'35"  | N09°37'55"W | 525.25 |
| C9                            | 800.00  | 337.55 | 24°10'31"  | S10°55'23"W | 335.05 |
| C10                           | 150.00  | 102.41 | 39°07'07"  | S03°27'05"E | 100.43 |
| C11                           | 1101.00 | 480.58 | 25°00'34"  | S11°20'24"W | 476.78 |
| C22                           | 495.00  | 258.00 | 29°51'47"  | N18°33'55"W | 255.09 |
| C23                           | 375.00  | 615.92 | 94°06'16"  | S13°33'22"W | 548.98 |
| C25                           | 460.00  | 835.71 | 104°05'33" | S13°36'53"W | 725.43 |
| C26                           | 320.00  | 382.91 | 68°33'36"  | S72°42'42"E | 360.47 |
| C27                           | 130.00  | 196.41 | 86°33'48"  | N63°42'36"W | 178.25 |
| C28                           | 1432.00 | 539.68 | 21°35'35"  | S09°37'55"W | 536.49 |
| C57                           | 770.00  | 324.89 | 24°10'31"  | S10°55'23"W | 322.49 |
| C58                           | 180.00  | 122.89 | 39°07'07"  | N03°27'05"E | 120.52 |
| C59                           | 25.00   | 35.86  | 82°11'42"  | S24°59'22"W | 32.87  |
| C60                           | 380.00  | 183.42 | 27°39'20"  | S52°15'33"E | 181.64 |
| C61                           | 25.00   | 35.86  | 82°11'42"  | S57°12'19"W | 32.87  |
| C62                           | 380.00  | 161.88 | 24°24'31"  | N86°05'55"E | 160.66 |
| C63                           | 25.00   | 35.93  | 82°21'20"  | S64°55'40"W | 32.92  |
| C64                           | 1071.00 | 465.72 | 24°54'54"  | S11°17'34"W | 462.06 |
| C70                           | 120.00  | 81.93  | 39°07'07"  | N03°27'05"E | 80.35  |
| C71                           | 25.00   | 41.94  | 96°06'37"  | N24°57'11"W | 37.19  |
| C72                           | 70.00   | 105.76 | 86°33'48"  | N63°42'36"W | 95.98  |
| C73                           | 1372.00 | 517.07 | 21°35'35"  | S09°37'55"W | 514.01 |
| C78                           | 1131.00 | 479.02 | 24°16'00"  | S10°58'07"W | 475.45 |
| C83                           | 380.00  | 89.95  | 13°33'44"  | S55°23'57"E | 89.74  |
| C84                           | 420.00  | 88.95  | 12°08'04"  | S54°41'08"W | 88.78  |
| C85                           | 420.00  | 138.03 | 18°49'48"  | S70°10'04"W | 137.41 |
| C86                           | 380.00  | 77.28  | 11°39'08"  | S73°45'24"E | 77.15  |
| C87                           | 305.24  | 106.64 | 20°01'01"  | N68°47'33"E | 106.10 |
| C88                           | 462.00  | 240.80 | 29°51'47"  | N18°33'55"W | 238.08 |
| C90                           | 408.00  | 670.12 | 94°06'16"  | S13°33'22"W | 597.29 |
| C91                           | 2591.10 | 164.06 | 03°37'40"  | S62°25'18"W | 164.03 |
| C93                           | 342.00  | 561.72 | 94°06'16"  | S13°33'22"W | 500.67 |
| C94                           | 528.00  | 275.20 | 29°51'47"  | N18°33'55"W | 272.09 |
| C96                           | 830.00  | 58.81  | 04°03'38"  | N20°58'49"W | 58.81  |
| C108                          | 1071.00 | 61.66  | 03°17'56"  | N22°06'03"W | 61.65  |
| C109                          | 1131.00 | 63.77  | 03°13'51"  | N21°29'12"W | 63.77  |
| C110                          | 1131.00 | 64.14  | 03°14'57"  | N18°14'48"W | 64.13  |
| C122                          | 1372.00 | 69.84  | 02°54'59"  | N13°33'05"W | 69.83  |
| C123                          | 1372.00 | 69.84  | 02°54'59"  | N16°28'04"W | 69.83  |
| C124                          | 1372.00 | 59.91  | 02°30'08"  | N19°10'38"W | 59.91  |
| C125                          | 1432.00 | 30.59  | 01°13'26"  | N19°48'59"W | 30.59  |
| C126                          | 1432.00 | 64.32  | 02°34'25"  | N17°55'04"W | 64.31  |
| C127                          | 1432.00 | 64.32  | 02°34'25"  | N15°20'39"W | 64.31  |
| C128                          | 1432.00 | 64.32  | 02°34'25"  | N12°46'15"W | 64.31  |
| C134                          | 380.00  | 62.08  | 09°21'40"  | S86°22'40"E | 62.02  |
| C135                          | 380.00  | 99.80  | 15°02'51"  | N81°25'05"E | 99.51  |
| C136                          | 130.00  | 29.04  | 12°47'59"  | S79°24'30"W | 28.98  |
| C137                          | 130.00  | 72.83  | 32°05'47"  | N78°08'37"W | 71.88  |
| C138                          | 130.00  | 64.30  | 28°20'16"  | N47°55'36"W | 63.64  |
| C139                          | 130.00  | 30.24  | 13°19'46"  | N27°05'35"W | 30.18  |
| C140                          | 320.00  | 151.65 | 27°09'19"  | S52°00'33"E | 150.25 |
| C141                          | 320.00  | 106.68 | 19°06'00"  | S75°08'12"E | 106.18 |
| C142                          | 320.00  | 106.68 | 19°06'00"  | N85°45'47"E | 106.18 |
| C143                          | 320.00  | 17.90  | 03°12'17"  | N74°36'39"E | 17.90  |
| C191                          | 408.00  | 195.56 | 27°27'43"  | S19°45'55"E | 193.69 |
| C192                          | 408.00  | 50.02  | 07°01'27"  | S02°31'19"E | 49.99  |
| C193                          | 408.00  | 52.93  | 07°25'57"  | S04°42'23"W | 52.89  |
| C194                          | 408.00  | 318.18 | 44°40'54"  | S30°45'48"W | 310.17 |
| C195                          | 408.00  | 53.44  | 07°30'15"  | S56°51'22"W | 53.40  |
| C196                          | 528.00  | 198.48 | 21°32'16"  | N22°43'40"W | 197.31 |
| C202                          | 462.00  | 181.13 | 22°27'46"  | N14°51'54"W | 179.97 |
| C203                          | 462.00  | 42.96  | 05°19'40"  | N28°45'37"W | 42.94  |
| C204                          | 462.00  | 16.71  | 02°04'21"  | N32°27'37"W | 16.71  |
| C205                          | 380.00  | 24.64  | 03°42'52"  | N75°45'06"E | 24.63  |



Drawing name: S:\0000 West Taylor Morrison - 09252020 Platting\Highlands Ranch Primary Phase 1.dwg Date: 11/17/2024 3:45pm By: tcmorison



| CURVE TABLE (THIS SHEET ONLY) |         |        |            |             |        |
|-------------------------------|---------|--------|------------|-------------|--------|
| CURVE                         | RADIUS  | LENGTH | DELTA      | BEARING     | CHORD  |
| C4                            | 1402.00 | 528.37 | 21°35'35"  | N09°37'55"W | 525.25 |
| C5                            | 100.00  | 130.88 | 74°59'27"  | N38°39'37"E | 121.74 |
| C6                            | 501.00  | 184.80 | 21°08'05"  | N65°35'18"W | 183.76 |
| C9                            | 800.00  | 337.55 | 24°10'31"  | S10°55'23"W | 335.05 |
| C11                           | 1101.00 | 480.58 | 25°00'34"  | S11°20'24"W | 476.78 |
| C12                           | 200.00  | 126.17 | 36°08'38"  | S16°54'26"E | 124.08 |
| C28                           | 1432.00 | 539.68 | 21°35'35"  | S09°37'55"W | 536.49 |
| C29                           | 130.00  | 170.15 | 74°59'27"  | N38°39'37"E | 158.26 |
| C30                           | 471.00  | 142.03 | 17°16'40"  | S67°31'00"W | 141.49 |
| C57                           | 770.00  | 324.89 | 24°10'31"  | S10°55'23"W | 322.49 |
| C64                           | 1071.00 | 465.72 | 24°54'55"  | S11°17'34"W | 462.06 |
| C65                           | 230.00  | 98.94  | 24°38'52"  | S11°09'33"E | 98.18  |
| C66                           | 25.00   | 34.25  | 78°30'15"  | S15°46'08"E | 31.64  |
| C69                           | 830.00  | 350.21 | 24°10'31"  | S10°55'23"W | 347.62 |
| C73                           | 1372.00 | 517.07 | 21°35'35"  | S09°37'55"W | 514.01 |
| C74                           | 70.00   | 91.62  | 74°59'27"  | N38°39'37"E | 85.22  |
| C75                           | 531.00  | 158.88 | 17°08'36"  | S67°35'02"W | 158.29 |
| C76                           | 25.00   | 46.23  | 105°57'29" | S68°00'31"E | 39.92  |
| C77                           | 170.00  | 48.05  | 16°11'40"  | S06°55'57"E | 47.89  |
| C78                           | 1131.00 | 479.02 | 24°16'00"  | S10°58'07"W | 475.45 |
| C97                           | 830.00  | 63.83  | 04°24'21"  | N16°44'50"W | 63.81  |
| C98                           | 830.00  | 63.83  | 04°24'21"  | N12°20'28"W | 63.81  |
| C99                           | 830.00  | 63.83  | 04°24'21"  | N07°56'07"W | 63.81  |
| C100                          | 830.00  | 63.83  | 04°24'21"  | N03°31'46"W | 63.81  |
| C101                          | 830.00  | 36.08  | 02°29'29"  | N00°04'51"W | 36.08  |
| C102                          | 1071.00 | 47.41  | 02°32'09"  | N00°06'12"W | 47.41  |
| C103                          | 1071.00 | 71.33  | 03°48'58"  | N03°16'45"W | 71.32  |
| C104                          | 1071.00 | 71.33  | 03°48'58"  | N07°05'43"W | 71.32  |
| C105                          | 1071.00 | 71.33  | 03°48'58"  | N10°54'41"W | 71.32  |
| C106                          | 1071.00 | 71.33  | 03°48'58"  | N14°43'38"W | 71.32  |
| C107                          | 1071.00 | 71.33  | 03°48'58"  | N18°32'36"W | 71.32  |
| C111                          | 1131.00 | 64.14  | 03°14'57"  | N14°59'51"W | 64.13  |
| C112                          | 1131.00 | 64.14  | 03°14'57"  | N11°44'54"W | 64.13  |
| C113                          | 1131.00 | 64.14  | 03°14'57"  | N08°29'57"W | 64.13  |
| C114                          | 1131.00 | 64.14  | 03°14'57"  | N05°15'00"W | 64.13  |
| C115                          | 1131.00 | 64.14  | 03°14'57"  | N02°00'03"W | 64.13  |
| C116                          | 1131.00 | 30.42  | 01°32'27"  | N00°23'39"E | 30.42  |
| C117                          | 1372.00 | 38.12  | 01°35'30"  | N00°22'08"E | 38.11  |
| C118                          | 1372.00 | 69.84  | 02°54'59"  | N01°53'07"W | 69.83  |
| C119                          | 1372.00 | 69.84  | 02°55'00"  | N04°48'06"W | 69.83  |
| C120                          | 1372.00 | 69.84  | 02°55'00"  | N07°43'06"W | 69.83  |
| C121                          | 1372.00 | 69.84  | 02°55'00"  | N10°38'05"W | 69.83  |
| C122                          | 1372.00 | 69.84  | 02°54'59"  | N13°33'05"W | 69.83  |
| C129                          | 1432.00 | 64.32  | 02°34'25"  | N10°11'50"W | 64.31  |
| C130                          | 1432.00 | 64.32  | 02°34'25"  | N07°37'26"W | 64.31  |
| C131                          | 1432.00 | 71.74  | 02°52'13"  | N04°54'07"W | 71.73  |
| C132                          | 1432.00 | 71.74  | 02°52'13"  | N02°01'53"W | 71.73  |
| C133                          | 1432.00 | 44.01  | 01°45'40"  | N00°17'03"E | 44.01  |
| C144                          | 130.00  | 8.01   | 03°31'48"  | N02°55'47"E | 8.01   |
| C145                          | 130.00  | 57.65  | 25°24'29"  | N17°23'56"E | 57.18  |
| C146                          | 130.00  | 66.22  | 29°11'07"  | N44°41'45"E | 65.51  |
| C147                          | 130.00  | 38.27  | 16°52'01"  | N67°43'20"E | 38.13  |
| C148                          | 471.00  | 35.82  | 04°21'26"  | S73°58'37"W | 35.81  |
| C149                          | 471.00  | 102.89 | 12°30'57"  | S65°32'26"W | 102.68 |
| C157                          | 130.00  | 11.13  | 04°54'23"  | S01°17'18"E | 11.13  |
| C179                          | 531.00  | 72.06  | 07°46'33"  | S72°16'04"W | 72.01  |
| C180                          | 531.00  | 86.82  | 09°22'03"  | S63°41'46"W | 86.72  |
| C206                          | 230.00  | 5.89   | 01°28'07"  | S00°25'50"W | 5.89   |
| C207                          | 230.00  | 66.17  | 16°29'04"  | S08°32'45"E | 65.94  |
| C208                          | 230.00  | 26.88  | 06°41'42"  | S20°08'08"E | 26.86  |



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CERTIFICATE OF AUTHORIZATION NO. LB 8011

HIGHLAND RANCH PRIMARY PHASE 1

LOCATED IN SECTIONS 15 AND 16, TOWNSHIP 22 SOUTH, RANGE 26 EAST, CITY OF CLERMONT, LAKE COUNTY, FLORIDA.

PLAT BOOK: PAGE: SHEET 5 OF 9



SHEET INDEX

|             |                                       |
|-------------|---------------------------------------|
| SHEET 1     | COVER SHEET, LEGAL DESCRIPTION, NOTES |
| SHEET 2     | VICINITY MAP                          |
| SHEET 3 - 9 | PLAT DETAILS                          |

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PLAT LEGEND

± MORE OR LESS

ID IDENTIFICATION

ORB OPTIONAL RECORD BOOK

PB PLAT BOOK

PG PAGE

COR CERTIFIED CORNER RECORD

(TYP) TYPICAL

□ CENTERLINE

■ SET 4" CONCRETE MONUMENT (PRM LB 8011)

□ PERMANENT REFERENCE MARKER

○ FOUND NAIL & DISK (AS NOTED)

■ FOUND 4"x4" CONCRETE MONUMENT (AS NOTED)

○ SET NAIL & DISK (PCP LB 8011)

● PERMANENT CONTROL POINT

○ SET 5/8" IRON ROD & CAP (LB 8011)

● FOUND 1/2" IRON ROD (LB 80)

▲ CHANGE IN DIRECTION (R/W LINE)

▲ CHANGE IN DIRECTION (UPLAND BUFFER)

▲ DRAINAGE EASEMENT

▲ UTILITY EASEMENT

IP IRON PIPE

PI POINT OF INTERSECTION

D.U.E. DRAINAGE AND UTILITY EASEMENT

L LENGTH

R RADIUS

ORB ORB BOOK

CB CHORD BEARING

CD CHORD DISTANCE

PC POINT OF CURVATURE

Δ DELTA (CENTRAL ANGLE)

PRC POINT OF REVERSE CURVATURE

PT POINT OF TANGENCY

R/W RIGHT OF WAY

(R) RADIAL

(NR) NON RADIAL

CM CONCRETE MONUMENT

LB LICENSED BUSINESS

LS LAND SURVEYOR

FL DEP FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

EL ELEVATION

FEMA FEDERAL EMERGENCY MANAGEMENT ASSOCIATION

NAD83 NATIONAL GEODETIC VERTICAL DATUM

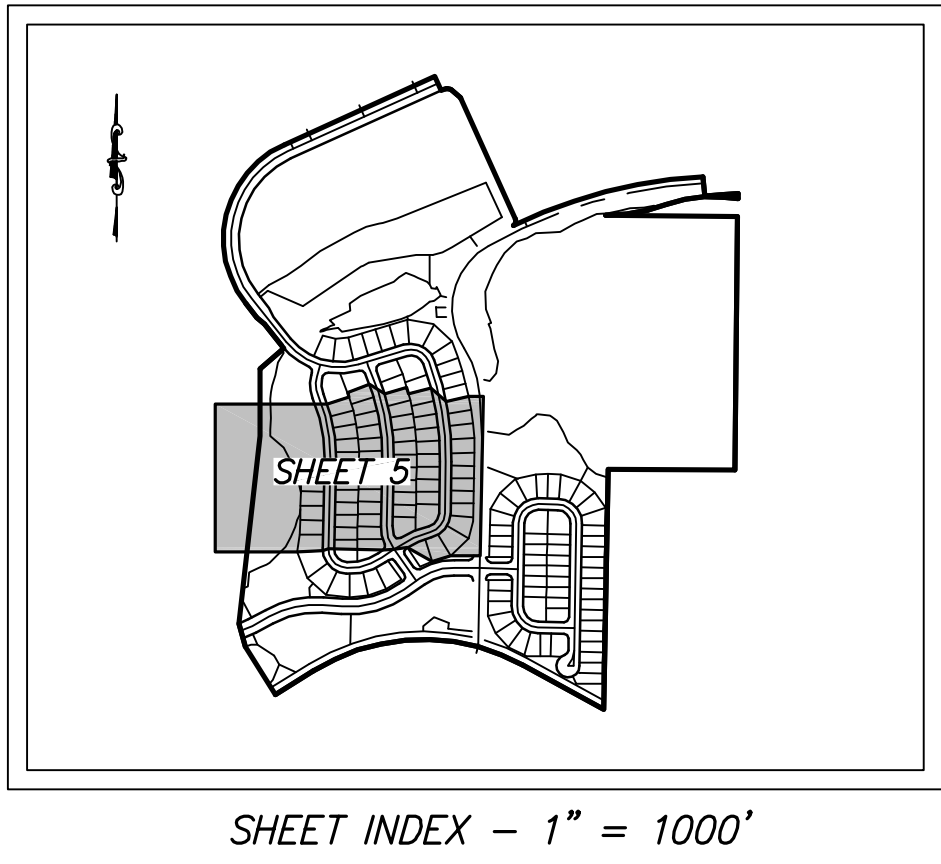
NAD83 NATIONAL HORIZONTAL DATUM

D.U.E. DRAINAGE, UTILITY AND WALL EASEMENT

W.E. WALL EASEMENT

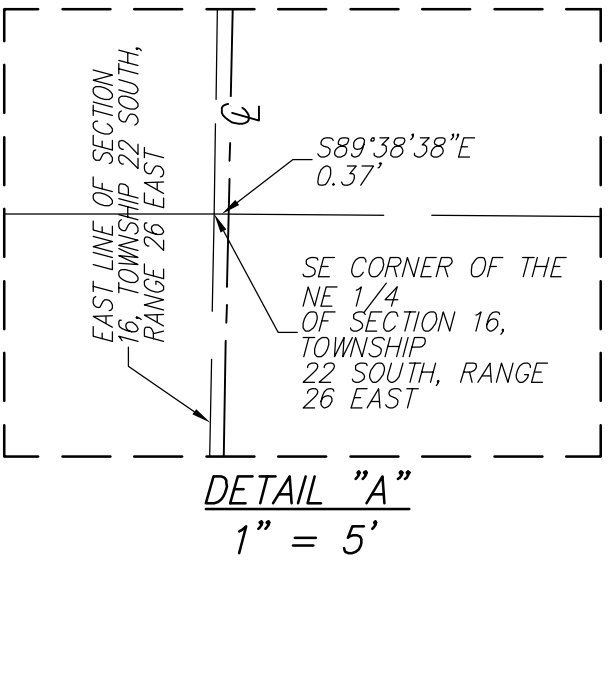
S.S.E. SANITARY SEWER EASEMENT

SHEET INDEX - 1" = 1000'



DETAIL "A"

1" = 5'



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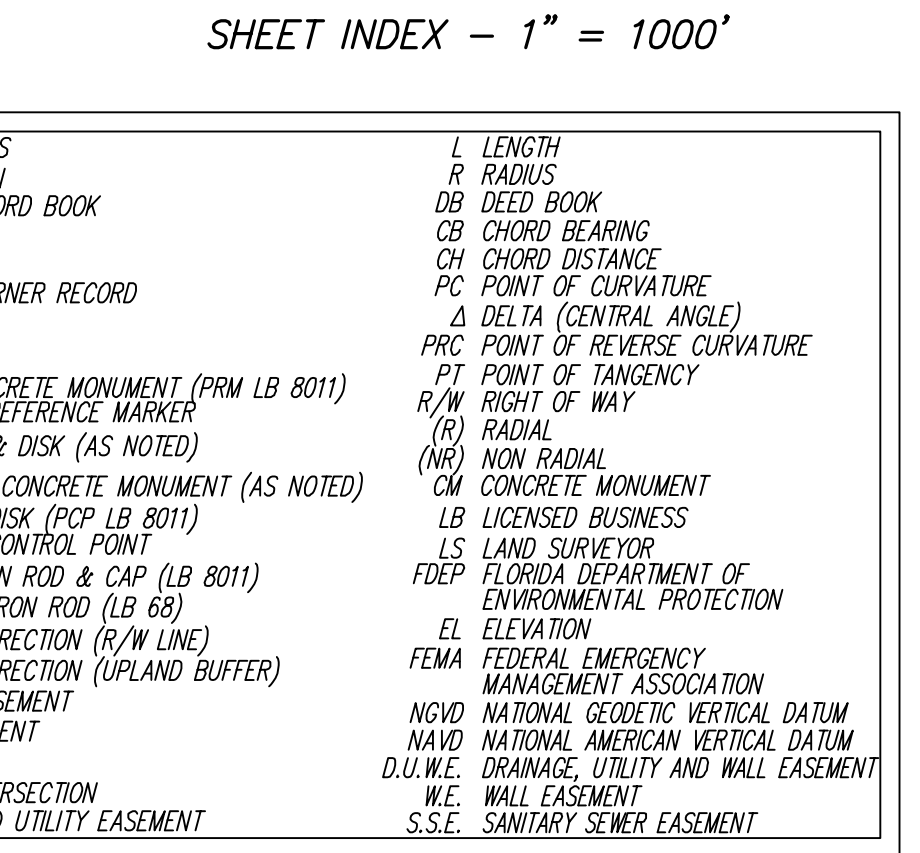
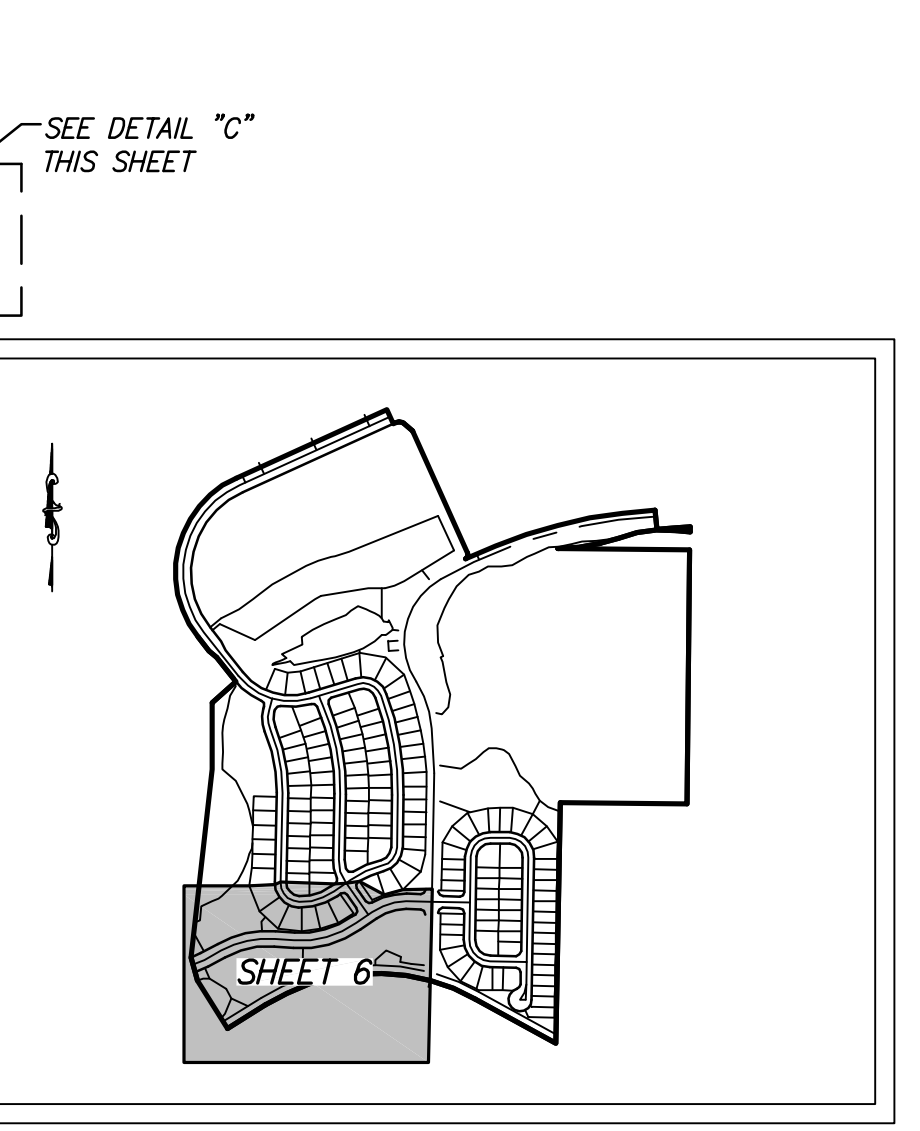
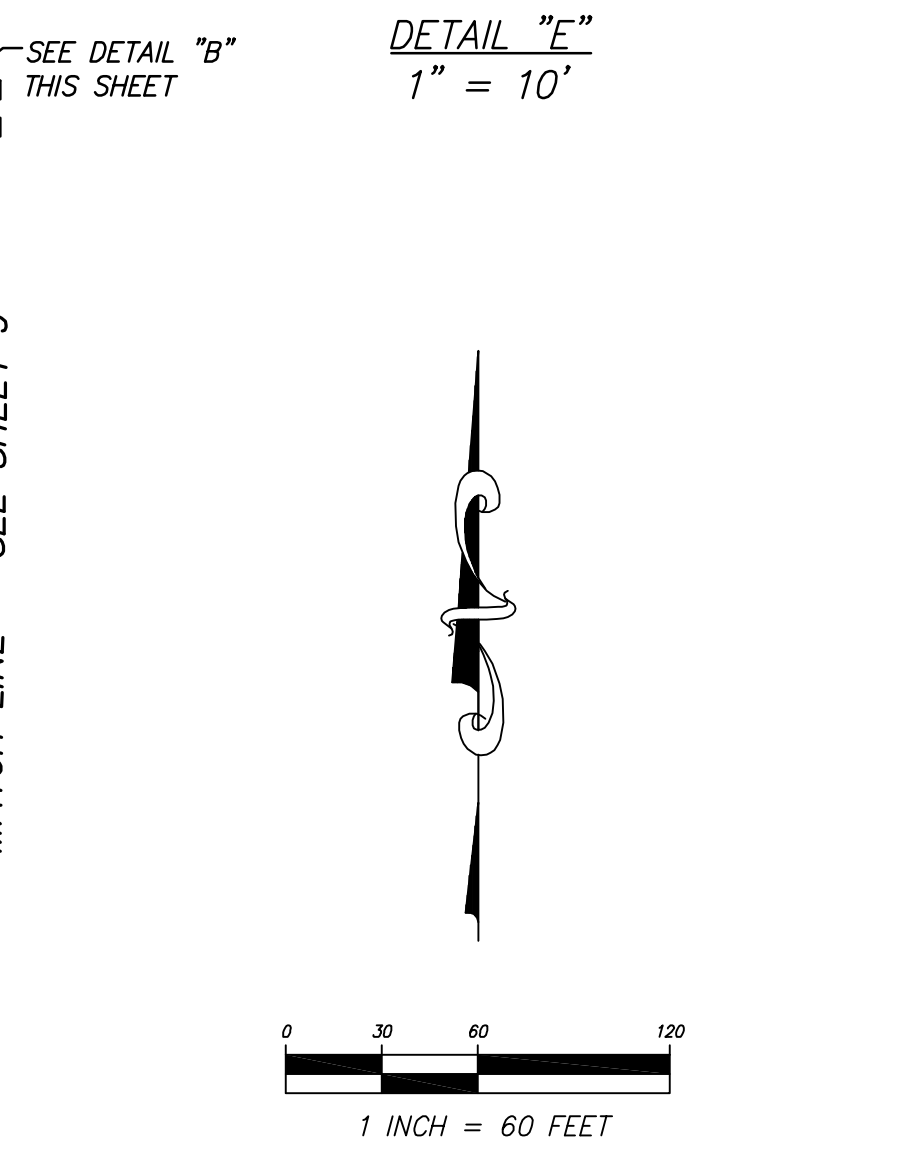
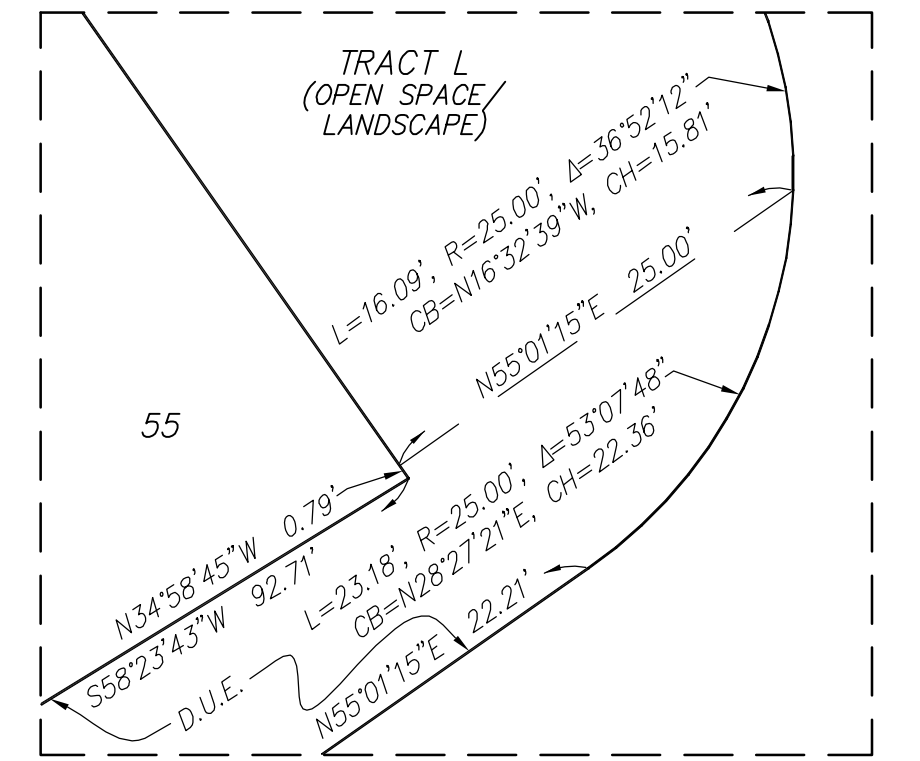
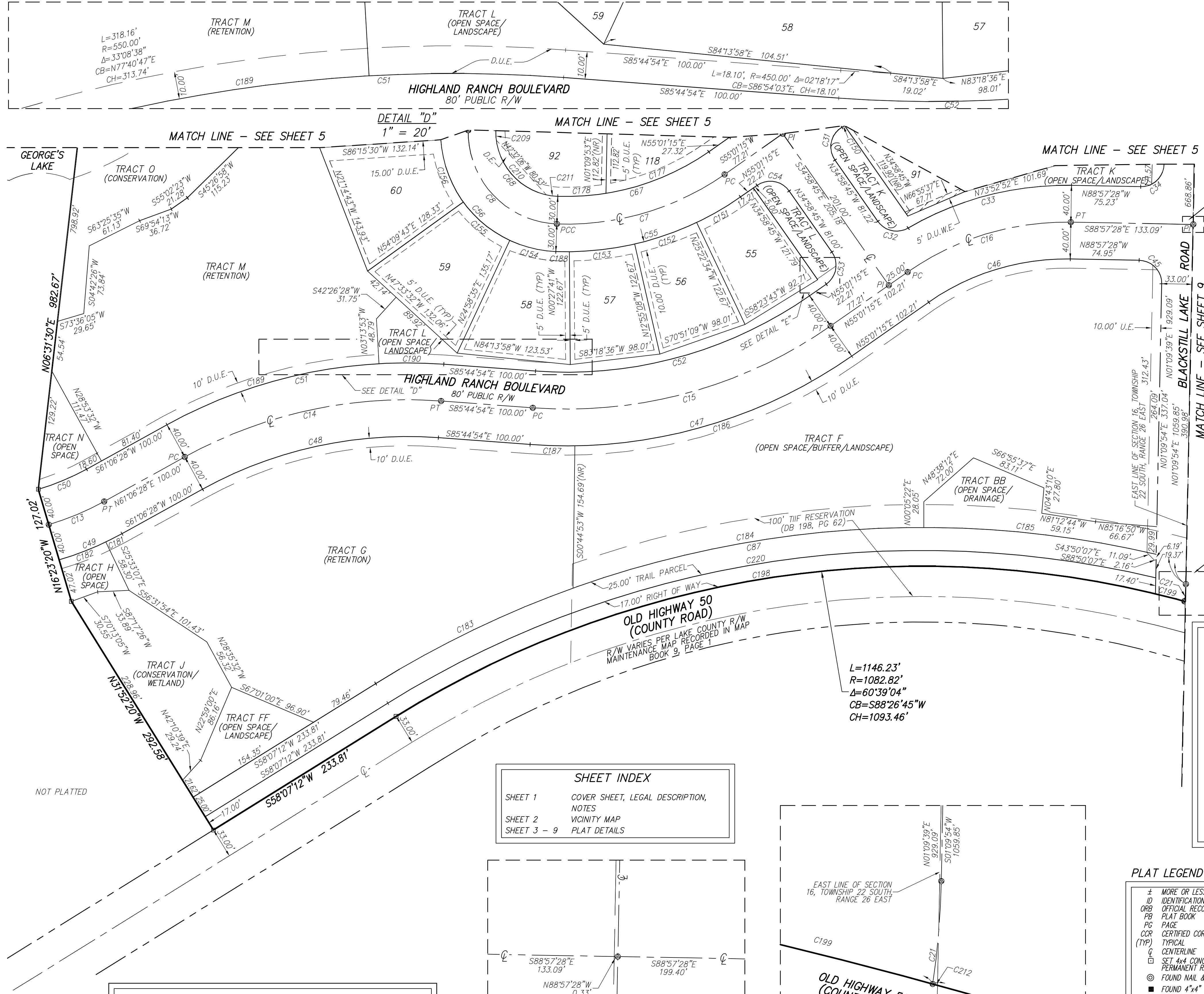
# HIGHLAND RANCH PRIMARY PHASE 1

LOCATED IN SECTIONS 15 AND 16, TOWNSHIP 22 SOUTH, RANGE 26 EAST, CITY OF CLERMONT, LAKE COUNTY, FLORIDA.

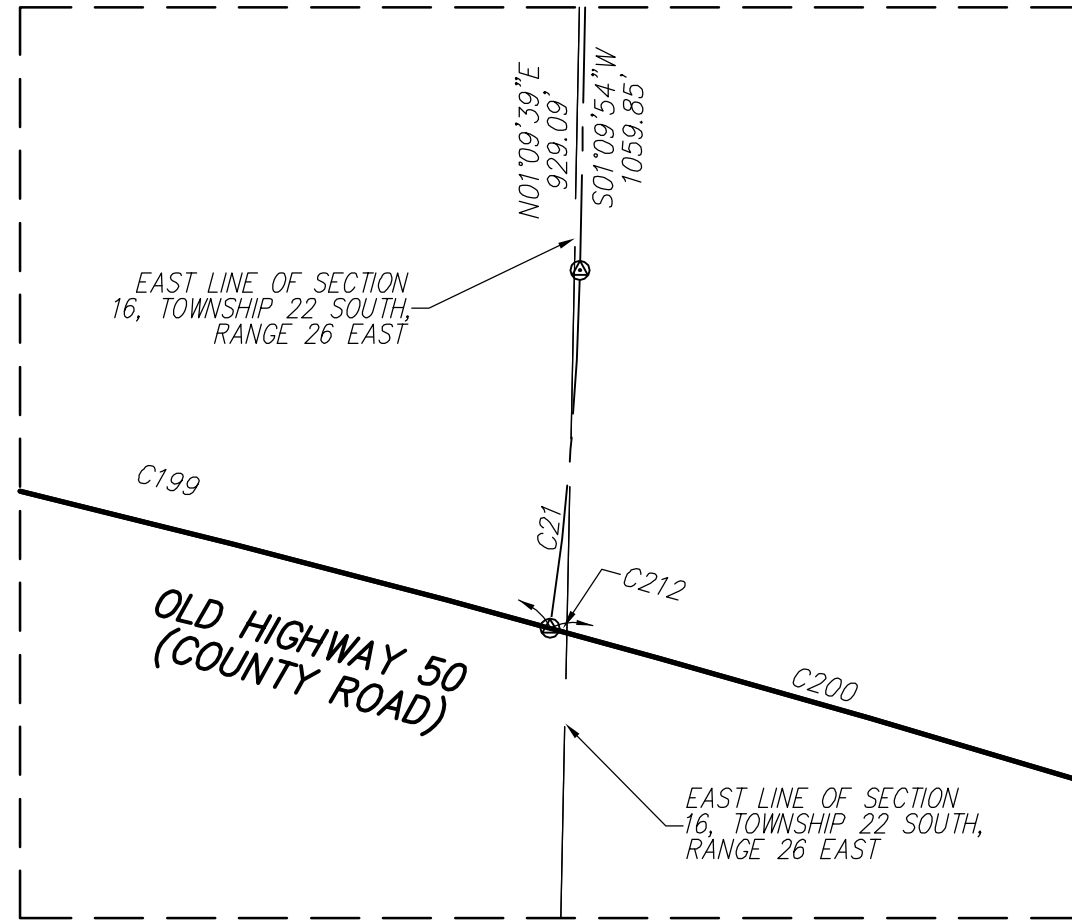
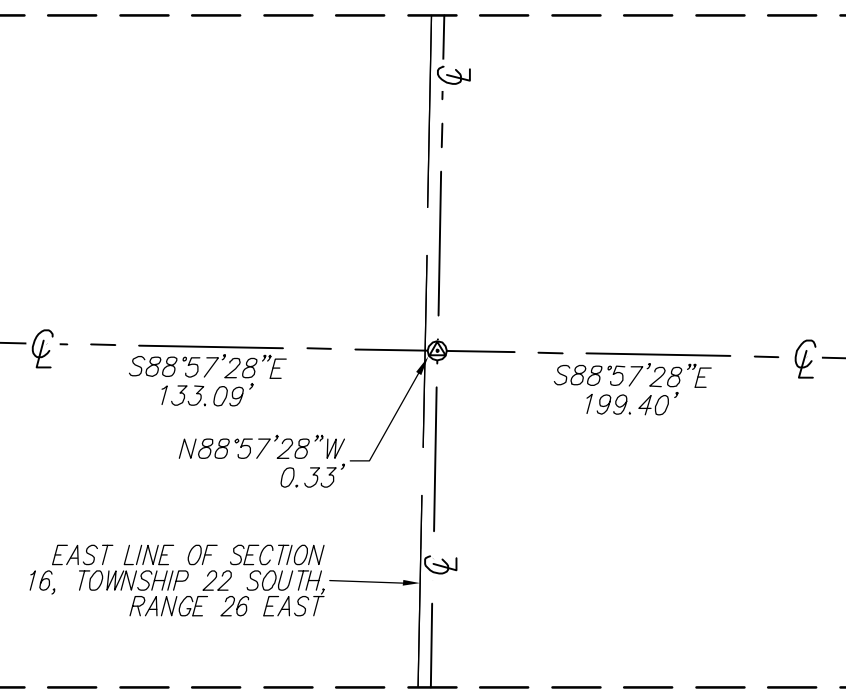
PLAT BOOK: PAGE:

SHEET 6 OF 9

| CURVE TABLE (THIS SHEET ONLY) |         |        |           |             |        |
|-------------------------------|---------|--------|-----------|-------------|--------|
| CURVE                         | RADIUS  | LENGTH | DELTA     | BEARING     | CHORD  |
| C7                            | 299.00  | 193.51 | 37°04'53" | N73°33'42"E | 190.15 |
| C8                            | 100.00  | 155.44 | 89°03'45" | S43°21'59"E | 140.26 |
| C13                           | 300.00  | 65.47  | 12°30'12" | N67°21'34"E | 65.34  |
| C14                           | 500.00  | 289.23 | 33°08'38" | N77°40'47"W | 285.22 |
| C15                           | 500.00  | 342.35 | 39°13'50" | N74°38'11"E | 335.70 |
| C16                           | 300.00  | 188.61 | 36°01'16" | N73°01'54"W | 185.52 |
| C21                           | 150.00  | 18.85  | 07°12'07" | N11°54'59"E | 18.84  |
| C31                           | 25.00   | 40.95  | 93°51'25" | S11°56'58"W | 36.53  |
| C32                           | 25.00   | 37.21  | 85°17'08" | N77°37'18"E | 33.87  |
| C33                           | 340.00  | 185.78 | 31°18'24" | S75°23'20"W | 183.47 |
| C34                           | 25.00   | 39.22  | 89°52'37" | N46°06'13"E | 35.32  |
| C45                           | 25.00   | 39.32  | 90°07'23" | S43°53'47"W | 35.39  |
| C46                           | 260.00  | 163.46 | 36°01'16" | S73°01'54"W | 160.78 |
| C47                           | 540.00  | 369.74 | 39°13'50" | N74°38'11"E | 362.56 |
| C48                           | 460.00  | 266.10 | 33°08'38" | N77°40'47"W | 262.40 |
| C49                           | 340.00  | 74.20  | 12°30'12" | N67°21'34"E | 74.05  |
| C50                           | 260.00  | 56.74  | 12°30'12" | N67°21'34"E | 56.63  |
| C51                           | 540.00  | 312.37 | 33°08'38" | N77°40'47"W | 308.04 |
| C52                           | 460.00  | 314.96 | 39°13'50" | N74°38'11"E | 308.85 |
| C53                           | 25.00   | 39.27  | 90°00'00" | N10°01'15"E | 35.36  |
| C54                           | 25.00   | 39.27  | 90°00'00" | S79°58'45"W | 35.36  |
| C55                           | 329.00  | 212.93 | 37°04'53" | N73°33'42"E | 209.23 |
| C56                           | 130.00  | 202.08 | 89°03'45" | N43°21'59"E | 182.34 |
| C67                           | 269.00  | 174.09 | 37°04'53" | N73°33'42"E | 171.07 |
| C68                           | 70.00   | 108.81 | 89°03'45" | N43°21'59"E | 98.18  |
| C67                           | 1124.82 | 882.51 | 44°57'11" | N80°35'49"E | 860.05 |
| C150                          | 471.00  | 3.33   | 00°24'17" | S59°04'49"W | 3.33   |
| C151                          | 329.00  | 55.15  | 09°36'11" | N59°49'21"E | 55.08  |
| C152                          | 329.00  | 71.53  | 12°27'26" | N70°51'09"E | 71.39  |
| C153                          | 329.00  | 71.53  | 12°27'26" | N83°18'36"E | 71.39  |
| C154                          | 130.00  | 51.90  | 22°52'27" | S76°27'38"E | 51.56  |
| C155                          | 130.00  | 66.22  | 29°11'08" | S50°25'51"E | 65.51  |
| C156                          | 130.00  | 72.82  | 32°05'48" | S19°47'23"E | 71.88  |
| C177                          | 269.00  | 121.69 | 25°55'13" | N67°58'52"E | 120.66 |
| C178                          | 269.00  | 52.40  | 11°09'39" | N86°31'19"E | 52.32  |
| C181                          | 340.00  | 19.82  | 03°20'25" | N62°46'40"E | 19.82  |
| C182                          | 340.00  | 54.38  | 09°09'47" | N69°01'46"E | 54.32  |
| C183                          | 1124.82 | 238.79 | 12°09'49" | S64°12'08"W | 238.34 |
| C184                          | 1124.82 | 388.87 | 19°48'29" | S80°11'16"W | 386.93 |
| C185                          | 1124.82 | 254.85 | 12°58'54" | N83°25'02"W | 254.31 |
| C186                          | 540.00  | 320.96 | 34°03'17" | N72°02'54"E | 316.26 |
| C187                          | 540.00  | 48.78  | 05°10'33" | S88°20'11"E | 48.76  |
| C188                          | 329.00  | 14.72  | 02°33'50" | S89°10'46"E | 14.72  |
| C189                          | 540.00  | 241.85 | 25°39'39" | S73°56'17"W | 239.83 |
| C190                          | 540.00  | 70.53  | 07°28'59" | N89°29'24"W | 70.48  |
| C198                          | 1082.82 | 858.42 | 45°25'20" | S80°49'53"W | 836.12 |
| C199                          | 1082.82 | 32.70  | 01°43'50" | N75°35'32"W | 32.70  |
| C209                          | 70.00   | 10.49  | 08°35'09" | S03°07'42"E | 10.48  |
| C210                          | 70.00   | 85.80  | 70°13'39" | S42°32'06"E | 80.53  |
| C211                          | 70.00   | 12.52  | 10°14'56" | S82°46'24"E | 12.50  |
| C212                          | 1082.82 | 0.90   | 00°02'51" | N74°42'12"W | 0.90   |
| C220                          | 1099.82 | 868.17 | 45°13'40" | S80°44'03"W | 845.80 |
| C221                          | 1099.82 | 228.04 | 11°52'47" | N67°10'06"W | 227.63 |



| SHEET INDEX |                                       |
|-------------|---------------------------------------|
| SHEET 1     | COVER SHEET, LEGAL DESCRIPTION, NOTES |
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| SHEET 3 - 9 | PLAT DETAILS                          |



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**Dewberry**

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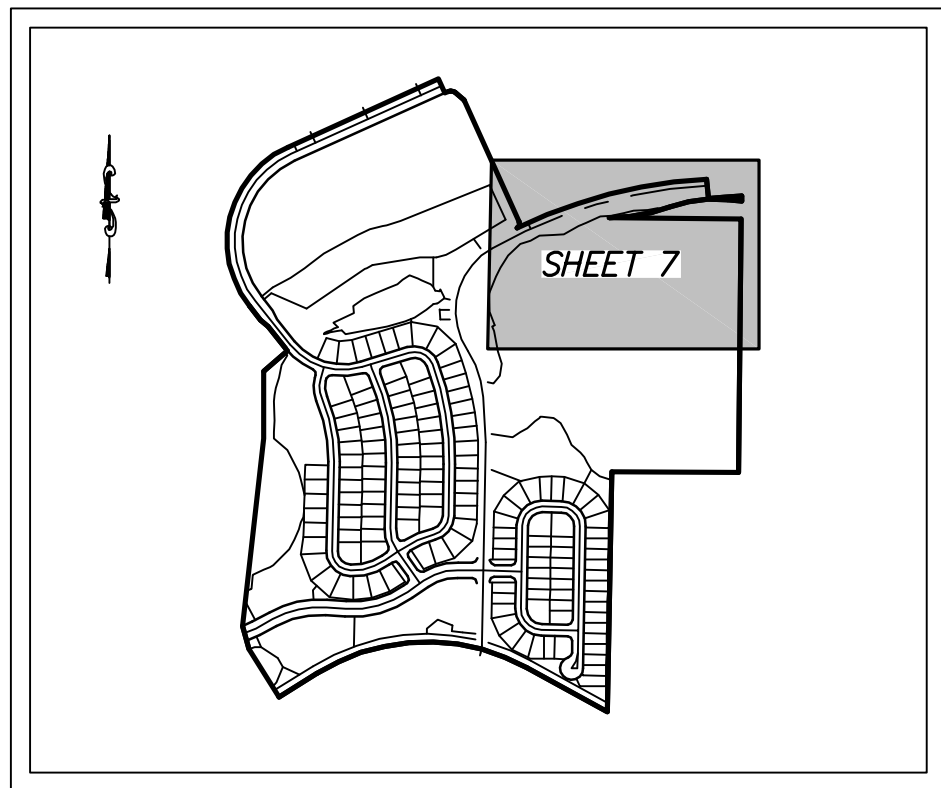
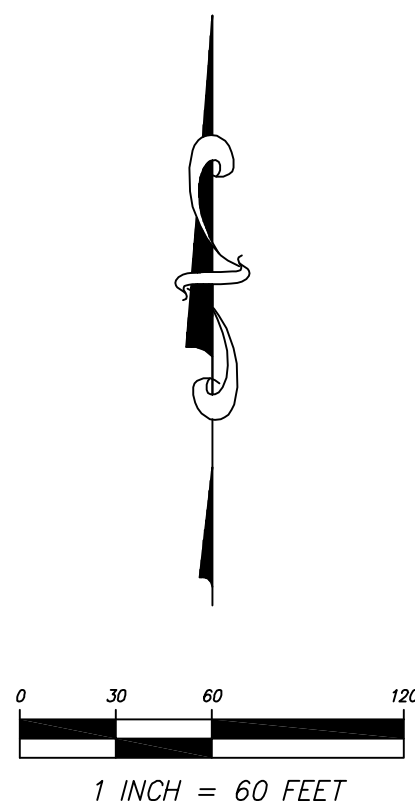
CERTIFICATE OF AUTHORIZATION NO. LB 8011



# HIGHLAND RANCH PRIMARY PHASE 1

LOCATED IN SECTIONS 15 AND 16, TOWNSHIP 22 SOUTH, RANGE 26 EAST, CITY OF CLERMONT, LAKE COUNTY, FLORIDA.

PLAT  
BOOK: PAGE:  
SHEET 7 OF 9



SHEET INDEX - 1" = 1000'

## PLAT LEGEND

|        |                                          |          |                                                |
|--------|------------------------------------------|----------|------------------------------------------------|
| ±      | MORE OR LESS                             | L        | LENGTH                                         |
| ID     | IDENTIFICATION                           | R        | RADIUS                                         |
| ORB    | OPTIONAL RECORD BOOK                     | DB       | DEED BOOK                                      |
| PB     | PLAT BOOK                                | CB       | CHORD BEARING                                  |
| PC     | PAGE                                     | CH       | CHORD DISTANCE                                 |
| COR    | CERTIFIED CORNER RECORD                  | PC       | POINT OF CURVATURE                             |
| (TYP)  | TYPICAL                                  | Δ        | DELTA (CENTRAL ANGLE)                          |
| Q      | CENTERLINE                               | PRC      | POINT OF REVERSE CURVATURE                     |
| □      | SET 4/4" CONCRETE MONUMENT (PRM LB 8011) | PT       | POINT OF TANGENCY                              |
| □      | PERMANENT REFERENCE MARKER               | R/W      | RIGHT OF WAY                                   |
| ⊙      | FOUND NAIL & DISK (AS NOTED)             | (R)      | RADIAL                                         |
| ■      | FOUND 4"x4" CONCRETE MONUMENT (AS NOTED) | (NR)     | NON RADIAL                                     |
| ⊙      | SET NAIL & DISK (PCP LB 8011)            | CM       | CONCRETE MONUMENT                              |
| ●      | PERMANENT CONTROL POINT                  | LB       | LICENSED BUSINESS                              |
| ○      | SET 5/8" IRON ROD & CAP (LB 8011)        | LS       | LAND SURVEYOR                                  |
| ●      | FOUND 1/2" IRON ROD (LB 68)              | FDEP     | FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION |
| +      | CHANGE IN DIRECTION (R/W LINE)           | EL       | ELEVATION                                      |
| ▲      | CHANGE IN DIRECTION (PLAND BUFFER)       | FEMA     | FEDERAL EMERGENCY MANAGEMENT ASSOCIATION       |
| D.E.   | DRAINAGE EASEMENT                        | NGVD     | NATIONAL GEODETIC VERTICAL DATUM               |
| U.E.   | UTILITY EASEMENT                         | NAD83    | NATIONAL AMERICAN VERTICAL DATUM               |
| IP     | IRON PIPE                                | D.U.W.E. | DRAINAGE, UTILITY AND WALL EASEMENT            |
| PI     | POINT OF INTERSECTION                    | W.E.     | WALL EASEMENT                                  |
| D.U.E. | DRAINAGE AND UTILITY EASEMENT            | S.S.E.   | SANITARY SEWER EASEMENT                        |

CURVE TABLE (THIS SHEET ONLY)

| CURVE | RADIUS  | LENGTH  | DELTA     | BEARING     | CHORD   |
|-------|---------|---------|-----------|-------------|---------|
| C23   | 375.00  | 615.92  | 94°06'16" | S13°33'22"W | 548.98  |
| C24   | 2558.10 | 1177.43 | 26°22'18" | S73°47'37"W | 1167.06 |
| C91   | 2591.10 | 164.06  | 03°37'40" | S62°25'18"W | 164.03  |
| C92   | 2525.10 | 1163.94 | 26°24'37" | S73°48'46"W | 1153.66 |
| C93   | 342.00  | 561.72  | 94°06'16" | S13°33'22"W | 500.67  |
| C213  | 836.52  | 55.82   | 03°49'23" | N71°45'44"E | 55.81   |
| C214  | 836.52  | 32.53   | 02°13'41" | N74°47'16"E | 32.53   |



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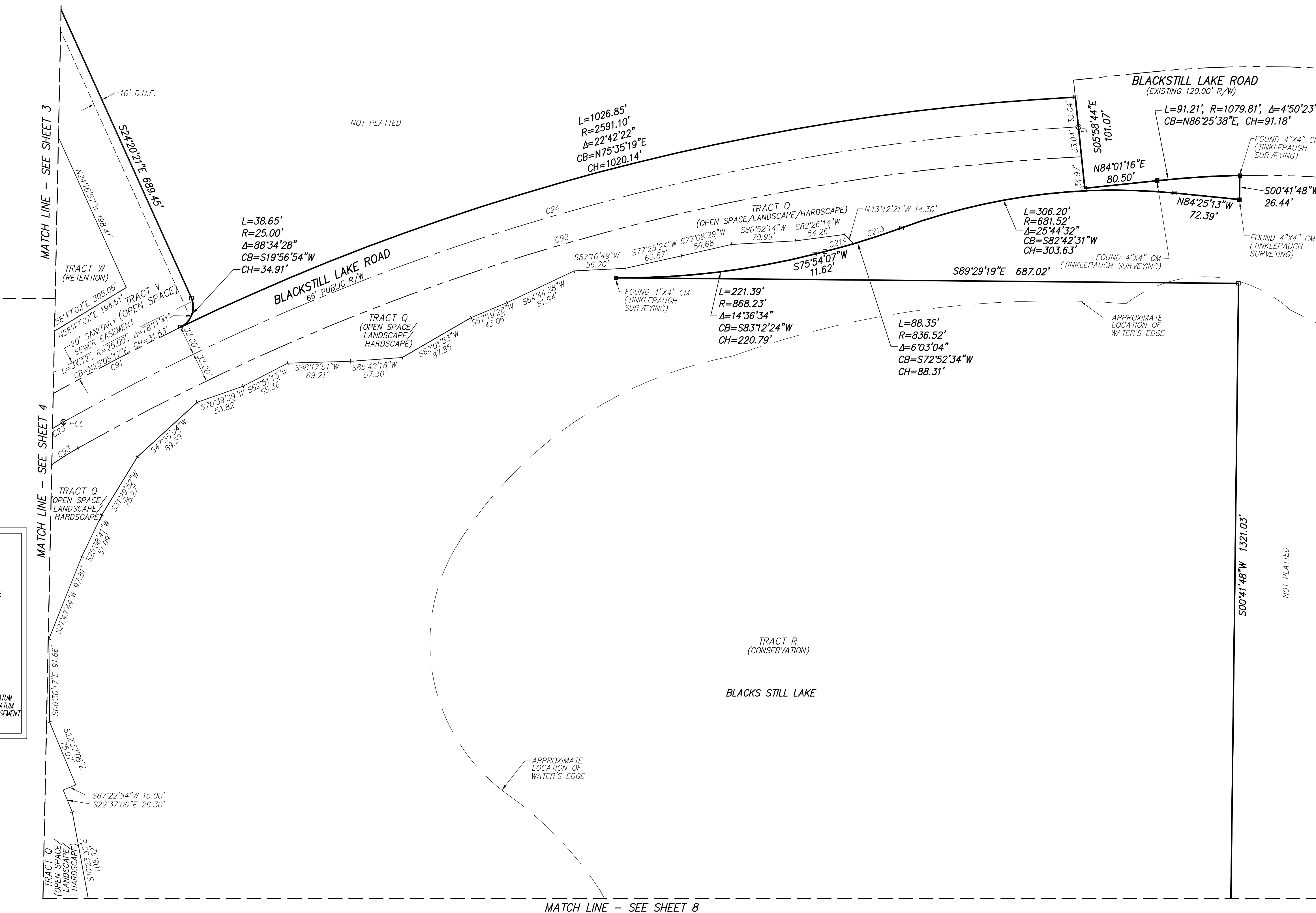
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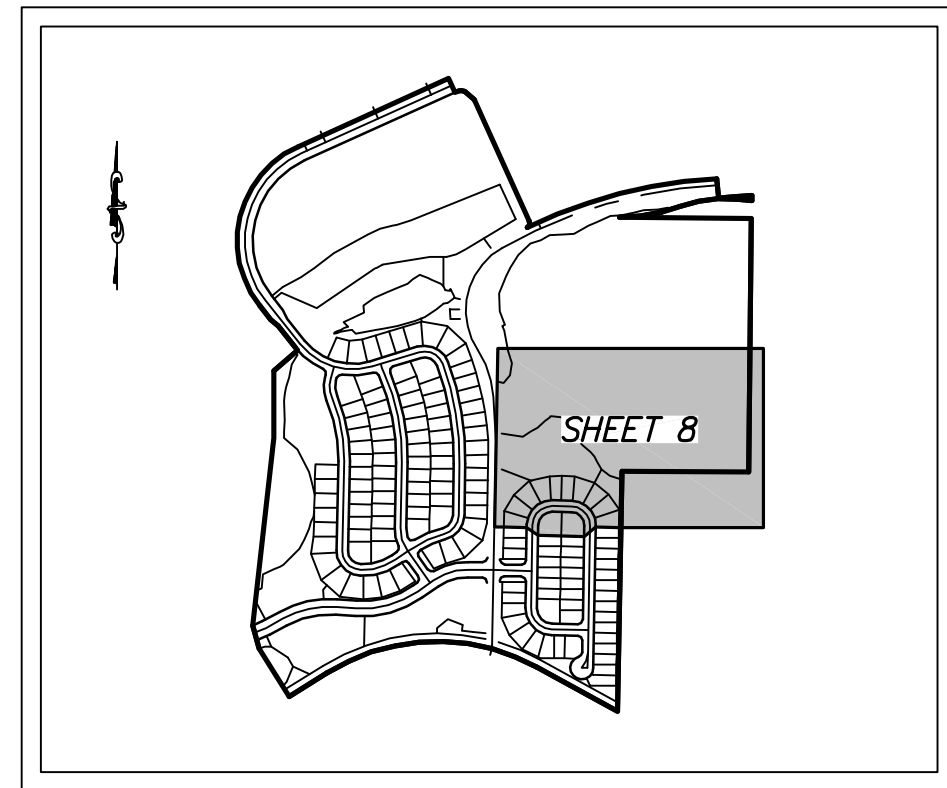




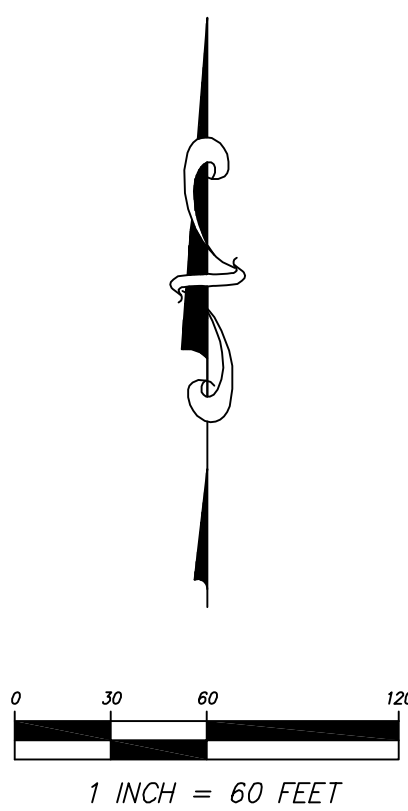
# HIGHLAND RANCH PRIMARY PHASE 1

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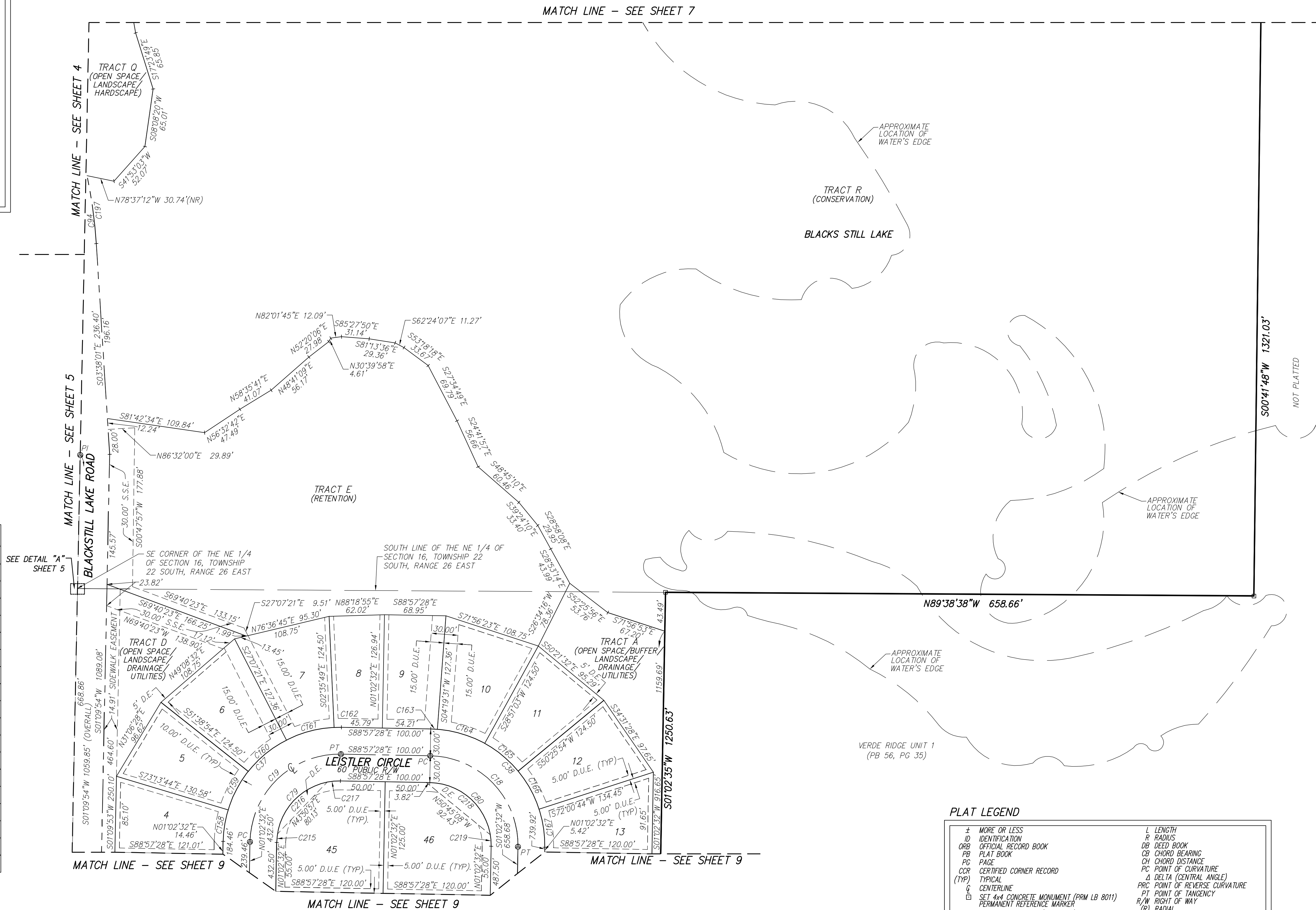
PLAT BOOK: PAGE: SHEET 8 OF 9



SHEET INDEX - 1" = 1000'



| CURVE TABLE (THIS SHEET ONLY) |        |        |           |             |        |
|-------------------------------|--------|--------|-----------|-------------|--------|
| CURVE                         | RADIUS | LENGTH | DELTA     | BEARING     | CHORD  |
| C18                           | 100.00 | 157.08 | 90°00'00" | S43°57'28"W | 141.42 |
| C19                           | 100.00 | 157.08 | 90°00'00" | N46°02'32"W | 141.42 |
| C37                           | 130.00 | 204.20 | 90°00'00" | N46°02'32"W | 183.85 |
| C38                           | 130.00 | 204.20 | 90°00'00" | S43°57'28"W | 183.85 |
| C79                           | 70.00  | 109.96 | 90°00'00" | N46°02'32"W | 98.99  |
| C80                           | 70.00  | 109.96 | 90°00'00" | S43°57'28"W | 98.99  |
| C94                           | 528.00 | 275.20 | 29°51'47" | N18°33'55"W | 272.09 |
| C158                          | 130.00 | 35.69  | 15°43'44" | S08°54'24"W | 35.58  |
| C159                          | 130.00 | 48.97  | 21°34'51" | S27°33'41"W | 48.68  |
| C160                          | 130.00 | 55.64  | 24°31'32" | S50°36'53"W | 55.22  |
| C161                          | 130.00 | 55.64  | 24°31'32" | S75°08'25"W | 55.22  |
| C162                          | 130.00 | 8.26   | 03°38'21" | S89°13'21"W | 8.26   |
| C163                          | 130.00 | 7.45   | 03°16'59" | N87°18'59"W | 7.45   |
| C164                          | 130.00 | 55.65  | 24°31'32" | N73°24'43"W | 55.22  |
| C165                          | 130.00 | 48.97  | 21°34'51" | N50°21'32"W | 48.68  |
| C166                          | 130.00 | 48.97  | 21°34'51" | N28°46'41"W | 48.68  |
| C167                          | 130.00 | 43.18  | 19°01'48" | N08°28'22"W | 42.98  |
| C197                          | 528.00 | 76.72  | 08°19'31" | N07°47'47"W | 76.65  |



## PLAT LEGEND

|        |                                         |          |                                                |
|--------|-----------------------------------------|----------|------------------------------------------------|
| ±      | MORE OR LESS                            | L        | LENGTH                                         |
| ID     | IDENTIFICATION                          | R        | RADIUS                                         |
| ORB    | OFFICIAL RECORD BOOK                    | DB       | DEED BOOK                                      |
| PB     | PLAT BOOK                               | CB       | CHORD BEARING                                  |
| PC     | PAGE                                    | CD       | CHORD DISTANCE                                 |
| CCR    | CERTIFIED CORNER RECORD                 | PC       | POINT OF CURVATURE                             |
| (TYP)  | TYPICAL                                 | Δ        | DELTA (CENTRAL ANGLE)                          |
| CL     | CENTERLINE                              | PRC      | POINT OF REVERSE CURVATURE                     |
| □      | SET 4x4 CONCRETE MONUMENT (PRM LB 8011) | PT       | POINT OF TANGENCY                              |
| ⊙      | FOUND NAIL & DISK (AS NOTED)            | R/W      | RIGHT OF WAY                                   |
| ■      | FOUND 4x4 CONCRETE MONUMENT (AS NOTED)  | (R)      | RADIAL                                         |
| ⊙      | SET NAIL & DISK (PCP LB 8011)           | (NR)     | NON RADIAL                                     |
| ⊙      | SET NAIL & DISK (PCP LB 8011)           | CM       | CONCRETE MONUMENT                              |
| ⊙      | SET NAIL & DISK (PCP LB 8011)           | LB       | LICENSED BUSINESS                              |
| ⊙      | SET 5/8" IRON ROD & CAP (LB 8011)       | LS       | LAND SURVEYOR                                  |
| ⊙      | SET 1/2" IRON ROD (LB 68)               | FDEP     | FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION |
| +      | CHANGE IN DIRECTION (R/W LINE)          | EL       | ELEVATION                                      |
| ▲      | CHANGE IN DIRECTION (UPLAND BUFFER)     | FEMA     | FEDERAL EMERGENCY MANAGEMENT ASSOCIATION       |
| D.E    | DRAINAGE EASEMENT                       | NGVD     | NATIONAL GEODETIC VERTICAL DATUM               |
| U.E.   | UTILITY EASEMENT                        | NAVD     | NATIONAL AMERICAN VERTICAL DATUM               |
| IP     | IRON PIPE                               | D.U.W.E. | DRAINAGE, UTILITY AND WALL EASEMENT            |
| PI     | POINT OF INTERSECTION                   | W.E.     | WALL EASEMENT                                  |
| D.U.E. | DRAINAGE AND UTILITY EASEMENT           | S.S.E.   | SANITARY SEWER EASEMENT                        |

## NOTICE

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## SHEET INDEX

|             |                                       |
|-------------|---------------------------------------|
| SHEET 1     | COVER SHEET, LEGAL DESCRIPTION, NOTES |
| SHEET 2     | VICINITY MAP                          |
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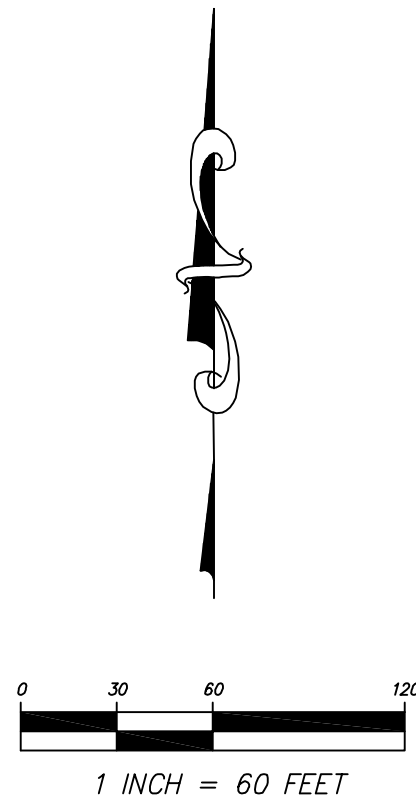
CERTIFICATE OF AUTHORIZATION NO. LB 8011



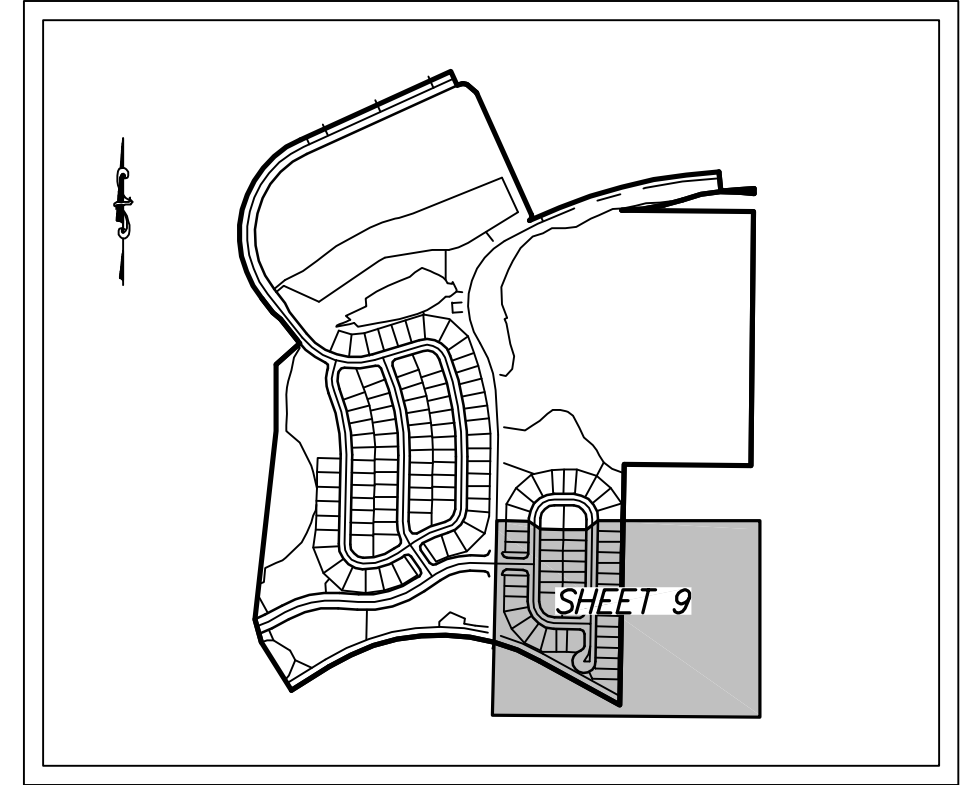
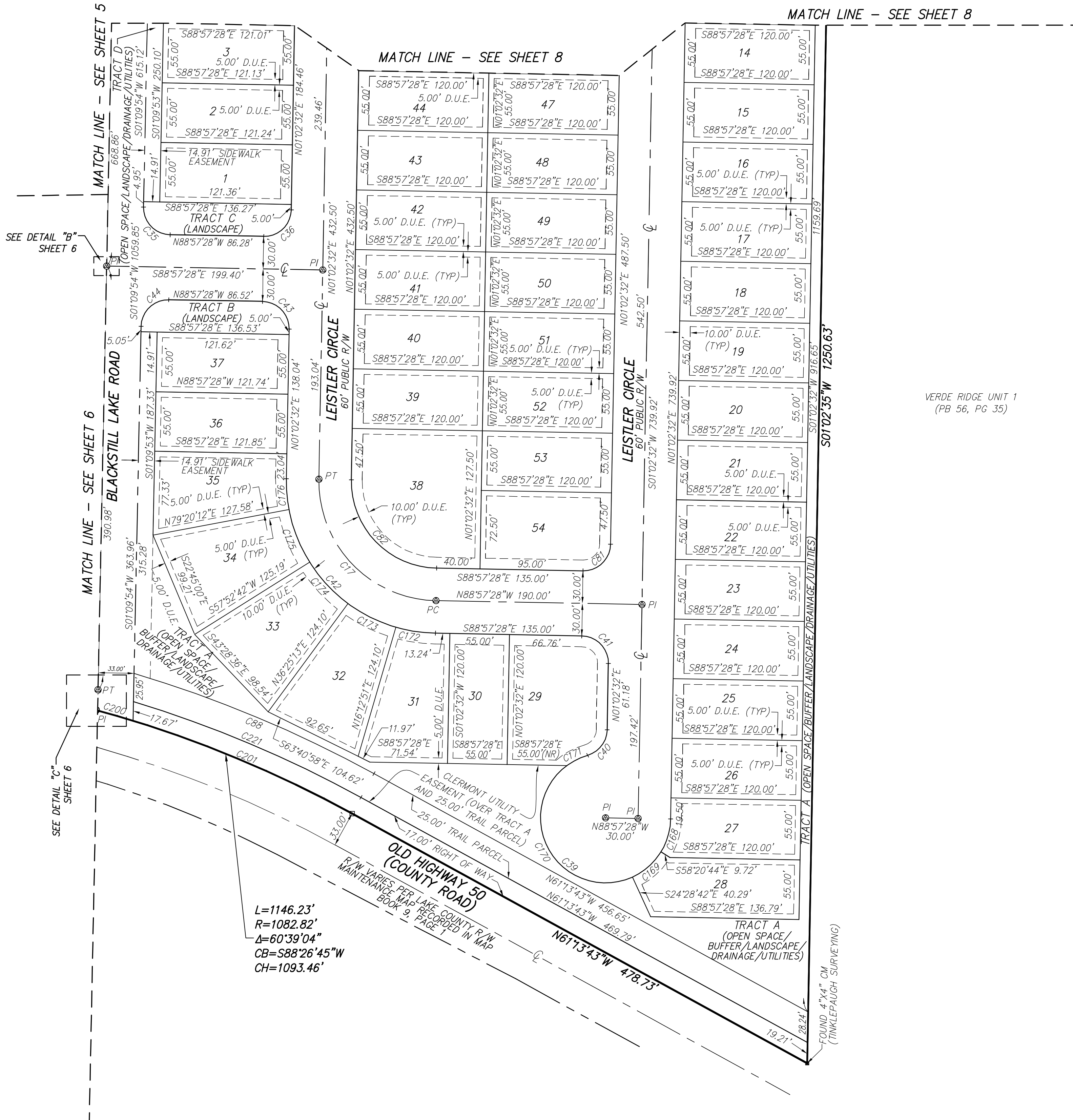
# HIGHLAND RANCH PRIMARY PHASE 1

LOCATED IN SECTIONS 15 AND 16, TOWNSHIP 22 SOUTH, RANGE 26 EAST, CITY OF CLERMONT, LAKE COUNTY, FLORIDA.

PLAT BOOK: PAGE: SHEET 9 OF 9



| CURVE TABLE (THIS SHEET ONLY) |         |        |            |             |        |
|-------------------------------|---------|--------|------------|-------------|--------|
| CURVE                         | RADIUS  | LENGTH | DELTA      | BEARING     | CHORD  |
| C17                           | 110.00  | 172.79 | 90°00'00"  | N43°57'28"E | 155.56 |
| C35                           | 25.00   | 39.32  | 90°07'23"  | S43°53'47"E | 35.39  |
| C36                           | 25.00   | 39.27  | 90°00'00"  | S46°02'32"E | 35.36  |
| C39                           | 60.00   | 264.83 | 252°53'43" | S52°30'37"E | 96.53  |
| C40                           | 25.00   | 31.81  | 72°53'43"  | N37°29'23"E | 29.70  |
| C41                           | 25.00   | 39.27  | 90°00'00"  | S43°57'28"W | 35.36  |
| C42                           | 140.00  | 219.91 | 90°00'00"  | S43°57'28"E | 197.99 |
| C43                           | 25.00   | 39.27  | 90°00'00"  | S43°57'28"W | 35.36  |
| C44                           | 25.00   | 39.22  | 89°52'37"  | S46°06'13"W | 35.32  |
| C81                           | 25.00   | 39.27  | 90°00'00"  | N46°02'32"E | 35.36  |
| C82                           | 80.00   | 125.66 | 90°00'00"  | S43°57'28"E | 113.14 |
| C168                          | 60.00   | 32.06  | 30°36'44"  | N16°20'54"E | 31.68  |
| C169                          | 60.00   | 35.47  | 33°52'02"  | N48°35'17"E | 34.95  |
| C170                          | 60.00   | 175.65 | 167°44'14" | S30°36'35"E | 119.31 |
| C171                          | 60.00   | 21.65  | 20°40'43"  | S63°35'54"W | 21.54  |
| C172                          | 140.00  | 37.07  | 15°10'18"  | S81°22'19"E | 36.96  |
| C173                          | 140.00  | 49.38  | 20°12'22"  | S63°40'58"E | 49.12  |
| C174                          | 140.00  | 52.43  | 21°27'30"  | S42°51'02"E | 52.13  |
| C175                          | 140.00  | 52.43  | 21°27'30"  | S21°23'33"E | 52.13  |
| C176                          | 140.00  | 28.60  | 11°42'20"  | S04°48'38"E | 28.55  |
| C200                          | 1082.82 | 35.38  | 01°52'20"  | N73°47'27"W | 35.38  |
| C201                          | 1082.82 | 219.72 | 11°37'35"  | N67°02'30"W | 219.35 |



| PLAT LEGEND                               |                                                     |
|-------------------------------------------|-----------------------------------------------------|
| ± MORE OR LESS                            | L LENGTH                                            |
| ID IDENTIFICATION                         | R RADIUS                                            |
| ORB OFFICIAL RECORD BOOK                  | DB DEED BOOK                                        |
| PB PLAT BOOK                              | CB CHORD BEARING                                    |
| PG PAGE                                   | CH CHORD DISTANCE                                   |
| CCR CERTIFIED CORNER RECORD               | PC POINT OF CURVATURE                               |
| (TYP) TYPICAL                             | Δ DELTA (CENTRAL ANGLE)                             |
| CL CENTERLINE                             | PRC POINT OF REVERSE CURVATURE                      |
| □ SET 4x4 CONCRETE MONUMENT (PRM LB 8011) | PT POINT OF TANGENCY                                |
| PERMANENT REFERENCE MARKER                | R/W RIGHT OF WAY                                    |
| ⊙ FOUND NAIL & DISK (AS NOTED)            | (R) RADIAL                                          |
| ■ FOUND 4x4 CONCRETE MONUMENT (AS NOTED)  | (NR) NON RADIAL                                     |
| ⊙ SET NAIL & DISK (POP LB 8011)           | CM CONCRETE MONUMENT                                |
| PERMANENT CONTROL POINT                   | LB LICENSED BUSINESS                                |
| ○ SET 5/8" IRON ROD & CAP (LB 8011)       | LS LAND SURVEYOR                                    |
| ● FOUND 1/2" IRON ROD (LB 68)             | FDEP FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION |
| ▲ CHANGE IN DIRECTION (R/W LINE)          | EL ELEVATION                                        |
| ▲ CHANGE IN DIRECTION (UPLAND BUFFER)     | FEMA FEDERAL EMERGENCY MANAGEMENT ASSOCIATION       |
| D.E DRAINAGE EASEMENT                     | NGVD NATIONAL GEODETIC VERTICAL DATUM               |
| U.E UTILITY EASEMENT                      | NAVD NATIONAL AMERICAN VERTICAL DATUM               |
| IP IRON PIPE                              | D.U.W.E DRAINAGE, UTILITY AND WALL EASEMENT         |
| PI POINT OF INTERSECTION                  | W.E WALL EASEMENT                                   |
| D.U.E DRAINAGE AND UTILITY EASEMENT       | S.S.E SANITARY SEWER EASEMENT                       |

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CERTIFICATE OF AUTHORIZATION NO. LB 8011



# CITY OF CLERMONT

## AGENDA ITEM

Page 1 of 1

|                                                                                                                                           |                                    |                                |
|-------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|--------------------------------|
| <b>Meeting Date</b>                                                                                                                       |                                    |                                |
| Tuesday, October 14, 2014                                                                                                                 |                                    |                                |
| <b>Agenda Item Name</b>                                                                                                                   |                                    |                                |
| Heritage Hills Phase 6A Plat                                                                                                              |                                    |                                |
| <b>Requested Action</b>                                                                                                                   |                                    |                                |
| Move to approve Heritage Hills Phase 6A plat.                                                                                             |                                    |                                |
| <b>Staff Report</b>                                                                                                                       |                                    |                                |
| The Heritage Hills Phase 6A plat has been reviewed and approved by City Engineer Terry Dykehouse and the city's contracted Engineer, CPH. |                                    |                                |
| <b>Legal Impact</b>                                                                                                                       |                                    |                                |
|                                                                                                                                           |                                    |                                |
| <b>Additional Analysis</b>                                                                                                                |                                    |                                |
|                                                                                                                                           |                                    |                                |
| <b>Fiscal Impact Summary</b>                                                                                                              |                                    |                                |
|                                                                                                                                           |                                    |                                |
| <b>Fiscal Impact</b>                                                                                                                      | <b>Fund Number and Description</b> | <b>Available Budget Amount</b> |
|                                                                                                                                           |                                    |                                |
| <b>Exhibits Attached</b> (copies of original agreements)                                                                                  |                                    |                                |
| 1. Plat HH Phase 6_Final Plat set.pdf                                                                                                     |                                    |                                |



HERITAGE HILLS PHASE 6A  
LYING IN SECTION 2, TOWNSHIP 23 SOUTH, RANGE 26 EAST,  
CITY OF CLERMONT, LAKE COUNTY, FLORIDA.

SHEET 1 OF 4

DESCRIPTION

THAT PART OF SECTION 2, TOWNSHIP 23 SOUTH, RANGE 26 EAST, CITY OF CLERMONT, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF TRACT M, HERITAGE HILLS PHASE 2, AS RECORDED IN PLAT BOOK 63, PAGES 1 THROUGH 7, INCLUSIVE, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE ALONG THE NORTHERLY BOUNDARY LINE OF SAID HERITAGE HILLS PHASE 2 THE FOLLOWING FOUR (4) COURSES: NORTH 24°20'47" WEST FOR 85.87 FEET; THENCE NORTH 39°38'38" WEST FOR 305.69 FEET; THENCE SOUTH 56°17'05" WEST FOR 257.23 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 555.00 FEET AND A RADIAL LINE WHICH BEARS NORTH 48°16'37" EAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°57'32" FOR A DISTANCE OF 393.52 FEET; THENCE DEPARTING THE SAID NORTHERLY BOUNDARY LINE OF HERITAGE HILLS PHASE 2, NORTH 08°20'44" WEST FOR 250.42 FEET; THENCE NORTH 20°17'58" WEST FOR 42.60 FEET; THENCE NORTH 42°19'23" WEST FOR 249.07 FEET; THENCE NORTH 44°49'01" WEST FOR 50.05 FEET; THENCE NORTH 42°35'56" WEST FOR 48.16 FEET; THENCE NORTH 51°46'27" WEST FOR 250.34 FEET; THENCE SOUTH 88°12'07" WEST FOR 52.28 FEET; THENCE NORTH 75°08'47" WEST FOR 51.97 FEET; THENCE NORTH 60°11'33" WEST FOR 50.06 FEET; THENCE NORTH 45°14'19" WEST FOR 44.65 FEET; THENCE NORTH 24°59'17" WEST FOR 65.19 FEET; THENCE NORTH 04°44'16" WEST FOR 44.65 FEET; THENCE NORTH 00°17'54" EAST FOR 134.74 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 2, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA; THENCE SOUTH 89°42'06" EAST ALONG SAID NORTH LINE FOR 1,152.38 FEET TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 2; THENCE SOUTH 89°37'38" EAST ALONG THE NORTH LINE OF THE SAID SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 2 FOR 793.45 FEET TO THE WESTERLY RIGHT OF WAY LINE OF HARTLE ROAD (AN 80.00 FOOT WIDE RIGHT OF WAY) AS RECORDED IN OFFICIAL RECORDS BOOK 4198, PAGE 1709, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING SIX (6) COURSES: SOUTH 36°15'27" EAST FOR 469.38 FEET; THENCE SOUTH 34°59'04" EAST FOR 130.96 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 917.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°50'45" FOR A DISTANCE OF 157.58 FEET; THENCE SOUTH 09°59'56" EAST FOR 51.10 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 905.00 FEET AND A RADIAL LINE WHICH BEARS NORTH 67°59'08" EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°29'15" FOR A DISTANCE OF 339.40 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 00°31'37" EAST FOR 286.59 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF HARTWOOD MARSH ROAD (AN 80.00 FOOT WIDE RIGHT OF WAY) AS RECORDED IN OFFICIAL RECORDS BOOK 1299, PAGE 1951 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE WESTERLY ALONG THE SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: NORTH 89°32'50" WEST FOR 694.52 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 676.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°47'57" FOR A DISTANCE OF 292.59 FEET TO THE POINT OF BEGINNING.

CONTAINING 51.870 ACRES, MORE OR LESS.

NOTES:

- BEARINGS SHOWN HEREON ARE FLORIDA STATE PLANE COORDINATE EAST ZONE BASED ON LENGEMANN L-NET GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) NETWORK, THAT IS CERTIFIED BY WANTMAN GROUP, INCORPORATED, AND IS BASED ON NORTH AMERICAN DATUM OF 1983, 2007 ADJUSTMENT (SPCS'83-2007) THIS SURVEY WAS CHECKED TO NGS STATION "LK 174" AND REFERENCED TO THE EASTERLY LINE OF TRACT "M", HERITAGE HILLS PHASE 2, AS RECORDED IN PLAT BOOK 63, PAGES 1 THROUGH 7, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, IN SECTION 2, TOWNSHIP 23 SOUTH, RANGE 26 EAST AS BEING SOUTH 39°38'38" EAST.
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- LOT CORNERS WILL BE SET IN ACCORDANCE WITH CHAPTER 177.091 (9) FLORIDA STATUTES AND THE CITY OF CLERMONT LAND DEVELOPMENT REGULATIONS. LENNAR HAS RELEASED BOOTH, ERN, STRAUGHAN & HIOTT, INC. FROM SETTING INTERNAL SUBDIVISION CORNERS AND HAS ACQUIRED THE SERVICES OF AN ADDITIONAL SURVEYING FIRM TO COMPLETE THIS TASK.
- STATE PLANE COORDINATES SHOWN HEREON AND THEIR COMPUTED VALUES SHALL BE SUBORDINATED TO THE MONUMENTS, BEARINGS AND DISTANCES SHOWN ON THIS PLAT.
- ALL LOT LINES ARE NON-RADIAL UNLESS NOTED. RADIAL LINES ARE NOTED BY (RADIAL).
- TRACT "A" SHALL BE OWNED AND MAINTAINED BY THE DEVELOPER FOR FUTURE DEVELOPMENT.
- TRACTS "B" AND "H" SHALL BE OWNED AND MAINTAINED BY THE HERITAGE HILLS OF CLERMONT HOMEOWNER'S ASSOCIATION, INC. FOR THE PURPOSE OF OPEN SPACE COMMON AREA, RECREATION, DRAINAGE AND LANDSCAPING.
- TRACTS "C" AND "F" SHALL BE OWNED AND MAINTAINED BY THE HERITAGE HILLS OF CLERMONT HOMEOWNER'S ASSOCIATION, INC. FOR THE PURPOSE OF STORMWATER RETENTION, OPEN SPACE COMMON AREA, RECREATION AND LANDSCAPING.
- TRACT "D" CONSISTS OF ALL THE INTERNAL ROADWAYS SHOWN HEREON AND SHALL BE OWNED AND MAINTAINED BY THE HERITAGE HILLS OF CLERMONT HOMEOWNER'S ASSOCIATION, INC. FOR THE PURPOSE OF LANDSCAPE, DRAINAGE, UTILITIES AND ROAD RIGHTS OF WAY. IT IS SPECIFICALLY UNDERSTOOD THAT NO OBLIGATION IS IMPOSED UPON THE CITY OF CLERMONT, NOR SHALL ANY REQUEST EVER BE ENTERTAINED BY THE CITY TO MAINTAIN OR IMPROVE TRACT "D".
- TRACT "E" SHALL BE DEDICATED TO THE CITY OF CLERMONT FOR THE PURPOSE OF SANITARY LIFT STATION. THERE IS A 12.00 FOOT ACCESS EASEMENT TO THE SANITARY LIFT STATION TRACT IN FAVOR OF THE CITY OF CLERMONT.
- TRACT "G" SHALL BE DEDICATED TO LAKE COUNTY FOR THE PURPOSE OF ADDITIONAL RIGHT OF WAY FOR HANCOCK ROAD.
- TRACT "J" IS A CONSERVATION TRACT DEDICATED TO AND MAINTAINED BY THE HERITAGE HILLS OF CLERMONT HOMEOWNER'S ASSOCIATION, INC., SUBJECT TO A CONSERVATION EASEMENT AND RESTRICTIONS CONTAINED WITHIN OFFICIAL RECORDS BOOK \_\_\_\_\_, PAGE \_\_\_\_\_ OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AS GRANTED TO THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT. NO CONSTRUCTION, CLEARING, GRADING OR ALTERATION TO THE CONSERVATION TRACT IS PERMITTED WITHOUT PRIOR APPROVAL FROM THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.
- THERE IS A 5.00 FOOT DRAINAGE AND UTILITY EASEMENT ON ALL SIDE AND REAR LOT LINES OF LOTS 1 THROUGH 122 UNLESS OTHERWISE SHOWN.
- TRACT "I" IS NOT USED IN THIS SUBDIVISION.
- LANDS DESCRIBED HEREON ARE SUBJECT TO AND/OR THE BENEFACITOR OF FOLLOWING LISTED INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA:
  - NOTICE OF LEASE RECORDED IN OFFICIAL RECORDS BOOK 366, PAGE 199, ASSIGNMENT RECORDED AT OFFICIAL RECORDS BOOK 396, PAGE 115, AMENDMENT AND PARTIAL RELEASE RECORDED AT OFFICIAL RECORDS BOOK 2846, PAGE 328, AS RE-RECORDED AT OFFICIAL RECORDS BOOK 2892, PAGE 2285, AMENDMENT TO LEASE AGREEMENT RECORDED AT OFFICIAL RECORDS BOOK 3548, PAGE 1565, NOTICE OF RESTRICTIONS ON REAL ESTATE RECORDED AT OFFICIAL RECORDS BOOK 3548, PAGE 1558.
  - DEVELOPER AGREEMENT FOR RECLAMATION ACTIVITIES RELATED TO THE CENTER LAKE SAND MINE RECORDED IN OFFICIAL RECORDS BOOK 2315, PAGE 1566.
  - DISTRIBUTION EASEMENT IN FAVOR OF PROGRESS ENERGY FLORIDA, INC., RECORDED IN OFFICIAL RECORDS BOOK 3907, PAGE 1549.
  - EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION RECORDED IN OFFICIAL RECORDS BOOK 394, PAGE 73.
  - FINAL JUDGMENT IN FAVOR OF FLORIDA POWER CORPORATION RECORDED IN OFFICIAL RECORDS BOOK 534, PAGE 289.
  - UNRECORDED 170 FOOT EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION NORTHERLY AND ADJACENT TO EASEMENT DESCRIBED IN CIVIL ORDER BOOK 15, PAGE 162.

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

CERTIFICATE OF CLERK

I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, Florida Statutes and was filed for record on \_\_\_\_\_ at \_\_\_\_\_ File No. \_\_\_\_\_

Clerk of the Circuit Court  
in and for Lake County, Florida

PLAT BOOK PAGE

DEDICATION

HERITAGE HILLS PHASE 6A

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being the owner in fee simple of the lands described herein do hereby dedicate the following for the purposes thereon expressed, subject to the general notes contained herein.

1. TO HERITAGE HILLS OF CLERMONT HOMEOWNER'S ASSOCIATION, INC.: Tracts "B", "C", "D", "F" and "H" are subject to perpetual rights of ingress and egress by the lot owners of HERITAGE HILLS, their tenants, invitees and licensees, together with those providers of sanitation, postal, fire and law enforcement and emergency and medical services, and their vehicles and personnel. A drainage easement is hereby granted over those areas designated as drainage easements shown or noted hereon. Tract "J" is a Conservation Tract dedicated to and maintained by the Heritage Hills of Clermont Homeowner's Association, Inc., subject to a Conservation Easement and restrictions contained within Official Records Book \_\_\_\_\_, Page \_\_\_\_\_, Public Records of Lake County, Florida, as granted to the St. Johns River Water Management District. No construction, clearing, grading or alteration to the Conservation Tract is permitted without prior approval from the St. Johns River Water Management District.

2. TO LOT OWNERS OF HERITAGE HILLS: A perpetual ingress and egress easement is hereby granted over, across and upon Tract "D" including the right of ingress and egress for said Lot Owners' tenants, invitees, and licensees, together with those providers of sanitation, postal, fire and law enforcement and emergency and medical services, and their vehicles and personnel. A drainage easement is hereby granted over those areas designated as drainage easements shown or noted hereon.

3. TO PROVIDERS OF ELECTRIC, TELEPHONE, CABLE TELEVISION SERVICES: A utility easement is hereby granted over, across and upon Tract "D" and those areas designated as utility easements shown hereon, including the right of ingress and egress over and across Tract "D" for the purpose of accessing said utility easements.

4. TO THE CITY OF CLERMONT: A utility easement is hereby granted over, across and upon Tract "D" and those areas designated as utility easements shown hereon, including the right of ingress and egress over and across Tract "D" for the purpose of accessing said utility easements. Tract "E" is hereby dedicated for the purpose of a sanitary lift station.

5. TO LENNAR HOMES, LLC: Tract "A" shall be owned and maintained for the purpose of a future development.

6. TO LAKE COUNTY, FLORIDA: Tract "G" is hereby dedicated for the purpose of additional right of way for Hancock Road.

IN WITNESS WHEREOF, The undersigned owner \_\_\_\_\_ has executed this Dedication in the manner provided by law on \_\_\_\_\_, 20\_\_\_\_  
Signed, sealed and delivered in our presence as witnesses:

1. \_\_\_\_\_ OWNER:  
SIGNATURE LENNAR HOMES LLC  
a Florida corporation

PRINTED NAME  
MARK METHENY VICE PRESIDENT

2. \_\_\_\_\_  
SIGNATURE

PRINTED NAME

STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_  
The foregoing Dedication was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_ Mark Metheny

as Vice-President \_\_\_\_\_ Lennar Homes LLC  
He (is personally known to me) or (has produced \_\_\_\_\_  
as identification) and (did) (did not) take an oath.  
Signature of Acknowledger \_\_\_\_\_

Printed name of Acknowledger \_\_\_\_\_  
My commission Expires: \_\_\_\_\_ (SEAL OR STAMP)

CERTIFICATE OF APPROVAL OF MUNICIPALITY

THIS IS TO CERTIFY, that this plat was reviewed in accordance with Section 177.081, Florida Statutes and presented to the CITY COUNCIL of Clermont, Lake County, Florida, and approved by said CITY COUNCIL of Clermont for record on the \_\_\_\_\_ day of \_\_\_\_\_, 2014, provided that this plat is recorded in the office of the Clerk of the Circuit Court of Lake County, Florida within \_\_\_\_\_ days from the date of approval by said City of Clermont, Florida.

Attest: \_\_\_\_\_ City of Clermont

City Clerk \_\_\_\_\_ Mayor \_\_\_\_\_

PRINT NAME PRINT NAME

REVIEWER STATEMENT

Pursuant to Section 177.081, Florida Statutes, I have reviewed this plat for conformity to Chapter 177, Part I, Florida Statutes, and find that said plat complies with the technical requirements of that Chapter; provided, however, that my review does not include field verification of any of the coordinates, points or measurements shown on this plat. CPH, Inc. - 500 West Fulton Street; Sanford, FL 32771  
(407) 322-6841 Licensed Business No. 7143  
For the firm: \_\_\_\_\_ Date \_\_\_\_\_

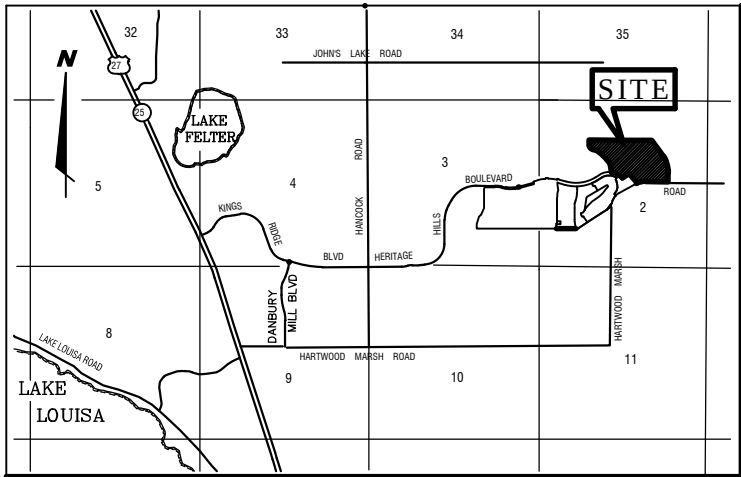
RANDALL L. ROBERTS, VICE PRESIDENT  
PROFESSIONAL SURVEYOR AND MAPPER No. 3144

CERTIFICATE OF SURVEYOR

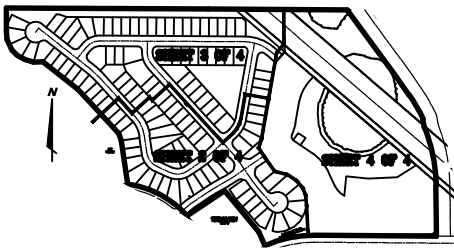
KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a Registered Surveyor and Mapper, fully licensed to practice in the State of Florida, does hereby certify that this plat was prepared under his direction and supervision, and that this plat complies with all the requirements of Section 177, Florida Statutes.

Booth Ern Straughan Hiott, Inc. - 902 North Sinclair Avenue  
Tavares, FL 32778 Licensed Business No. 7514

\_\_\_\_\_ Dated \_\_\_\_\_  
JENNINGS E. GRIFFIN  
PROFESSIONAL LAND SURVEYOR 4486



VICINITY MAP  
NOT TO SCALE



KEY MAP  
NOT TO SCALE



# HERITAGE HILLS PHASE 6A

LYING IN SECTION 2, TOWNSHIP 23 SOUTH, RANGE 26 EAST,  
CITY OF CLERMONT, LAKE COUNTY, FLORIDA.

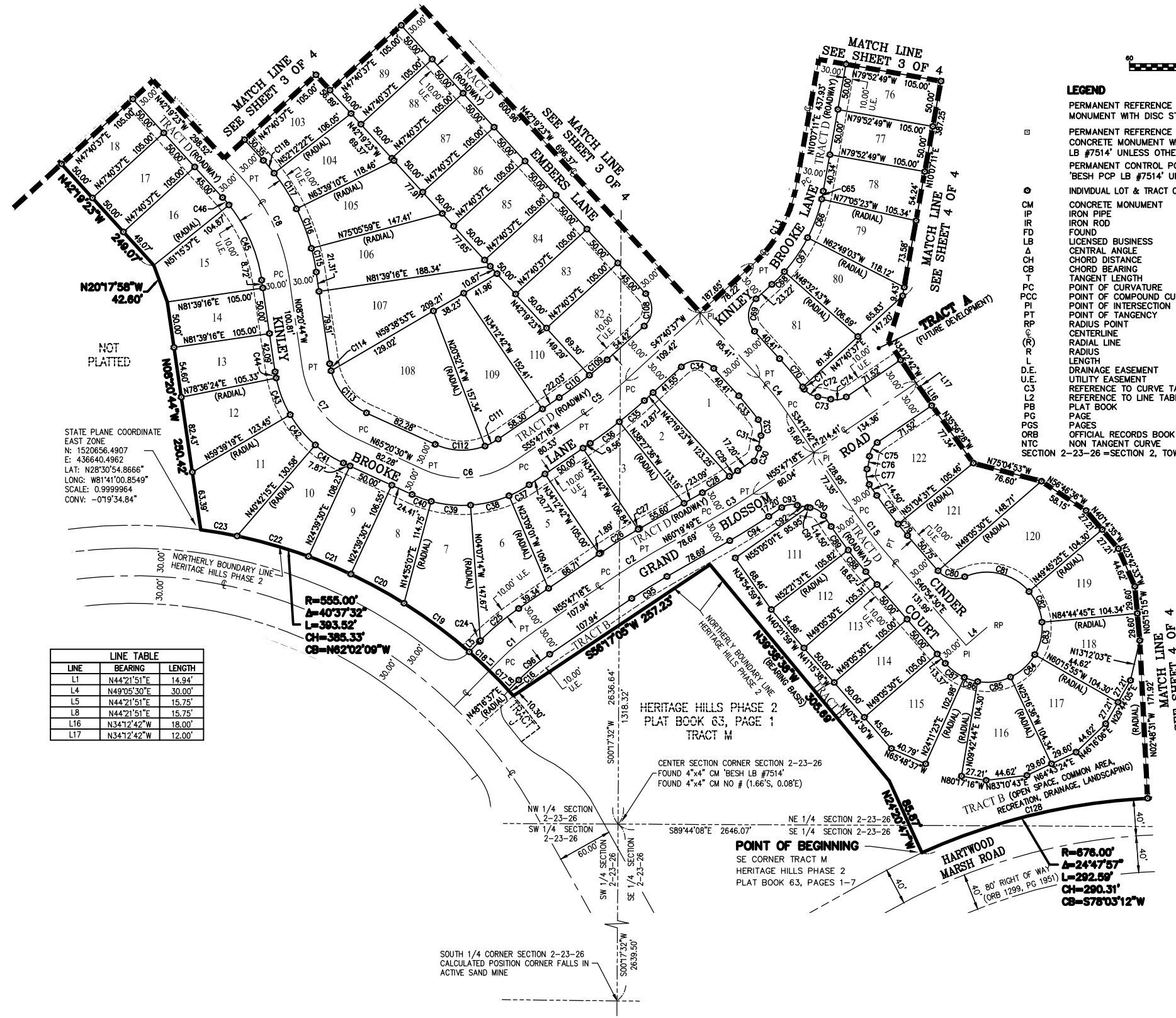
SHEET 2 OF 4

PLAT BOOK

PAGE

| CURVE TABLE |         |               |         |         |
|-------------|---------|---------------|---------|---------|
| CURVE       | RADIUS  | CENTRAL ANGLE | LENGTH  | CHORD   |
| C1          | 250.00' | 11°25'27"     | 49.85'  | 49.77'  |
| C2          | 600.00' | 04°32'31"     | 47.56'  | 47.55'  |
| C3          | 600.00' | 04°32'31"     | 47.56'  | 47.55'  |
| C4          | 350.00' | 08°06'42"     | 49.55'  | 49.51'  |
| C5          | 500.00' | 08°06'42"     | 70.79'  | 70.73'  |
| C6          | 100.00' | 58°52'12"     | 102.75' | 98.29'  |
| C7          | 100.00' | 56°59'46"     | 99.48'  | 95.43'  |
| C8          | 200.00' | 33°58'39"     | 118.60' | 116.87' |
| C13         | 150.00' | 37°33'25"     | 98.32'  | 96.57'  |
| C15         | 500.00' | 06°41'49"     | 58.44'  | 58.41'  |
| C16         | 555.00' | 00°48'51"     | 7.89'   | 7.89'   |
| C17         | 555.00' | 03°05'55"     | 30.01'  | 30.01'  |
| C18         | 555.00' | 03°05'55"     | 30.01'  | 30.01'  |
| C19         | 555.00' | 09°07'59"     | 88.47'  | 88.37'  |
| C20         | 555.00' | 06°48'58"     | 66.02'  | 65.99'  |
| C21         | 555.00' | 05°09'59"     | 50.05'  | 50.03'  |
| C22         | 555.00' | 06°21'04"     | 80.89'  | 80.82'  |
| C23         | 555.00' | 04°08'52"     | 40.18'  | 40.17'  |
| C24         | 280.00' | 00°19'05"     | 1.55'   | 1.55'   |
| C25         | 280.00' | 11°06'23"     | 54.28'  | 54.19'  |
| C26         | 630.00' | 04°22'48"     | 48.16'  | 48.15'  |
| C27         | 630.00' | 00°09'43"     | 1.78'   | 1.78'   |
| C28         | 570.00' | 03°26'52"     | 34.30'  | 34.30'  |
| C29         | 570.00' | 01°05'38"     | 10.88'  | 10.88'  |
| C30         | 19.50'  | 51°46'31"     | 17.62'  | 17.03'  |
| C31         | 60.50'  | 13°21'49"     | 14.11'  | 14.08'  |
| C32         | 19.50'  | 53°42'09"     | 18.28'  | 17.62'  |
| C33         | 320.00' | 05°59'51"     | 33.50'  | 33.48'  |
| C34         | 25.00'  | 90°00'00"     | 39.27'  | 35.36'  |
| C35         | 530.00' | 03°51'47"     | 35.74'  | 35.73'  |
| C36         | 530.00' | 04°14'54"     | 39.30'  | 39.29'  |
| C37         | 130.00' | 11°03'41"     | 25.10'  | 25.06'  |
| C38         | 130.00' | 19°01'47"     | 43.18'  | 42.98'  |
| C39         | 130.00' | 19°02'21"     | 43.20'  | 43.00'  |
| C40         | 130.00' | 09°44'23"     | 22.10'  | 22.07'  |
| C41         | 130.00' | 16°02'45"     | 36.41'  | 36.29'  |
| C42         | 130.00' | 18°57'04"     | 43.00'  | 42.80'  |
| C43         | 130.00' | 18°57'04"     | 43.00'  | 42.80'  |
| C44         | 130.00' | 03°02'52"     | 6.92'   | 6.91'   |
| C45         | 170.00' | 30°23'39"     | 90.18'  | 89.13'  |
| C46         | 170.00' | 03°35'00"     | 10.63'  | 10.63'  |
| C65         | 180.00' | 02°47'26"     | 8.77'   | 8.77'   |
| C66         | 180.00' | 14°16'20"     | 44.84'  | 44.72'  |
| C67         | 180.00' | 14°16'20"     | 44.84'  | 44.72'  |
| C68         | 180.00' | 06°13'19"     | 19.55'  | 19.54'  |
| C69         | 25.00'  | 90°00'00"     | 39.27'  | 35.36'  |
| C70         | 380.00' | 05°58'48"     | 39.66'  | 39.64'  |
| C71         | 380.00' | 00°30'00"     | 3.32'   | 3.32'   |
| C72         | 19.50'  | 50°17'28"     | 17.12'  | 16.57'  |
| C73         | 60.50'  | 13°41'53"     | 14.46'  | 14.43'  |
| C74         | 19.50'  | 51°46'33"     | 17.62'  | 17.03'  |
| C75         | 19.50'  | 51°46'30"     | 17.62'  | 17.03'  |
| C76         | 60.50'  | 13°33'00"     | 14.31'  | 14.27'  |
| C77         | 19.50'  | 51°46'32"     | 17.62'  | 17.03'  |
| C78         | 470.00' | 04°42'47"     | 38.66'  | 38.65'  |
| C79         | 470.00' | 01°59'02"     | 16.27'  | 16.27'  |
| C80         | 25.00'  | 72°53'43"     | 31.81'  | 29.70'  |
| C81         | 60.00'  | 73°33'39"     | 77.03'  | 71.85'  |
| C82         | 60.00'  | 34°59'20"     | 36.64'  | 36.07'  |
| C83         | 60.00'  | 34°59'20"     | 36.64'  | 36.07'  |
| C84         | 60.00'  | 34°59'20"     | 36.64'  | 36.07'  |
| C85         | 60.00'  | 34°59'20"     | 36.64'  | 36.07'  |
| C86         | 60.00'  | 14°28'39"     | 15.16'  | 15.12'  |
| C87         | 60.00'  | 24°54'06"     | 26.08'  | 25.87'  |
| C88         | 530.00' | 03°16'02"     | 30.22'  | 30.22'  |
| C89         | 530.00' | 03°25'47"     | 31.73'  | 31.72'  |
| C90         | 19.50'  | 51°46'30"     | 17.62'  | 17.03'  |
| C91         | 60.50'  | 02°38'12"     | 2.78'   | 2.78'   |
| C92         | 60.50'  | 10°54'48"     | 11.52'  | 11.51'  |
| C93         | 19.50'  | 51°46'30"     | 17.62'  | 17.03'  |
| C94         | 630.00' | 04°32'31"     | 49.94'  | 49.93'  |
| C95         | 570.00' | 04°32'31"     | 45.18'  | 45.17'  |
| C96         | 220.00' | 11°25'27"     | 43.87'  | 43.79'  |
| C108        | 25.00'  | 90°00'00"     | 39.27'  | 35.36'  |
| C109        | 470.00' | 03°07'11"     | 25.59'  | 25.59'  |
| C110        | 470.00' | 04°59'31"     | 40.95'  | 40.94'  |
| C111        | 70.00'  | 13°20'28"     | 16.30'  | 16.26'  |
| C112        | 70.00'  | 45°31'44"     | 55.62'  | 54.17'  |
| C113        | 70.00'  | 50°30'51"     | 61.71'  | 59.74'  |
| C114        | 70.00'  | 06°28'55"     | 7.92'   | 7.91'   |
| C115        | 230.00' | 06°33'17"     | 26.31'  | 26.30'  |
| C116        | 230.00' | 11°26'49"     | 45.95'  | 45.87'  |
| C117        | 230.00' | 11°26'49"     | 45.95'  | 45.87'  |
| C118        | 230.00' | 04°31'45"     | 18.18'  | 18.18'  |
| C128        | 676.00' | 21°32'16"     | 254.11' | 252.62' |

| LINE TABLE |             |        |
|------------|-------------|--------|
| LINE       | BEARING     | LENGTH |
| L1         | N44°21'51"E | 14.94' |
| L4         | N49°05'30"E | 30.00' |
| L5         | N44°21'51"E | 15.75' |
| L8         | N44°21'51"E | 15.75' |
| L16        | N34°12'42"W | 18.00' |
| L17        | N34°12'42"W | 12.00' |

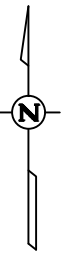


HERITAGE HILLS PHASE 6A  
LYING IN SECTION 2, TOWNSHIP 23 SOUTH, RANGE 26 EAST,  
CITY OF CLERMONT, LAKE COUNTY, FLORIDA.

SHEET 3 OF 4

PLAT BOOK

PAGE



Scale: 1" = 60'  
0 60 120  
SCALE IN FEET

NORTH 1/4 CORNER SECTION 2-23-26  
FOUND 6"x6" CM "RLS# 1585"  
FOUND 4"ROUND CM NO ID (0.08"N, 1.34"E)

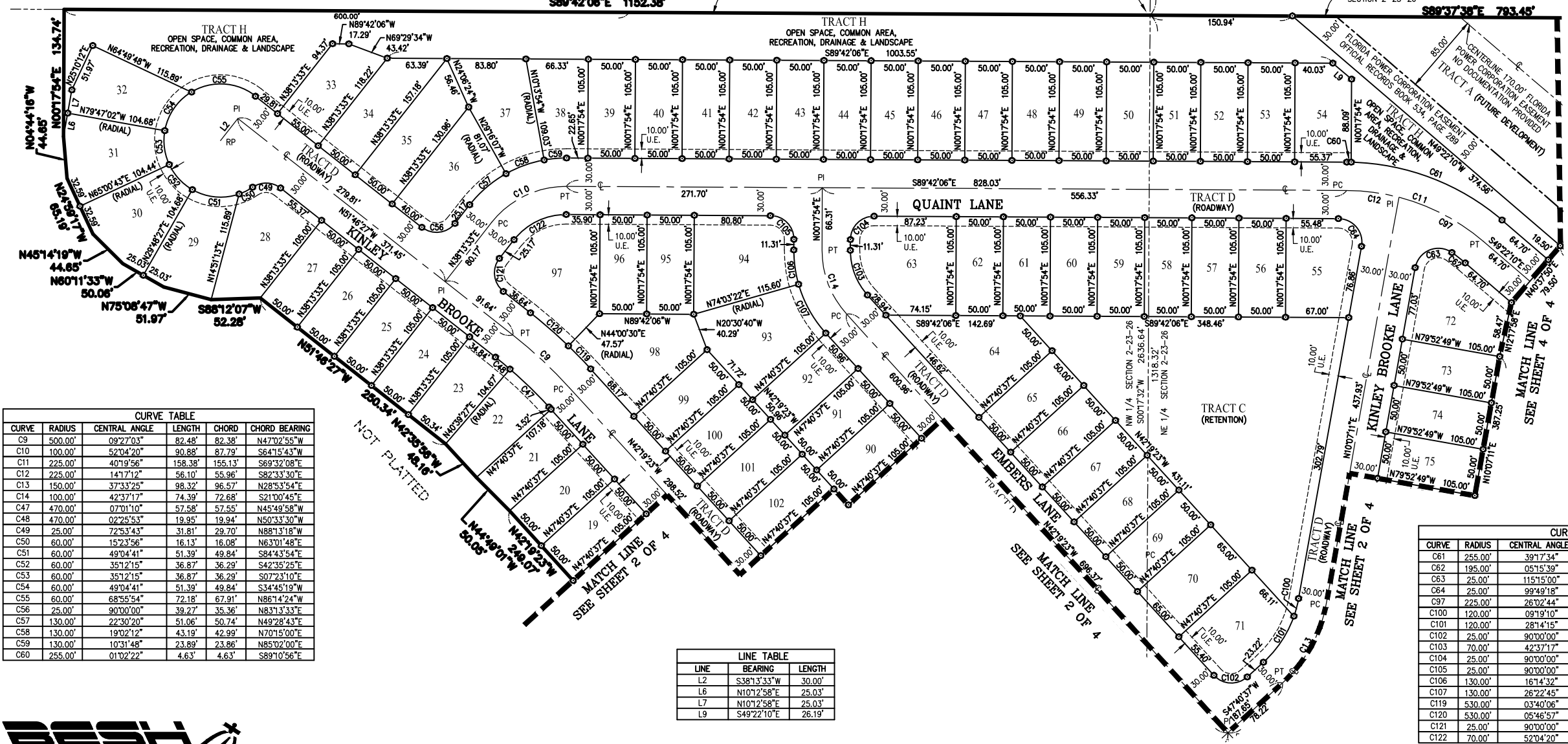
STATE PLANE COORDINATE  
EAST ZONE  
N: 1521654.5423  
E: 437101.3408  
LAT: N28°31'04.7739"  
LONG: W81°40'55.7528"  
SCALE: 0.9999962  
CONV: -0°19'32.51"  
NW CORNER S 1/2, NE 1/4 SECTION 2-23-26  
FOUND 4"x4" CM NO ID # 0.64"S, 0.15"W

NOT PLATTED

NOT PLATTED

NORTH LINE S 1/2, NW 1/4  
SECTION 2-23-26

NORTH LINE S 1/2, NE 1/4  
SECTION 2-23-26



| CURVE TABLE |         |               |         |         |               |
|-------------|---------|---------------|---------|---------|---------------|
| CURVE       | RADIUS  | CENTRAL ANGLE | LENGTH  | CHORD   | CHORD BEARING |
| C9          | 500.00' | 09°27'03"     | 82.48'  | 82.38'  | N47°02'55"W   |
| C10         | 100.00' | 52°04'20"     | 90.88'  | 87.79'  | S64°15'43"W   |
| C11         | 225.00' | 40°19'56"     | 158.38' | 155.13' | S69°32'08"E   |
| C12         | 225.00' | 141°17'12"    | 56.10'  | 55.96'  | S82°33'30"E   |
| C13         | 150.00' | 37°33'25"     | 98.32'  | 96.57'  | N28°53'54"E   |
| C14         | 100.00' | 42°37'17"     | 74.39'  | 72.68'  | S21°00'45"E   |
| C47         | 470.00' | 07°01'10"     | 57.58'  | 57.55'  | N45°49'58"W   |
| C48         | 470.00' | 02°25'53"     | 19.95'  | 19.94'  | N50°33'30"W   |
| C49         | 25.00'  | 72°53'43"     | 31.81'  | 29.70'  | N88°13'18"W   |
| C50         | 60.00'  | 15°23'56"     | 16.13'  | 16.08'  | N63°01'48"E   |
| C51         | 60.00'  | 49°04'41"     | 51.39'  | 49.84'  | S84°43'54"E   |
| C52         | 60.00'  | 35°12'15"     | 36.87'  | 36.29'  | S42°35'25"E   |
| C53         | 60.00'  | 35°12'15"     | 36.87'  | 36.29'  | S07°23'10"E   |
| C54         | 60.00'  | 49°04'41"     | 51.39'  | 49.84'  | S34°45'19"W   |
| C55         | 60.00'  | 68°55'54"     | 72.18'  | 67.91'  | N86°14'24"W   |
| C56         | 25.00'  | 90°00'00"     | 39.27'  | 35.36'  | N83°13'33"E   |
| C57         | 130.00' | 22°30'20"     | 51.06'  | 50.74'  | N49°28'43"E   |
| C58         | 130.00' | 19°02'12"     | 43.19'  | 42.99'  | N70°15'00"E   |
| C59         | 130.00' | 10°31'48"     | 23.89'  | 23.86'  | N85°02'00"E   |
| C60         | 255.00' | 01°02'22"     | 4.63'   | 4.63'   | S89°10'56"E   |

| LINE TABLE |             |        |
|------------|-------------|--------|
| LINE       | BEARING     | LENGTH |
| L2         | S38°13'33"W | 30.00' |
| L6         | N10°12'58"E | 25.03' |
| L7         | N10°12'58"E | 25.03' |
| L9         | S49°22'10"E | 26.19' |

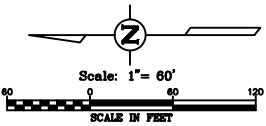
| CURVE TABLE |         |               |         |         |               |
|-------------|---------|---------------|---------|---------|---------------|
| CURVE       | RADIUS  | CENTRAL ANGLE | LENGTH  | CHORD   | CHORD BEARING |
| C61         | 255.00' | 39°17'34"     | 174.88' | 171.47' | S69°00'58"E   |
| C62         | 195.00' | 05°15'39"     | 17.90'  | 17.90'  | S51°59'59"E   |
| C63         | 25.00'  | 115°15'00"    | 50.29'  | 42.23'  | N67°44'41"E   |
| C64         | 25.00'  | 99°49'18"     | 43.56'  | 38.25'  | S39°47'28"E   |
| C65         | 225.00' | 26°02'44"     | 102.28' | 101.40' | S62°23'32"E   |
| C100        | 120.00' | 09°19'10"     | 19.52'  | 19.50'  | N14°46'46"E   |
| C101        | 120.00' | 28°14'15"     | 59.14'  | 58.54'  | N33°33'29"E   |
| C102        | 25.00'  | 90°00'00"     | 39.27'  | 35.36'  | S87°19'23"E   |
| C103        | 70.00'  | 42°37'17"     | 52.07'  | 50.88'  | S21°00'45"E   |
| C104        | 25.00'  | 90°00'00"     | 39.27'  | 35.36'  | S45°17'54"W   |
| C105        | 25.00'  | 90°00'00"     | 39.27'  | 35.36'  | N44°42'06"W   |
| C106        | 130.00' | 16°14'32"     | 36.85'  | 36.73'  | S07°49'22"E   |
| C107        | 130.00' | 26°22'45"     | 59.85'  | 59.33'  | S29°08'01"E   |
| C119        | 530.00' | 03°40'06"     | 33.93'  | 33.93'  | N44°09'26"W   |
| C120        | 530.00' | 05°46'57"     | 53.49'  | 53.47'  | N48°52'58"W   |
| C121        | 25.00'  | 90°00'00"     | 39.27'  | 35.36'  | S06°46'27"E   |
| C122        | 70.00'  | 52°04'20"     | 63.62'  | 61.45'  | S64°15'43"W   |

HERITAGE HILLS PHASE 6A  
LYING IN SECTION 2, TOWNSHIP 23 SOUTH, RANGE 26 EAST,  
CITY OF CLERMONT, LAKE COUNTY, FLORIDA.

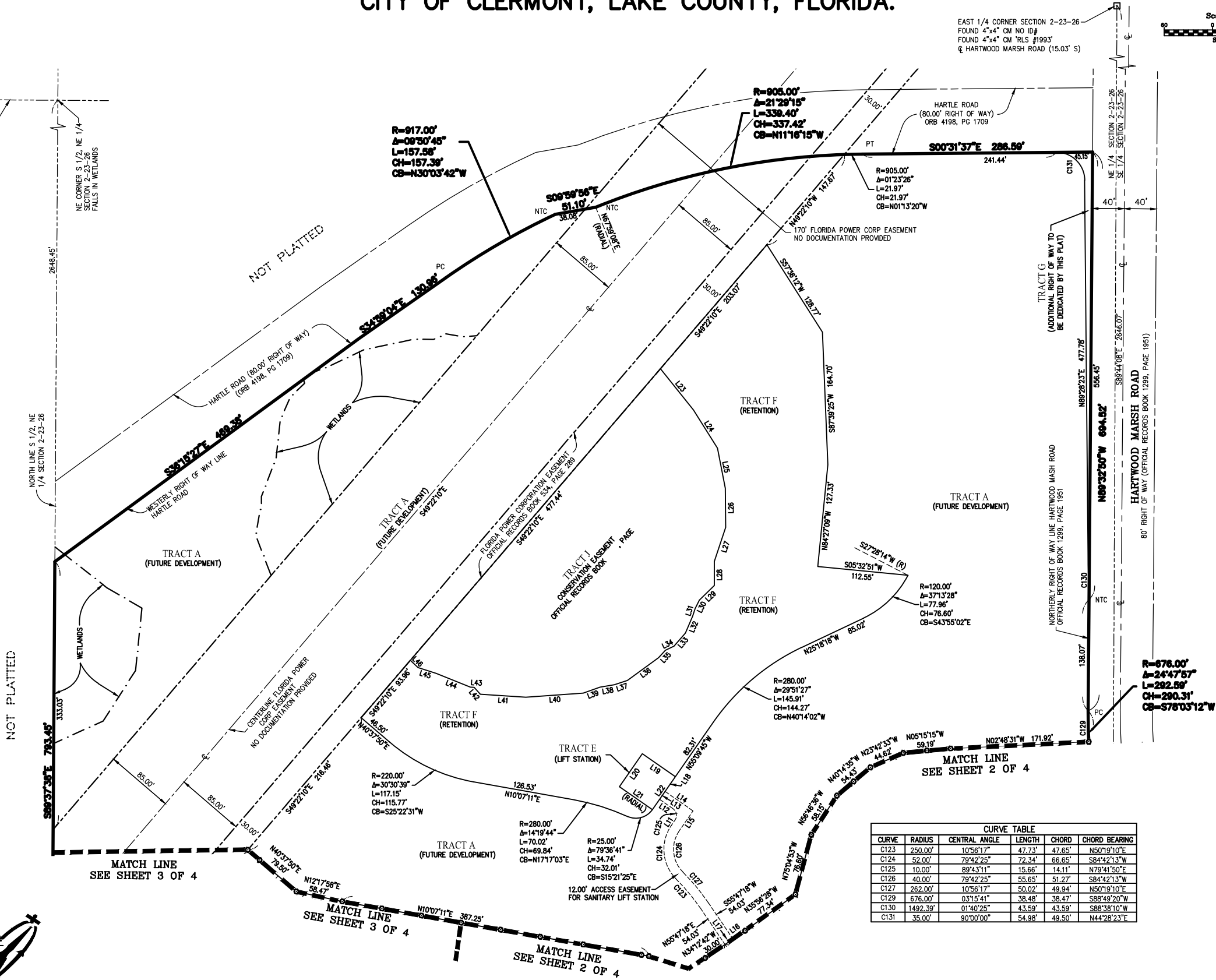
SHEET 4 OF 4

PLAT BOOK

PAGE



| LINE TABLE |             |        |
|------------|-------------|--------|
| LINE       | BEARING     | LENGTH |
| L11        | S55°26'34"E | 8.66'  |
| L12        | N34°50'15"E | 20.47' |
| L13        | S55°09'45"E | 12.00' |
| L14        | S34°50'15"W | 42.36' |
| L15        | N55°26'34"W | 30.55' |
| L16        | N34°12'42"W | 18.00' |
| L17        | N34°12'42"W | 12.00' |
| L18        | N55°09'45"W | 22.24' |
| L19        | N34°50'15"E | 50.00' |
| L20        | N55°09'45"W | 50.00' |
| L21        | N34°50'15"E | 50.00' |
| L22        | N55°09'45"W | 50.00' |
| L23        | S51°25'50"W | 65.52' |
| L24        | S57°42'46"W | 56.01' |
| L25        | S78°48'32"W | 50.79' |
| L26        | S89°37'17"W | 48.67' |
| L27        | N71°21'30"W | 44.82' |
| L28        | S89°37'17"W | 29.82' |
| L29        | N44°16'29"W | 26.12' |
| L30        | N63°36'55"W | 11.86' |
| L31        | N71°58'37"W | 9.80'  |
| L32        | N66°37'20"W | 22.97' |
| L33        | N49°04'49"W | 21.31' |
| L34        | N25°30'09"W | 11.96' |
| L35        | N47°06'14"W | 12.50' |
| L36        | N36°15'49"W | 48.02' |
| L37        | N18°04'55"W | 17.04' |
| L38        | N08°43'55"W | 18.23' |
| L39        | N19°22'32"W | 21.99' |
| L40        | N04°05'11"W | 71.52' |
| L41        | N03°42'57"E | 56.68' |
| L42        | N48°28'11"E | 11.54' |
| L43        | N02°46'16"E | 4.79'  |
| L44        | N21°54'10"E | 45.84' |
| L45        | N17°41'48"E | 23.72' |
| L46        | N43°34'14"E | 13.04' |



| CURVE TABLE |          |               |        |        |               |
|-------------|----------|---------------|--------|--------|---------------|
| CURVE       | RADIUS   | CENTRAL ANGLE | LENGTH | CHORD  | CHORD BEARING |
| C123        | 250.00'  | 10°56'17"     | 47.73' | 47.65' | N50°19'10"E   |
| C124        | 52.00'   | 79°42'25"     | 72.34' | 66.65' | S84°42'13"W   |
| C125        | 10.00'   | 89°43'11"     | 15.66' | 14.11' | N79°41'50"E   |
| C126        | 40.00'   | 79°42'25"     | 55.65' | 51.27' | S84°42'13"W   |
| C127        | 262.00'  | 10°56'17"     | 50.02' | 49.94' | N50°19'10"E   |
| C129        | 676.00'  | 03°15'41"     | 38.48' | 38.47' | S88°49'20"W   |
| C130        | 1492.39' | 01°40'25"     | 43.59' | 43.59' | S88°38'10"W   |
| C131        | 35.00'   | 90°00'00"     | 54.98' | 49.50' | N44°28'23"E   |



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

|                                                                                    |                                    |                                |
|------------------------------------------------------------------------------------|------------------------------------|--------------------------------|
| <b>Meeting Date</b>                                                                |                                    |                                |
| Tuesday, October 14, 2014                                                          |                                    |                                |
| <b>Agenda Item Name</b>                                                            |                                    |                                |
| Easement                                                                           |                                    |                                |
| <b>Requested Action</b>                                                            |                                    |                                |
| Move to approve easement.                                                          |                                    |                                |
| <b>Staff Report</b>                                                                |                                    |                                |
| The easement is requested to provide power to the boathouse.                       |                                    |                                |
| <b>Legal Impact</b>                                                                |                                    |                                |
|                                                                                    |                                    |                                |
| <b>Additional Analysis</b>                                                         |                                    |                                |
|                                                                                    |                                    |                                |
| <b>Fiscal Impact Summary</b>                                                       |                                    |                                |
| NONE                                                                               |                                    |                                |
| <b>Fiscal Impact</b>                                                               | <b>Fund Number and Description</b> | <b>Available Budget Amount</b> |
|                                                                                    |                                    |                                |
| <b>Exhibits Attached</b> (copies of original agreements)                           |                                    |                                |
| 1. Duke Energy Easement for Rowing Facility DUKE ENERGY EASEMENT FOR BOATHOUSE.pdf |                                    |                                |





September 29, 2014

Mr. Stoney Brunson  
Public Works Director  
City of Clermont  
400 12<sup>th</sup> Street  
Clermont, Florida 34711

**RE: Duke Energy Distribution Easement**  
**Property: 930 W. Minneola Ave, Clermont, Florida 34711**  
**Work Request: 806436**

Dear Mr. Brunson:

Per our conversation enclosed please find the easement documents with the revision discussed. **Kindly return two (2) of the executed Easements, with original signatures, to this office.** For your convenience, I have enclosed a self addressed envelope. The third copy is for your records. Instructions are included for proper execution of the documents.

Please contact my office with any questions you may have regarding the easement documents. We look forward to working with you and meeting your electric service needs.

Sincerely yours,

A handwritten signature in blue ink, appearing to read 'Karla Rodriguez', written over a faint circular stamp.

Karla Rodriguez  
Associate Land Rep.  
Distribution Right of Way - Florida

Enclosures

Lake County, Florida  
Work Request #: 806436  
Address: 930 W. Minneola Ave, Clermont, Florida 34711  
STR: 23-22S-25E

### **EASEMENT**

THIS EASEMENT ("Easement") is made this \_\_\_ day of \_\_\_\_\_, 20\_\_ ("Effective Date"), from **CITY OF CLERMONT** ("GRANTOR," whether one or more) to **DUKE ENERGY FLORIDA, INC., d/b/a DUKE ENERGY**, a Florida corporation and its successors, lessees, licensees, transferees, permittees, apportionees, and assigns ("GRANTEE");

### **WITNESSETH:**

THAT **GRANTOR**, for and in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant unto **GRANTEE**, the perpetual right, privilege, and easement to install, operate and maintain in perpetuity, such Facilities as may be necessary or desirable for providing electric energy and for communication purposes over, under, upon, across, through and within the following described lands in Lake County, Florida, and referred to hereinafter as the Easement Area to wit:

A 10.00 foot wide Easement Area defined as lying 5.00 feet on each side of **GRANTEE's** facilities to be installed at mutually agreeable locations over, under, across and through the following described property to accommodate present and future development:

**Lots 8, 9, and 10, Block 117, Johnson's Replat of Blocks 141, 142, 143, 144, 145, 115, 117, 118, 119, and 120, TOWN OF CLERMONT, according to the plat thereof as recorded in Plat Book 8, Page 71, of the Public Records of Lake County, Florida.**

**Tax Parcel Number: 23-22-25-040011700800**

The rights herein granted to **GRANTEE** by **GRANTOR** specifically include the right: (a) for **GRANTEE** to patrol, inspect, alter, improve, add to, repair, rebuild, relocate, and remove said facilities; (b) for **GRANTEE** to increase or decrease the voltage and to change the quantity and type of facilities; (c) ingress and egress over the Easement Area and over portions of **GRANTOR's** adjoining property for the purpose of exercising the rights herein granted; (d) to trim, cut or remove from the Easement Area, at any time, trees, limbs, undergrowth, structures or other obstructions; (e) to trim, cut or remove and to keep trimmed or remove dead, diseased, weak or leaning trees or limbs outside of the Easement Area which, in the opinion of **GRANTEE**, might interfere with or fall upon the Facilities; (f) to allow third parties to attach equipment to the Facilities including but not limited to wires, cables and other apparatus; (g) and all other rights and privileges reasonably necessary or convenient for **GRANTEE's** safe, reliable and efficient installation, operation, and maintenance of the Facilities and for the enjoyment and use of the Easement for the purposes described herein.

**GRANTOR** shall have the right to use the Easement Area in any manner that is consistent with the rights granted to **GRANTEE** herein; provided however, without the prior written consent of **GRANTEE**, **GRANTOR** shall not (a) place, or permit the placement of, any obstructions within the Easement Area including but not limited to, any building, house, or other above-ground or underground structure, or portion thereof; (b) excavate or place, or permit the excavation or placement of any dirt or other material upon or below the Easement Area; or (c) cause, by excavation or placement of material, either on or off the Easement Area, a pond, lake, or similar containment vehicle that would result in the retention of water in any manner within the Easement Area. **GRANTEE** shall have the right to remove any such obstruction(s) at **GRANTOR's** expense. Excluding removal of vegetation and obstructions as provided herein, any physical damage to the surface of the Easement Area and/or **GRANTOR's** adjoining property

caused by **GRANTEE** or its contractors shall be repaired to a condition reasonably close to the previous condition. The rights and easement herein granted are exclusive as to entities engaged in the provision of electric energy service and **GRANTOR** reserves the right to grant rights to others affecting said Easement Area provided that such rights do not create an unsafe condition or conflict with the rights granted to **GRANTEE** herein.

**GRANTOR** hereby warrants and covenants (a) that **GRANTOR** is the owner of the Lake County parcel number: 23-22-25-040011700800 the premises in which the above described Easement Area is located, (b) that **GRANTOR** has full right and lawful authority to grant and convey this easement to **GRANTEE**, and (c) that **GRANTEE** shall have quiet and peaceful possession, use and enjoyment of this easement. All covenants, terms, provisions and conditions herein contained shall inure and extend to and be obligatory upon the heirs, successors, lessees and assigns of the respective parties hereto.

REST OF THE PAGE  
INTENTIONALLY LEFT BLANK

IN WITNESS WHEREOF, the said GRANTOR has caused this easement to be signed by its proper officers thereunto duly authorized and attested this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

GRANTOR:

CITY OF CLERMONT

Name of Municipality

ATTEST:

City Clerk

Mayor

Print or Type Name

Print or Type Name

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

Grantor(s) mailing address:

Signature of First Witness

P.O. Box 120219

Clermont, Florida 34712

Print or Type Name of First Witness

Signature of Second Witness

Print or Type Name of Second Witness

State of \_\_\_\_\_ )  
County of \_\_\_\_\_ ) ss

The foregoing Easement was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_ and \_\_\_\_\_, its Mayor and its City Clerk, respectively of **CITY OF CLERMONT**, who is/are personally known to me or who has/have produced \_\_\_\_\_ as identification.

NOTARY SEAL

Name:

Notary Public

Serial Number:

My Commission Expires:



Lake County, Florida  
Work Request #: 806436  
Address: 930 W. Minneola Ave, Clermont, Florida 34711  
STR: 23-22S-25E

### **EASEMENT**

THIS EASEMENT ("Easement") is made this \_\_\_\_ day of \_\_\_\_\_, 20\_\_ ("Effective Date"), from **CITY OF CLERMONT** ("GRANTOR," whether one or more) to **DUKE ENERGY FLORIDA, INC., d/b/a DUKE ENERGY**, a Florida corporation and its successors, lessees, licensees, transferees, permittees, apportionees, and assigns ("GRANTEE");

### **WITNESSETH:**

THAT **GRANTOR**, for and in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant unto **GRANTEE**, the perpetual right, privilege, and easement to install, operate and maintain in perpetuity, such Facilities as may be necessary or desirable for providing electric energy and for communication purposes over, under, upon, across, through and within the following described lands in Lake County, Florida, and referred to hereinafter as the Easement Area to wit:

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**Lots 8, 9, and 10, Block 117, Johnson's Replat of Blocks 141, 142, 143, 144, 145, 115, 117, 118, 119, and 120, TOWN OF CLERMONT, according to the plat thereof as recorded in Plat Book 8, Page 71, of the Public Records of Lake County, Florida.**

**Tax Parcel Number: 23-22-25-040011700800**

The rights herein granted to **GRANTEE** by **GRANTOR** specifically include the right: (a) for **GRANTEE** to patrol, inspect, alter, improve, add to, repair, rebuild, relocate, and remove said facilities; (b) for **GRANTEE** to increase or decrease the voltage and to change the quantity and type of facilities; (c) ingress and egress over the Easement Area and over portions of **GRANTOR's** adjoining property for the purpose of exercising the rights herein granted; (d) to trim, cut or remove from the Easement Area, at any time, trees, limbs, undergrowth, structures or other obstructions; (e) to trim, cut or remove and to keep trimmed or remove dead, diseased, weak or leaning trees or limbs outside of the Easement Area which, in the opinion of **GRANTEE**, might interfere with or fall upon the Facilities; (f) to allow third parties to attach equipment to the Facilities including but not limited to wires, cables and other apparatus; (g) and all other rights and privileges reasonably necessary or convenient for **GRANTEE's** safe, reliable and efficient installation, operation, and maintenance of the Facilities and for the enjoyment and use of the Easement for the purposes described herein.

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REST OF THE PAGE  
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IN WITNESS WHEREOF, the said GRANTOR has caused this easement to be signed by its proper officers thereunto duly authorized and attested this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

GRANTOR:

CITY OF CLERMONT

Name of Municipality

ATTEST:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Print or Type Name

\_\_\_\_\_  
Print or Type Name

**SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:**

**Grantor(s) mailing address:**

\_\_\_\_\_  
Signature of First Witness

P.O. Box 120219

Clermont, Florida 34712

\_\_\_\_\_  
Print or Type Name of First Witness

\_\_\_\_\_  
Signature of Second Witness

\_\_\_\_\_  
Print or Type Name of Second Witness

State of \_\_\_\_\_ )  
County of \_\_\_\_\_ ) ss

The foregoing Easement was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, by \_\_\_\_\_ and \_\_\_\_\_, its Mayor and its City Clerk, respectively of **CITY OF CLERMONT**, who is/are personally known to me or who has/have produced \_\_\_\_\_ as identification.

NOTARY SEAL

\_\_\_\_\_  
Name:  
Notary Public  
Serial Number:  
My Commission Expires:

Lake County, Florida  
Work Request #: 806436  
Address: 930 W. Minneola Ave, Clermont, Florida 34711  
STR: 23-22S-25E

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REST OF THE PAGE  
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IN WITNESS WHEREOF, the said GRANTOR has caused this easement to be signed by its proper officers thereunto duly authorized and attested this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

GRANTOR:

CITY OF CLERMONT

Name of Municipality

ATTEST:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Print or Type Name

\_\_\_\_\_  
Print or Type Name

**SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:**

**Grantor(s) mailing address:**

\_\_\_\_\_  
Signature of First Witness

P.O. Box 120219

Clermont, Florida 34712

\_\_\_\_\_  
Print or Type Name of First Witness

\_\_\_\_\_  
Signature of Second Witness

\_\_\_\_\_  
Print or Type Name of Second Witness

State of \_\_\_\_\_ )  
County of \_\_\_\_\_ ) ss

The foregoing Easement was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, by \_\_\_\_\_ and \_\_\_\_\_, its Mayor and its City Clerk, respectively of CITY OF CLERMONT, who is/are personally known to me or who has/have produced \_\_\_\_\_ as identification.

NOTARY SEAL

\_\_\_\_\_  
Name:  
Notary Public  
Serial Number:  
My Commission Expires:

## **MUNICIPALITY EASEMENT INSTRUCTION SHEET**

### **Acceptable Signature:**

*Mayor + Two Witnesses + Notary*

Each individual's name must be typed or legibly written under each signature line, including witnesses.

### **NOTE:**

The address of the City must be typed or legibly written below the signatures on the designated lines.

The acknowledgment must be fully completed, signed and sealed by the Notary. The Notary seal must be in ***black ink*** according to Florida State Statute 117.05. The Notary's name must be typed or legibly written below the signature line. Also, the information under the Notary's signature must be ***typed or printed*** in the spaces shown. The Notary must state if the person signing is personally known to him/her, and if the person did/did not take an oath. The form of identification presented to the Notary must be indicated (such as Florida Driver's License).

Do not alter Easements without Duke Energy Florida, Inc.'s prior approval, as this form has been approved by the Florida Public Service Commission.



## CITY OF CLERMONT

# AGENDA ITEM

Page 1 of 1

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                    |                                |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|--------------------------------|
| <b>Meeting Date</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                    |                                |
| Tuesday, October 14, 2014                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                    |                                |
| <b>Agenda Item Name</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                    |                                |
| Interlocal Agreement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                    |                                |
| <b>Requested Action</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                    |                                |
| Move to approval the Interlocal Agreement with Lake County.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                    |                                |
| <b>Staff Report</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                    |                                |
| <p>The Interlocal Agreement with Lake County provides for funding up to \$150,000 for the County to design and install a traffic signal at Hancock Road and Diamond Club Drive. The funds will be provided to the City of Clermont from Taylor Morrison Homes; the developer/builder of the Black West project.</p> <p>The Conditional Use Permit for the Black West project includes a condition requiring Taylor Morrison to install the traffic signal at its expense at the time the signal is warranted. Taylor Morrison has elected to fund the signal at this time to comply with this condition and so that the County will complete the installation of the traffic signal. The City will have no obligation other than to transfer the funds received from Taylor Morrison to the County.</p> |                                    |                                |
| <b>Legal Impact</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                    |                                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                    |                                |
| <b>Additional Analysis</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                    |                                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                    |                                |
| <b>Fiscal Impact Summary</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                    |                                |
| No fiscal impact to the city.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                    |                                |
| <b>Fiscal Impact</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <b>Fund Number and Description</b> | <b>Available Budget Amount</b> |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                    |                                |
| <b>Exhibits Attached</b> (copies of original agreements)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                    |                                |
| 1. Traffic Signal Interlocal Agreement interlocalhancock_Diamond club light (2).pdf                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                    |                                |

INTERLOCAL AGREEMENT BETWEEN  
THE CITY OF CLERMONT, FLORIDA  
AND LAKE COUNTY, FLORIDA  
FOR TRAFFIC SIGNAL FUNDING

THIS INTERLOCAL AGREEMENT is entered into by and between Lake County, Florida, a political subdivision of the State of Florida, hereinafter the "COUNTY," and the City of Clermont, a Florida Municipal Corporation, hereinafter referred to as "CITY."

WHEREAS, Section 163.01, Florida Statutes, Florida Interlocal Cooperation Act authorizes municipalities and counties to provide services and facilities through the use of cooperative agreements for the mutual advantage of each governmental entity;

WHEREAS, the CITY by Council Resolution 2013-17 granted a Conditional Use Permit for a development known as the Black West project;

WHEREAS, the Conditional Use Permit contains a requirement that the project developer fund a traffic signal at the intersection of Hancock Road and Diamond Club Drive;

WHEREAS, Taylor Morrison Homes as the developer of the project has agreed to provide to CITY the funds for the construction of the traffic signal up to a cost of \$150,000; and

WHEREAS, CITY is willing to fund the construction of the traffic signal and COUNTY is willing to accept the funding and complete or have completed the design, construction and installation of the traffic signal, in accordance with the terms and conditions contained herein.

NOW, THEREFORE, IN CONSIDERATION of the mutual terms, understandings, conditions, promises and covenants set forth herein, the parties agree as follows:

1. Recitals.

The foregoing recitals are true and correct and incorporated herein by reference.

2. Payment of Funds to County.

CITY shall pay to the COUNTY in exchange for the faithful performance of COUNTY's obligations provided herein, a sum not to exceed ONE HUNDRED FIFTY THOUSAND DOLLARS (\$ 150,000). The final amount of the funds shall be determined based on an engineer certification of the estimated costs to construct the traffic signal referred to below and as agreed to by the parties. The funds shall be paid to the COUNTY within thirty (30) days of the execution of this agreement by both parties, the date that the parties agree on the estimated costs for the for the traffic signal or, the receipt of the above-referenced funds from Taylor Morrison Homes, whichever is later.



3. Obligations of County.

COUNTY shall design, construct and install a fully operational traffic signal at the intersection of Hancock Road and Diamond Club Drive. The traffic signal shall be constructed and installed in accordance with all applicable State and County requirements and permits, provided, however, installation shall not be conditioned upon, or require, a determination as to whether traffic conditions at the intersection warrant a traffic signal. The traffic signal shall be completed and operational on or before \_\_\_\_\_, 2015.

4. Default and Opportunity to Cure.

In the event of default of any of the terms and conditions contained herein by COUNTY, CITY shall provide ninety (90) days written notice of the event of a default, including specific information describing the nature of the default. Thereafter, if COUNTY fails to correct the identified default on or before the expiration of ninety (90) days from the receipt of notice, CITY may declare this agreement in default and pursue any and all remedies available at law including, but not limited to, seeking recovery of all funds paid hereunder to the COUNTY.

5. General Provisions.

A. Notice.

Wherever provision is made in this Agreement for the giving, service or delivery of any notice, statement or other instrument, such notice shall be in writing and shall be deemed to have been duly given, served and delivered, if delivered by hand or mailed by United States registered or certified mail, and addressed as follows:

COUNTY

County Manager  
315 West Main Street, Ste. 308  
P.O. Box 7800  
Tavares, Florida 32778-7800

CITY

Darren Gray  
City Manager  
685 West Montrose Street  
Clermont, Florida 34711

Each party may change its mailing address by giving to the other party, by hand delivery, United States registered or certified mail, notice of election to change such address.

B. Modification.

No modification, amendment, or alteration of the terms or conditions contained herein shall be effective unless contained in a written document executed by the parties hereto, with the same formality, and of equal dignity herewith.

C. Severance.

The invalidity or unenforceability of any particular provision of this Agreement shall not affect the other provisions hereof, and this Agreement shall be construed in all respects as if such invalid or unenforceable provisions were omitted.

D. Scope of Agreement.

This Agreement is intended by the parties to be the final expression of their Agreement, and it constitutes the full and entire understanding between the parties with respect to the subject hereof, notwithstanding any representations, statements or agreements to the contrary. This Agreement supersedes and replaces the Previous Agreements between the parties.

E. Entire Agreement.

This Agreement, together with any exhibits or attachments hereto constitutes the entire agreement between the parties, and incorporates all discussions between the parties. This Agreement may not be amended or modified except by a writing signed by the party to be charged.

F. Waiver.

Failure of the parties to insist upon strict performance of any of the covenants, terms, provisions, or conditions or this Agreement or to exercise any right or option herein contained, shall not be construed as a waiver or a relinquishment for the future of any such covenant, term, provision, or condition, or right of election, but same shall remain in full force and effect.

G. Applicable Law, Venue, Jury Trial.

The laws of the State of Florida shall govern all aspects of this agreement. In the event it is necessary for either party to initiate legal action regarding this agreement, venue shall lie in Lake County, Florida. The parties hereby waive their right to trial by jury in any action, proceeding or claim, which may be brought by either of the parties hereto arising out of this Agreement.

IN WITNESS WHEREOF, the parties, by and through their duly authorized representatives, hereto have made and executed this Agreement on the respective dates under each signature.

LAKE COUNTY

ATTEST:

Board of County Commissioners  
of Lake County, Florida

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

\_\_\_\_\_  
Jimmy Conner, Chairman

This \_\_\_\_ day of \_\_\_\_\_, 2014.

Approved as to form and legality:

\_\_\_\_\_  
Sanford A. Minkoff , County Attorney

CITY OF CLERMONT

By: \_\_\_\_\_  
Harold S. Turville, Jr. Mayor

ATTEST:

This \_\_\_\_ day of \_\_\_\_\_, 2007

\_\_\_\_\_  
Tracy Ackroyd, City Clerk

Approved as to form and legality:

\_\_\_\_\_  
Daniel F. Mantzaris, City Attorney



# CITY OF CLERMONT

## AGENDA ITEM

Page 1 of 1

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                    |                                |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|--------------------------------|
| <b>Meeting Date</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                    |                                |
| Tuesday, October 14, 2014                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                    |                                |
| <b>Agenda Item Name</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                    |                                |
| Development Agreement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                    |                                |
| <b>Requested Action</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                    |                                |
| Move to approve Development Agreement with SLV13 and South Lake Hospital to construct Champions Way road.                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                    |                                |
| <b>Staff Report</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                    |                                |
| <p>The agreement is between SLV13, LLC, South Lake Hospital and the City of Clermont for the construction of Champions Way. The agreement provides that each party will contribute equally to the construction of the road and includes a limit of \$200,000 on the City's contribution. SLV13, LLC will be responsible for the construction of the project and upon completion, the new road will be turned over to the City. The project will be built in accordance with all applicable road standards and will include new turn lanes on State Road 50.</p> |                                    |                                |
| <b>Legal Impact</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                    |                                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                    |                                |
| <b>Additional Analysis</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                    |                                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                    |                                |
| <b>Fiscal Impact Summary</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                    |                                |
| Contribution is included in the current budget.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                    |                                |
| <b>Fiscal Impact</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>Fund Number and Description</b> | <b>Available Budget Amount</b> |
| \$200,000.00                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 12541-66304                        | \$200,000.00                   |
| <b>Exhibits Attached</b> (copies of original agreements)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                    |                                |
| 1. Champions Way Agreement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Champions Way Agmt 100914final.pdf |                                |

**CHAMPIONS WAY  
DEVELOPMENT AGREEMENT**

By and Between

**SLV13, LLC**  
a Florida limited liability company

**SOUTH LAKE HOSPITAL, INC.**  
a Florida non-profit corporation

and

**THE CITY OF CLERMONT**  
a municipal corporation organized and existing under the laws of the  
State of Florida



## **CHAMPIONS WAY DEVELOPMENT AGREEMENT**

This Champions Way Development Agreement ("Agreement") is dated October 14, 2014, and is between SLV13, LLC, a Florida limited liability company ("SLV"), South Lake Hospital, Inc., a Florida non-profit corporation ("South Lake") and the City of Clermont, a municipal corporation organized and existing under the laws of the State of Florida ("City").

### **RECITALS**

1. SLV owns a parcel of real property located within the City limits ("SLV Property"). A legal description of the SLV Property is attached hereto and made a part hereof as Exhibit "A".

2. South Lake owns a parcel of real property located within the City limits ("South Lake Property"), which is located to the east of the SLV Property. A legal description of the South Lake Property is attached hereto and made a part hereof as Exhibit "B".

3. City has received by dedication as public right-of-way, real property ("City Property") located between the SLV Property and the South Lake Property and contiguous to both properties. A legal description of the City Property is attached hereto and made a part hereof as Exhibit "C". City acquired the City Property for a future roadway to be named "Champions Way" to accommodate future development within the City limits.

4. SLV plans to develop the SLV Property as a high quality retail and commercial center, including a hotel.

5. South Lake plans to develop the South Lake Property in the future and construction of Champions Way is essential for the future development of the South Lake Property and will also provide additional access and benefits to South Lake's hospital campus located to the North of the subject properties.

6. SLV's plans for development of the SLV Property and South Lake's future development of the South Lake Property and increased access to South Lake's hospital campus and surrounding area have been deemed by SLV, South Lake and City to be of substantial economic benefit to the City and its citizens.

7. SLV, South Lake and City believe that it is in the best interests of all the parties to construct Champions Way on the City Property. The proper construction and use of Champions Way will require the contemporaneous construction of a turn lanes on State Road 50 ("SR 50") ("Turn Lanes") to provide access to Champions Way for vehicular traffic travelling both east and west on SR 50.

8. SLV, South Lake and City hereby acknowledge and warrant to one another that this Agreement and any future acts required hereby are binding and enforceable on SLV, South Lake and City in accordance with their terms.

In consideration of the mutual benefits and the public interest and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

**Section 1. Recitals.** The above recitations and true and correct, are hereby incorporated herein and form a material part of this Agreement.

**Section 2. Authority.** This Agreement is entered into under the authority of the Florida Constitution (including Article VIII, Section 2(b) thereof), the general power conferred upon municipalities by statute and otherwise (including Chapter 163 and 166, Florida Statutes) and the City's Charter.

**Section 3. Construction of Champions Way and Turn Lanes.**

3.1 SLV shall enter into a contract for the construction of Champions Way and the Turn Lanes pursuant to the preliminary plans and sketches consisting of 10 pages dated July 2014, attached hereto and made a part hereof, as composite Exhibit "D" prepared by McCoy & Associates, and consistent with sound and reasonable engineering practices and compliant with City Code and the Florida Department of Transportation and the rules and regulations of any applicable governing body. The parties understand that there will be changes to these plans. Any changes to the above-described plans shall require approval of SLV, South Lake and the City. The following additional terms shall apply:

a) The City shall be the applicant on all permits required for the construction of Champions Way and the Turn Lanes and shall execute all instruments and documents reasonably required to complete the construction of Champions Way and the Turn Lanes.

b) SLV estimates that permits for Champions Way and the Turn Lanes shall be obtained by September 30, 2014 and that construction will commence by November 1, 2014. SLV commits that Champions Way and the Turn Lanes will be completed by July 1, 2015.

c) SLV agrees that completion and payment of Champions Way and the Turn Lanes shall be a condition precedent to obtaining certificates of occupancy for any part of the SLV Property.

d) When completed, the improvements to Champions Way, upon acceptance by the City shall belong to the City and the Turning Lanes shall belong to the Florida Department of Transportation.

3.2 SLV shall obtain a minimum of three bids from qualified contractors, which bids shall include payment and performance bonds and public liability, workers compensation and commercial insurance coverage satisfactory to the parties hereto. All bonds and insurance shall include the City and South Lake as additional obligees or insureds. Copies of the bids shall be provided to South Lake. The lowest bid from a responsible bidder shall be

awarded the contract for construction of Champions Way and the Turn Lanes. The solicitation of bids shall be conducted by SLV and the decision to award the contract shall be decided by mutual agreement of SLV and SLH.

3.3 SLV shall manage, and oversee the construction process, including but not limited to paying all costs of construction (the “Costs”), as defined below, shall be prorated between the parties hereto in the following manner:

a) Champions Way. Each party hereto shall pay one third (1/3) of the Costs.

b) Decel Turn Lane for West Bound SR 50 Vehicular Traffic. City and South Lake shall each pay one half (1/2) for the Costs.

c) Left Turn Lane for East Bound SR 50 Vehicular Traffic. Each party hereto shall pay one third (1/3) of the Costs.

(d) The City’s share of the Costs shall not exceed \$200,000.00, and South Lake’s share of the Costs shall not exceed \$200,000.00.

3.4 Costs shall mean all costs, charges, and expenses related to the construction of Champions Way and the Turn Lanes, and as more particularly described in SLV’s engineer’s construction estimate, attached hereto and incorporated herein, as Exhibit “E”.

3.5 Payments of Costs. SLV shall submit, no more frequently than one time per month, a request for payment to City and South Lake. Each request shall specify separately for City and South Lake, the prorated contribution amount requested based on the applicable portion of the project as set forth in 3.3 above. The request shall include a certification by the project engineer that the request is in accordance with this agreement and the construction estimate and is for work completed in accordance with the approved plans for the project. Within fifteen (15) days of request from SLV, unless objected to in writing, each party shall deliver to SLV partial payments based upon approved draw requests from the contractor.

3.6 SLV shall be responsible for payment of the Costs from its own funds and from payments received from the parties hereto in the proportions as provided in this Agreement and subject to the prorated contribution shares and maximums applicable to the City and South Lake. SLV hereby agrees to indemnify City and South Lake from and against any claims or damages for failure to pay Costs from payments timely received from City and South Lake and for all damages, losses, claims and liabilities related to the construction, including personal injuries and death. Neither the City nor South Lake waives their respective rights of sovereign immunity under Florida law.

**Section 4. Dispute Resolution.** Should the parties disagree with the calculation or allocation of the Costs, the parties shall make all good faith efforts to resolve same in a reasonable manner. Prior to, and as a condition precedent to the commencement of any lawsuit or administrative proceeding to resolve any disputes arising out of this Agreement the parties

agree that the dispute first shall be submitted to non-binding mediation for a minimum of four hours before a business mediation organization approved by the parties. Such mediation shall be held at the CITY's offices at the address set forth in this Agreement. The parties shall bear the costs of the mediation equally.

**Section 5. Assignment.** The parties recognize and acknowledge that SLV may engage one or more companies or individuals other than SLV, to effect the construction of Champions Way and the Turn Lanes.

**Section 6. Entire Agreement.** This Agreement sets forth all of the promises, covenants, agreements, conditions and understandings between the parties hereto, and supersedes all prior and contemporaneous agreements, understandings, inducements or conditions, express or implied, oral or written, except as herein contained.

**Section 7. Counterparts.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which shall together constitute one and the same instrument.

**Section 8. Governing Law.** **This agreement and the provisions contained herein shall be construed, controlled, and interpreted according to the laws of the State of Florida, and all duly adopted ordinances in effect and those hereinafter adopted.** The location for settlement of any and all claims, controversies, or disputes, arising out of or relating to any part of this Agreement or any breach hereof, shall be Lake County, Florida. The prevailing party in any dispute shall recover its costs, including reasonable attorneys' fees, from the losing party.

**Section 9. Term.** This Agreement shall be effective upon the date first set forth above ("Effective Date"). This Agreement shall remain in effect until completion of the construction of Champions Way and the Turn Lanes and full payment by the parties of their respective share of the Costs for such work, unless extended by mutual consent of all parties hereto.

**Section 10. Binding Effect.** This Agreement shall be binding upon and enforceable by and against the parties hereto and their heirs, successors and assigns.

**Section 11. Notice.** Any Notice to be given shall be in writing and shall be sent by certified mail, return receipt requested, to the party being noticed at the following address:

**As to City:** City of Clermont  
Attn: Darren Gray, City Manager  
P.O. Box 120219  
Clermont, FL 34712-0219

**Copy to:** de Beaubien, Knight, Simmons, Mantzaris & Neal, LLP  
Attn: Daniel F. Mantzaris  
332 North Magnolia Avenue  
P.O. Box 87  
Orlando, Florida 32802

**As to SLV:** SLV13, LLC  
Attn: Mark J. Graff  
1200 Oakley Seaver Drive, Suite 203  
Clermont, FL 34711

**Copy to:** Stanton & Gasdick, P.A.  
Attn: Michael J. Gasdick  
390 N. Orange Ave., Suite 260  
Orlando, FL 32801

**As to South Lake:** South Lake Hospital, Inc.  
Attn: John A. Moore, President  
1900 Don Wickham Drive  
Clermont, FL 34711

**Copy to:** Mateer and Harbert, P.A.  
Attn: James B. Bogner  
225 E. Robinson St., Suite 600  
Orlando, FL 32801

**Section 12. Force Majeure.** The parties shall use reasonable diligence to ultimately provide the improvements described herein, but shall not be liable to any other, or their successors or assigns, for damages, costs, attorney's fees (including costs and attorney's fees on appeal) for breach of contract, or otherwise for failure, suspension, diminution, or other variations of services occasioned by any cause beyond the control and without the fault of the parties. Such causes may include, but shall not be limited to, Acts of God, or public enemy, acts of other government (including regulatory entities or court) in its sovereign or prior contractual capacity, fires, floods, epidemics, quarantines, restrictions, strikes, or failure or breakdown of transmission or other facilities.



**IN WITNESS WHEREOF**, the parties have executed this Agreement as of the day and year first written above.

**City of Clermont**

**Attest:**

By: \_\_\_\_\_  
**Harold Turville, Jr., Mayor**

\_\_\_\_\_  
\_\_\_\_\_, City Clerk

**Approved As to Form And Legality For Use and  
Reliance by the City of Clermont, Florida, only**

\_\_\_\_\_  
**City Attorney, Clermont, Florida**  
Date: \_\_\_\_\_

**STATE OF FLORIDA**

**COUNTY OF LAKE**

Sworn to, affirmed, and subscribed before me this \_\_\_\_ day of \_\_\_\_\_, 2014, by  
Harold Turville, Jr., as Mayor and \_\_\_\_\_, as City Clerk of the City of  
Clermont, who are personally known to me or who have provided their Florida Drivers' Licenses  
or \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public, State of Florida  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

**Witnesses:**

**SLV13, LLC**

\_\_\_\_\_  
Print Name: \_\_\_\_\_

By: \_\_\_\_\_  
**Mark J. Graff, Its Manager**

\_\_\_\_\_  
Print Name: \_\_\_\_\_

**STATE OF FLORIDA**

**COUNTY OF LAKE**

Sworn to, affirmed, and subscribed before me this \_\_\_\_ day of \_\_\_\_\_, 2014, by Mark J. Graff as Manager of SLV13, LLC, a Florida limited liability company, on behalf of said company, who is personally known to me or who has provided his Florida Driver's License as identification.

\_\_\_\_\_  
Notary Public, State of Florida

Print Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

**Witnesses:**

**South Lake Hospital, Inc.**

\_\_\_\_\_  
Print Name: \_\_\_\_\_

By: \_\_\_\_\_  
John A. Moore, **President**

\_\_\_\_\_  
Print Name: \_\_\_\_\_

**STATE OF FLORIDA**

**COUNTY OF LAKE**

Sworn to, affirmed, and subscribed before me this \_\_\_\_ day of \_\_\_\_\_, 2014, by John A. Moore as President of South Lake Hospital, Inc., a Florida Non Profit corporation, on behalf of said corporation, who is personally known to me or who has provided his Florida Driver's License as identification.

\_\_\_\_\_  
Notary Public, State of Florida  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

**Exhibit "A"**

**SLV Property  
Legal Description**

The Part of Tract 11, LAKE HIGHLANDS COMPANY SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 2, Page 28, Public Records of Lake County, Florida, (said Tract 11 is also described as the Southwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 28, Township 22 South, Range 26 East) lying North of the Northerly right-of way of State Road 50; LESS AND EXCEPT that tract of land conveyed to Florida Power Corporation and recorded in O.R. Book 91, Page 572, of the Public Records of Lake County, Florida;

LESS AND EXCEPT that parcel conveyed to the City of Clermont by Special Warranty Deed recorded in O.R. Book 2108, Page 1404, as re-recorded in O.R. Book 3500, Page 1358, of the Public Records of Lake County, Florida.

**Exhibit “B”**

**South Lake Property**

**Description**

**As per Property Appraiser records –**

**Alternate Key 3771729**

**Parcel Number 09-22-26-120500500000**

**Exhibit “C”**

**City Property**

**Description**

**Public Right of Way between property described in Exhibit A and Exhibit B.**



**Exhibit “D”**

**McCoy and Associates July 2014 Plans (10 pages)**

THE ENGINEER EXPRESSLY RESERVES THE EXCLUSIVE COMMON LAW COPYRIGHT AND PROPERTY RIGHTS TO THESE DRAWINGS WHICH MAY NOT BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER, NOR ARE THEY TO BE ASSIGNED TO ANY PARTY WITHOUT THE ENGINEERS WRITTEN CONSENT.



Section 28; Township 22 S; Range 26 E; Lake County  
**CLERMONT, FLORIDA**

OWNER/APPLICANT:

PLANNERS/ENGINEERS:

LAND SURVEYOR:

1" = 2000'

**CHAMPIONS WAY**

**LOCATION / VICINITY MAP**

## TABLE OF CONTENTS

GENERAL NOTES:

ALL MOT SHALL BE PER THE 2015 DESIGN  
STANDARDS 600 SERIES INDICES FOR WORK  
WITHIN FDOT RIGHT-OF-WAY.

RICK McCOY  
STATE OF FLORIDA  
PROFESSIONAL ENGINEER  
NO. 38725

NOTE: ALL PROJECT CONSTRUCTION SHALL CONFORM TO THE CURRENT FDOT AND CITY OF CLERMONT STANDARDS AND SPECIFICATIONS.

NOT VALID WITHOUT  
SIGNATURE AND ORIGINAL RAISED SEAL

Mc&A #13-018



## REVISIONS



REVISIONS







Plan view of a proposed utility easement and sidewalk project along S.R. 50. The drawing shows a 5-foot wide easement area with a new sidewalk, existing overhead power lines (OHL), and various utility poles. Key features include:

- 5' wide easement area
- NEW 5' SIDEWALK
- existing OHL
- utility pole
- existing 6"x24" box culvert invert=280.63 To Be Removed
- existing concrete flume
- Water Tower Site
- Ex. Paved Driveway
- existing 18" HDPE inv=268.82
- existing 18" HDPE inv=271.25
- INSTALL TYPE 5 INLET TOP EL. 280.10 GRATE EL. 279.60 INV. EL. 275.00
- INSTALL 95' of 18" HDPE @ 0.5% SLOPE
- INSTALL MES INV=274.5
- INSTALL HC RAMPS w/ DETECTABLE WARNINGS PER INDEX 0304, (typ.)
- Progress Energy easement 5' wide next to utility pole & guy wires
- found 1/2" iron rod & cap "LB 7506"
- approximate fiber optic line per flags
- ex. sidewalk
- edge of pavement
- curb & gutter
- right of way line
- FO
- boundary
- guy wire
- utility pole
- 8" WM
- 12+00
- 10+00
- S.R. 50
- Existing Overhead Power Line (TO BE REMOVED BY DUKE ENERGY)

**GRAPHIC SCALE**

30      0      15      30      60

1 INCH = 30 FEET

**SECTION AA**  
(Steel Cover Shown)  
Inlet Box Or Riser

**SECTION BB**  
(Curb Inlet Top Type 6 Symmetrical With Left Half)  
Limits Of Inlet Construction  
To Be Paid For As Curb & Gutter  
To Be Paid For As Curb & Gutter  
Gutter Transition

**SECTION PP**  
Intermediate Bars (Discontinued When Space Between Adjacent Longitudinal Closes Than 8" Centers)  
Then, Gutter Grade

**SECTION QQ**

**INLET TYPE 5**

**TOP MODIFICATION FOR TYPE E CURB**

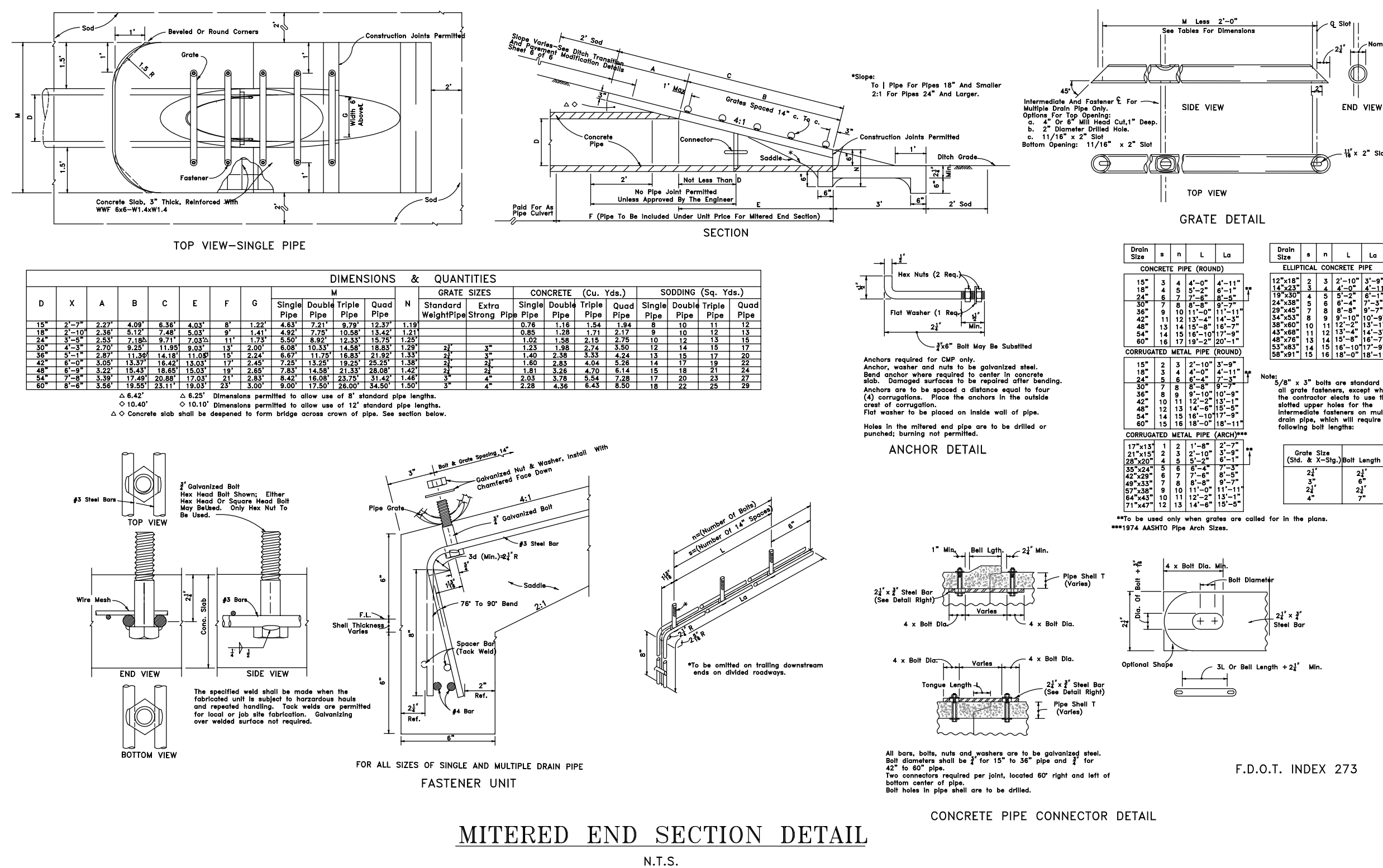
**SKETCHES SHOWING FRAME SEAT AND THROAT RECESS**

# GENERAL NOTES

1. The finished grade and slope of the inlet tops are to conform with the finished cross slope and grade of the proposed sidewalk and/or parkway.
2. When inlets are to be constructed on a curve, refer to the plans to determine the radius and, where necessary, modify the inlet details accordingly. Bend steel when necessary.
3. All reinforcing steel shall have "I" minimum cover unless otherwise shown. Inlet tops shall be either cast-in-place or precast concrete.
4. Precasting of this inlet top will be permitted. Precast units shall conform to the dimensions shown or in accordance with approved shop drawings. Request for shop drawing approval shall be directed to the State Drainage Engineer.
5. Concrete meeting the requirements of A.S.T.M. C 478 (4,000 P.S.I.) may be used in lieu of Class - concrete for precast units, manufactured in plants which are under the Standard Operating Procedures for the inspection of precast drainage products.
6. The corner fillets shown for rectangular throats are necessary only when throats are to be used in conjunction with circular inlet bottoms or when used on skew with rectangular inlet boxes.
7. For Inlet bottoms see Index No. 200.
8. These inlet tops are designed for use with standard curb and gutter Type E and Type F. Locate outside of pedestrian crosswalk where practical.
9. See Index 201 for supplemental details.
10. All steel used for frame and cover shall meet the requirements of ASTM A-36.
11. Either cast iron covers or steel covers may be used. Iron covers shall be Class 30 castings in accordance with ASTM A-48.
12. When Alternate "Q" Cover is specified in plans either the cast iron cover and galvanized steel frame or the galvanized steel cover and frame must be used. Covers are to be grouted in accordance with the grouting detail shown on sheet 2 of 2, in lieu of back welding.
13. Inlet to be paid for under the contract unit price for inlets (Curb) (Type ). Each.

CURB INLET TOPS  
TYPES 5 & 6

211 of 2



**RICK McCOY**  
STATE OF FLORIDA  
PROFESSIONAL ENGINEER  
NO. 38725

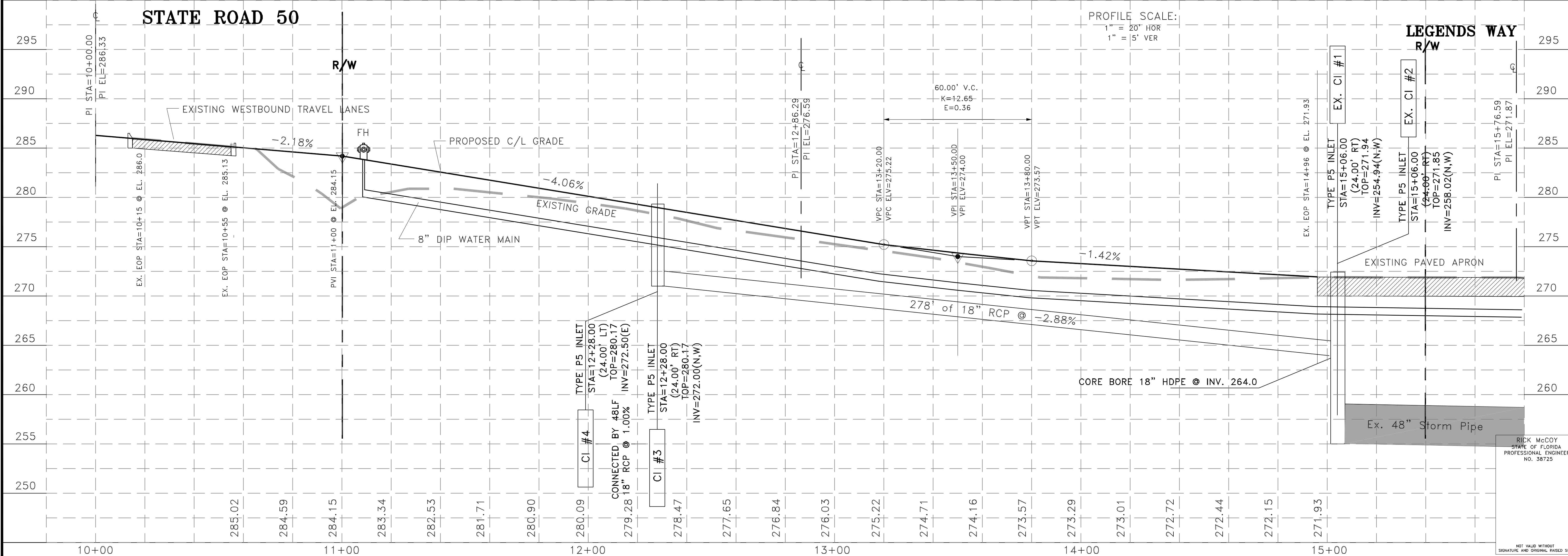
NOT VALID WITHOUT  
SIGNATURE AND ORIGINAL RAISED SEAL

|                                                                                                                                                                                                                                                                                 |  |                                                                                                                                                                            |  |                                                                                                          |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|----------------------------------------------------------------------------------------------------------|--|
| <b>S.R.50 DRAINAGE PLAN</b><br><b>CHAMPIONS WAY -- South Lake Hospital</b><br>Sec. 28; Twp. 22 S; Rge. 26 E; City of Clermont, Lake County, FL<br><b>OWNER/APPLICANT:</b> City of Clermont, Darren Gray, City Manager<br>685 W. Montrose St., Clermont, FL 34711 (352) 394-4081 |  | <b>MC</b><br><b>McCOY &amp; ASSOCIATES</b><br><b>ENGINEERS &amp; LAND PLANNERS</b><br>732 4th STREET<br>CLERMONT, FL 34711<br>RMCCoyFE@att.net<br>CWF: 8374 (352) 394-5756 |  | <b>Rhoden Land Surveying, Inc.</b><br>420 E. Minnehaha Ave.<br>Clermont, Florida 34711<br>(352) 394-6255 |  |
| JOB NO. <b>13-018</b><br>DATE <b>July 2014</b><br>DES. BY: <u>RMc</u><br>DWN. BY: <u>RMc</u><br>CHK'D BY: _____<br>APP'D BY: _____<br>SHEET <b>5</b> OF <b>7</b>                                                                                                                |  | NO. DATE REVISED PER FDOT COMMENTS<br>1 8/12/14<br>_____<br>_____<br>_____<br>_____                                                                                        |  | REVISIONS                                                                                                |  |









|                                                                                                                                                                                                                                                                                                        |  |                                                                                                                                   |  |                                                                                               |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-----------------------------------------------------------------------------------------------------------------------------------|--|-----------------------------------------------------------------------------------------------|--|
| <p><b>CHAMPIONS WAY PLAN &amp; PROFILE</b></p> <p><b>CHAMPIONS WAY – South Lake Hospital</b></p> <p>SEC. 28; Twp. 22S; Rge. 28E, City of Clermont, Lake County, FL.</p> <p>OWNER/APPLICANT: City of Clermont, Darren Gray, City Manager<br/>685 W. Montrose St., Clermont, FL 34711 (352) 394-4081</p> |  | <p>JOB NO. 13-018</p> <p>DATE July 2014</p> <p>DES. BY: RMc</p> <p>DWN. BY: _____</p> <p>CHK'D BY: _____</p> <p>APP'D BY: RMc</p> |  | <p>SHEET 7 OF 7</p>                                                                           |  |
| <p><b>McCOY &amp; ASSOCIATES</b></p> <p>ENGINEERS &amp; LAND PLANNERS</p> <p>606 SOUTH MAIN AVE. MINNEOLA, FL 34715<br/>(352) 394-5756<br/>FAX (352) 394-5758<br/>CA#: 8374</p>                                                                                                                        |  | <p><b>Rhoden Land Surveying, Inc.</b></p> <p>420 East Minnecha Ave.<br/>Clermont, Florida 34711<br/>(352) 394-6265</p>            |  | <p>NO. DATE DESCRIPTION</p> <p>1 8/01/14 Added Fl at SR 50 intersection per Clermont F.D.</p> |  |
|                                                                                                                                                                                                                                                                                                        |  |                                                                                                                                   |  | <p>REVISIONS</p>                                                                              |  |



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GENERAL PROJECT DATA

FOR IDENTIFICATION OF CONTRACTUAL AGREEMENTS, THIS SET OF DRAWINGS IS DATED X X X. ANY REVISIONS THEREAFTER WILL BE NOTED AND DATED ON THE AFFECTED DRAWING(S).

PRIOR TO THE COMMENCEMENT OF ANY WORK, A PRECONSTRUCTION MEETING WITH THE CITY OF CLERMONT IS REQUIRED. THE CITY OF CLERMONT SHALL BE NOTIFIED PRIOR TO COMMENCEMENT OF MAJOR PHASES OF CONSTRUCTION.

THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATIONS TO THESE UTILITIES WITH THE OWNER OF THE UTILITY. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING AN UNDERGROUND UTILITY, WHETHER SHOWN ON THE PLAN OR LOCATED BY THE UTILITY COMPANY. ALL UTILITIES THAT INTERFERE WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED BY THE RESPECTIVE UTILITY COMPANY AND THE CONTRACTOR SHALL COOPERATE WITH THEM DURING RELOCATION OPERATIONS. ANY DELAY OR INCONVENIENCE CAUSED TO THE CONTRACTOR BY THE RELOCATION OF VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED.

DRAINAGE SYSTEMS

THE CONTRACTOR SHALL PERFORM ALL WORK PERTAINING TO DRAINAGE INCLUDING EXCAVATION OF W.R.A. PRIOR TO THE COMMENCEMENT OF OTHER WORK INCLUDED IN THESE PLANS. THE DRAINAGE FACILITIES SHALL BE MAINTAINED BY THE CONTRACTOR DURING THE COURSE OF THIS CONTRACT. THE CONTRACTOR SHALL INCLUDE FUNDS IN THE DRAINAGE COSTS OF THE CONTRACT TO OPERATE AND MAINTAIN THE DRAINAGE SYSTEMS DURING THE WORK PROCESS.

THE UTILITIES ARE THE PROPERTY OF THE FOLLOWING:

|                                                                                                                       |                                                                                              |                                                                                                                             |
|-----------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|
| WATER<br>CITY OF CLERMONT<br>UTILITIES DEPARTMENT<br>685 WEST MONTROSE STREET<br>CLERMONT, FL 34711<br>(352) 241-7335 | POWER<br>PROGRESS ENERGY<br>P.O. BOX 120069<br>CLERMONT, FL 34712<br>(800) 432-4770          | POWER<br>SUMTER ELECTRIC<br>293 S. US HIGHWAY 301<br>SUMTERVILLE, FL 33585<br>(352) 357-5800                                |
| SEWER<br>CITY OF CLERMONT<br>UTILITIES DEPARTMENT<br>685 WEST MONTROSE STREET<br>CLERMONT, FL 34711<br>(352) 241-7335 | CABLE<br>BRIGHT HOUSE NETWORKS<br>1617 E. HIGHWAY 50<br>CLERMONT, FL 34711<br>(352) 394-5541 | GAS<br>LAKE APOPKA NATURAL GAS DISTRICT<br>676 W. MONTROSE STREET<br>CLERMONT, FL 34711<br>(352) 394-3480<br>(800) 432-4770 |
| TELEPHONE<br>EMBARO<br>260 CITRUS TOWER BLVD.<br>CLERMONT, FL 34711<br>(800) 672-6242                                 | TELEPHONE<br>AT&T<br>1-800-222-3000                                                          |                                                                                                                             |

ASBUILTS

THE ENGINEER SHALL DELIVER ASBUILT DRAWING PLANS IN DWG FORMAT IN AUTOCAD FILES VERSION 2000 TO 2010. STANDARD TRANSFER MEDIA WILL BE ACCEPTED. THIS MEDIA INCLUDES CD OR DVD. ALL ASBUILT DATA SHALL BE PROVIDED BY A FLORIDA LICENSED SURVEYOR, SIGNED, SEALED AND DATED BY THE RESPONSIBLE PARTY. SEE INDIVIDUAL SECTIONS (STORM, WATER SYSTEM, ETC.) FOR ADDITIONAL ASBUILT REQUIREMENTS.

THE ENGINEER SHALL DELIVER ONE SCANNED SET OF APPROVED ASBUILT DRAWING PLANS. THE SCANNED SETS SHALL BE COMPLETE AND INCLUDE THE TITLE SHEET, PLAN/PROFILE SHEETS, CROSS-SECTIONS AND DETAILS. EACH INDIVIDUAL SHEET CONTAINED IN THE PRINTED SET OF THE DRAWINGS SHALL BE INCLUDED IN THE ELECTRONIC SUBMITTAL, WITH EACH SHEET BEING CONVERTED INTO AN INDIVIDUAL TIFF FORMAT. THE PLAN SHEETS SHALL BE SCANNED IN TIFF FORMAT AT 400 DPI RESOLUTION TO MAINTAIN LEGIBILITY OF EACH DRAWING. THEN, THE TIFF IMAGES SHALL BE EMBEDDED INTO A SINGLE PDF (ADOBE ACRORBAT) FILE REPRESENTING THE COMPLETE PLAN SET. THESE DRAWINGS WILL ASSIST IN THE PROCESS OF PERFORMING QUALITY CONTROL AND QUALITY ASSURANCE ON THE ELECTRONIC SUBMITTAL SPECIFIED IN THIS DOCUMENT. THE DRAWINGS WILL BE REVIEWED FOR FORMAT AND COMPLETENESS. SPECIFICALLY, THE FOLLOWING REQUIREMENTS SHALL BE MET.

- 1.INCLUDE A LABEL ON THE MEDIA INDICATING PROJECT NAME AND NUMBER, CONSULTANT NAME, PROJECT MANAGER AND TELEPHONE NUMBER, TYPE OF SUBMITTAL (APPROVED CONSTRUCTION PLANS OR ASBUILT DRAWINGS), ONLY DRAWINGS RELEVANT TO THE PROJECT'S PHASE OF SUBMITTAL SHALL BE INCLUDED. FOR EXAMPLE, DO NOT INCLUDE "BID SET" DRAWINGS IN A "ASBUILT DRAWING" SUBMITTAL. ALSO, DO NOT INCLUDE DRAWINGS OR DOCUMENTS THAT WOULD NOT NORMALLY BE INCLUDED IN THE SET OF PRINTED DRAWINGS, EXCEPT FOR BASE DRAWINGS OR DRAWINGS TO BE EXTERNALLY REFERENCED.
- 2.RECORD DRAWING DATA TO BE UPLOADED WILL INCLUDE ONLY NEW CONSTRUCTION AND CARE WILL BE TAKEN TO EXCLUDE ANY "EXISTING" FACILITIES FROM THIS DATASET SO AS TO NOT DUPLICATE INFORMATION IN THE GIS SYSTEM. EXISTING DATA CAN BE INCLUDED IN THE DRAWING BUT SHOULD RESIDE ON SEPARATE LAYERS. IT IS RECOMMENDED THAT THE PREFIX "EX-" BE ADDED TO THE LAYERS OF ALL EXISTING DATA
- 3.THE FOLLOWING ARE FILE FORMAT AND LAYER NAME STANDARDS:
  - a) A FOLDER SHALL BE CREATED WITH THE NAMED PROJECT AND PHASE NUMBER
  - b) A FILE NAMED COVERSHEET.DWG
  - c) FILE NAMED SITE\_PLAN.DWG SHOWING ONLY THE FOLLOWING 5 LAYERS VISIBLE:
    - LAYER NAMED LOTS
    - LAYER NAMED LOT NUMBERS
    - LAYER NAMED ADDRESSES
    - LAYER NAMED ROW SHOWING ALL RIGHTS-OF-WAYS
    - LAYER NAMED EOP SHOWING ALL EDGE OF PAVEMENTS
  - d) A FILE NAMED MASTERUTILITYPLAN.DWG WITH SITE\_PLAN.DWG X-REF AND ONLY THE FOLLOWING 3 LAYERS VISIBLE:
    - LAYER NAMED WATERLINE SHOWING DIFFERENT PIPE SIZES, WATER METERS, AND HYDRANTS
    - LAYER NAMED REUSEWATER AND ALL APPROPRIATE FEATURES
    - LAYER NAMED SEWER AND ALL APPROPRIATE FEATURES
  - e) FILE NAMED GRADING\_DRAINAGE.DWG WITH SITE\_PLAN.DWG X-REF AND ONLY THE FOLLOWING 2 LAYERS VISIBLE:
    - LAYER NAMED STORMWATER AND ALL APPROPRIATE FEATURES
    - LAYER NAMED SPOTELEV SHOWING ALL SPOT ELEVATIONS
    - ANY OTHER LAYERS PERTINENT TO THE GRADING AND DRAINAGE OF THE SITE
  - f) IF APPLICABLE, A FILE NAMED OFF\_SITE\_UTILITIES.DWGINCLUDE ANY OTHER FILES PERTINENT TO THE PROJECT (SURVEY, DETAILS, X-REFS ETC.)

PERMITS AND PERMIT REQUIREMENTS

THE CONTRACTOR SHALL OBTAIN FROM THE OWNER COPIES OF ALL REGULATORY AND LOCAL AGENCY PERMITS. THE CONTRACTOR SHALL BE EXPECTED TO REVIEW AND ABIDE BY ALL THE REQUIREMENTS AND LIMITATIONS SET FORTH IN THE PERMITS. A COPY OF THE PERMIT SHALL BE KEPT ON THE JOB AT ALL TIMES.

LAYOUT AND CONTROL

UNLESS OTHERWISE NOTED ON THE PLANS, THE CONTRACTOR SHALL PROVIDE FOR THE LAYOUT OF ALL THE WORK TO BE CONSTRUCTED. BENCHMARK INFORMATION SHALL BE PROVIDED TO THE CONTRACTOR BY THE OWNER OR OWNER'S SURVEYOR. ANY DISCREPANCIES BETWEEN FIELD MEASUREMENTS AND CONSTRUCTION PLAN INFORMATION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.

QUALITY CONTROL TESTING REQUIREMENTS

ALL TESTING RESULTS SHALL BE PROVIDED TO THE OWNER/OPERATOR, CITY OF CLERMONT, AND THE ENGINEER. TESTING REQUIREMENTS ARE TO BE IN ACCORDANCE WITH THE OWNER/OPERATOR'S SPECIFICATIONS AND REQUIREMENTS. ALL TEST RESULTS SHALL BE PROVIDED (PASSING AND FAILING) ON A REGULAR AND IMMEDIATE BASIS. CONTRACTOR SHALL PROVIDE TESTING SERVICES THROUGH A FLORIDA LICENSED GEOTECHNICAL ENGINEERING FIRM ACCEPTABLE TO THE OWNER AND THE ENGINEER. CONTRACTOR TO SUBMIT TESTING FIRM TO OWNER FOR APPROVAL PRIOR TO COMMENCING TESTING.

SHOP DRAWINGS

SHOP DRAWINGS AND CERTIFICATIONS FOR ALL STORM DRAINAGE, WATER SYSTEM, SEWER SYSTEM, AND PAVING SYSTEM MATERIALS AND STRUCTURES ARE REQUIRED. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL PRIOR TO ORDERING THE MATERIALS REQUIRED FOR CONSTRUCTION.

EARTHWORK

EARTHWORK QUANTITIES

THE CONTRACTOR SHALL PERFORM HIS OWN INVESTIGATIONS AND CALCULATIONS AS NECESSARY TO ASSURE HIMSELF OF EARTHWORK QUANTITIES. THERE IS NO IMPLICATION THAT EARTHWORK BALANCES, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY IMPORT FILL NEEDED, OR FOR REMOVAL AND DISPOSAL OF EXCESS MATERIALS.

EROSION CONTROL

EROSION AND SILTRATION CONTROL MEASURES ARE TO BE PROVIDED AND INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION. THESE MEASURES ARE TO BE INSPECTED BY THE CONTRACTOR ON A REGULAR BASIS AND ARE TO BE MAINTAINED OR REPAIRED ON AN IMMEDIATE BASIS AS REQUIRED. REFER TO WATER MANAGEMENT DISTRICT PERMIT FOR ADDITIONAL REQUIREMENTS FOR EROSION CONTROL AND SURFACE DRAINAGE. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE STABILIZED WITH SOD WITHIN 30 DAYS OF COMPLETION OF CONSTRUCTION. OTHER MATERIALS SHALL BE REVIEW AND APPROVED BY CITY.

WETLAND PROTECTION

THE LIMITS OF THE ON-SITE WETLANDS HAVE BEEN PROVIDED TO THE CONTRACTOR ON THE CONSTRUCTION PLANS OR ON PERMIT MATERIALS. THE WETLANDS ARE TO BE PROTECTED FROM DISTURBANCE AT ALL TIMES. CONTRACTOR SHALL PROVIDE EROSION, SILTATION, AND DIVERSION MEASURES PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN A COPY OF EACH PERMIT RELATING TO WETLANDS AND WATER MANAGEMENT AND ADHERE TO ALL PROVISIONS AND CONDITIONS THERETO.

LIMITS OF DISTURBANCE

AT NO TIME SHALL THE CONTRACTOR DISTURB SURROUNDING PROPERTIES OR TRAVEL ON SURROUNDING PROPERTIES WITHOUT WRITTEN CONSENT FROM THE PROPERTY OWNER. REPAIR OR RECONSTRUCTION OF DAMAGED AREAS ON SURROUNDING PROPERTIES SHALL BE PERFORMED BY THE CONTRACTOR ON AN IMMEDIATE BASIS. ALL COSTS FOR REPAIRS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION SHALL BE PROVIDED. GRADING AND/OR CLEARING ON PROPERTIES OTHER THAN SHOWN ON THE APPROVED PLANS IS PROHIBITED.

TREE REMOVAL

THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE ENGINEER WHEN ALL WORK IS LAID OUT (SURVEY STAKED), SO THAT A DETERMINATION MAY BE MADE OF SPECIFIC TREES TO BE REMOVED. NO TREES ON THE CONSTRUCTION PLANS AS BEING SAVED SHALL BE REMOVED WITHOUT PERMISSION FROM THE OWNER, ENGINEER AND THE CITY OF CLERMONT.

CLEARING AND GRUBBING

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING AND GRUBBING FOR SITE CONSTRUCTION INCLUDING CLEARING FOR PAVING, UTILITIES, DRAINAGE FACILITIES AND BUILDING CONSTRUCTION. ALL AREAS TO BE CLEARED SHALL BE FIELD STAKED AND REVIEWED BY THE OWNER AND ENGINEER PRIOR TO ANY CONSTRUCTION.

NO BURN PERMITS (INCLUDING THOSE FOR LAND CLEARING) WILL BE ISSUED IN THE CITY OF CLERMONT WITHOUT PRIOR AUTHORIZATION FROM THE CITY MANAGER.

MATERIAL STORAGE/DEBRIS REMOVAL

1) NO COMBUSTIBLE BUILDING MATERIALS MAY BE ACCUMULATED ON THE SITE AND NO CONSTRUCTION WORK INVOLVING COMBUSTIBLE MATERIALS MAY BEGIN UNTIL INSTALLATION OF ALL REQUIRED WATER MAINS AND FIRE HYDRANTS HAVE BEEN COMPLETED, DEP APPROVAL RECEIVED FOR THE WATER MAINS, AND THE HYDRANTS ARE IN OPERATION. CONSTRUCTION WORK INVOLVING NON-COMBUSTIBLE MATERIALS, SUCH AS CONCRETE, MASONARY AND STEEL MAY BEGIN PRIOR TO THE FIRE HYDRANTS BEING OPERATIONAL.

2) ALL MATERIALS EXCAVATED SHALL REMAIN THE PROPERTY OF THE OWNER AND SHALL BE STOCKPILED AT ON-SITE LOCATIONS AS SPECIFIED BY THE OWNER. MATERIALS SHALL BE STOCKPILED SEPARATELY AS TO USABLE (NONORGANIC) FILL STOCKPILES AND ORGANIC (MUCK) STOCKPILES IF MUCK IS ENCOUNTERED. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL UNSUITABLE FILL MATERIALS FROM THE SITE. ALL CLAY ENCOUNTERED SHALL BE EXCAVATED OUT AND REPLACED WITH CLEAN GRANULAR FILL MATERIALS.

FILL MATERIAL

ALL MATERIALS SHALL CONTAIN NO MUCK, STUMPS, ROOTS, BRUSH, VEGETATIVE MATTER, RUBBISH OR OTHER MATERIAL THAT WILL NOT COMPACT INTO A SUITABLE AND ENDURING BACKFILL. FILL SHALL BE CLEAN, NON-ORGANIC, GRANULAR MATERIAL WITH NOT MORE THAN 10% PASSING THE NO. 200 SIEVE.

COMPACTION

FILL MATERIALS PLACED UNDER ROADWAYS SHALL BE COMPACTED TO AT LEAST 98% OF THE MAXIMUM DENSITY AS SPECIFIED IN AASHTO T-180. ALL OTHER FILL AREAS ARE TO BE COMPACTED TO AT LEAST 95% MAXIMUM DENSITY AS SPECIFIED IN AASHTO T-180. FILL MATERIALS SHALL BE PLACED AND COMPACTED IN A MAXIMUM OF 12" LIFTS. THE CONTRACTOR SHALL PROVIDE THE ENGINEER AND OWNER WITH ALL (PASSING AND FAILING) TESTING RESULTS. RESULTS SHALL BE PROVIDED ON A TIMELY AND REGULAR BASIS PRIOR TO CONTRACTOR'S PAY REQUEST SUBMITTAL FOR THE AFFECTED WORK.

PAVEMENT AND/OR ROAD AND RIGHT-OF-WAY WORK

ALL PRESSURE PIPE UNDER ROADWAY SHALL BE DIP EXTENDING 5' FROM EDGE OF PAVEMENT.

OWNER/OPERATOR

THE ENTITY THAT WILL OWN, OPERATE AND MAINTAIN THE ROADWAYS SHOWN ON THESE PLANS IS FOOT, LAKE COUNTY OR THE CITY OF CLERMONT. THE CONTRACTOR SHALL BE EXPECTED TO MEET ALL THE REQUIREMENTS OF THAT ENTITY.

GENERAL DESIGN INTENT

ALL PAVING SURFACES IN INTERSECTIONS AND ADJACENT SECTIONS SHALL BE GRADED TO DRAIN POSITIVELY IN THE DIRECTION SHOWN BY THE FLOW ARROWS ON THE PLANS AND TO PROVIDE A SMOOTHLY TRANSITIONED DRIVING SURFACE FOR VEHICLES WITH NO SHARP BREAKS IN GRADE, AND NO UNUSUALLY STEEP OR REVERSE CROSS SLOPES. APPROACHES TO INTERSECTIONS AND ENTRANCE AND EXIT GRADES TO INTERSECTIONS WILL HAVE TO BE STAKED IN THE FIELD AT DIFFERENT GRADES THAN THE CENTERLINE GRADES TO ACCOMPLISH THE PURPOSES OUTLINED. IN ADDITION, THE STANDARD CROWN WILL HAVE TO BE CHANGED IN ORDER TO DRAIN POSITIVELY IN THE AREA OF INTERSECTIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH THE ABOVE AND THE ENGINEER SHALL BE CONSULTED SO THAT HE MAY MAKE ANY AND ALL REQUIRED INTERPRETATIONS OF THE PLANS OR GIVE SUPPLEMENTARY INSTRUCTION TO ACCOMPLISH THE INTENT OF THE PLANS.

MATERIALS/CONSTRUCTION SPECIFICATIONS

MATERIALS AND CONSTRUCTION METHODS FOR THE ROADWAY CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION 1991, OR LATEST EDITION.

PAVEMENT SECTION REQUIREMENTS

CONSTRUCTION OF ROADWAYS SHALL BE 12" OF STABILIZED SUBBASE WITH A LIMEROCK BEARING PATIO OF (LBR) 40 COMPACTED TO THE MODIFIED PROCTOR MAXIMUM DRY DENSITY OF 98% PER AASHTO T-180, 6" OF LIMEROCK BASE COURSE, (LBR) 100, COMPACTED TO THE MODIFIED PROCTOR MAXIMUM DRY DENSITY OF 98% PER AASHTO T-180 AND 2" TYPE 5-111 OF RECYCLED ASPHALTIC CONCRETE SURFACE COURSE WITH A MINIMUM STABILITY OF 1500 LBS. SUBGRADE PREPARATION AND PAVEMENT INSTALLATION SHALL CONFORM TO FOOT STANDARDS AND SOILS REPORT RECOMMENDATIONS.

SIDEWALKS

SIDEWALKS ARE TO BE CONSTRUCTED IN THE AREA AS SHOWN ON THE CONSTRUCTION PLANS. THE 5' SIDEWALK SHALL BE CONSTRUCTED OF 4 INCHES OF CONCRETE WITH A 28 DAY COMPRESSION STRENGTH OF 2500 PSI. JOINTS SHALL BE EITHER TOoled OR SAWCUT AT A DISTANCE OF 5' LENGTHS, HANDICAPPED RAMPS SHALL BE PROVIDED AT ALL INTERSECTIONS AND BE IN ACCORDANCE WITH STATE REGULATIONS FOR HANDICAP ACCESSIBILITY.

PAVEMENT MARKINGS/SIGNAGE

PAVEMENT MARKINGS AND SIGNAGE SHALL BE PROVIDED AS SHOWN ON THE CONSTRUCTION PLANS AND SHALL MEET THE REQUIREMENTS OF THE OWNER/OPERATOR. SIGNAGE SHALL BE IN CONFORMANCE WITH MUTCD (LATEST EDITION). A 48-HOUR PAVEMENT CURING TIME WILL BE PROVIDED PRIOR TO APPLICATION OF THE PAVEMENT MARKINGS. REFLECTIVE PAVEMENT MARKINGS SHALL BE INSTALLED IN ACCORDANCE WITH FOOT INDEX NO. 17352.

TRAFFIC CONTROL

AN MOT PLAN SHALL BE SUBMITTED TO THE INSPECTOR PRIOR TO COMMENCEMENT OF WORK. A MINIMUM OF 2-WAY, ONE LANE TRAFFIC SHALL BE MAINTAINED IN THE WORK SITE AREA. ALL CONSTRUCTION WARNING SIGNAGE SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION AND BE MAINTAINED THROUGHOUT CONSTRUCTION. ACCESS SHALL BE CONTINUOUSLY MAINTAINED FOR ALL PROPERTY OWNERS SURROUNDING THE WORK SITE AREA. LIGHTED WARNING DEVICES ARE TO BE OPERATIONAL PRIOR TO DUSK EACH NIGHT DURING CONSTRUCTION.

CURBING

CURBING SHALL BE CONSTRUCTED WHERE NOTED ON THE CONSTRUCTION PLANS. CONCRETE FOR CURBS SHALL BE DEPARTMENT OF TRANSPORTATION CLASS "1" CONCRETE WITH A 28 DAY COMPRESSION STRENGTH OF 2500 PSI. ALL CURBS SHALL HAVE SAW CUT CONTRACTION JOINTS AND SHALL BE CONSTRUCTED AT INTERVALS NOT TO EXCEED 10'-0" ON CENTER. CONSTRUCTION OF CURBS SHALL BE IN CONFORMANCE WITH FOOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (1991) SECTION 520 AND DETAILS PROVIDED ON THE CONSTRUCTION PLANS.

R/W RESTORATION

ALL AREAS WITHIN THE RIGHT-OF-WAYS SHALL BE FINISH GRADED WITH A SMOOTH TRANSITION INTO EXISTING GROUND. ALL SWALES SHALL BE STABILIZED IMMEDIATELY AFTER FINAL GRADING. ALL DISTURBED AREAS SHALL BE RAKED CLEAN OF ALL LIMEROCK AND ROCKS AND SODDED AFTER FINAL GRADING IN ACCORDANCE WITH THE CONSTRUCTION PLANS PRIOR TO FINAL INSPECTION. ALL GRASSING (SEED OR SOD) SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL FINAL ACCEPTANCE BY THE OWNER/OPERATOR.

SITE ACCESS

ALL ACCESS TO THE JOB SITE FOR CONSTRUCTION AND RELATED ACTIVITIES SHALL BE BY EXISTING STREETS AND ROADS, OR BY THE CONSTRUCTION EASEMENT AS APPROVED BY THE CITY OF CLERMONT.

POTABLE WATER/FIRE SYSTEMS

OWNER/OPERATOR

THE ENTITY THAT WILL OWN, OPERATE AND MAINTAIN THE WATER SYSTEM SHOWN ON THESE PLANS IS CITY OF CLERMONT. THE CONTRACTOR SHALL BE EXPECTED TO MEET ALL THE REQUIREMENTS OF THAT ENTITY, UNLESS OTHERWISE INDICATED ON PLANS.

LANDSCAPING

PROVIDE MINIMUM 5' SEPARATION FROM UTILITIES AND TREES WITH INVASIVE ROOT SYSTEMS.

PIPE MATERIALS

SHOP DRAWINGS SHALL BE SUBMITTED FOR ALL CITY INFRASTRUCTURE TO BE CONSTRUCTED. WATER SYSTEM SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER AND SHALL MEET CITY SPECIFICATIONS.

POLYVINYL CHLORIDE PLASTIC PIPE (PVC) 4" THROUGH 12" SHALL BE MANUFACTURED IN ACCORDANCE WITH ANSI/AWWA C900 (LATEST EDITION) AND SHALL HAVE A MINIMUM WORKING PRESSURE OF 150 PSI AND A DR (DIMENSION RATIO) OF 18. ALL PVC PIPE SHALL BEAR THE NSF LOGO FOR POTABLE WATER. JOINTS SHALL BE OF THE PUSH-ON TYPE AND COUPLINGS CONFORMING TO ASTM D3139, DR18 PIPE.

DUCTILE IRON PIPE (DIP) SHALL BE STANDARD PRESSURE CLASS 350 IN SIZES 4" THROUGH 12" AND CONFORM TO ANSI/AWWA C150/A21.50 (LATEST EDITION). ALL DUCTILE IRON PIPE SHALL HAVE A STANDARD THICKNESS OF CEMENT MORTAR LINING AS SPECIFIED IN ANSI/AWWA C104/A21.4 (LATEST EDITION). PIPE JOINTS SHALL BE OF THE PUSH-ON RUBBER GASKET TYPE CONFORMING TO ANSI/AWWA C111/A21.11 (LATEST EDITION).

ALL PRESSURE PIPE UNDER ROADWAY SHALL BE DIP EXTENDING 5' FROM EDGE OF PAVEMENT.

3" METALLIC LOCATOR TAPE WITH LOCATOR WIRE SHALL BE INSTALLED ON ALL WATER MAINS PER DETAIL.

PIPE MATERIALS CONT.

PIPE SIZES GREATER THAN 12" BE SEPARATELY SPECIFIED ON THE PLANS; WITH THICKNESS CLASSES TO BE SHOWN BASED ON WORKING PRESSURES. PIPE DEPTH AND TRENCH CONDITIONS. FITTINGS FOR DUCTILE IRON PIPE AND PVC C-900 PIPE SHALL BE DUCTILE IRON AND SHALL CONFORM TO ANSI/AWWA C153/A21.10 (LATEST EDITION) AND SHALL BE CEMENT LINED IN CONFORMANCE WITH ANSI/AWWA C104/A21.4 (LATEST EDITION).

POLYETHYLENE WRAP USED FOR CORROSION PREVENTION ON DUCTILE IRON PIPE SHALL CONFORM TO THE REQUIREMENTS OF ANSI/ASTM D1248. THE MINIMUM NOMINAL THICKNESS SHALL BE 0.008 IN. (8 MILS). INSTALLATION OF POLY WRAP SHALL BE IN ACCORDANCE WITH AWWA C105. TRANSMISSION MAIN SHALL BE DIP RATED FOR 250 PSI.

VALVES

GATE VALVES SHALL BE RESILIENT SEAT AND SHALL CONFORM TO ANSI/AWWA C509.87 WITH HANDWHEEL OR WRENCH NUT, EXTENSION STEMS AND OTHER APPURTENANCES AS REQUIRED (OPERATION NUT TO BE WITHIN 3 FEET OF FINISH GRADE). MANUFACTURER'S CERTIFICATION OF THE VALVES COMPLIANCE WITH AWWA SPECIFICATION C509 AND TESTS LISTED THEREIN WILL BE REQUIRED. SEE CITY OF CLERMONT APPROVED PRODUCT LIST.

POTABLE WATER AND REUSE VALVES

ANY VALVE USED IN A POTABLE WATER OR REUSE WATER APPLICATION THAT IS 4" OR LARGER MUST BE A RESILIENT SEAT AND CONFORM TO ALL AWWA SPECIFICATIONS.

AIR RELEASE VALVES

AIR RELEASE VALVES SHALL BE PLACED AT HIGH POINTS OF THE TRANSMISSION MAIN TO PERMIT ESCAPE OF TRAPPED AIR. THE VALVE SIZE, LOCATION AND METHOD OF INSTALLATION SHALL BE INDICATED ON THE DRAWINGS OR AS DIRECTED BY THE ENGINEER. SEE CITY OF CLERMONT APPROVED PRODUCTS LIST.

VALVE BOXES

VALVE BOXES ON BURIED POTABLE WATER MAINS SHALL BE ADJUSTABLE, CAST IRON CONSTRUCTION, WITH MINIMUM INTERIOR DIAMETER OF 5" WITH COVERS CAST WITH THE INSCRIPTION IN LEGIBLE LETTERING ON TOP; WATER, BOXES SHALL BE SUITABLE FOR THE APPLICABLE SURFACE LOADING AND VALVE SIZE, AND SHALL BE MANUFACTURED BY MUELLER COMPANY, MODEL 10364, OR APPROVED EQUAL. VALVE BOX PADS SHALL BE 24"x24"x4" THICK CONCRETE WITH #4 REINFORCING BARS. PAD TO BE SET AT FINISHED GRADE WITH RECESSED DETECTOR WIRE CONDUIT PORT PER DETAIL. REUSE MAINS TO HAVE SQUARE TOP VALVE BOXES.

WATER SERVICES

UNLESS OTHERWISE NOTED IN THE PLANS, THE UTILITY COMPANY SHALL PROVIDE AND INSTALL WATER METERS. CONTRACTOR SHALL CONSTRUCT WATER SERVICE THROUGH THE CURB STOP AND SET METER BOXES TO FINISHED GRADE AS SHOWN ON THE WATER SYSTEM DETAIL SHEET. POLYETHYLENE (PE) PRESSURE PIPE FOR WATER SERVICES 1/2" THROUGH 3" SHALL CONFORM TO AWWA C901.88, MIN. 200 PSI, CTS 5100 (DR-9) ASTM D-2737, 200 PSI. THE SERVICE SHALL BE COMPLETE THROUGH THE CURB STOP AS SHOWN ON THE DETAIL SHEET AND SHALL BE OF THE TYPE REQUIRED FOR COMPATIBILITY WITH THE SERVICE LINES SPECIFIED. UTILITY COMPANY SHALL PROVIDE AND INSTALL IRRIGATION METERS. WHERE RECLAIM SERVICE IS NOT PROVIDED, CONTRACTOR SHALL CONSTRUCT IRRIGATION SERVICE THROUGH THE CURB STOP AND SET NEW BOXES TO FINISHED GRADE AS SHOWN ON THE WATER SYSTEM DETAIL SHEET. SEE CITY OF CLERMONT APPROVED PRODUCT LIST.

WATER SERVICES 2.5" AND LARGER

THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING A NEPTUNE R450 METER WITH E-CODER REGISTER, 12795-220S1227 NEPTUNE R450 WALL MIU (CLERMONT SPECIAL) AND 12596-002 NEPTUNE WALL MIU ADAPTOR F/PIT STYLE REGISTER. THE ASSEMBLY SHALL BE ABOVE GROUND STYLE WITH BYPASS SET UP FOR METER TESTING. A STRAINER SHALL BE INSTALLED PRIOR TO THE METER AND AND SHALL BE FROM THE SAME MANUFACTURER AS THE WATER METER. INCLUDE SPOOL PIECES 5X THE DIAMETER UPSTREAM AND 10X THE DIAMETER DOWNSTREAM MINIMUM LENGTH. ISOLATION VALVES SHALL BE INSTALLED PRIOR TO THE METER AND ANOTHER ONE PAST THE METER TEST PORT AND BEFORE THE THE DOWNSTREAM BYPASS CONNECTION. BYPASS PIPING SHALL HAVE A LOCKABLE ISOLATION VALVE UNLESS IT IS UNDERGROUND.

MATERIALS AS REQUIRED BY THE CITY OF CLERMONT

THE CONTRACTOR SHALL CUT A "W" IN THE CURB TOP AT EACH WATER SERVICE AND A "V" AT ALL VALVE LOCATIONS. CUT W'S AND V'S SHALL BE HIGHLIGHTED WITH BLUE PAINT. SEE WATER SYSTEM DETAILS FOR OTHER SERVICE LOCATION AND MARKING REQUIREMENTS.

PIPE INSTALLATION

PIPE INSTALLATION OF PVC WATER MAIN SHALL BE IN CONFORMANCE WITH ASTM D2774 (LATEST EDITION). INSTALLATION OF DUCTILE IRON PIPE WATER MAIN SHALL BE IN CONFORMANCE WITH AWWA C600.87.

COMPACTED BACKFILL SHALL BE TO 98% MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180 UNDER ALL PAVEMENTS WITH 12" MAXIMUM LIFT THICKNESS. OTHER COMPACTION OF BACKFILL SHALL BE TO 95% MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180 WITH 12" MAXIMUM LIFT THICKNESS. SEE PIPE TRENCHING DETAILS.

MINIMUM COVER OVER ALL PIPE SHALL BE 36" FROM TOP OF PIPE TO FINISHED GRADE. SEE PLAN AND PROFILE SHEETS FOR REQUIRED DEPTH.

WATER MAINS ARE TO BE INSTALLED SO AS TO PROVIDE A MINIMUM VERTICAL CLEARANCE OF 12" OR A MINIMUM HORIZONTAL CLEARANCE OF 10' FROM ALL OTHER UTILITIES. IF THE MINIMUM CLEARANCE CAN NOT BE ACHIEVED, THEN DUCTILE IRON WATER MAIN SHALL BE SPECIFIED 10 FEET EITHER SIDE OF THE CROSSING. HORIZONTAL AND VERTICAL MINIMUM SEPARATION DISTANCE REQUIREMENTS BETWEEN WATER MAIN AND ALL OTHER UTILITIES SHALL COMPLY WITH 62-555.314 (1), (2), (3), (4) AND (5) FAC.

ALL WATER MAINS SHALL BE INSTALLED WITH RESTRAINED JOINT FITTINGS. NO CONCRETE THRUST BLOCKS TO BE USED.

ALL PLUGS, CAPS, TEES, BENDS, FIRE HYDRANTS, VALVES, ETC. SHALL BE PROVIDED WITH MEGALUG PIPE RESTRAINTS. FOR RESTRAINT CONSTRUCTION SPECIFICATIONS, REFER TO THE WATER SYSTEM DETAILS.

ALL VALVES TO BE RESTRAINED AS DEAD ENDS IN BOTH DIRECTIONS.

GENERAL NOTES AND DETAILS  
REVISED  
9-19-2013

SIGNATURE AND SEAL

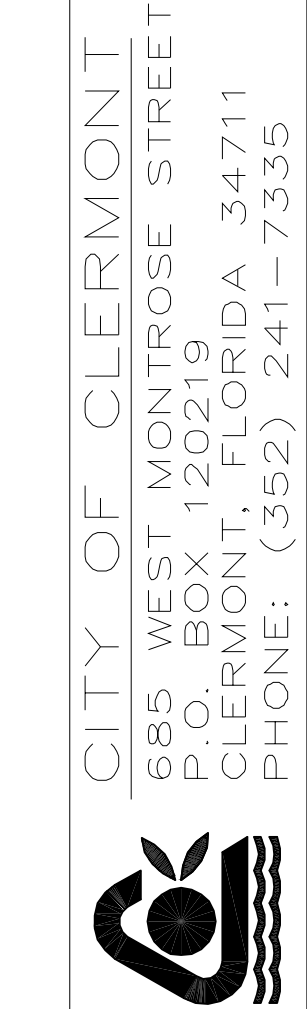
DRAWING FILE

DRAWING

ERIC McCOY  
STATE OF FLORIDA  
PROFESSIONAL ENGINEER  
NO. 38725

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| JOB NO.   | 13-018    |
| DATE      | July 2014 |
| DES. BY:  | Rmc       |
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NOT VALID WITHOUT  
SIGNATURE AND ORIGINAL BASED SEAL



CLERMONT GENERAL NOTES #1

CHAMPIONS WAY – South Lake Hospital

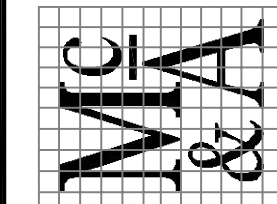
Sec. 28; Twp. 22 S; Rge. 26 E; City of Clermont, Lake County, FL

OWNER/APPLICANT: City of Clermont, Darren Gray, City Manager

685 W. Montrose St., Clermont, FL 34711 (352) 394-4081

McCOY & ASSOCIATES

ENGINEERS & LAND PLANNERS  
732 N. STREET  
CLERMONT, FL 34711  
(352) 599-5156  
CA# 8374



Rhoden Land Surveying, Inc.

1009 EAST AVENUE  
CLERMONT, Florida 34711  
(352) 394-6255

DESCRIPTION

DATE

NO.

DESIGN

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REVISIONS

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NO.

DESCRIPTION



THE ENGINEER EXPRESSLY RESERVES THE EXCLUSIVE COMMON-LAW COPYRIGHT AND PROPERTY RIGHTS TO THESE DRAWINGS WHICH MAY NOT BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER, NOR ARE THEY TO BE ASSIGNED TO ANY PARTY WITHOUT THE ENGINEER'S WRITTEN CONSENT.

PIPE IDENTIFICATION

3" METALLIC LOCATOR TAPE SHALL BE BURIED IN THE WATER MAIN TRENCH 18" DIRECTLY ABOVE THE WATER MAIN. A CONTINUOUS COPPER DETECTOR WIRE SHALL BE ATTACHED AS SHOWN ON THE WATER DETAIL SHEET. WIRE CONNECTIONS (SPICES) SHALL BE DONE WITH WIRE NUT AND GREASE FILLED PROTECTIVE CAP.

ALL PIPE AND PIPE FITTINGS SHALL BE COLOR CODED OR MARKED IN ACCORDANCE WITH SUB- PARAGRAPH 62-555.320(21)(b)3, F.A.C., USING BLUE AS A PREDOMINANT COLOR. (UNDERGROUND PLASTIC PIPE SHALL BE SOLID-WALL BLUE PIPE. SHALL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN OR SHALL BE WHITE OR BLACK PIPE WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED TO, THE PIPE WALL; AND UNDERGROUND METAL OR CONCRETE PIPE SHALL HAVE BLUE STRIPES APPLIED TO THE PIPE WALL. PIPE STRIPED DURING MANUFACTURING OF THE PIPE SHALL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT NO GREATER THAN 90-DEGREE INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIPE PIPE DURING INSTALLATION OF THE PIPE, THE TAPE OR PAINT SHALL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE; FOR PIPE WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE OR PAINT SHALL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE. ABOVE GROUND PIPE SHALL BE PAINTED BLUE OR SHALL BE COLOR CODED OR MARKED LINE UNDERGROUND PIPE.) RHINO TRIVIEW FLEXMARKING POST SHALL BE PLACED ON ALL TRANSMISSION MAINS AT 500 FEET.

DISINFECTION AND TESTING

ALL PIPE SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA STANDARD C651.86.

PVC WATER MAINS SHALL BE INSTALLED; PRESSURE AND LEAK TESTED IN ACCORDANCE WITH AWWA C605 AND DUCTILE IRON WATER MAINS IN ACCORDANCE WITH AWWA C600, [62-555.320(21)(B) 1 AND 62-555.330, F.A.C.] ALL INSTALLATION, TESTING AND FIELD PROCEDURES MUST BE PROVIDED AND MUST CONFORM TO THE APPLICABLE AWWA STANDARDS.

THE CONTRACTOR SHALL PROVIDE AT HIS OWN EXPENSE ALL NECESSARY TEST PUMPING EQUIPMENT, WATER, WATER METERS, PRESSURE GAUGES AND OTHER EQUIPMENT, MATERIAL AND FACILITIES REQUIRED FOR ALL HYDROSTATIC AND LEAKAGE TESTING. CONTRACTOR SHALL CONTACT THE ENGINEER, OWNER/OPERATOR AND CITY IN WRITTEN FORM, FORTY EIGHT (48) HOURS IN ADVANCE OF PROPOSED TESTING. THE CONTRACTOR SHALL PERFORM SATISFACTORY PRETESTING PRIOR TO NOTIFICATION.

THE WATER SYSTEM SHALL BE SOAK TESTED 24 HOURS @150 PSI AND TESTED FOR LEAKAGE AT 150 PSI FOR TWO (2) HOURS, WITH ALLOWABLE LEAKAGE IN ACCORDANCE WITH ABOVE STANDARDS.

CONTRACTOR SHALL OBTAIN A COPY OF THE FDEP WATER SYSTEM PERMIT AND PULL BACTERIOLOGICAL TEST SAMPLES FROM THE SAMPLE POINTS SPECIFIED IN THAT PERMIT. CONTINUITY TEST SHALL BE PERFORMED ON WIRE BY CONTRACTOR.

CONNECTIONS TO EXISTING WATER MAINS

PRIOR TO THE CONNECTION TO ANY EXISTING MAIN, THE PROPOSED WATER MAIN SHALL BE DISINFECTED, HAVE ENGINEER APPROVED PRESSURE TESTING AND HAVE FDEP CLEARANCE. REFER TO FDEP PERMIT FOR ANY ADDITIONAL REQUIREMENTS.

ASBUILT DRAWINGS

THE CONTRACTOR SHALL PROVIDE VERTICAL AND HORIZONTAL "ASBUILT" INFORMATION RELATIVE TO ALL CONSTRUCTED UTILITIES AND STRUCTURES. THREE SETS SHALL BE PROVIDED FOR REVIEW. ONCE APPROVED BY THE UTILITY, ONE REPRODUCIBLE SET SHALL BE PROVIDED.

AS-BUILT INFORMATION FOR THE WATER SYSTEM SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:

- 1. LOCATION OF ALL VALVES, FITTINGS, HYDRANTS AND SERVICES – HORIZONTAL AND VERTICAL.
- 2. LOCATION OF THE WATER MAIN TIED WITH COORDINATES FOR THE SUBDIVISION.
- 3. CERTIFICATION AS TO THE SYSTEM MEETING THE MINIMUM COVER REQUIREMENTS.
- 4. HORIZONTAL AND VERTICAL DATA FOR ANY CONSTRUCTION WHICH DEVIATES FROM THE APPROVED ENGINEERING PLANS.
- 5. UTILITY LOCATES ON SYSTEMS INSTALLED UNDER THIS CONTRACT SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR/DEVELOPER UNTIL ASBUILT DRAWINGS ARE REVIEWED AND APPROVED BY THE UTILITY.

SANITARY SEWER NOTES

- 1. ALL PRESSURE PIPE UNDER ROADWAY SHALL BE DIP EXTENDING 5' FROM EDGE OF PAVEMENT.

MAINS AND MANHOLES

- 1. ALL GRAVITY SANITARY SEWER MAINS, LATERALS, AND APPURTENANCES. SHALL BE CONSTRUCTED OF SDR26 PVC PIPE MEETING ASTM 3034, AND SHALL HAVE A MINIMUM COVER OF THREE (3) FEET.
- 2. WHERE REQUIRED, MAINS SHALL BE CLASS 150 DUCTILE IRON PIPE (DIP) MEETING AWWA C150 AND C151. MAINS SHALL BE 60 MIL EPOXY COATED WITH POLYETHYLENE WRAP CONFORMING TO AWWA C105.
- 3. ALL PVC PIPE SHALL BEAR THE NSF-DW SEAL.
- 4. JOINTS SHALL BE INTEGRAL BELL ELASTOMERIC GASKET JOINTS MANUFACTURED IN ACCORDANCE WITH ASTM D3212 AND ASTM F477. APPLICABLE UNI-BELL PLASTIC PIPE ASSOCIATION STANDARD IS UNI-B-7.
- 5. ALL SANITARY MANHOLES SHALL BE PRECAST CONCRETE WITH A MINIMUM WALL THICKNESS OF FIVE (5) INCHES FOR INSIDE DIAMETER OF FOUR (4) FEET.
- 6. MANHOLES SHALL MEET ASTM C-478. RING AND COVER SHALL BE TRAFFIC BEARING H-20 CLASS 30 MEETING ASTM A-48.
- 7. INTERIOR AND EXTERIOR WALLS OF ALL MANHOLES SHALL HAVE A MINIMUM OF TWO (2) 8 MIL COATS OF AN APPROVED PROTECTIVE COAL TAR EPOXY.
- 8. ALL MAINS NOT LOCATED UNDER PAVEMENT SHALL BE MARKED BY A 3" METALLIC LOCATOR TAPE AND TRACER WIRE 18" ABOVE THE CENTERLINE OF PIPE. DROP MANHOLE IF INVERT DIFFERENCE IS GREATER THAN OR EQUAL TO TWO (2) FEET. 3" METALLIC LOCATOR TAPE SHALL BE BURIED IN THE WATER MAIN TRENCH 18" DIRECTLY ABOVE THE WATER MAIN. A CONTINUOUS COPPER DETECTOR WIRE SHALL BE ATTACHED AS SHOWN ON THE WATER DETAIL SHEET.
- 9. LINING IS REQUIRED OF ALL MANHOLES WITH AN INCOMING SLOPE GREATER THAN 5%. ANY MANHOLE WITH FORCE MAIN TIE IN MUST BE LINED. SEE CITY OF CLERMONT APPROVED PRODUCT LIST.
- 10. NO DROP SHALL BE GREATER THAN 15 FEET.

LATERALS

- 1. ALL SERVICE LATERALS AND FITTINGS SHALL BE A MINIMUM OF 6" IN DIAMETER.
- 2. ALL LATERALS SHALL TERMINATE WITH A 4" CLEAN-OUT AT THE PROPERTY LINE, AND AT A DEPTH TO FINAL GRADE OF 3 FEET. SEE DETAILS FOR LOCATION.
- 3. THE END OF EACH SERVICE CONNECTION SHALL BE MARKED WITH A 2"x2"x2" ABOVE GRADE WOODEN STAKE OR APPROVED MARKER AND CURB MARKED WITH A 'S'.

FORCEMAINS

- 1. FORCEMAINS SHALL BE CLASS 350 EPOXY 401 LINED DIP. DIP PIPE SHALL HAVE INTEGRAL BELL PUSH ON TYPE JOINTS CONFORMING TO ASTM D3139.
- 2. ALL FITTINGS SHALL BE MECHANICAL JOINT DUCTILE IRON WITH 250 PSI MINIMUM PRESSURE RATING. SUITABLE COUPLINGS COMPLYING WITH ASTM SPECIFICATIONS ARE REQUIRED FOR JOINING DISSIMILAR MATERIALS.
- 3. 3" METALLIC LOCATOR TAPE SHALL BE BURIED IN THE WATER MAIN TRENCH 18" DIRECTLY ABOVE THE WATER MAIN. A CONTINUOUS COPPER DETECTOR WIRE SHALL BE ATTACHED AS SHOWN ON THE WATER DETAIL SHEET.
- 4. ALL MAINS SHALL HAVE A MINIMUM COVER OF THREE (3) FEET.
- 5. ALL CONNECTIONS TO EXISTING SEWER FORCEMAINS SHALL BE ACCOMPLISHED WITH A WET TAP AND RESTRAINTS.
- 6. PROVIDE JOINT RESTRAINT AS SHOWN ON THE WATER DETAIL SHEET.
- 7. AIR RELEASE AND VACUUM VALVE PRODUCTS SHALL ADHERE TO CITY OF CLERMONT APPROVED PRODUCT LIST.

TESTING

- 1. SEWAGE COLLECTION SYSTEM
  - A. ALL GRAVITY SEWER MAINS REQUIRE LOW PRESSURE AIR TESTING IN ACCORDANCE WITH THE LATEST UNI-BELL STANDARD FOR LOW PRESSURE AIR TESTS. AIR TESTS, AS A MINIMUM, SHALL CONFORM TO THE TEST PROCEDURES DESCRIBED IN ASTM SPECIFICATIONS, ASTM F1417 FOR PLASTIC PIPE.
  - B. ALL SEWER MAINS AND LATERALS SHALL BE VIDEO INSPECTED BY A CITY APPROVED VENDOR.
  - C. ALL MANHOLES SHALL BE INSPECTED FOR INFILTRATION, ALIGNMENT, FLOW CHANNEL CONSTRUCTION AND COAL TAR EPOXY PAINT THROUGHOUT.
  - D. HYDRO-STATIC TESTS CONSISTING OF A HYDROSTATIC PRESSURE TEST AND HYDROSTATIC LEAKAGE TEST SHALL BE CONDUCTED ON ALL NEWLY INSTALLED SEWER FORCE MAIN SYSTEM PRESSURE PIPES AND APPURTENANCES IN ACCORDANCE WITH AWWA C600 OR M23 AS APPLICABLE. THE PRESSURE SHALL BE 150 PSI FOR TWO (2) HOURS.
  - E. DEFLECTION TESTS ARE REQUIRED FOR ALL FLEXIBLE PIPE. TESTS SHALL BE PERFORMED WITHOUT MECHANICAL PULLING DEVICES.

TEMPORARY JUMPER CONNECTION NOTES

A TEMPORARY JUMPER CONNECTION IS REQUIRED AT ALL CONNECTIONS BETWEEN EXISTING ACTIVE WATER MAINS AND PROPOSED NEW WATER MAIN IMPROVEMENTS. THE DETAIL PROVIDED IS TO BE USED FOR FILLING ANY NEW WATER MAIN OF ANY SIZE FROM EXISTING ACTIVE WATER MAINS AND FOR FLUSHING OF NEW MAINS UP TO 8" DIAMETER (2.5 FPS MINIMUM VELOCITY) AND FOR TAKING BACTERIOLOGICAL SAMPLES FROM ANY NEW WATER MAIN OF ANY SIZE. THE JUMPER CONNECTION SHALL BE MAINTAINED UNTIL AFTER FILLING, FLUSHING, TESTING AND DISINFECTING OF THE NEW MAIN HAS BEEN SUCCESSFULLY COMPLETED AND CLEARANCE FOR FDEP HAS BEEN OBTAINED FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) AND OTHER PERTINENT AGENCIES HAS BEEN RECEIVED BY THE CITY OF CLERMONT. THIS JUMPER CONNECTION SHALL ALSO BE USED TO MAINTAIN A MINIMUM LEVEL OF DISINFECTION AND UNTIL THE FDEP CLEARANCE LETTER IS OBTAINED AND THE LINES ARE PLACED INTO SERVICE.

ADEQUATE RESTRAINTS SHALL BE PROVIDED TEMPORARILY, AS REQUIRED.

PIPE AND FITTINGS USED FOR CONNECTING THE NEW PIPE TO THE EXISTING PIPE SHALL BE DISINFECTED PRIOR TO INSTALLATION IN ACCORDANCE WITH AWWA C651, 1992 EDITION. THE TAPPING SLEEVE AND THE EXTERIOR OF THE MAIN MAIN TO BE TAPPED SHALL BE DISINFECTED BY SPRAYING OR SWABBING PER SECTION II OF AWWA C651-92.

FLUSHING OF ALL WATER MAINS SAHLL BE DONE THROUGH THE TIE-IN VALVE UNDER CONTROLLED CONDITIONS BY THE CITY ONLY. FULL BORE FLUSH IS REQUIRED. THE FOLLOWING PROCEDURES SHALL BE FOLLOWED:

- A. THE TIE-IN VALVES SHALL BE OPERATED ONLY BY THE CITY AND PRESSURE TESTED IN THE PRESENCE OF THE CITY AND ENGINEER TO VERIFY WATER TIGHTNESS PRIOR TO TIE-IN. VALVES WHICH ARE NOT WATERTIGHT SHALL BE REPLACED OR A NEW VALVE INSTALLED IMMEDIATELY ADJACENT TO THE LEAKING VALVE.
  - B. THE TEMPORARY JUMPER CONNECTION SHALL BE CONSTRUCTED AS DETAILED. THE JUMPER CONNECTION SHALL BE USED TO FILL THE NEW WATER MAIN, FOR PROVIDING WATER FOR BACTERIOLOGICAL SAMPLING OF THE NEW MAIN AS REQUIRED BY THE FDEP PERMIT AND FOR MAINTAINING CHLORINE RESIDUALS IN THE MAINS.
    - 1. FLUSHING SHALL NOT BE ATTEMPTED DURING PEAK DEMAND HOURS OF THE EXISTING WATER MAIN.
    - 2. ALL DOWNSTREAM VALVES IN THE NEW SYSTEM MUST BE OPEN PRIOR TO THE CITY OPENING THE TIE-IN VALVE.
    - 3. PROVIDE FOR AND MONITOR THE PRESSURE AT THE TIE-IN POINT. THE PRESSURE IN THE EXISTING MAIN MUST NOT DROP BELOW 35 PSI.
    - 4. TIE-IN VALVE SHALL BE OPENED BY THE CITY A FEW TURNS ONLY, ENSURING A PRESSURE DROP ACROSS THE VALVE IS ALWAYS GREATER THAN 10 PSI.
  - C. THE TIE-IN VALVE SHALL BE LOCKED CLOSED BY THE CITY UNTIL THE FLUSHING BEGINS.
  - D. THE TIE-IN VALVE SHALL BE OPENED ONLY BY THE CITY FOR FLUSHING OF THE NEW MAIN. THE PROCEDURE SHALL BE DONE BY THE CITY AND OBSERVED BY THE ENGINEER.
  - E. AFTER FLUSHING, THE TIE-IN VALVE SHALL BE CLOSED AND LOCKED IN THE CLOSE POSITION BY THE CITY. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION DEMONSTRATING THAT THE RPZ BACK FLOW PREVENTION DEVICE HAS BEEN TESTED WITHIN ONE YEAR AT THE TIME OF INSTALLATION, AND IS IN GOOD WORKING ORDER AT THE TIME OF INSTALLATION. THE TEST SHALL BE PERFORMED BY A CERTIFIED BACK FLOW PREVENTION TECHNICIAN AS APPROVED BY THE CITY OF CLERMONT CROSS-CONNECTION CONTROL PROGRAM. A CERTIFICATE IS REQUIRED BY THE CITY.
- EXCEPT AS REQUIRED TO FLUSH LINES TIE-IN VALVE SHALL REMAIN CLOSED AND SHALL BE LOCKED IN THE CLOSE POSITION BY THE CITY. THE TIE-IN VALVE SHALL REMAIN LOCKED UNTIL THE NEW SYSTEM HAS BEEN CLEARED FOR USE BY FDEP AND ALL OTHER AGENCIES. UPON RECEIPT OF CLEARANCE FOR USE FROM FDEP AND ALL OTHER AGENCIES, THE CONTRACTOR SHALL REMOVE THE TEMPORARY JUMPER CONNECTION. THE CORPORATION STOPS ARE TO BE CLOSED AND PLUGGED WITH 2" BRASS PLUGS. THERE BE NO LEAKAGE.
- ALL INSTALLATION AND MAINTENANCE OF THE TEMPORARY JUMPER CONNECTION AND ASSOCIATED BACK FLOW PREVENTION DEVICE, FITTINGS, VALVES, ETC., SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- WATER METERS SHALL BE PAID FOR AT THE CITY HALL AND SHALL BE DELIVERED TO THE JOB SITE BY THE UTILITY DEPARTMENT.

FIRE HYDRANTS

FIRE HYDRANTS SHALL CONFORM TO THE LATEST EDITION OF AWWA C502.85 AND SHALL BE FURNISHED COMPLETE WITH WRENCH AND OTHER APPURTENANCES. MANUFACTURER'S CERTIFICATION OF COMPLIANCE WITH AWWA C502 AND TESTS LISTED THEREIN WILL BE REQUIRED. ALL HYDRANTS SHALL BE BREAKAWAY TYPE, WITH THE BREAKAWAY SECTION LOCATED SLIGHTLY ABOVE THE FINISH GROUND LINE. HYDRANTS SHALL CONTAIN TWO, TWO AND ONE-HALF INCH (2-1/2") HOSE CONNECTIONS, AND ONE, FOUR AND ONE-HALF INCH (4-1/2") STEAMER CONNECTION WITH NATIONAL STANDARD FIRE HOSE COUPLING SCREW THREADS, FIVE AND ONE-QUARTER INCH (5-1/4") VALVE OPENING, SIX INCH (6") DIAMETER MECHANICAL JOINT INLET, ONE AND ONE-HALF INCH (1-1/2") PENTAGON OPERATING NUT, SHALL OPEN COUNTERCLOCKWISE. HYDRANT MUST BE PAINTED BY HANDORY BY THE MANUFACTURER AND SHALL BE PAINTED IN CONFORMANCE WITH CITY OF CLERMONT REQUIREMENTS (COLORS BASED ON DELIVERED FIRE FLOW). HYDRANTS SHALL BE MUELLER CENTRON (TRAFFIC MODEL A-423) NO SUBSTITUTE. FIRE HYDRANTS TO BE THE BREAK AWAY TYPE WITH A CAST IRON DUCTILE IRON MECHANICAL JOINT HYDRANT TEE, WITH RESILIENT SEAT AND MECHANICAL JOINT GATE VALVE.

FIRE HYDRANTS CONT.

- 1. BLUE PAVEMENT REFLECTORS SHALL BE PLACED IN THE CENTERLINE OF THE DRIVING LANE CLOSEST TO AND DIRECTLY IN FRONT OF EACH FIRE HYDRANT.
- 2. A POST-CONSTRUCTION FIRE FLOW TEST SHALL BE CONDUCTED. HYDRANTS SHALL DELIVER THE REQUIRED GPM PER THE CITY OF CLERMONT LAND DEVELOPMENT REGULATIONS WITH A RESIDUAL PRESSURE OF 20 PSI. CONTRACTOR SHALL NOTIFY CITY OF CLERMONT ENGINEERING DEPARTMENT WHEN HYDRANTS ARE READY TO BE FLOW TESTED. FOR FIRE HYDRANTS LOCATED WITHIN THE CITY OF CLERMONT, CONNECTED TO THE CITY OF CLERMONT'S WATER SYSTEM, AND/OR LOCATED WITHIN CLERMONT FIRE DEPARTMENT'S PROTECTION AREA, THIS TEST SHALL BE CONDUCTED BY CITY OF CLERMONT PERSONNEL. THIS TEST SHALL BE PROVIDED BY THE CONTRACTOR FOR LOCATIONS NOT INCLUDED ABOVE. THIS TEST MAY BE WITNESSED BY THE OWNER/OPERATOR IF REQUESTED AT TIME OF NOTIFICATION THAT HYDRANTS ARE READY FOR FLOW TEST.
- 3. IF A PERMIT FOR THE WATER SYSTEM IS REQUIRED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP), THE SYSTEM SHALL BE ACCEPTED AND APPROVED BY DEP PRIOR TO BEING PRESSURIZED OFF OF THE CITY SYSTEM AND PRIOR TO ANY FLOW TESTS BEING CONDUCTED.
- 4. FIRE HYDRANTS AND FIRE PROTECTION APPLIANCES SHALL BE KEPT ACCESSIBLE TO THE FIRE DEPARTMENT AT ALL TIMES. THE FOLLOWING CLEARANCES SHALL BE MAINTAINED FOR ALL FIRE HYDRANTS AND FIRE PROTECTION APPLIANCES. CLEARANCE OF SEVEN AND ONE-HALF FEET (7'-6") IN FRONT OF AND TO THE SIDES OF A FIRE HYDRANT, WITH A FOUR FOOT (4') CLEARANCE TO THE REAR OF THE HYDRANT. CLEARANCES OF SEVEN AND ONE-HALF FEET (7'-6") IN FRONT OF AND TO THE SIDES OF THE APPLIANCES. NO PERSON SHALL PLACE OR KEEP ANY POST, FENCE, VEHICLE, GROWTH, VEGETATION, TRASH OR STORAGE OF OTHER MATERIALS THAT WOULD OBSTRUCT A FIRE HYDRANT OR FIRE PROTECTION APPLIANCE AND HINDER OR PREVENT ITS IMMEDIATE USE BY FIRE DEPARTMENT PERSONNEL. SUCH FIRE HYDRANT OR FIRE PROTECTION APPLIANCE SHALL BE KEPT READILY VISIBLE AT ALL TIMES.
- 5. FIRE HYDRANTS SHALL NOT BE LOCATED CLOSER THAN THREE (3) FEET TO OR MORE THAN TWENTY (20) FEET FROM THE EDGE OF A STREET, DRIVE OR OTHER ACCESSWAY, UNLESS OTHERWISE REQUESTED BY THE FIRE OFFICIAL. THE 4-1/2" CONNECTION SHALL FACE THE NEAREST ROADWAY, OR IF LOCATED WITHIN A COMPLEX PARKING AREA, SHALL FACE THE NEAREST TRAFFIC WAY. NO HYDRANT SHALL BE INSTALLED WHERE PEDESTRIAN OR VEHICULAR TRAFFIC WOULD INTERFERE WITH THE USE OF THE HYDRANT. THE STANDARD FIRE HYDRANT APPROVED FOR USE IN THE CITY IS MUELLER MODEL A-423. THE CITY'S STANDARD FIRE HYDRANT DETAIL AND NOTES ARE AVAILABLE FROM THE CITY ENGINEER'S OFFICE AND MUST BE INCLUDED IN THE SITE PLANS. ALL FIRE HYDRANTS AND MAINS, INCLUDING THOSE PRIVATELY OWNED, THAT ARE CONNECTED TO THE CITY'S POTABLE WATER SYSTEM, SHALL CONFORM TO CITY STANDARDS.
- 6. A MINIMUM NUMBER OF FIRE HYDRANTS SHALL BE PROVIDED AND/OR AVAILABLE TO PROVIDE EQUAL TO OR GREATER THAN THE NEEDED FIRE FLOW FOR ALL BUILDINGS ON THE SITE BASED ON THE FOLLOWING CREDITS: HYDRANT(S) WITHIN 300 FEET OF THE BUILDING, 1,000 GPM CREDIT; HYDRANT(S) 301 TO 600 FEET, 670 GPM CREDIT; HYDRANT(S) 601 TO 1,000 FEET, 250 GPM CREDIT.
- 7. FIRE HYDRANTS THAT HAVE NOT BEEN TESTED AND PLACED INTO SERVICE MUST BE CLEARLY MARKED AS 'OUT OF SERVICE' USING INDUSTRY ACCEPTED METHODS (BAGGING, TAGING, ETC).

CONNECTIONS TO CITY WATER MAINS

ALL DOUBLE DETECTOR CHECK VALVE ASSEMBLIES (DDCV) INSTALLED TO ISOLATE A PRIVATE FIRE SYSTEM SUPPLYING FIRE HYDRANTS FROM THE CITY'S POTABLE WATER SYSTEM SHALL HAVE TAMPER SWITCH DEVICES INSTALLED ON THE DDCV ASSEMBLY VALVES WHENEVER ANY AUTOMATIC FIRE SPRINKLER SYSTEM IS INSTALLED BEYOND THE DDCV. THESE TAMPER SWITCHES SHALL BE CONNECTED TO THE BUILDING FIRE ALARM SYSTEM FOR ALL INDIVIDUAL BUILDINGS PROTECTED BY A FIRE SPRINKLER SYSTEM.

FIRE DEPARTMENT CONNECTIONS

ANY FIRE DEPARTMENT CONNECTION SIAMESE (FDC) FOR FIRE SPRINKLER OR STANDPIPE SYSTEMS MUST BE WITHIN 100 FEET OF A FIRE HYDRANT. THE FDC MAY BE INSTALLED DIRECTLY ON THE DOUBLE DETECTOR CHECK VALVE BACK FLOW PREVENTOR AS LONG AS THE REQUIREMENT TO BE WITHIN 100 FEET OF A FIRE HYDRANT IS COMPLIED WITH. FIRE DEPARTMENT CONNECTIONS SHALL BE IDENTIFIED BY A SIGN THAT STATES, "NO PARKING FIRE DEPARTMENT CONNECTION" AND SHALL BE DESIGNED IN ACCORDANCE WITH FDOT STANDARDS FOR INFORMATION SIGNAGE. THE LOCATION OF ANY FDC MUST BE SHOWN ON THE SITE PLANS UTILITY SHEET.

DEDICATED FIRE MAINS

- 1. THE "POINT OF SERVICE" FOR ANY FIRE MAIN MUST BE CALLED OUT ON THE UTILITY SHEET OF THE SITE PLANS. THIS IS THE POINT WHERE A WATER LINE BECOMES DEDICATED TO ONLY FIRE PROTECTION, SUCH AS SUPPLYING ONLY A FIRE HYDRANT OR FIRE SPRINKLER SYSTEM, AND THERE IS NO POTABLE WATER SUPPLY COMING OFF OF THE WATER LINE BEYOND THIS POINT.
- 2. LABEL DEDICATED FIRE MAINS AT "L" ON THE SUBMITTED PLANS.
- 3. FIRE MAINS WILL BE SEPARATELY PERMITTED AND INSPECTED BY THE CITY FIRE DEPARTMENT.

FIRE DEPARTMENT ACCESS

FIRE DEPARTMENT ACCESS ROADS SHALL BE PROVIDED AND MAINTAINED IN ACCORDANCE WITH THE FLORIDA FIRE PREVENTION CODE AND RULES ESTABLISHED BY THE CITY OF CLERMONT FOR EVERY FACILITY, BUILDING, OR PORTION OF A BUILDING HEREAFTER CONSTRUCTED OR RELOCATED. A FIRE DEPARTMENT ACCESS ROAD SHALL EXTEND TO WITHIN 50 FEET (15 m) OF AN EXTERIOR DOOR PROVIDING ACCESS TO THE INTERIOR OF THE BUILDING. FIRE DEPARTMENT ACCESS ROADS SHALL BE PROVIDED SUCH THAT IN ANY PORTION OF THE FACILITY OR ANY PORTION OF AN EXTERIOR WALL OF THE FIRST STORY OF A BUILDING IS LOCATED NOT MORE THAN 150 FEET (46 m) FROM FIRE DEPARTMENT ACCESS ROADS AS MEASURED BY A ROUTE APPROVED BY THE LOCAL FIRE OFFICIAL AROUND THE EXTERIOR OF THE BUILDING OR FACILITY (THE DISTANCE SHALL BE PERMITTED TO BE INCREASED TO 450 FEET WHEN BUILDINGS ARE PROTECTED WITH AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM THAT IS INSTALLED IN ACCORDANCE WITH NFPA STANDARDS).

FIRE DEPARTMENT ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET (6.1 m).

AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES (4.1m), SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS (MINIMUM 32 TONS), AND SHALL BE PROVIDED WITH A SURFACE SUITABLE FOR ALL-WEATHER DRIVING CAPABILITIES. THE TURNING RADIUS OF A FIRE DEPARTMENT ACCESS ROAD SHALL BE AS APPROVED BY THE AHJ. DEAD-END FIRE DEPARTMENT ACCESS ROADS IN EXCESS OF 150 FEET (46 m) IN LENGTH SHALL BE PROVIDED WITH APPROVED PROVISIONS FOR THE TURNING AROUND OF FIRE APPARATUS. WHEN A BRIDGE IS REQUIRES TO BE USED AS PART OF FIRE DEPARTMENT ACCESS ROAD, IT SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH NATIONALLY RECOGNIZED STANDARDS. THE BRIDGE SHALL BE DESIGNED FOR A LIVE LOAD SUFFICIENT TO CARRY THE IMPOSED LOADS OF FIRE APPARATUS (MINIMUM 32 TONS). THE ANGLE OF APPROACH AND DEPARTURE FOR ANY MEANS OF FIRE DEPARTMENT ACCESS SHALL NOT EXCEED 1 FOOT DROP IN 20 FEET (0.3 m DROP IN 6 m), AND THE DESIGN LIMITATIONS OF THE FIRE APPARATUS OF THE FIRE DEPARTMENT SHALL BE SUBJECT TO APPROVAL BY THE AHJ. THE LOAD RATING OF FIRE DEPARTMENT ACCESS ROADS AND BRIDGES SERVING DETACHED ONE OR TWO-FAMILY OCCUPANCIES ONLY MAY BE DECREASED UPON APPROVAL BY THE LOCAL FIRE OFFICIAL.

THE REQUIRED WIDTH OF A FIRE DEPARTMENT ACCESS ROAD SHALL NOT BE OBSTRUCTED IN ANY MANNER, INCLUDING BY THE PARKING OF VEHICLES. MINIMUM REQUIRED WIDTHS AND CLEARANCES SHALL BE MAINTAINED AT ALL TIMES. ENTRANCES TO ROADS, TRAILS, OR OTHER ACCESSWAYS THAT HAVE BEEN CLOSED WITH GATES AND BARRIERS SHALL NOT BE OBSTRUCTED BY PARKED VEHICLES. FIRE LANE MARKINGS MUST BE INSTALLED IN ANY LOCATIONS WHERE VEHICLES MAY PARK AND BLOCK TRAFFIC WAYS OR FREE AND CLEAR ACCESS FOR FIRE AND EMERGENCY APPARATUS.

FIRE LANE MARKINGS ON THE PAVEMENT MUST BE IN DOT YELLOW OR RED AND INCLUDE A CROSSHATCH AREA THAT EXTENDS A MINIMUM OF THREE FEET OUT FROM THE CURB. ANY CURBS MUST ALSO BE PAINTED DOT YELLOW OR RED. MARKED TRAFFIC SURFACES MUST HAVE THE WORDS, FIRE LANE – NO PARKING, PAINTED ON THE SURFACE. THIS WORDING MUST REPEAT THE ENTIRE LENGTH OF THE FIRE LANE, AND BE SPACED NO MORE THAN 50 FEET APART. WORDING ON PAVED SURFACES MUST BE A MINIMUM OF 10" TALL. ANY REQUIRED FIRE LANES SHALL BE MARKED WITH SIGNS WITH THE WORDING, "NO PARKING FIRE LANE BY ORDER OF THE FIRE DEPARTMENT." SUCH SIGNS SHALL BE 12 INCHES BY 18 INCHES WITH A WHITE BACKGROUND AND RED LETTERS AND SHALL BE A MAXIMUM OF 7 FEET IN HEIGHT FROM THE ROADWAY TO THE BOTTOM PART OF THE SIGN. THE SIGNS SHALL BE WITHIN SIGHT OF THE TRAFFIC FLOW AND BE A MAXIMUM OF 50 FEET APART.

A 20' x 20' CROSS-HATCH AREA MUST BE INDICATED ON THE PAVEMENT IN FRONT OF AND CENTERED ON HYDRANTS ANY FIRE DEPARTMENT CONNECTIONS FOR FIRE SPRINKLER OR STANDPIPE SYSTEMS THAT ARE LOCATED ON BUILDINGS OR IN PARKING LOTS WHERE VEHICLES MAY PARK AND BLOCK CLEAR ACCESS TO THE CONNECTION. THE CROSS-HATCH AREA MUST INCLUDE WORDING AS SPECIFIED ABOVE. A SIGN INDICATING "NO PARKING FIRE DEPARTMENT CONNECTION" MUST BE INSTALLED IN THIS AREA.

THE CURB MUST BE PAINTED DOT YELLOW OR RED, FOR A LENGTH OF 30 FEET CENTERED ON ANY FIRE OR FIRE DEPARTMENT SIAMESE CONNECTIONS THAT ARE INSTALLED ALONG A PARKING LOT, DRIVE OR STREET TO PREVENT VEHICLES FROM PARKING WITHIN 15 FEET OF THE HYDRANT OR CONNECTION. WORDING MUST BE PAINTED ON CURBS IN THESE AREAS INDICATING "NO PARKING FIRE LANE" AND MUST BE A MINIMUM OF 3" TALL.

BUILDING MARKINGS

ADDRESS NUMERALS SHALL NOT BE LESS THAN THREE INCHES IN HEIGHT FOR RESIDENTIAL BUILDINGS, STRUCTURES OR PORTIONS THEREOF, AND AT LEAST SIX INCHES IN HEIGHT FOR ALL OTHER BUILDINGS, STRUCTURES OR PORTIONS THEREOF. ADDRESS NUMERALS SHALL BE ARABIC NUMERALS OR ALPHABET LETTERS, NO CURSIVE LETTERS.

COMMERCIAL BUILDINGS

"KEY LOCK BOX APPROVED BY A CITY FIRE OFFICIAL" WILL BE REQUIRED ON ALL COMMERCIAL BUILDINGS (NFPA 1, CODE CHAPTER 3-8 AS ADAPTED IN THE FLORIDA FIRE PREVENTION CODE THROUGH FLORIDA ADMINISTRATIVE CHAPTER 4A-60.003, RULES OF THE STATE FIRE MARSHAL, AND AUTHORIZED BY FLORIDA STATUTES 633.0215, 633.025). THESE SHALL BE INSTALLED ON THE EXTERIOR WALL OF THE BUILDING WITHIN ONE FOOT OF THE LEFT SIDE OF THE MAIN PUBLIC ENTRANCE DOOR AT A HEIGHT OF SIX (6) FEET. IN THE CASE OF A MULTI-OCCUPANCY BUILDING, SUCH AS A ROW OF STORES, MULTI-OFFICE BUILDING, ETC., ONLY ONE KEY LOCK BOX PER BUILDING WILL BE REQUIRED UNLESS EXTENUATING CIRCUMSTANCES INDICATE THE NEED FOR ADDITIONAL LOCK BOXES. THIS BOX SHALL BE INSTALLED ON THE EXTERIOR WALL OF THE BUILDING WITHIN ONE FOOT OF THE LEFT END OF THE SIDE OF THE BUILDING CONTAINING THE MAIN PUBLIC ENTRANCE (AS YOU ARE FACING THE MAIN ENTRANCE) AT A HEIGHT OF SIX (6) FEET. IN THE CASE OF A MULTI-FAMILY COMPLEX, ONLY ONE KEY LOCK BOX WILL BE REQUIRED FOR THE COMPLEX UNLESS EXTENUATING CIRCUMSTANCES INDICATE THE NEED FOR ADDITIONAL KEY LOCK BOXES. THIS BOX SHALL BE LOCATED AT THE MAIN ENTRANCE TO THE CLUBHOUSE, INSTALLED AS INDICATED ABOVE FOR COMMERCIAL BUILDINGS. IF THERE IS NO CLUBHOUSE, THE BOX SHALL BE INSTALLED PER A CITY FIRE OFFICIAL. A CITY FIRE OFFICIAL MAY BE CONTACTED IF IT IS NOT POSSIBLE TO INSTALL THE BOX AT THE LOCATIONS INDICATED ABOVE. THE CITY FIRE OFFICIAL WILL MAKE A DETERMINATION AS TO THE LOCATION WHERE THE BOX WILL BE INSTALLED.

LOCK BOXES SHALL CONTAIN KEYS TO THE BUILDING (INCLUDING ENTRANCE DOORS AND ALL ELECTRICAL AND MECHANICAL ROOMS) AND ANY SYSTEMS IN THE BUILDING (SUCH AS FIRE ALARM PANELS, FIRE ALARM PULL STATIONS, SMOKE DETECTOR RESET, SPRINKLER SYSTEMS, ELEVATORS, ETC.). BOXES FOR MULTI-OCCUPANCY BUILDINGS AND MULTI-FAMILY COMPLEXES SHALL BE OF SUFFICIENT SIZE TO ACCOMMODATE KEYS FOR EACH INDIVIDUAL OCCUPANCY AND MASTER KEYS FOR EACH SEPARATE BUILDING, AS WELL AS ANY SYSTEMS IN ALL OCCUPANCIES AND BUILDINGS. ALL LOCK BOXES SHALL ALSO CONTAIN BUSINESS CARDS WITH AFTER-HOURS EMERGENCY CONTACT NUMBERS FOR EACH OCCUPANCY. THE CODE(S) FOR SILENCING AND RESETING ANY FIRE ALARM SYSTEMS SHALL BE WRITTEN ON THE BACK OF THE BUSINESS CARD(S) FOR EACH OCCUPANCY.

APPLICATIONS FOR THE PURCHASE OF "KEY LOCK BOX" EQUIPMENT ARE AVAILABLE FROM THE FIRE DEPARTMENT. EACH BOX TO BE INSTALLED WITHIN THE CITY OF CLERMONT WILL BE KEYS TO ACCOMMODATE CLERMONT FIRE DEPARTMENT'S LOCK BOX KEY. BUILDING OWNERS OR OCCUPANTS WILL NOT HAVE A KEY TO THE BOX. THE OWNER OR DEVELOPER SHALL NOTIFY THE FIRE DEPARTMENT (352-394-7662) AFTER THE BOX HAS BEEN INSTALLED AND ALL REQUIRED KEYS ARE AVAILABLE. A FIRE DEPARTMENT REPRESENTATIVE WILL MEET A REPRESENTATIVE OF THE BUILDING AT THE SITE TO LOCK THE KEYS IN THE BOX. WHENEVER ANY KEYS, CODES OR EMERGENCY CONTACT NUMBERS ARE CHANGED, THE FIRE DEPARTMENT SHALL BE NOTIFIED IMMEDIATELY SO A FIRE DEPARTMENT REPRESENTATIVE CAN UNLOCK THE BOX AND REPLACE THE CHANGED ITEMS.

BUILDING MATERIALS

NFPA 241 (STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION AND DEMOLITION OPERATIONS) AS ADAPTED IN THE FLORIDA ADMINISTRATIVE CODE (RULES OF THE STATE FIRE MARSHAL) AND THE FLORIDA FIRE PREVENTION CODE, AND AUTHORIZED BY FLORIDA STATE STATUTES, CHAPTER 633, REQUIRES THAT A WATER SUPPLY FOR FIRE PROTECTION SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ACCUMULATES ON THE SITE AND THAT THERE SHALL BE NO DELAY IN THE INSTALLATION OF FIRE PROTECTION EQUIPMENT. THIS SECTION ALSO STATES, "WHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED, COMPLETED AND IN SERVICE PRIOR TO CONSTRUCTION WORK.

EMERGENCY VEHICLE ACCESS CONTROL (EVAC) SYSTEM

THE CITY OF CLERMONT LAND DEVELOPMENT REGULATIONS, SECTION 110-192 (1), REQUIRES THAT ALL GATED COMMUNITIES IN THE CITY OF CLERMONT INSTALL THE "EVAC" (EMERGENCY VEHICLE ACCESS CONTROL) REMOTE GATE OPENING EQUIPMENT ON ALL ENTRY GATES. THE EVAC SYSTEM SHALL BE IN ADDITION, AND SEPARATE, FROM THE GATE OPENING SYSTEM THAT IS PROVIDED FOR THE RESIDENTS. A KEYPAD CODE ENTRY DEVICE SHALL ALSO BE INSTALLED AT EACH GATE, WITH THE ENTRY CODE SUPPLIED TO THE FIRE DEPARTMENT IN WRITING UPON INSTALLATION. THE DEVELOPER SHALL PROVIDE FIVE (5) CONTROLLERS FOR THE EVAC SYSTEM TO THE CLERMONT FIRE DEPARTMENT. FOR FURTHER REQUIREMENTS REFER TO THE CITY OF CLERMONT LAND DEVELOPMENT REGULATIONS, SECTION 110-192 (1). SECURITY ACCESS CONTROL, 800-637-5945, DISTRIBUTES THE EVAC SYSTEM. SECURITY ACCESS CONTROL MAY BE CONTACTED REGARDING ANY QUESTIONS ABOUT THE SYSTEM OR TO GET INFORMATION ON LOCAL VENDORS THAT CAN INSTALL THE SYSTEM.

NEEDED FIRE FLOW CALCULATIONS

NEEDED FIRE FLOW CALCULATIONS FOR ALL BUILDINGS ON THE SITE BASED ON THE ISO FIRE SUPPRESSION RATING SCHEDULE GUIDE FOR NEEDED FIRE FLOW CALCULATIONS SHALL BE SHOWN ON THE SITE PLANS. THE INSURANCE SERVICES OFFICE (ISO) GUIDE FOR CALCULATING THE NEEDED FIRE FLOW CAN BE FOUND ON THE ISO WEB SITE AT <http://www.isomfgation.com/dcmnloaqs/ppc3001.pdf>. THE FIRE FLOW CALCULATIONS ARE BASED ON A NON-SPRINKLERED BUILDING. BUILDINGS PROTECTED BY AN AUTOMATIC FIRE SPRINKLER SYSTEM ARE THEN GIVEN CREDIT BASED ON 50% OF NEEDED FIRE FLOW PLUS SPRINKLER SYSTEM REQUIREMENTS. THIS CALCULATION IS USED AS ONE OF THE FACTORS IN DETERMINING THE NUMBER OF FIRE HYDRANTS REQUIRED ON THE SITE.

A NEEDED FIRE FLOW CALCULATION WORKSHEET IS AVAILABLE IN MS EXCEL FORMAT AT THE CITY OF CLERMONT WEB SITE: [www.cityofclermontfl.com](http://www.cityofclermontfl.com), CITY DEPARTMENTS, FIRE DEPARTMENT, INSPECTIONS/PREVENTION.

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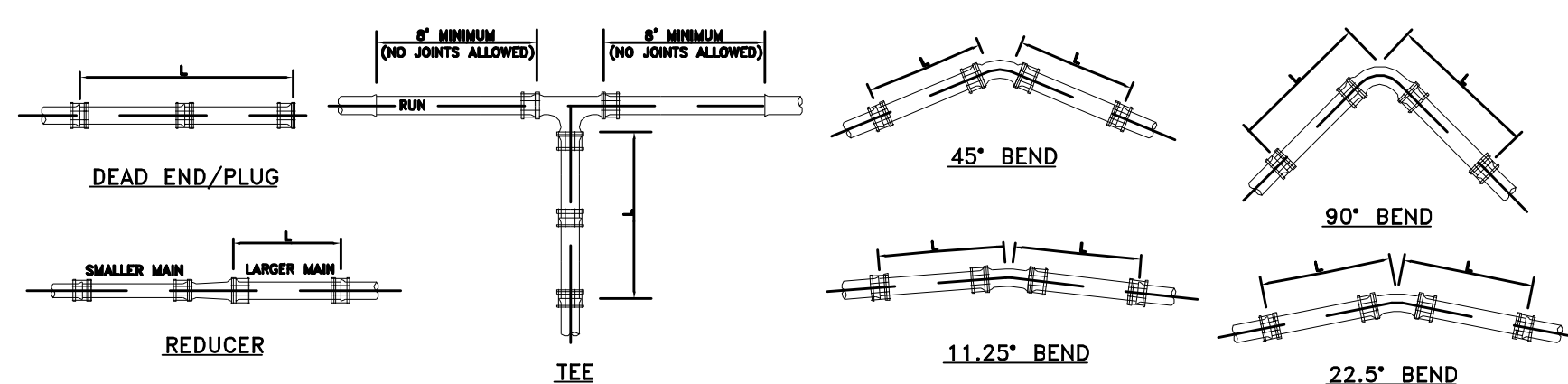
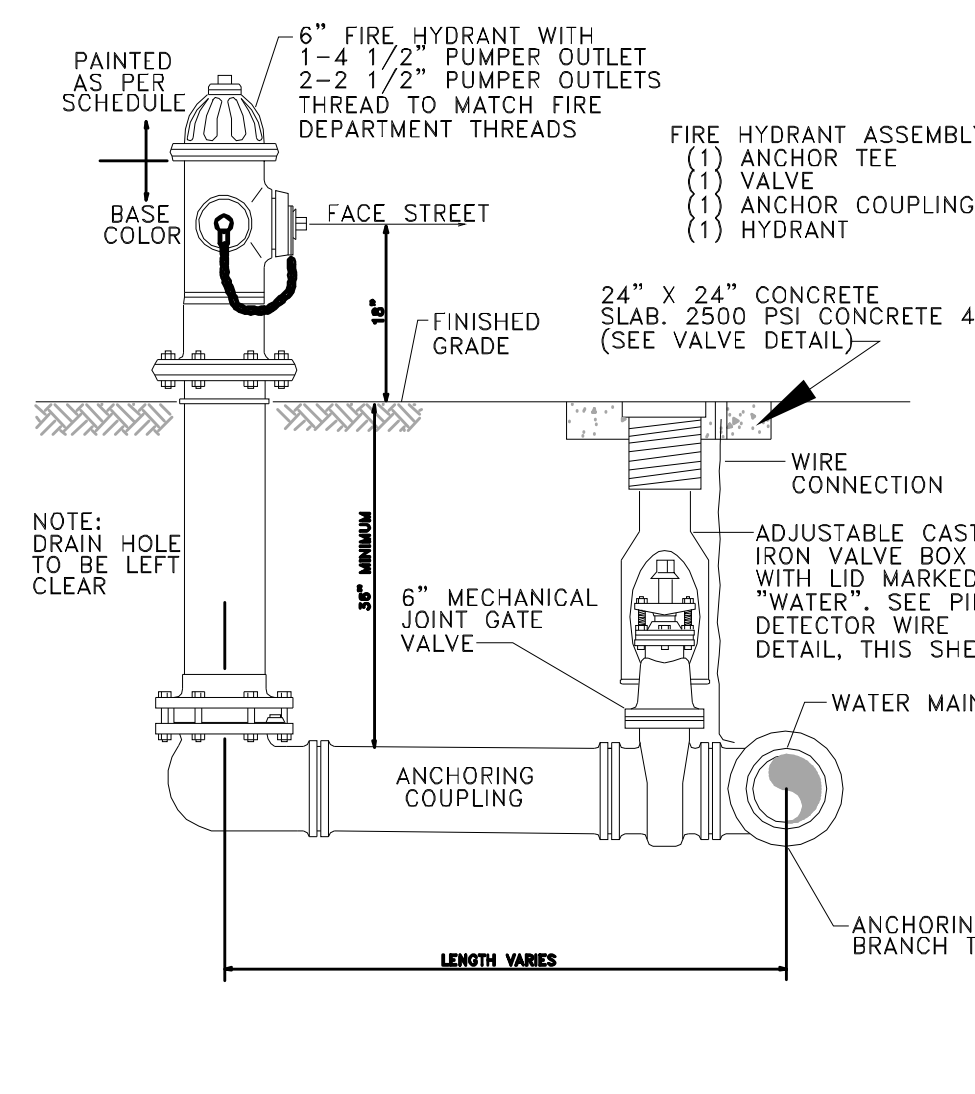
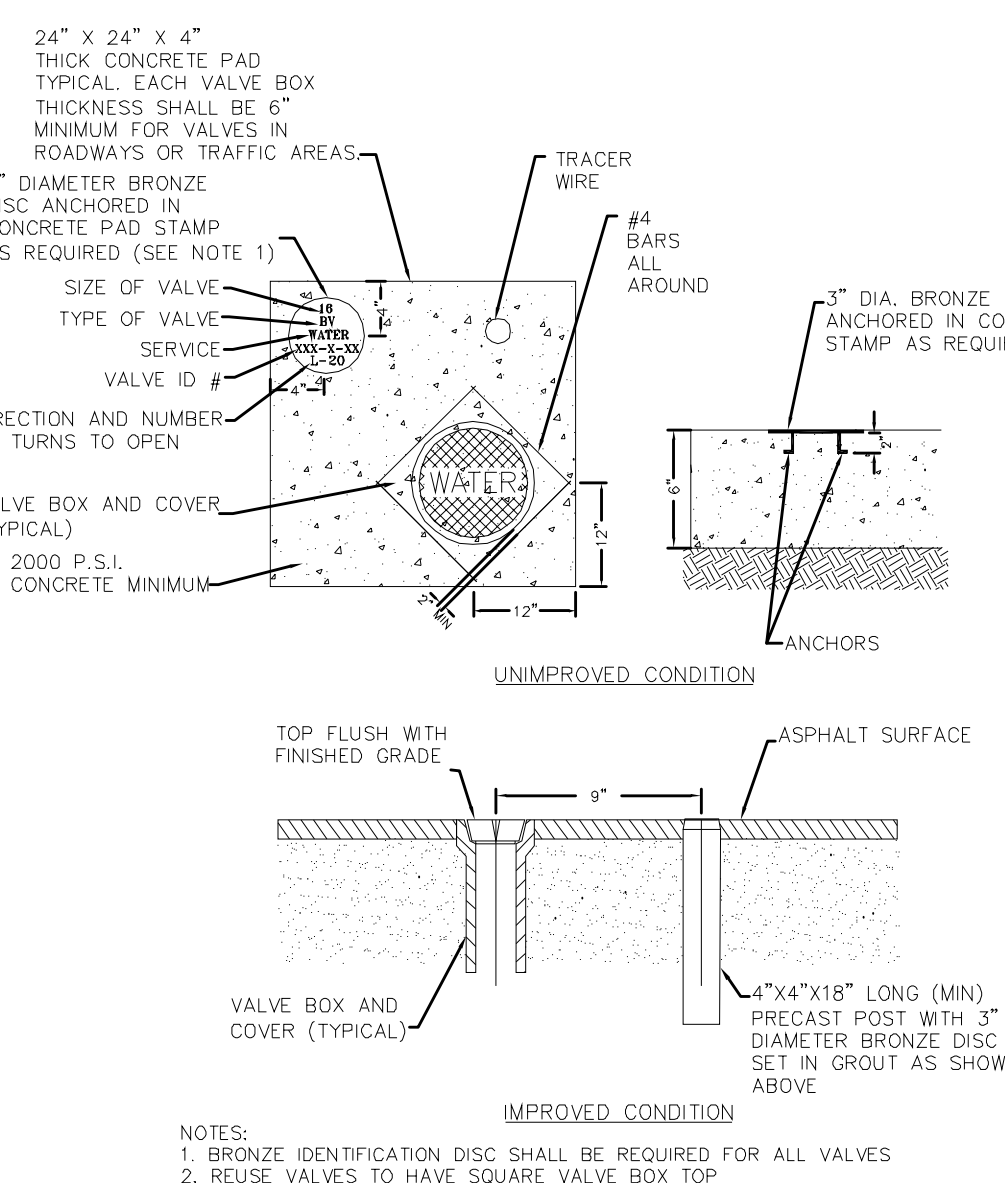
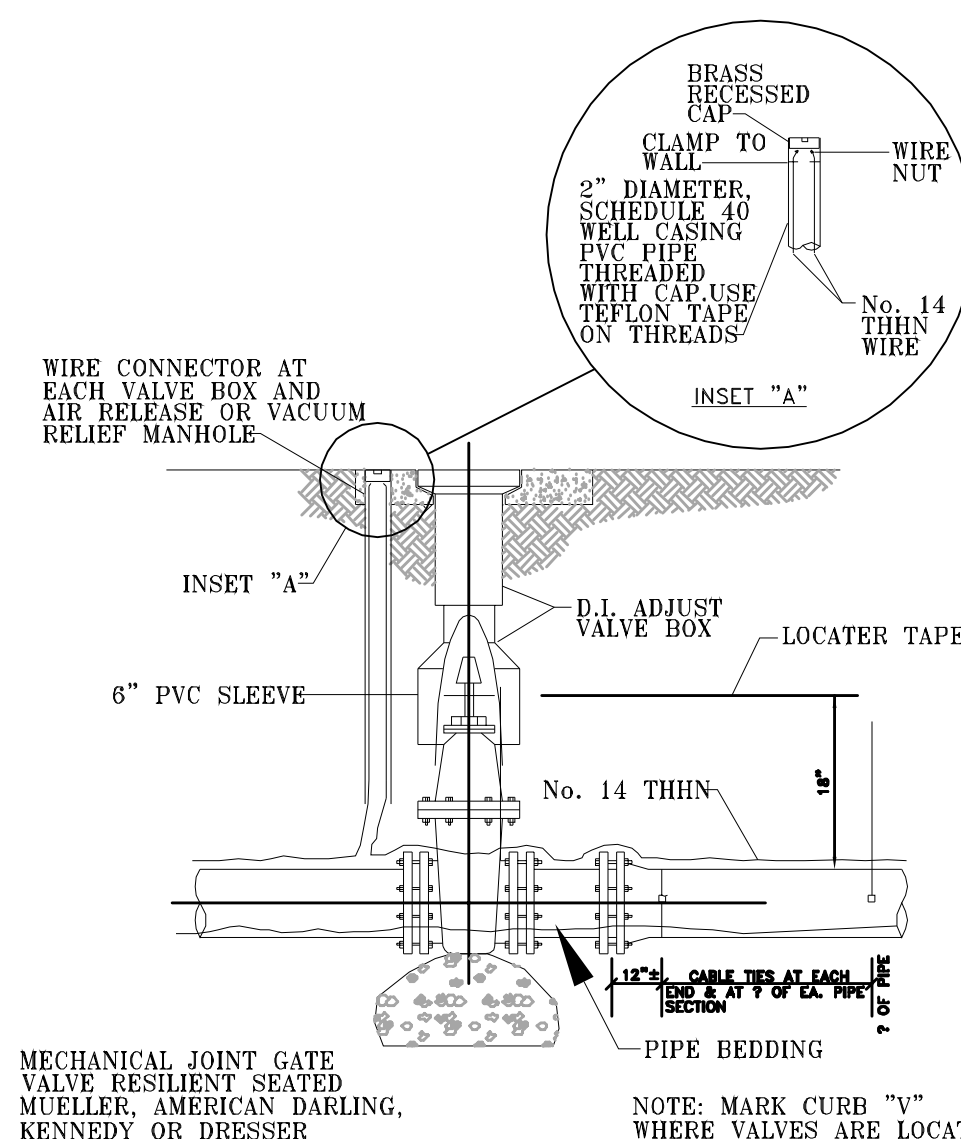
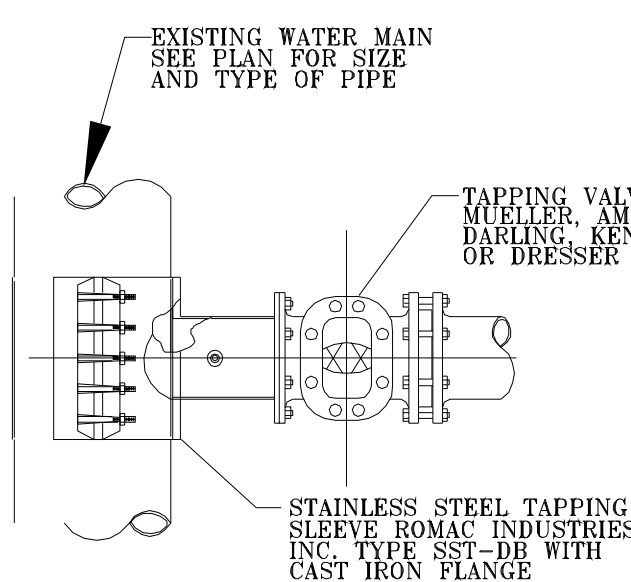
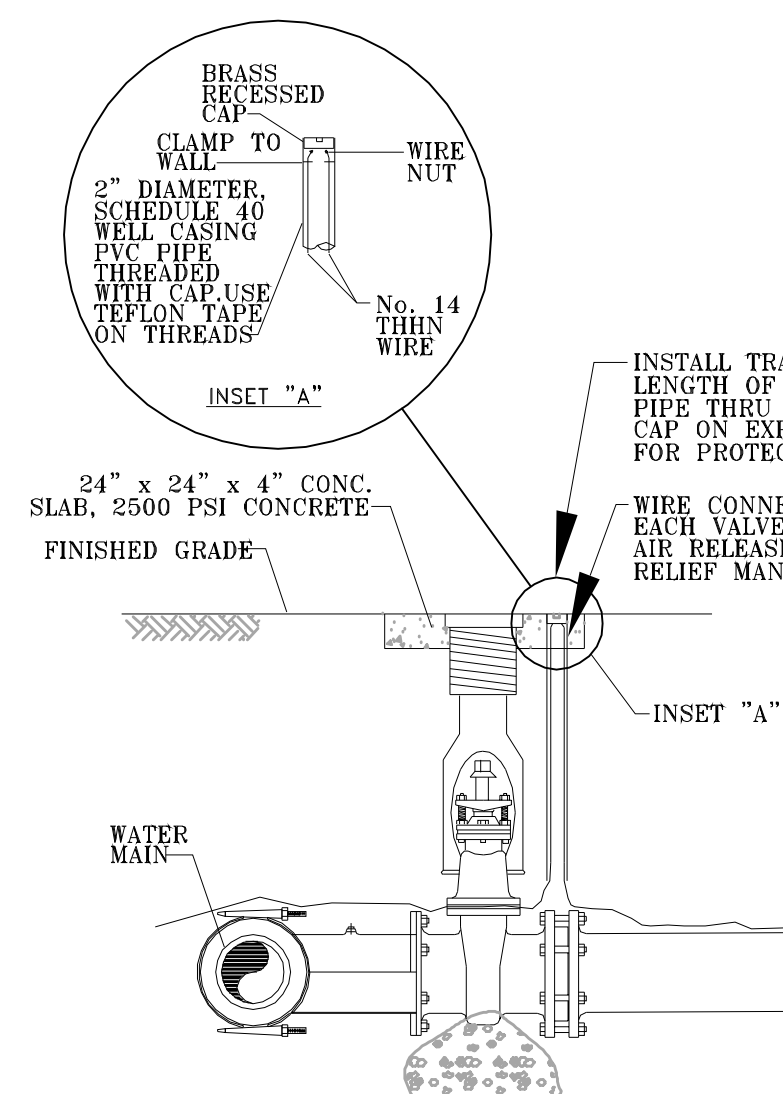
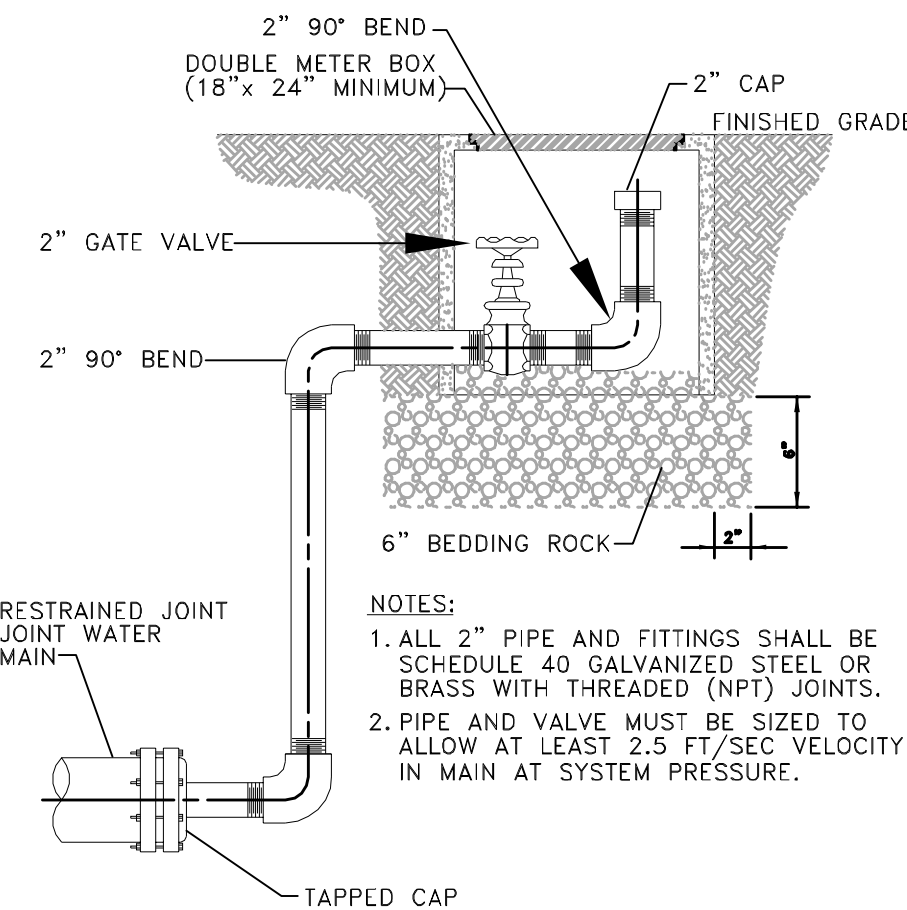
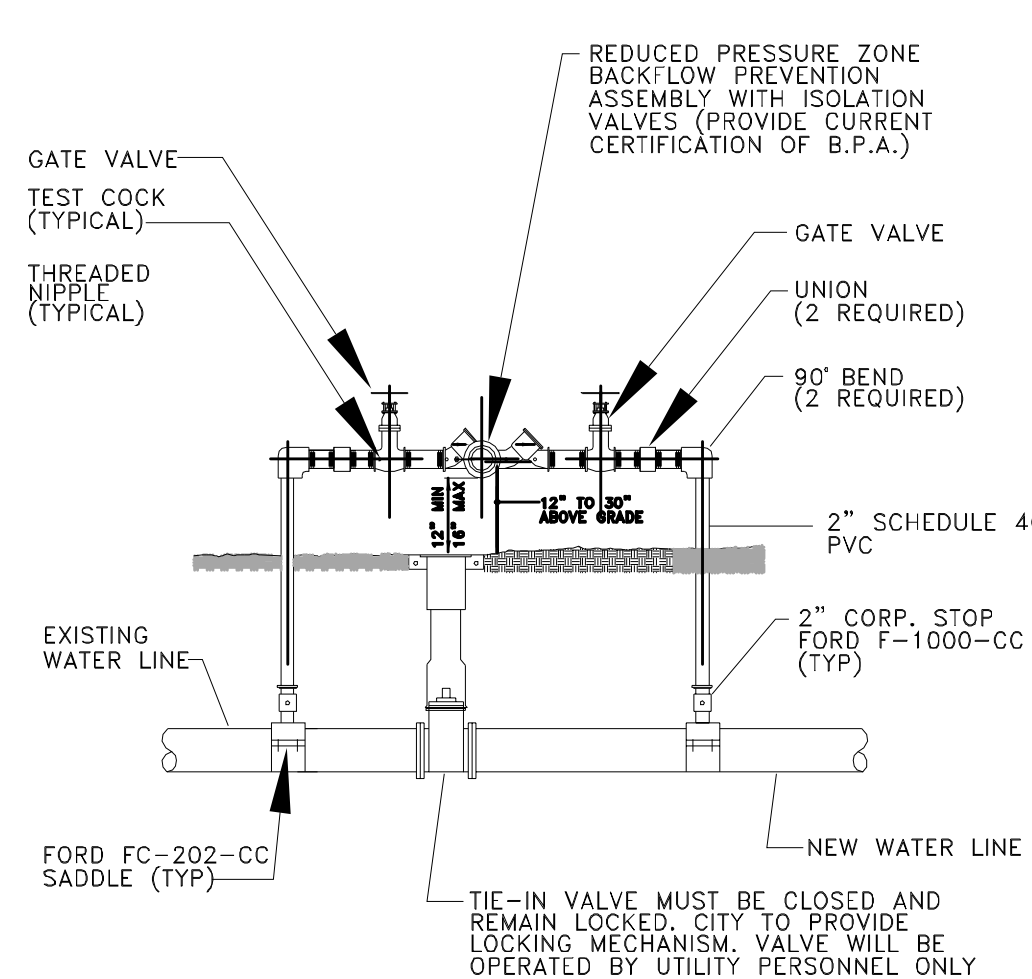
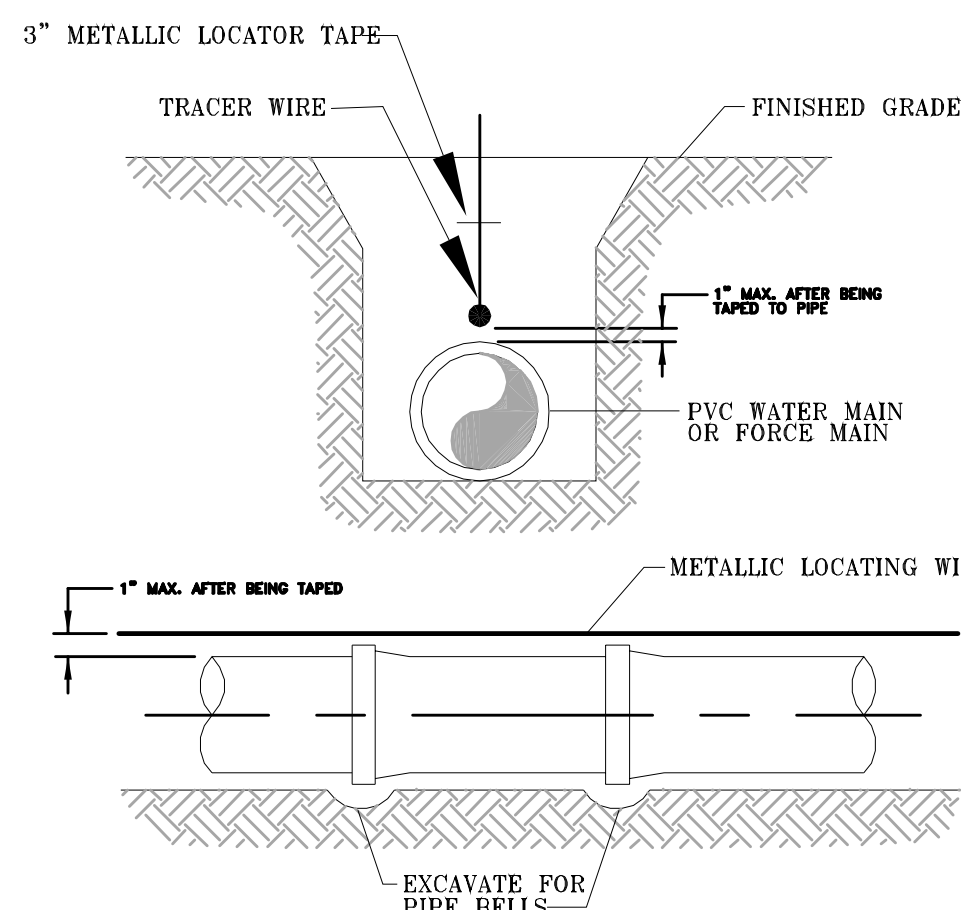
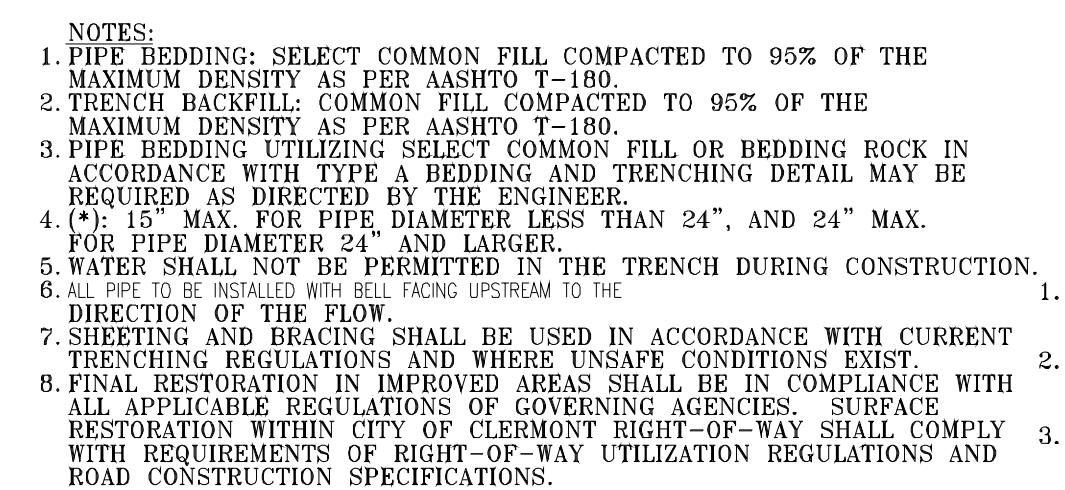
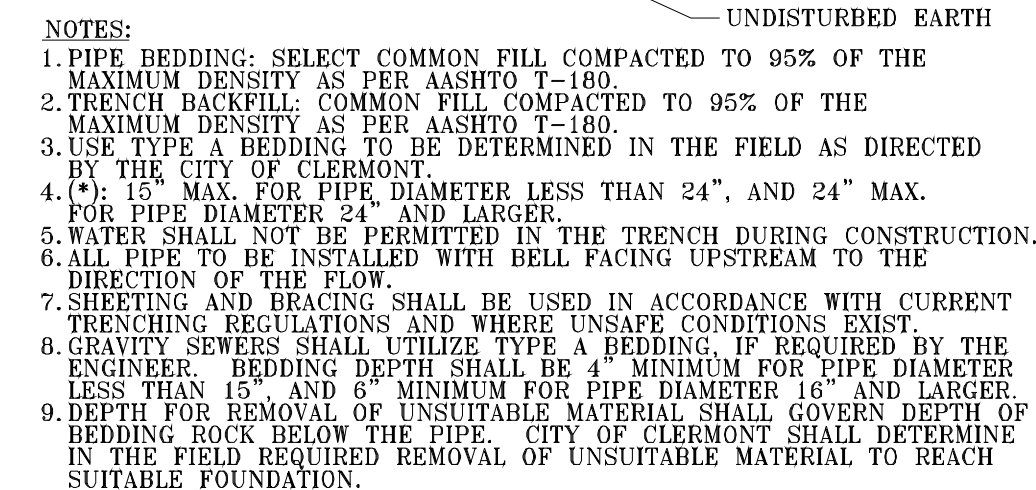
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**Rhoden Land Surveying,**

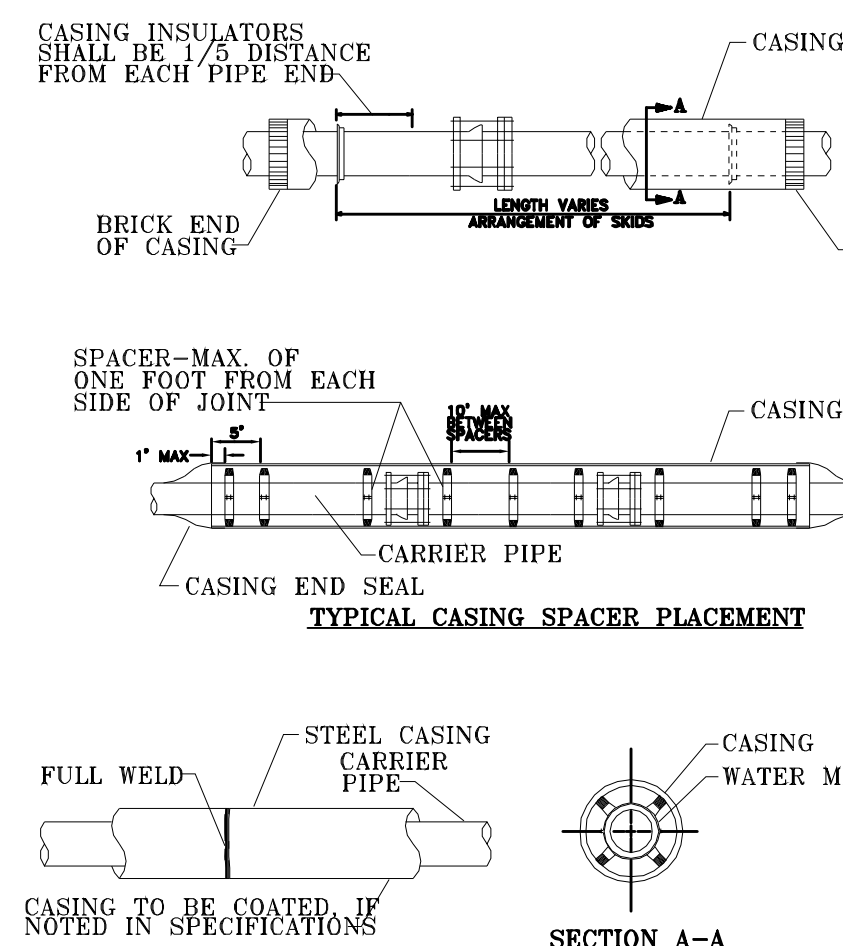


THE ENGINEER EXPRESSLY RESERVES THE EXCLUSIVE COMMON-LAW COPYRIGHT AND PROPERTY RIGHTS TO THESE DRAWINGS, WHICH MAY NOT BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER, NOR ARE THEY TO BE ASSIGNED TO ANOTHER PARTY WITHOUT THE ENGINEERS' WRITTEN CONSENT.



| TABLE OF THRUST RESTRAINT LENGTHS |                          |                          |                          |                          |                          |                          |                          |                          |                          |                          |            |                          |     |     |
|-----------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|------------|--------------------------|-----|-----|
| PIPE SIZE<br>(INCHES)             | 90° BEND                 |                          | 45° BEND                 |                          | 30° BEND                 |                          | TEES                     |                          | DEAD END &<br>FLUG       |                          | REDUCER    |                          |     |     |
|                                   | P.V.C.<br>(DUCTILE IRON) | P.V.C.<br>(DUCTILE IRON) | P.V.C.<br>(DUCTILE IRON) | P.V.C.<br>(DUCTILE IRON) | P.V.C.<br>(DUCTILE IRON) | P.V.C.<br>(DUCTILE IRON) | P.V.C.<br>(DUCTILE IRON) | P.V.C.<br>(DUCTILE IRON) | P.V.C.<br>(DUCTILE IRON) | P.V.C.<br>(DUCTILE IRON) | PIPE SIZES | P.V.C.<br>(DUCTILE IRON) |     |     |
| 4                                 | 20"                      | 16"                      | 8"                       | 7"                       | 4"                       | 3"                       | 2"                       | 15"                      | 10"                      | 45"                      | 28"        | 6"x4"                    | 32" | 21" |
| 6                                 | 28"                      | 22"                      | 12"                      | 9"                       | 6"                       | 4"                       | 3"                       | 23"                      | 21"                      | 63"                      | 40"        | 8"x6"                    | 34" | 22" |
| 8                                 | 36"                      | 29"                      | 15"                      | 12"                      | 7"                       | 6"                       | 4"                       | 3"                       | 52"                      | 33"                      | 82"        | 10"x8"                   | 33" | 21" |
| 10                                | 43"                      | 34"                      | 18"                      | 14"                      | 9"                       | 7"                       | 4"                       | 3"                       | 68"                      | 43"                      | 98"        | 12"x10"                  | 34" | 21" |
| 12                                | 50"                      | 40"                      | 21"                      | 17"                      | 10"                      | 8"                       | 5"                       | 4"                       | 85"                      | 53"                      | 116"       | 7"x12"                   | 63" | 40" |
| 14                                | 57"                      | 46"                      | 24"                      | 20"                      | 12"                      | 9"                       | 6"                       | 5"                       | 102"                     | 63"                      | 132"       | 8"x14"                   | 63" | 40" |
| 16                                | 63"                      | 51"                      | 26"                      | 21"                      | 13"                      | 10"                      | 6"                       | 5"                       | 116"                     | 73"                      | 148"       | 9"                       |     |     |

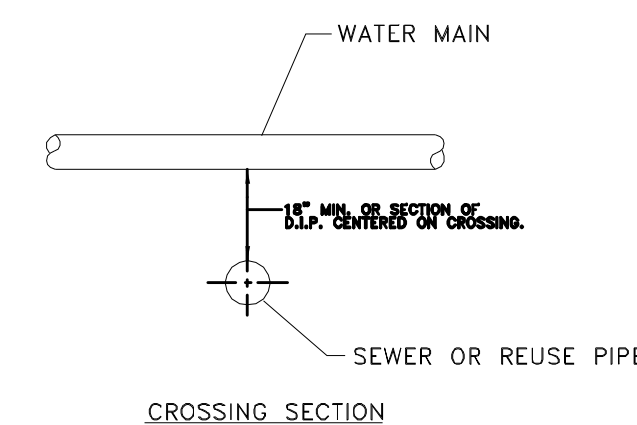
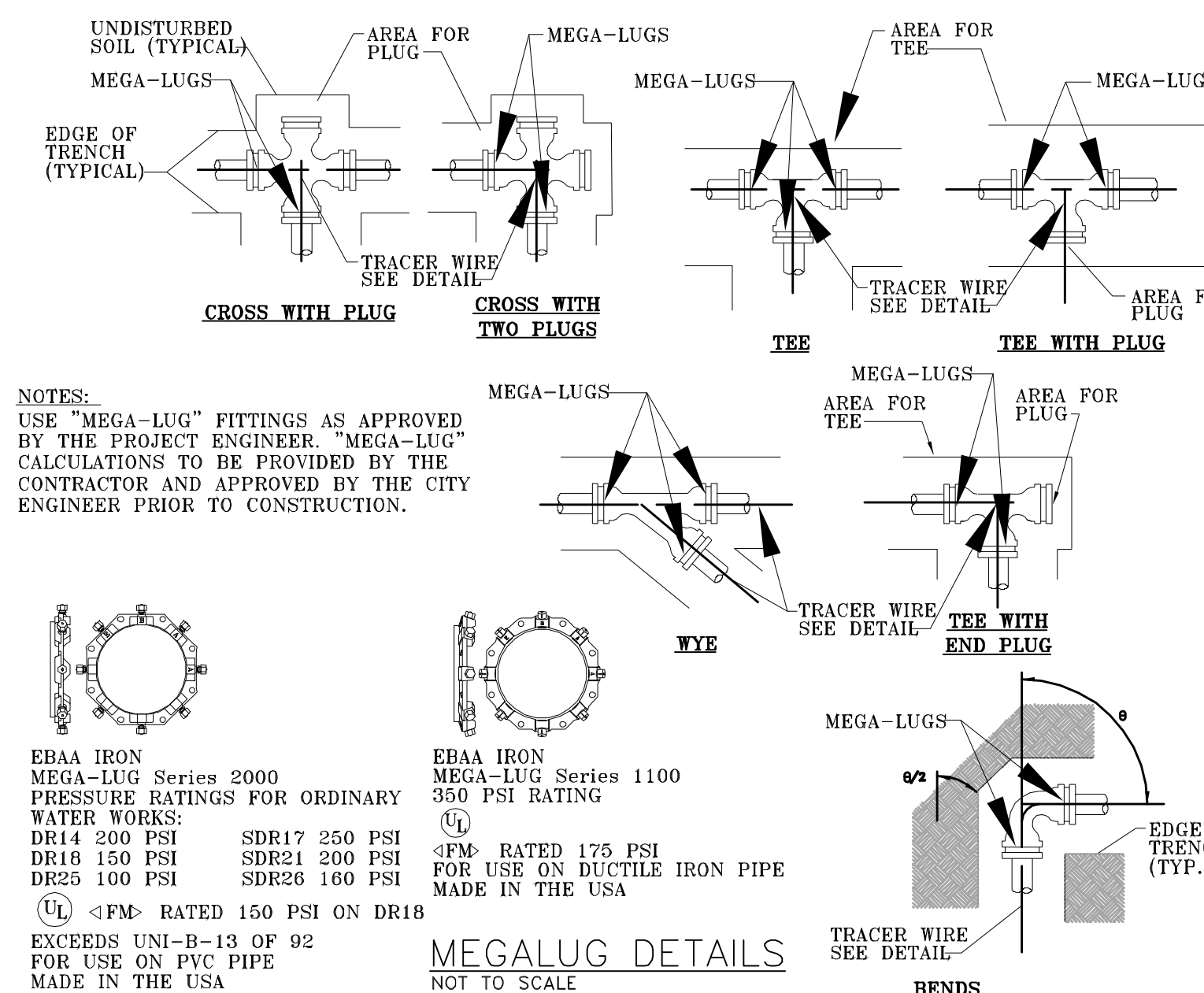
- THRUST RESTRAINT DESIGN NOTES**
1. RESTRAINT JOINTS, FITTINGS AND VALVE REQUIREMENTS CALCULATED BY THE THRUST RESTRAINT DESIGN PROGRAM PROVIDED BY EBAA IRON SALES, INC.
  2. DATA BASED ON MAXIMUM WATER PRESSURE OF 150 PSI, THE UNIFIED SOILS CLASSIFICATION SYSTEM (SOIL TYPE SP), THE PIPE BEDDED IN NATIVE SOIL WITH A MINIMUM 2.5' COMPACTED FILL OVER THE PIPE, AND USING A SAFETY FACTOR OF 1.5 FOR THE DATA.
  3. ALL FITTINGS AND VALVES TO BE RESTRAINED WITH "MEGA-LUG" RESTRAINTS, AND ALL BELL AND SPIGOT JOINTS TO BE RESTRAINED WITH A RESTRAINING HARNESS WITHIN THE REQUIRED LENGTH OF RESTRAINED PIPE (L).



| JACK AND BORE<br>STEEL CASING MINIMUM THICKNESS<br>IN INCHES |                              |
|--------------------------------------------------------------|------------------------------|
| NOMINAL<br>OUTSIDE<br>DIAMETER                               | MINIMUM<br>WALL<br>THICKNESS |
| 3/4"                                                         | 0.113"                       |
| 1-1/4"                                                       | 0.133"                       |
| 1-1/2"                                                       | 0.140"                       |
| 2"                                                           | 0.145"                       |
| 2 1/2"                                                       | 0.154"                       |
| 4"                                                           | 0.188"                       |
| 6"                                                           | 0.188"                       |
| 8"                                                           | 0.188"                       |
| 10"                                                          | 0.188"                       |
| 12"                                                          | 0.188"                       |
| 24"                                                          | 0.250"                       |
| 30"                                                          | 0.312"                       |
| 36"                                                          | 0.375"                       |
| 42" & GREATER                                                | 0.500"                       |

MINIMUM THICKNESS FOR PIPE  
DIAMETERS NOT SHOWN IN TABLE  
AS SET FORTH IN SECTION 10.01, BIDDING  
FOR THE NEXT LARGER SIZE  
OF THE SAME MATERIAL.

ALL STEEL CASINGS ARE TO BE  
EXCEED FOOT REQUIREMENTS  
AS SET FORTH IN SECTION 10.01  
ACCOMMODATION, MANUAL.



**NOTES:**

1. IF WATERMAIN IS LESS THAN 18" ABOVE SEWER OR REUSE PIPE AT A CROSSING, THEN CENTER ONE JOINT OF D.I.P. ON CROSSING POINT.
2. MAINTAIN 10" MINIMUM SEPARATION BETWEEN PARALLEL WATER AND SEWER PIPES, 5" BETWEEN WATER AND REUSE PIPES.
3. DO NOT ENCASE SEWER IN CONCRETE UNLESS SPECIFICALLY AUTHORIZED.
4. ALL PIPING SHALL CLEAR OTHER CONSTRUCTION BY 6" MINIMUM.
5. DUCTILE IRON PIPE WITHIN 10' OF GAS MAIN SHALL BE POLYETHYLENE ENCASED.

**RICK McCOY**  
STATE OF FLORIDA  
PROFESSIONAL ENGINEER  
NO. 38725

NOT VALID WITHOUT  
SIGNATURE AND ORIGINAL RAISED SEAL

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| JOB NO.   | 13-018    |
| DATE      | July 2014 |
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| DWN. BY:  | RMc       |
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**Mc  
& A**  
**McCOY & ASSOCIATES**  
**ENGINEERS & LAND PLANNERS**  
732. 4th STREET CLERMONT, FL. 34711  
(352) 394-5756 [RMcCoy@aol.net](mailto:RMcCoy@aol.net)

**CLERMONT WATER DETAILS**  
**CHAMPIONS WAY – South Lake Hospital**  
Sec. 28; Twp. 22 S; Rge. 26 E; City of Clermont, Lake County, FL  
OWNER/APPLICANT: City of Clermont, Darren Gray, City Manager  
685 W. Montrose St., Clermont, FL 34711  
(352) 394-4081

**Rhoden Land  
Surveying, Inc.**  
1009 EAST AVENUE  
Clermont, Florida 34711  
(352) 394-6255

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**Exhibit "E"**  
**Engineer's Cost Estimate**  
**Champions Way**  
**Construction Cost Estimate**  
**10/09/14**

Below is a summary of the estimated cost to construct Champions Way, a west bound deceleration lane on Highway 50, a median cut and a left turn lane on Highway 50.

| <u>Item</u>                           | <u>Estimated Cost</u> |
|---------------------------------------|-----------------------|
| Site work                             | \$456,000.00          |
| Civil Engineering                     | 11,000.00             |
| Survey work                           | 5,000.00              |
| Permits                               | 1,000.00              |
| 10" water line to fire hydrant        | 33,000.00             |
| Relocation of power pole              | 10,000.00             |
| Relocation of fiber optics and phone  | 7,000.00              |
| Development fee for project oversight | 26,000.00             |
| <b>Total Estimated Project Cost</b>   | <b>\$549,000.00</b>   |



CITY OF CLERMONT

## AGENDA ITEM

Page 1 of 1

|                                                                                                                                                                                                                                                                                                                                            |                                    |                                                    |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|----------------------------------------------------|
| <b>Meeting Date</b>                                                                                                                                                                                                                                                                                                                        |                                    |                                                    |
| Tuesday, October 14, 2014                                                                                                                                                                                                                                                                                                                  |                                    |                                                    |
| <b>Agenda Item Name</b>                                                                                                                                                                                                                                                                                                                    |                                    |                                                    |
| Lease Agreement                                                                                                                                                                                                                                                                                                                            |                                    |                                                    |
| <b>Requested Action</b>                                                                                                                                                                                                                                                                                                                    |                                    |                                                    |
| Move to approve lease agreement with the Clermont Garden Club.                                                                                                                                                                                                                                                                             |                                    |                                                    |
| <b>Staff Report</b>                                                                                                                                                                                                                                                                                                                        |                                    |                                                    |
| <p>Staff has been working on a revised and updated lease agreement with the Clermont Garden Club. The Clermont Garden Club has requested four changes to the agreement relating to the use of the lease of the premises.</p> <p>The attached memorandum from City Attorney Mantzaris contains a summary of the four requested changes.</p> |                                    |                                                    |
| <b>Legal Impact</b>                                                                                                                                                                                                                                                                                                                        |                                    |                                                    |
|                                                                                                                                                                                                                                                                                                                                            |                                    |                                                    |
| <b>Additional Analysis</b>                                                                                                                                                                                                                                                                                                                 |                                    |                                                    |
|                                                                                                                                                                                                                                                                                                                                            |                                    |                                                    |
| <b>Fiscal Impact Summary</b>                                                                                                                                                                                                                                                                                                               |                                    |                                                    |
|                                                                                                                                                                                                                                                                                                                                            |                                    |                                                    |
| <b>Fiscal Impact</b>                                                                                                                                                                                                                                                                                                                       | <b>Fund Number and Description</b> | <b>Available Budget Amount</b>                     |
|                                                                                                                                                                                                                                                                                                                                            |                                    |                                                    |
| <b>Exhibits Attached (copies of original agreements)</b>                                                                                                                                                                                                                                                                                   |                                    |                                                    |
| 1.                                                                                                                                                                                                                                                                                                                                         | Memo - Garden Club Lease           | Graygardenclub2014 lease memo.pdf                  |
| 2.                                                                                                                                                                                                                                                                                                                                         | Garden Club Lease Agreement        | garden club lease 2014requested changesby club.pdf |

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

## ATTORNEYS AND COUNSELORS AT LAW

A LIMITED LIABILITY PARTNERSHIP INCLUDING PROFESSIONAL ASSOCIATIONS

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332 North Magnolia Avenue

Orlando, Florida 32802-0087

(407) 422-2454

Telefax (407) 992-3541

Writer's e-Mail: [dfm14@dbksmn.com](mailto:dfm14@dbksmn.com)

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## MEMORANDUM

**TO :** Darren Gray, City Manager

**FROM :** Daniel F. Mantzaris, City Attorney

**DATE :** September 23, 2014

**RE :** Clermont Garden Club Lease

---

Provided is the proposed agreement for the Garden Club Lease. As you are aware our office has been working with Attorney Jimmy Crawford on a revised and updated lease agreement. The attached copy includes highlighted changes that have been requested by the Garden Club. Given the ongoing discussions related to the use of the lease of the premises by the Garden Club, we believe these requested changes should be reviewed and decided by the City Council. I have summarized the four requested items below (Note: lease language is in italics, strikethrough denotes deleted terms and underlined denotes added).

1. Section 6A: The Garden Club has requested the following change.

A. *Tenant shall ensure that during all times that a third party event is permitted to utilize the premise, that an authorized representative of Tenant shall be ~~present~~ available for immediate contact, if needed. The authorized representative shall have the authority and obligation to terminate any use of the facility that violates the conditions contained herein, or which creates a public nuisance.*

2. Section 6C: The Garden Club has requested that the time limit for music to be heard outside of the building be set at 11:00 PM.

C. *Tenant shall ensure that no music is played or amplified so as to be audible outside of the structure after 11:00 p.m.*

**Memorandum to Darren Gray**  
**September 23, 2014**  
**Page 2**

3. Section 6D: The Garden Club has requested that the following be deleted in its entirety.

*D. Tenant shall not permit the serving of alcohol or any kind on the Premises, unless specifically approved by action of the Clermont City Council.*

4. Section 11. The Garden Club has requested the following change. Note: in our view this change is not practical for the City to enforce its rights as landlord.

*11. Entry Upon the Premises*

*The Tenant covenants and agrees that the Landlord, its representatives, successors and assigns, shall have free access to the Premises at all reasonable times during normal business hours , after twenty-four hour written notice, for the purpose of inspecting the same and for the purpose of making any alterations or repairs to the Premises that the Landlord may deem necessary for the safety or preservation of the Premises; provided, however, that such alterations or repairs have not been made by Tenant after written notice to Tenant of the necessity therefore in the time period specified by Landlord.*

If you have any questions, please do not hesitate to contact me.

cc: Tracy Ackroyd

## **LEASE**

THIS LEASE made and entered into this 14<sup>th</sup> day of October 2014, by and between the CITY OF CLERMONT, a Florida municipal corporation whose address is 685 W. Montrose Street, Clermont, FL 34711, hereinafter "Landlord" and CLERMONT GARDEN CLUB, INC. a Florida Non-Profit Corporation, whose address is 849 West Ave. Clermont, FL , 34711, hereinafter "Tenant".

### **WITNESSETH THAT:**

Upon the terms and conditions hereinafter stated, and in consideration of the payment hereinafter stipulated and the performance by the Tenant of the covenants herein contained, the Landlord does hereby lease, let and demise unto the Tenant, and the Tenant does hereby rent, lease and hire from the Landlord, upon the terms and conditions hereinafter stated, the Premises, as described below. This Lease Agreement shall replace in its entirety that certain lease agreement between the parties dated March 22, 1977.

#### **1.     Premises**

The Premises that shall be the subject matter of this lease agreement and to which Tenant shall be entitled to occupy in accordance with the terms hereof, shall be that certain grounds and structure located at 849 West Avenue, Clermont, Florida.

#### **2.     Term of Lease**

This Lease shall be effective as of the last date of execution by the parties below. The term of this Lease shall continue as set forth in the 1977 agreement and shall end on March 31, 2027. The Lease term may, at Tenant's option, be renewed under the same terms and conditions of this Lease for a period of Ten (10) years. As a condition precedent to Tenant's renewal right hereunder, Landlord's agreement with Lake County for the use of



the Premises shall still be in effect and Tenant shall give written notice to Landlord of its intention to renew no more than six (6) months nor less than three (3) months before the expiration of the initial term hereunder.

**3. Use and Care of Leased Premises**

A. Tenant recognizes and agrees that the Premises have and will continue to be occupied by Tenant and Tenant accepts the Premises in the condition as is as of the effective date of this Lease. Tenant shall be responsible for all costs associated with the maintenance and upkeep of the interior and exterior of structure located on the Premises, including all the grounds and landscaping.

B. Tenant shall not install or place any permanent signage, of any kind on the Premises without Landlord prior written approval and all temporary signage shall conform with City Code.

C. The above-described Premises shall be used by the Tenant for Clermont Garden Club functions and purposes only, except as may be authorized pursuant to Paragraph 6 below. All uses shall be in accordance with all applicable laws, ordinances and regulations.

D. The Tenant shall use and occupy the Premises in a careful, safe and proper manner and shall keep the Premises in a clean, sanitary and safe condition. The Tenant shall not use, or allow the Premises to be used for any purpose other than Permitted Uses and shall not use, or permit the Premises to be used for any unlawful, disreputable or immoral purpose or in any way that will injure the reputation of the Premises or Landlord.

4. **Peaceful Occupancy by Tenant**

If Tenant shall fully observe and perform all of the covenants and conditions of this Lease on its part to be performed, the Landlord hereby covenants and agrees that the Tenant shall have the peaceful possession and quiet enjoyment of the Premises during the term hereof without any manner of interference or hindrance from the Landlord or any person or persons, lawfully claiming by, through or under the Landlord.

5. **Lease Consideration**

The parties covenant and agree that in consideration and as annual rent for this Lease, Tenant shall, pay to Landlord the sum of ONE (1) DOLLAR, which shall be paid on April 1 of each year hereunder to the Landlord at Clermont City Hall.

6. **Rental of Premises**

The parties covenant and agree that Tenant shall be permitted to sublease, rent or license the Premises on a temporary limited basis to third parties for functions and events. In accordance with the following terms and conditions:

A. Tenant shall ensure that during all times that a third party event is permitted to utilize the premise, that an authorized representative of Tenant shall be available for immediate contact, if needed. The authorized representative shall have the authority and obligation to terminate any use of the facility that violates the conditions contained herein, or which creates a public nuisance.

B. Tenant shall ensure that no event permitted pursuant to this section or otherwise occurring on the premises shall be allowed to occur anywhere upon the Premises after 11:00pm.

C. Tenant shall ensure that no music is played or amplified so as to be audible outside of the structure after 11:00pm.

D. Tenant shall not permit any guests or visitors on the Premises to park any vehicle, except as in accordance with Clermont parking regulations.

E. Tenant shall maintain for at least a period of two (2) years from the date of any booking or scheduled detailed records of the event, including the user's name and address, the length of the use and the general purpose of the event. Tenant shall, upon Landlord's request, provide to Landlord for review and inspection, copies of all records related to events booked or scheduled by Tenant.

7. **Utilities and Other Charges**

Tenant agrees to pay for all insurance, electric, telephone, internet, cable television, and water and sewer charges and cleaning and janitorial services associated with the use of the Premises.

8. **Repairs**

A. Tenant shall keep and maintain the Premises in good condition and repair, reasonable wear and tear excepted.

B. The Tenant shall act promptly in making all reasonable repairs and shall have a reasonable time to complete the same unless Tenant is prevented from doing so by reason of strikes, governmental regulation, inability to obtain materials or other causes beyond the reasonable control of the Tenant.

C. In the event the Tenant does not make the repairs to the Premises required of it hereunder, the Landlord, after thirty (30) days written notice to the Tenant, may proceed with such repairs and in such event the Tenant covenants and agrees to reimburse promptly

the Landlord for the cost of such repair, plus ten percent (10%) of such costs for supervision. In such event, if payment of the amounts due the Landlord for paying the performing party is not made by the Tenant within thirty (30) days after presentation of statements therefore, such amounts shall earn interest at the maximum rate allowable by law and shall constitute a default of the terms and conditions of this agreement.

**9. Insurance - Provided by Tenant**

The Tenant covenants and agrees to provide and maintain, at all times during the term of this Lease policies of insurance insuring the Tenant and the Landlord against any and all claims, demands, actions and causes of action whatsoever for injuries received and damage to property in connection with the use, occupation, management and control of the Premises and the improvements thereon. Such policies of insurance shall insure the Landlord and the Tenant in an amount not less than ONE MILLION DOLLARS (\$1,000,000.00) to cover claims of any one person from any single or specific cause and in an amount not less than ONE MILLION DOLLARS (\$1,000,000.00) to cover, in connection with any one particular accident or occurrence, the total aggregate of claims that may arise or to be claimed to have arisen against the Landlord or the Tenant, as aforesaid. Nothing herein shall be construed as a waiver, either in whole or in part of Landlord's right of sovereign immunity as provided by Section 768.28, Florida Statutes, or its successor.

**10. Construction Liens**

Any consent Landlord may give to Tenant to allow Tenant to construct improvements on the Premises including any alterations or additions thereto shall not be deemed improvements as may be required by an agreement between Landlord and Tenant, within the meaning of the Florida Construction Lien Law. All contractors, subcontractors,

mechanics, laborers, materialmen and others who perform any work, labor or services, or furnish any material or otherwise participate in the construction of improvements on the Premises, are hereby given notice that the Tenant is not authorized to subject Landlord's interest in the Premises to any claim of contractors, sub contractors laborers, materialmen's liens, or other liens, and all persons dealing directly or indirectly with the Tenant may not look to the interest of the Landlord in the Premises as security for payment of such labor, services or materials.

If any Construction or other liens shall be filed against the Premises, or any improvement thereon by reason of or arising out of any labor or materials furnished or alleged to have been furnished or to be furnished to or for the Tenant or at or on the Premises, at the Tenant's request or direction or by reason of any changes, alterations or additions to the Premises, then, except for inchoate liens, the Tenant shall, within thirty (30) days after receipt of written notice from Landlord, either pay such lien or cause the same to be bonded off the Premises in the manner provided by law. The Tenant shall also defend on behalf of the Landlord, at the Tenant's sole cost and expense, including but not limited to reasonable attorney fees, any action, suit or proceeding which may be brought for the enforcement of such liens and the Tenant shall pay any damage and discharge any judgment entered thereon.

11. **Entry Upon the Premises**

The Tenant covenants and agrees that the Landlord, its representatives, successors and assigns, shall have free access to the Premises at all reasonable times during normal business hours , after twenty-four hour written notice, for the purpose of inspecting the same and for the purpose of making any alterations or repairs to the Premises that the



Landlord may deem necessary for the safety or preservation of the Premises; provided, however, that such alterations or repairs have not been made by Tenant after written notice to Tenant of the necessity therefore in the time period specified by Landlord.

12. **Hold Harmless**

A. The Tenant covenants and agrees that the Tenant will indemnify and save harmless the Landlord from and against any and all liability, liens, claims, demands, damages, expenses, fees, fines, penalties, suits, proceedings, actions and causes of action of any kind, whether actual or alleged, arising from or related to, the use, occupation, management or control by Tenant of the Premises and the improvements thereon, or which may be the result of any actual or alleged breach, violation or nonperformance of any covenant, condition or agreement herein contained on the part of the Tenant except for claims based on the willful or negligent acts or inactions of Landlord. The Tenant covenants and agrees that the Tenant will, at the Tenant's expense, defend any and all such actions, suits or proceedings which may be brought against the Landlord or in which the Landlord may be impleaded with others in any such action or proceedings, at all levels, including appeal, to which the Landlord may be a party.

B. In the Event the Tenant fails to perform under the provisions of A. above, within thirty (30) days after due notice, the Landlord may at its option, take whatever reasonable action the Landlord reasonably deems necessary to cure the Tenant's failure to perform, and the Tenant agrees to pay the Landlord as additional rent hereunder for all damages, costs, fees, expenses, judgments, charges and reasonable attorneys' fees incurred by the Landlord in exercising its rights under this Lease.

13. **Destruction of Premises**

A. The Landlord and the Tenant covenant and agree that in the event the Premises shall be wholly or partially damaged by fire, windstorm, tornado, flood or by similar causes to such an extent that the Premises shall be rendered wholly untenable, then Tenant may elect, within thirty (30) days after such damage, to terminate this Lease by giving the Landlord written notice of termination. If Tenant should so elect, if requested by Landlord, Tenant agrees to restore the premises to its condition immediately prior to the effective date of this Lease. If the Premises shall suffer damage but not rendered wholly untenable by any such casualty, or in the event the Premises are rendered wholly untenable and the option to terminate is not exercised, the Tenant covenants and agrees to proceed promptly without expense to the Landlord to repair the damage. It is understood and agreed that the Tenant shall have a reasonable time within which to rebuild or make any repairs, and such rebuilding and repairing shall be subject to delays caused by storms, shortages of labor and materials, government regulations, strikes, walkouts and causes beyond the control of the Tenant, which causes shall not be construed as limited factors, but as exemplary only. Tenant's Insurance proceeds shall be used, to the extent available, to effect such repairs.

14. **Removal of Personal Property by Tenant**

A. Except as hereinabove otherwise provided, all of the furniture, furnishings, trade fixtures, and other personal property or equipment used on the Premises by the Tenant and paid for by it shall remain the property of the Tenant and may be removed by the Tenant upon the expiration of the term, or termination, of this Lease, subject, however, to the limitations that (1) any such improvements, furniture, furnishings, trade fixtures, and equipment as are affixed to the Premises and require severance may be removed only if the

Tenant shall repair any damage caused by such removal, and (2) the Tenant shall have fully performed all of the covenants and agreements to be performed by it under the provisions of this lease.

B. The Landlord, following the termination, abandonment, surrender or release of this Lease, shall have the right to take possession of any goods, equipment, inventories, fixtures or other personal property of the Tenant which may be left upon the Premises, and may dispose of said property at a time and place designated by the Landlord's sole opinion, and upon notice of such disposition to any necessary parties. Any proceeds from such sale, lease or other disposition of the said property may be applied to:

1. Any costs incurred by the Landlord in retaking, holding, selling or otherwise disposing of the said property of the Tenant;
2. Any monies, which may be owing and unpaid under the provisions of this Lease Agreement;

15. **Default**

The following events shall constitute defaults hereunder by the Tenant:

A. Monetary Default.

Failure to pay any charges required under the provisions of this Lease promptly when due;

B. Non-Monetary Default.

Failure to fully and promptly perform and comply with each and every term, provision, covenant and condition of this Lease except for a Monetary Default as defined above.

C. An Event of Default shall have occurred in the event of a Monetary Default by Tenant and the continuance of such default for a period of three (3) days after written notice thereof, or in the event of a Non-Monetary Default and the continuation of such Non-Monetary Default for a period of thirty (30) days after written notice thereof, the Landlord may, at the Landlord's option and sole discretion, and in addition to any other remedy or right given hereunder or by law, without further demand or notice terminate this Lease on the date specified in said notice and retake possession of the Premises, including all improvements thereon. The remedies set forth herein shall not preclude the Landlord from enforcing any other remedy or right provided to the Landlord hereunder or by law. In all events, the Tenant shall remain liable for the payment of any and all reasonable attorneys' fees and costs incurred by Landlord in enforcing any remedy set forth herein or provided by law or otherwise.

16. **Force Majeure**

Whenever any non-monetary performance is required of Tenant hereunder, then Tenant will be permitted to effect such performance within the time period provided therefore in this lease, or if, for reasons beyond Tenant's reasonable control (including, without limitation, acts of God, natural disaster, labor unrest, war, declared or undeclared, the existence of injunctions or requirements for obtaining licenses, permits or other compliance with applicable laws, rules and regulations), such performance is not reasonably possible within such time periods, then the time for such performance shall be extended until removal of such reasons beyond Tenant's reasonable control, provided that Tenant commences such performance (or cure) as soon as reasonably possible and diligently pursues such performance or cure.

17. **Bankruptcy of Tenant**

To the extent now or hereinafter permitted by applicable law the filing by, or against Tenant of a petition in bankruptcy or other similar proceedings under law for relief of debtors, or the involuntary appointment of a receiver, custodian, liquidator, or trustee in bankruptcy of the Premises and improvements thereon and such petition or petitions is not discharged or vacated within one hundred twenty (120) calendar days after the filing thereof; or if Tenant becomes insolvent or unable to pay its debts as they mature or makes an assignment for the benefit of creditors or request or consents to the appointment of a receiver, custodian, liquidator or trustee in bankruptcy of any such party's property or files a petition in bankruptcy or other similar proceedings under law for relief of debtors, then upon the occurrence of any of the above events, Landlord may, at its option, declare Tenant in default hereunder and immediately give Tenant written notice of its intention to terminate this Lease.

18. **Cumulative Rights/Waiver of Covenants by Landlord**

The rights of the Landlord under this Lease shall be cumulative and nonexclusive as to those provided by statute. No consent or waiver by the Landlord to or of any breach of any covenant, condition or duty of the Tenant shall be construed as a consent to or waiver of any other breach of the same or any other covenant, condition or duty of the Tenant. No such consent or waiver shall be valid unless in writing, signed by the Landlord, and no such consent or waiver shall be implied by the failure of the Landlord to declare a forfeiture or for any other reason.



19. **Subletting of Premises by Tenant**

Except as may be permitted in Paragraph 6, Tenant may not assign, transfer, mortgage, pledge, hypothecate or encumber this Lease, or an interest therein, nor sublet the Premises or any part thereof, nor permit the use of the Premises by any person other than the Tenant and its employees, without the prior written consent of the Landlord. Consent to one assignment or sublease shall not eliminate or waive this provision, and all other assignments and subleases shall likewise be made only upon the prior written consent of the Landlord pursuant to the provisions of this Paragraph.

20. **Surrender of Premises Upon Termination**

The Tenant covenants and agrees that upon the termination of this Lease, whether by lapse of time or otherwise, it will, at once, peaceably and quietly, vacate, surrender and deliver up to the Landlord, all of the Premises in as good condition and repair as upon delivery of possession to the Tenant, ordinary wear and tear and damage by fire or other casualty only excepted.

21. **Time**

It is covenanted and agreed between the parties hereto that time is of the essence in this Lease and this provision shall apply to all terms and conditions contained herein.

22. **Mutual Covenants**

Except as hereinbefore or otherwise specifically provided, the covenants, agreements, conditions, obligations and provisions herein contained shall extend to, bind and inure to the benefit of the parties hereto and their respective personal representatives, heirs, successors and assigns, and wherever either the word "Landlord" or "Tenant" is used in this Lease, it shall be deemed to mean "Landlords" or "Tenants", respectively, wherever the

context permits or requires, and when the singular and/or neuter pronouns are used herein, the same shall be construed as including all persons and corporations designated respectively as Landlord or Tenant in the heading of this instrument wherever the context requires.

23. **Attorneys' Fees**

Landlord and Tenant each agree to pay to the prevailing party, on demand, all costs and expenses and reasonable attorneys' fees, including costs and expenses and reasonable attorneys' fees, at all levels, including bankruptcy and appeal, incurred by the prevailing party with respect to the enforcement or declaration of any of the rights or remedies or obligations of either of them, whether arising under this Lease or granted, permitted or imposed by law or otherwise, and with respect to the collection of any part of said rent or other charges and sums of money herein reserved or required by either of them to be paid or met.

24. **No Partnership**

Landlord does not, in any way or for any purpose, become a partner of Tenant in the conduct of Tenant's business or otherwise, or a joint venturer, or member of a joint enterprise with Tenant.

25. **Liability of Landlord**

Landlord shall not be responsible in any manner for any loss of or damage to the Premises, or injury to persons resulting, occurring on or about the Premises, by reason of any future condition, defect, matter, thing, action or inaction, or for the acts, omissions or negligence of other persons or Tenant in or about said premises, unless said injury or loss results from the direct negligence of Landlord. Nothing herein shall be construed as a

waiver, either in whole or in part of Landlord's right of sovereign immunity as provided by Section 768.28, Florida Statutes, or its successor.

26. **Dispute Mediation**

Any dispute arising out of this Agreement, the construction, interpretation or performance thereof, shall be submitted to non-binding mediation by a duly qualified and certified mediator practicing in Lake County, Florida, and no action at law or in equity shall be filed in any state or federal court by either party hereto against the other until such time as the mediator has declared an impasse.

27. **Miscellaneous**

A. **No Discrimination.**

Tenant agrees that in carrying out its obligations under this Agreement it will not discriminate in any manner on the basis of race or religion.

B. **Tenant Conduct.**

Tenant personnel shall conduct their actions and business in accordance with all applicable laws, regulations and policies.

C. **Written Notice.**

Written notice shall be given to the Parties at the following addresses or such other place or other person, as each Party shall designate by similar notice.

**As to Tenant:**

Clermont Garden Club, Inc.  
P.O. Box 121322  
Clermont, Florida 34712-1322  
Attention: President

**As to the Landlord:**

City of Clermont  
685 W. Montrose Street  
Clermont, Florida 34711  
Attention: City Manager

E. Governing Law.

This Agreement shall be governed by the laws of the State of Florida. Venue for any action hereunder shall be in Lake County, Florida.

F. Entire Agreement Severability.

This Agreement constitutes the entire agreement between the Parties with respect to the subject matter contained herein and may not be amended, modified or rescinded, unless otherwise provided in this Agreement, except in writing and signed by all parties hereto. Should any provision of this Agreement be declared to be invalid by any act of law or court or administrative determination, the remaining provisions of this Agreement shall remain in full force and effect unless such provision which is found to be invalid substantially alters the benefits of the Agreement for either Party.

G. Specific Performance.

It is understood and agreed between the Parties that there will be irreparable damage in the event that this Agreement is not specifically enforced. In the event any dispute arises under this Agreement, either party hereto shall be entitled to specific performance of the terms, conditions and agreements set forth in this Agreement. The remedy of Specific Performance shall be cumulative and not exclusive, and shall be in addition to any other remedy, which the Parties may have.

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed by their duly authorized officers, and copies delivered to each Party, as of the day and year first above stated.

Attest:

City of Clermont

By: \_\_\_\_\_  
Tracy Ackroyd, City Clerk

By: \_\_\_\_\_  
Harold S. Turville, Jr., Mayor  
Date: October 14, 2014

Approved by Action of the Board of Clermont  
Garden Club, Inc. on \_\_\_\_\_, 2014

\_\_\_\_\_  
Witness

By: \_\_\_\_\_  
Karen Kennen, President

\_\_\_\_\_  
Printed Name

Date: \_\_\_\_\_

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Printed Name





## CITY OF CLERMONT

# AGENDA ITEM

Page 1 of 1

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                    |                                |
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| <b>Meeting Date</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                    |                                |
| Tuesday, October 14, 2014                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                    |                                |
| <b>Agenda Item Name</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                    |                                |
| Ordinance No. 2014-19; Final Lakefront Village Townhomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                    |                                |
| <b>Requested Action</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                    |                                |
| Move to approve Ordinance 2014-19.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                    |                                |
| <b>Staff Report</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                    |                                |
| <p>This request was previously heard by the City Council on Aug. 26, 2014 and was tabled to a date certain, October 14, 2014, to allow the applicant time to provide updated information to the City.</p> <p>The applicant and owner, RM Plus, LLC, is requesting annexation of a 7.95-acre parcel located along the east side of Grand Highway, halfway between SR 50 to the south and Pitt Street to the north (Exhibit – Location Map). The property is within the City's Joint Planning Area and is contiguous to the City on two sides, west and south of subject property. Water and sewer are available to serve the site. Annexation of this site is consistent with the Goals, Objectives and Policies of the Comprehensive Plan. Policy 1.12.3 states: "The City shall encourage requests for voluntary annexation into the City when those lands are logical extensions of the existing City limits, when services can be properly provided and when proposed uses are compatible with the City's comprehensive plan."</p> <p>This request is being processed concurrently with a small scale comprehensive plan amendment from Lake County's Urban Medium Density Residential to City of Clermont's Medium Density Future Land Use Category, a rezoning to the R-3 Medium Density Residential zoning classification, a conditional use permit to allow a townhome community in the R-3 zoning classification, and a variance request.</p> <p>Staff recommends approval of the annexation.</p> |                                    |                                |
| <b>Legal Impact</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                    |                                |
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| <b>Additional Analysis</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                    |                                |
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| <b>Fiscal Impact Summary</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                    |                                |
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| <b>Fiscal Impact</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <b>Fund Number and Description</b> | <b>Available Budget Amount</b> |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                    |                                |
| <b>Exhibits Attached</b> (copies of original agreements)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                    |                                |
| 1. Ordinance ANN ORD 2014-19.doc                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                    |                                |
| 2. Location Map Lakefront village annexation map.pdf                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                    |                                |

|    |             |                     |
|----|-------------|---------------------|
| 3. | Application | ANN Application.pdf |
| 4. | Legal ad    | ANN legal ad.docx   |

*CITY OF CLERMONT*  
**ORDINANCE No. 2014-19**

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

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

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

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

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

**SECTION 1.**

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

Legal Description:

Lake Highlands 20-22-26 tract 57-A, north 1/2 of Highland Ave. south of tract 57-A, unnamed road lying northeasterly of tract 57-A, southwesterly of shoreline of Jack's Lake, easterly of east right-of-way line of Grand Highway, northerly of north right-of-way line of Highland Avenue, & southerly of south line of northwest 1/4 of southwest 1/4 PB 3 PG 30 ORB 423 PG 339 ORB 1905 PG 2165 ORB 3377 PG 2213 Containing 7.95 acres, more or less

**SECTION 2.**

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

*CITY OF CLERMONT*  
**ORDINANCE No. 2014-19**

**SECTION 3.**

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

**SECTION 4.**

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

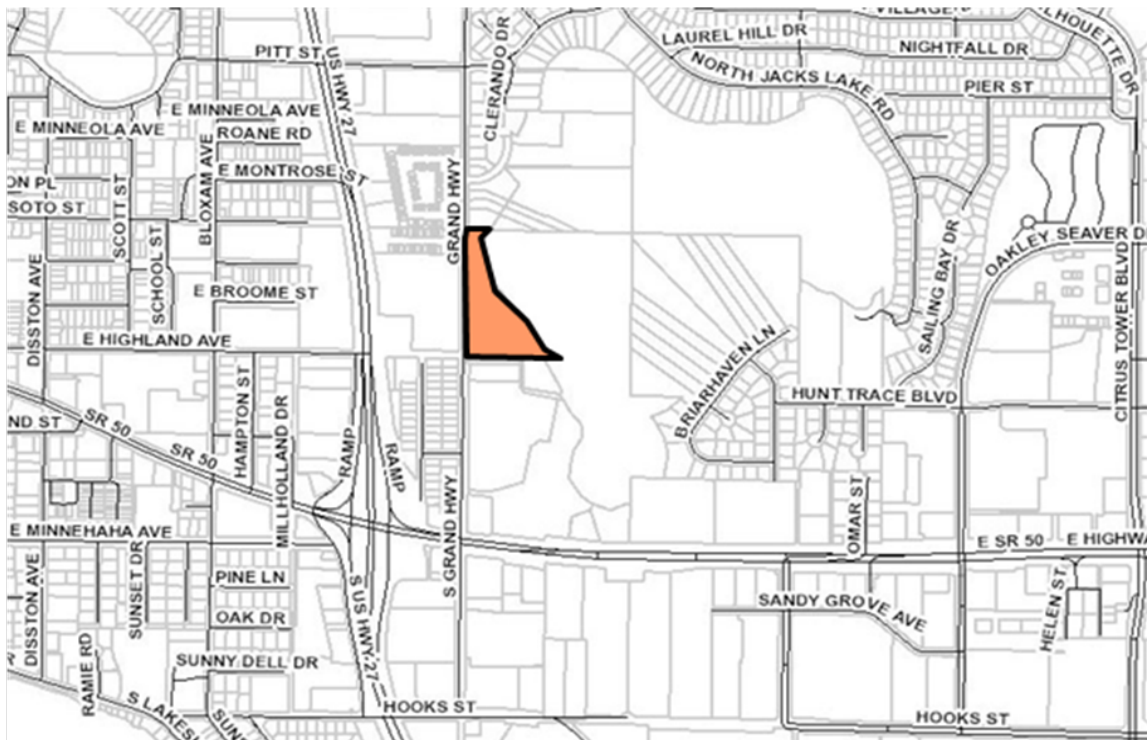
**SECTION 5.**

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

**SECTION 6.**

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

Location map:



*CITY OF CLERMONT*  
**ORDINANCE No. 2014-19**

2

**PASSED AND ADOPTED** by the City Council of the City of Clermont, Lake County, Florida on this 14th day of October, 2014.

CITY OF CLERMONT

---

Harold S. Turville, Jr., Mayor

ATTEST:

---

Tracy Ackroyd, City Clerk

Approved as to form and legality:

---

Dan Mantzaris, City Attorney



# Exhibit - Location Map Lakefront Village Townhomes







**CITY OF CLERMONT**  
**ANNEXATION**  
APPLICATION & PETITION

DATE: June 26, 2014

FEE: \$50.00

**Please type or print - use black pen/ink only.**

PROJECT NAME (if applicable): Lakeview Village Townhomes

APPLICANT: RM Plus, LLC

Address: 255 South Orange Avenue, Suite 1600

City: Orlando State: FL Zip: 32801

Phone: 407-487-1320 Fax: 407-405-5326

Applicant is: Owner: X Agent:        Purchaser:        Lessee:        Optionee:       

OWNER: RM Plus, LLC

Address: 255 South Orange Avenue, Suite 1600

City: Orlando State: FL Zip: 32801

Phone: 407-487-1320 Fax: 407-405-5326

AGENT NAME (Affidavit Required) Jonathan Huels

Address: Lowndes, Drosdick, Doster, Kantor & Reed, P.A., 215 N. Eola Drive

City: Orlando State: FL Zip: 32801

Phone: 407-418-6483 Fax: 407-843-4444

E-Mail: jonathan.huels@lowndes-law.com

Property address and/or general location: 14108 Grand Highway, Clermont, FL 34711

Area of property: 7.95 +/- acres, and/or        sq. ft

The property is PRESENTLY used for: Vacant

The property is PROPOSED to be used for: Townhome units with on-site amenities.

Existing Lake County Land Use\*: Urban Medium Residential

Existing Lake County Zoning\*: Agricultural

**\* 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: Vacant

State the reason or basis for this request: See attached

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

Section 20, Township 22, Range 26

Tract 57A, MAP OF SECTION 20 TOWNSHIP 22 S. RANGE 26 E. LAKE COUNTY, FLORIDA, PROPERTY OF LAKE HIGHLANDS COMPANY, according to the plat thereof recorded in Plat Book 3, page 30, public records of Lake County, Florida, together with the North ½ of Highland Avenue South of Tract 57, and unnamed road lying Northeasterly of Tract 57A, Southwesterly of shoreline of Jack's Lake, Easterly of right of way of Grand Highway, Northerly of North right of way line of Highland Avenue, and Southerly of South line of Northwest ¼ of Southwest ¼ except Northerly of property line running due East of Tract 57A (York property).

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

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

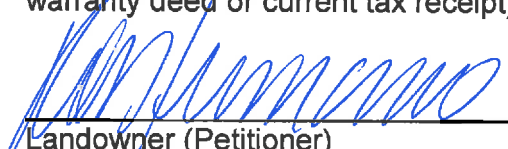
WE, the undersigned landowner(s) pursuant to the provisions of Chapter 59-1497 (Senate Bill No. 912), Laws of Florida, Regular Session 1959, entitled

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,

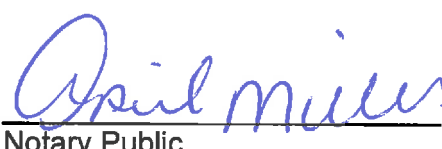
hereby petition that the hereinafter described real estate be annexed to, and become a part of the city limits of the City of Clermont, a municipal corporation in Lake County, Florida, created and existing pursuant to Chapter 9820, Laws of Florida, Special Acts of 1923, and amendatory and supplementary 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 19<sup>th</sup> day of June, 2014.

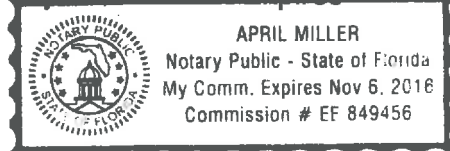
Legal description of the property: (Type, print in black ink, or attach a copy of the warranty deed or current tax receipt).

  
Landowner (Petitioner)

6/19/14  
Date

  
Notary Public

11/6/16  
My Commission Expires



OWNER / AGENT AFFIDAVIT (ANNEXATION)

Date: 6/19/14

Before me, the undersigned authority personally appeared Ross Jermano, as Manager of RM Plus, LLC  
(owner(s) name), who being by me duly sworn on oath, deposes and says:

1. That said authority is the fee-simple owner of the property legally described in this application.
2. That said authority desires an ANNEXATION to allow:  
The development of the Lakeview Village Townhomes residential project.
3. That said authority (owner) has appointed (agent's name)  
Jonathan P. Huels 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)

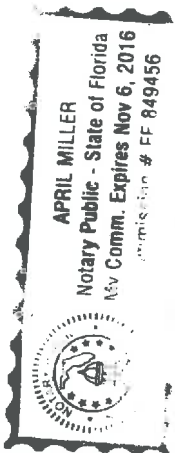
Sworn to and subscribed before me this 19th day of June, 20 14.

Sworn to and subscribed before me this 27th day of June, 20 14.

[Signature]  
Notary Public, State of FL  
My commission expires: 11/6/16

[Signature]  
Notary Public, State of FL  
My commission expires: 11/18/15

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



RETURN

Prepared by and return to:

Jennifer Elszasz

Employee

ATLAS TITLE, INC.

2801 South Bay Street Suite 102

Eustis, FL 32726

352-308-8240

File Number: A13-244

Consideration: \$325,000.00

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this 21st day of January, 2014 between JOHN C. YORK, a single man, individually and as Trustee(s) of the YORK REVOCABLE LIVING TRUST AGREEMENT, DATED DECEMBER 13, 1985 whose post office address is 3006 S. Atlantic Avenue, New Smyrna Beach, FL 32169, grantor, and RM PLUS, LLC whose post office address is 255 South Orange Avenue, Suite 1600, Orlando, FL 32801, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Lake County, Florida to-wit:

Tract 57A, MAP OF SECTION 20 TOWNSHIP 22 South RANGE 26 East LAKE COUNTY, FLORIDA, PROPERTY OF LAKE HIGHLANDS COMPANY, according to the plat thereof recorded in Plat Book 3, Page 30, Public Records of Lake County, Florida, together with the North 1/2 of Highland Avenue South of Tract 57, and unnamed road lying Northeasterly of Tract 57A, Southwesterly of shoreline of Jack's Lake, Easterly of right of way of Grand Highway, Northerly of North right of way line of Highland Avenue, and Southerly of South line of Northwest 1/4 of Southwest 1/4 except Northerly of property line running due East of Tract 57A (York property).

Parcel Identification Number: 0922260800-57A-00000

Subject to covenants, conditions, restrictions, easements, reservations and limitations of record, if any; however this reference shall not operate to reimpose the same.

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

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2013.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

① Wendy Kendall  
Witness Name: Wendy Kendall

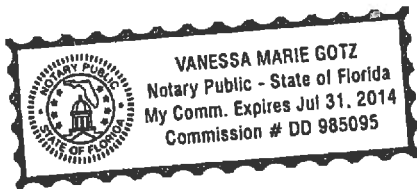
② Tara West  
Witness Name: Tara West

X John C. York T.T.F.F.  
JOHN C. YORK, Trustee of the York Revocable Living  
Trust dated December 15, 1985

State of Florida  
County of Volusia

The foregoing instrument was acknowledged before me this 14 day of January, 2014 by JOHN C. YORK, Trustee as Trustee(s) of the JOHN C. YORK TRUST, who ☐ is personally known or ☒ has produced a driver's license as identification.

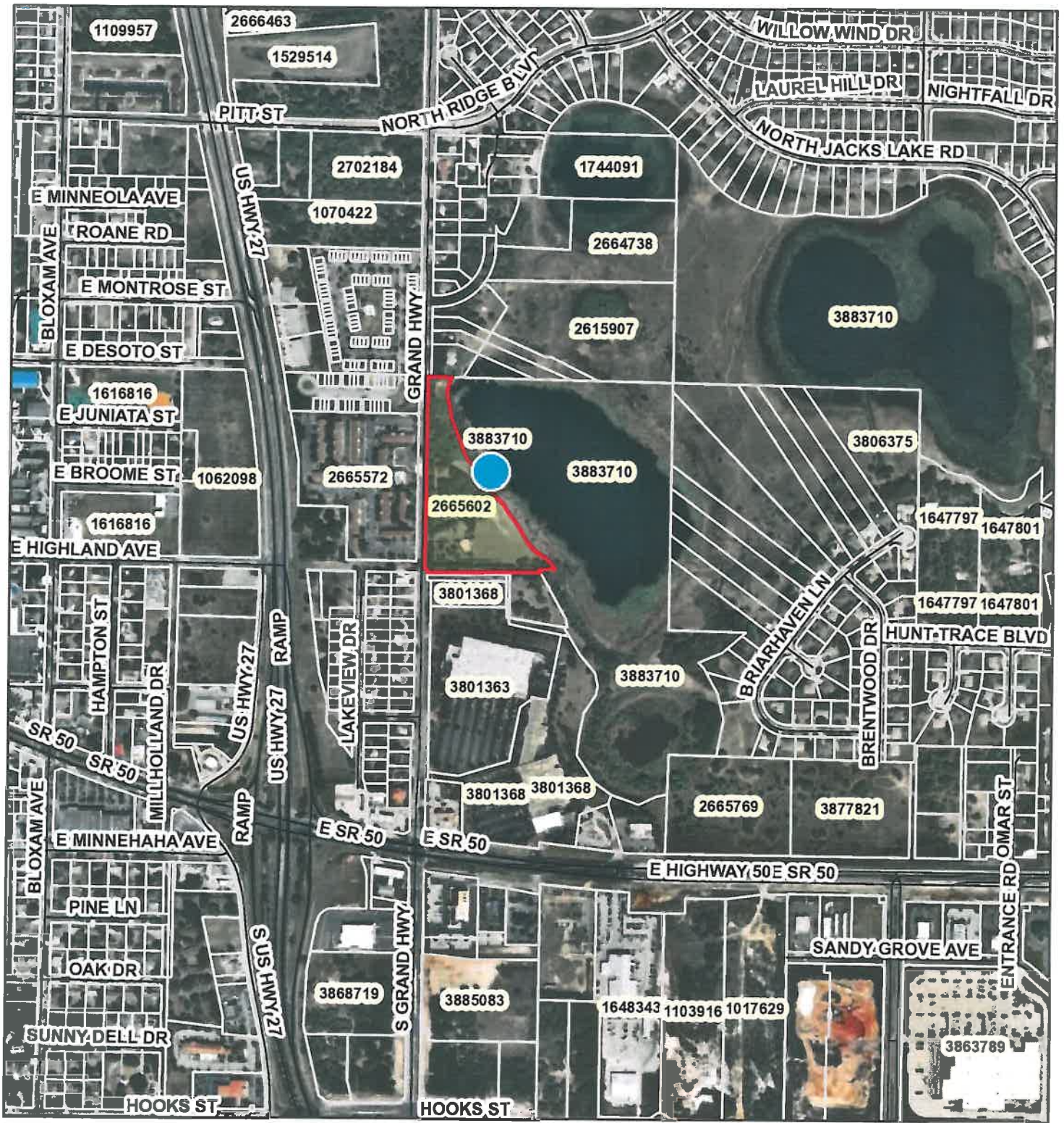
[Notary Seal]



Vanessa Marie Gotz  
Notary Public  
Printed Name: Vanessa Marie Gotz  
My Commission Expires: 7-31-2014



# Lakeview Villas Townhomes



June 26, 2014

1:8,875

 Override 1

## Street Names

— Local Streets

## Override 2

### Tax Parcels Alternate Key

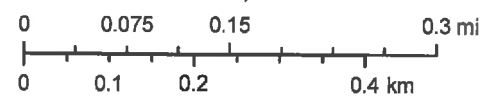
## Override 1

## Tax Parcels



**County Boundary**

### Surrounding Counties



## **LAKEVIEW VILLAGE TOWNHOMES**

### **JUSTIFICATION STATEMENT**

#### **City of Clermont**

#### **General Data**

The property is an approximately 7.95 acre parcel (Tax ID No. 092226080057A00000) located in unincorporated Lake County (the "Property"). The Property is located north of SR 50 and bounded on the west by Grand Highway and on the east by Jack's Lake. The Property is currently vacant and has a County zoning designation of Agricultural and a County Comprehensive Plan Future Land Use designation of Urban Medium Density Residential. The following applications are being simultaneously filed with the City of Clermont to annex the Property into the City and develop a 28-unit townhome residential development called Lakeview Village Townhomes (the "Project"):

- (a) Annexation from unincorporated Lake County into the City;
- (b) An amendment to the Comprehensive Plan to change the Future Land Use designation from Urban Medium Density Residential (County) to Medium Density Residential (City);
- (c) Rezoning of the Property to R-2; and
- (d) A Conditional Use Permit to allow townhomes on the Property.

#### **Consistency with and furthering the Comprehensive Plan**

##### **(1) The Project is Compatible with the Neighborhood.**

The Property is located at the center of a confluence of different uses, including commercial, residential, and vacant land. The Project fits the character of the surrounding community and is compatible with the Property's adjacent parcels which have been developed as a shopping center (south), apartment complex (west), single family residential (north), and lake (east). As infill development, the Project will serve as buffer between the intensive commercial uses established along SR 50 and the residential uses located farther north along Grand Highway.

##### **(2) The Project is consistent with the Comprehensive Plan.**

The Project is consistent with, and furthers the Goals, Objectives and Policies of the Comprehensive Plan. As infill development, the Project discourages urban sprawl and will serve as an appropriate transition between the existing commercial uses located south and the residential community located north in furtherance of Policy 1.1.3. The Project is also consistent with Policy 1.2.1 which requires land use changes to be compatible with adjacent properties as discussed in more detail above. The annexation of the Property results in a logical extension of the City limits and allows the development of an undeveloped enclave in furtherance of Policies

1.12.3 and 1.12.4. Further, the proposed City FLU designation of Medium Density Residential (max. 7 du/acre) is analogous to the Property's current County FLU designation of Urban Medium Density Residential (max. 8 du/acre) and results in no net change in the intensity of development that could currently be achieved on the Property. The Project is also consistent Policy 1.6.2, which states that Medium-Density Residential designation permits housing types such as single family detached homes, including zero lot line and cluster developments, duplexes, townhomes, condominiums and apartments.

**The Project is consistent with Code Criteria.**

Pursuant to the City Code, the intended development of the Property into townhomes will require a Conditional Use Permit. According to Section 86-144(c) of the Code, a Conditional Use Permit must meet the following criteria:

- (1) The granting would not adversely affect the officially adopted Comprehensive Plan;
- (2) Such use will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity;
- (3) The proposed use will comply with the regulations and conditions specified in the code for such use; and
- (4) The proposed use may be considered desirable at the particular location.

The Project satisfies all of the above criteria for granting a Conditional Use Permit as a result of the following:

- (1) As discussed above, the Project is consistent with, and furthers the Goals, Objectives and Policies of the Comprehensive Plan. As such, the Comprehensive Plan would not be adversely affected.
- (2) The Project will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity. Rather, the development will provide new living options that are centrally located in areas close to other residential units and commercial developments as well as serve as an appropriate transition between those uses.
- (3) The Project will be constructed in accordance with all requirements set forth in the Code.
- (4) The Project is desirable not only because of the aesthetic value it will bring to the area, but also because it will be an ideal use of this currently vacant land.

**Availability of Utilities**

The Property is located within the Lake County/Clermont Joint Planning Area and thus is a designated property that may be annexed into the City. Under the Joint Planning Interlocal

Agreement, water and sewer services are permitted to be provided to the Property without any amendment required to the land use plan. All development on the Property will be designed to the City of Clermont standards. Thus, utilities are available to be provided to the Property and are in compliance with the Joint Planning Interlocal Agreement.

### **Conclusion**

In order to develop the Property as a 28-unit Lakeview Village Townhomes, the owner is seeking annexation of the Property into the City, an amendment to the Comprehensive Plan to allow for a Future Land Use designation of Medium Density Residential, a rezoning of the Property to R-2, and a Conditional Use Permit. The Project is compatible with adjacent land uses and the surrounding neighborhood. The Project also furthers the goals, objectives and policies of the Comprehensive Plan and compiles with all applicable regulations and conditions specified in the City Code.



## **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 26, 2014 at 7:00 P.M. at City Hall located at 685 West Montrose Street. All interested parties will be given an opportunity to express their views on this matter.

### **ORDINANCE NO. 2014-19**

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

#### **LOCATION:**

Vacant property (Alt. Key 2665602) North of S.R. 50 and Grand Highway Intersection,  
East of Grand Highway

#### **LEGAL DESCRIPTION:**

LAKE HIGHLANDS 20-22-26 TRACT 57A, N 1/2 OF HIGHLAND AVE SOF  
TRACT 57-A, UNNAMED RD LYING NE'LY OF TRACT 57A, SW'LY  
OF SHORELINE OF JACK'S LAKE, E'LY OF E R/W LINE OF GRAND HWY, N'LY  
OF N R/W LINE OF HIGHLAND AVE, & S'LY OF S LINE OF NW 1/4 OF SW 1/4  
PB 3 PG 30 ORB 423 PG 339 ORB 1905 PG 2165 ORB 3377 PG 2213  
Containing 7.95 acres, more or less

#### **See Map Below**

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

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

Tracy Ackroyd, MMC

City Clerk  
Daily Commercial  
August 5 and 12, 2014







## CITY OF CLERMONT

# AGENDA ITEM

Page 1 of 1

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>Meeting Date</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |
| Tuesday, October 14, 2014                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |
| <b>Agenda Item Name</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |
| Ordinance No. 2014-20; Final                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |
| <b>Requested Action</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |
| Move to approve Ordinance 2014-20.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |
| <b>Staff Report</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |
| <p>This request was previously heard by the City Council on Aug. 26, 2014 and was tabled to a date certain, October 14, 2014, to allow the applicant time to provide updated information to the City.</p> <p>The applicant and owner, RM Plus, LLC, is requesting a future land use amendment to change from Lake County Urban Medium Density to the City's Medium Density Land Use Category. The 7.95-acre parcel is located along the east side of Grand Highway, halfway between SR 50 to the south and Pitt Street to the north. The subject parcel fronts Jacks Lake on the eastern boundary. The subject property is contiguous to the City limits on the west and south, with the east property across Jacks Lake in the City. The City of Clermont's Future Land Use Map, Map 1.2, has the High Density Residential Land Use abutting the property to the west and south, and the Low Density Residential across the lake. A few properties in this area are still in Lake County, and it appears this area is an enclave surrounded by the City. All the properties in the enclave have Lake County's Urban Medium Density Residential Future Land Use.</p> <p>This future land use application is being submitted along with requests for annexation, rezoning to the R-3 Residential/Professional zoning classification, a conditional use permit to allow a townhouse community in the R-3 zoning classification, and a variance request.</p> <p>The proposed Medium Density Future Land Use fits the character of the surrounding community and is compatible with the area. The proposed townhouse project would provide a transition from the commercial to the south to the single family residences to the north. The project would resemble the existing multifamily projects in the immediate area, including the apartment community to the west and the condominiums to the northwest. This project would remove a portion of the existing property in the enclave since it would be served by City utilities and would provide an opportunity for infill. The City of Clermont comprehensive plan policies support this request.</p> <p>Based upon the above information, staff recommends approval of the Future Land Use Map amendment from Lake County Urban Medium Density Residential to City of Clermont Medium Density Future Land Use Category.</p> <p><i>Commissioner Judy Proli moved to recommend approval of the small-scale comprehensive plan amendment; seconded by Commissioner Bernadette Dubuss. The vote was unanimous to recommend approval for the small-scale comprehensive plan amendment.</i></p> |  |
| <b>Legal Impact</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |
| <b>Additional Analysis</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |

|                                                          |                                               |                                |
|----------------------------------------------------------|-----------------------------------------------|--------------------------------|
|                                                          |                                               |                                |
| <b>Fiscal Impact Summary</b>                             |                                               |                                |
|                                                          |                                               |                                |
| <b>Fiscal Impact</b>                                     | <b>Fund Number and Description</b>            | <b>Available Budget Amount</b> |
|                                                          |                                               |                                |
| <b>Exhibits Attached</b> (copies of original agreements) |                                               |                                |
| 1. Ordinance                                             | CPA ORD 2014-20.doc                           |                                |
| 2. Lakefront Village Maps                                | Lakefront Village Comp Plan Maps.pdf          |                                |
| 3. Surrounding Conditions                                | Lakefront Village Surrounding Conditions.docx |                                |
| 4. Letter                                                | REZ letter scan0002.pdf                       |                                |
| 5. Minutes                                               | Lakefront P&Z Minutes.pdf                     |                                |
| 6. Application                                           | CPA Application.pdf                           |                                |
| 7. Legal ad                                              | CPA Legal Ad.docx                             |                                |

*CITY OF CLERMONT*  
**ORDINANCE No. 2014-20**

**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 57-A, north 1/2 of Highland Ave. south of tract 57-A, unnamed road lying northeasterly of tract 57-A, southwesterly of shoreline of Jack's Lake, easterly of east right-of-way line of Grand Highway, northerly of north right-of-way line of Highland Avenue, & southerly of south line of northwest 1/4 of southwest 1/4 PB 3 PG 30 ORB 423 PG 339 ORB 1905 PG 2165 ORB 3377 PG 2213 Containing 7.95 acres, more or less

*CITY OF CLERMONT*  
**ORDINANCE No. 2014-20**

**CHANGE IN FUTURE LAND USE CLASSIFICATION**  
From Lake County - Urban Medium Density Residential  
to City of Clermont - Medium Density Residential

**Section 2.**

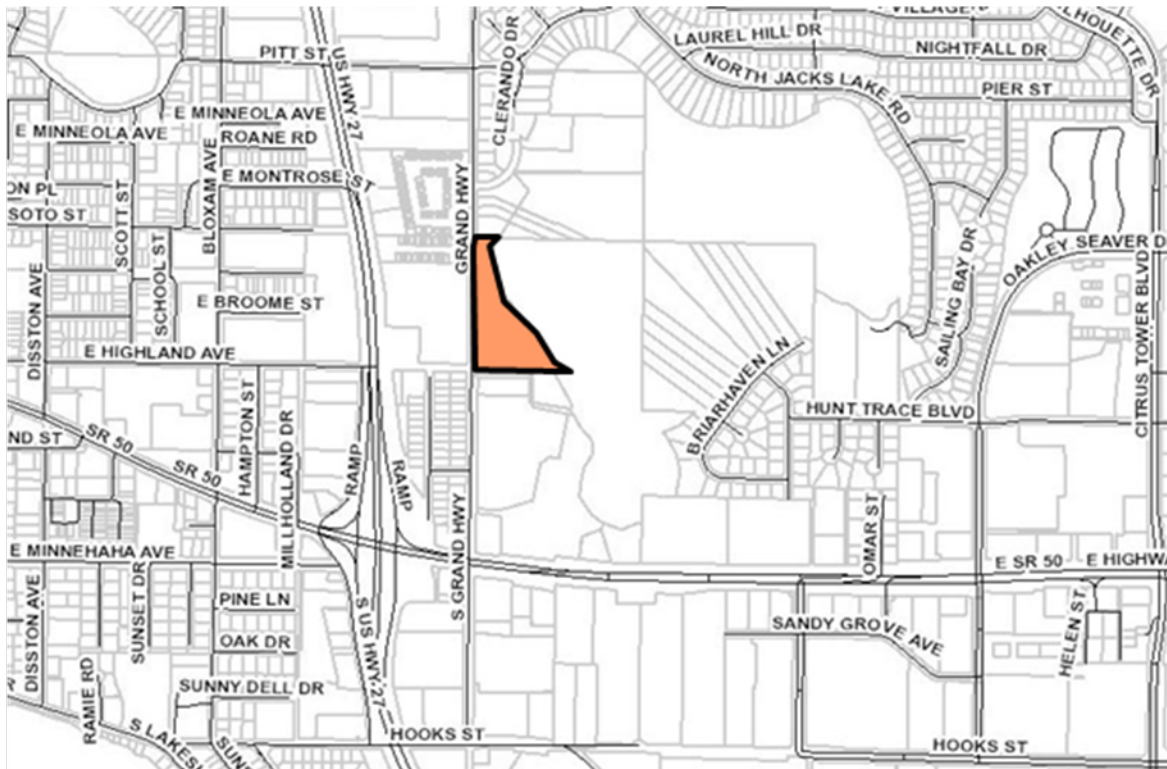
If any portion of this Ordinance is declared invalid, the invalidated portion shall be severed from the remainder of the Ordinance, and the remainder of the Ordinance shall continue in full force and effect as if enacted without the invalidated portion, except in cases where such continued validity of 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.



*CITY OF CLERMONT*  
**ORDINANCE No. 2014-20**

**PASSED AND ADOPTED** by the City Council of the City of Clermont, Lake County, Florida, this 14th day of October, 2014.

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Harold S. Turville, Jr., Mayor

ATTEST:

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Tracy Ackroyd, City Clerk

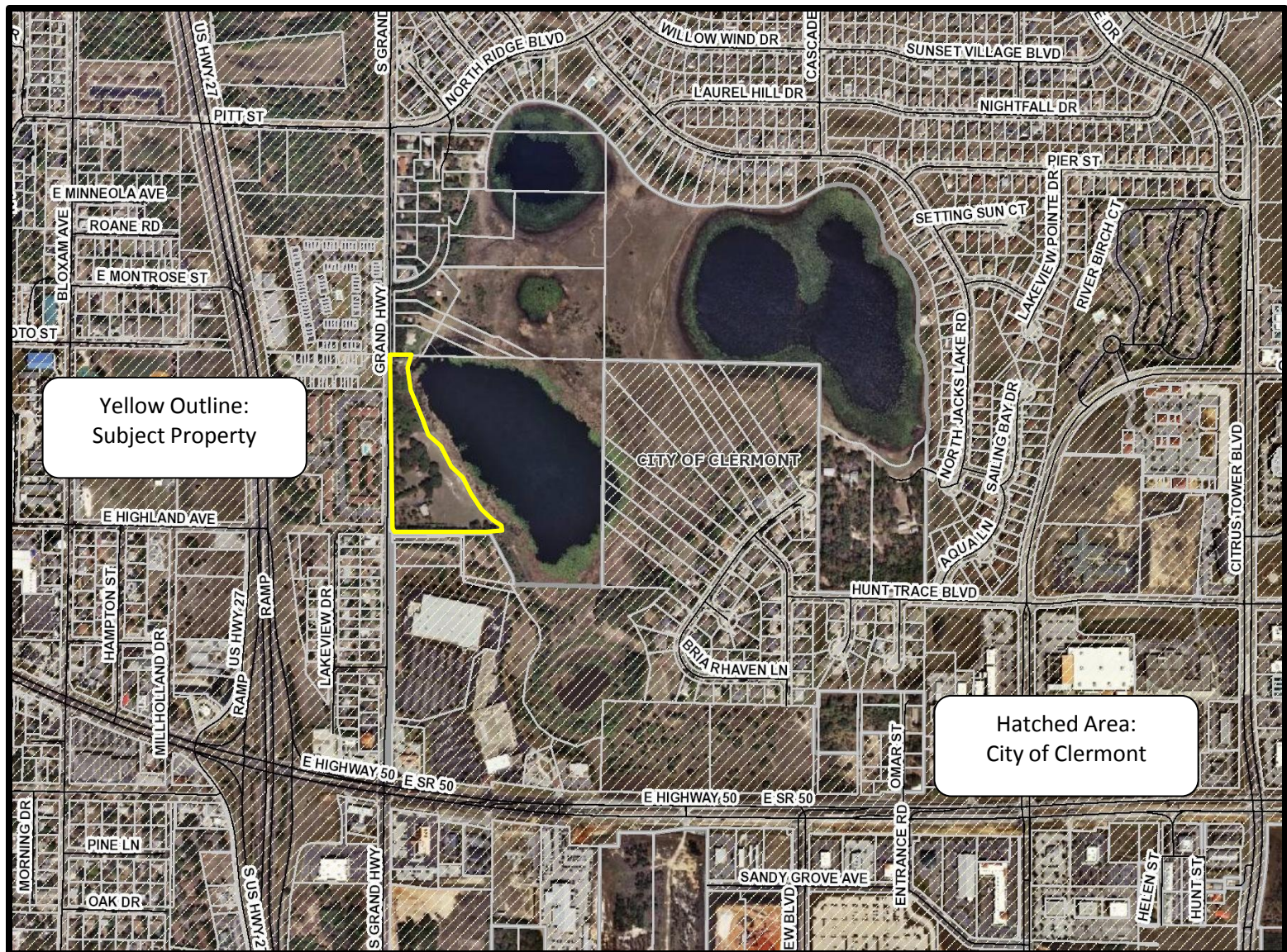
Approved as to form and legality:

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Daniel F. Mantzaris, City Attorney



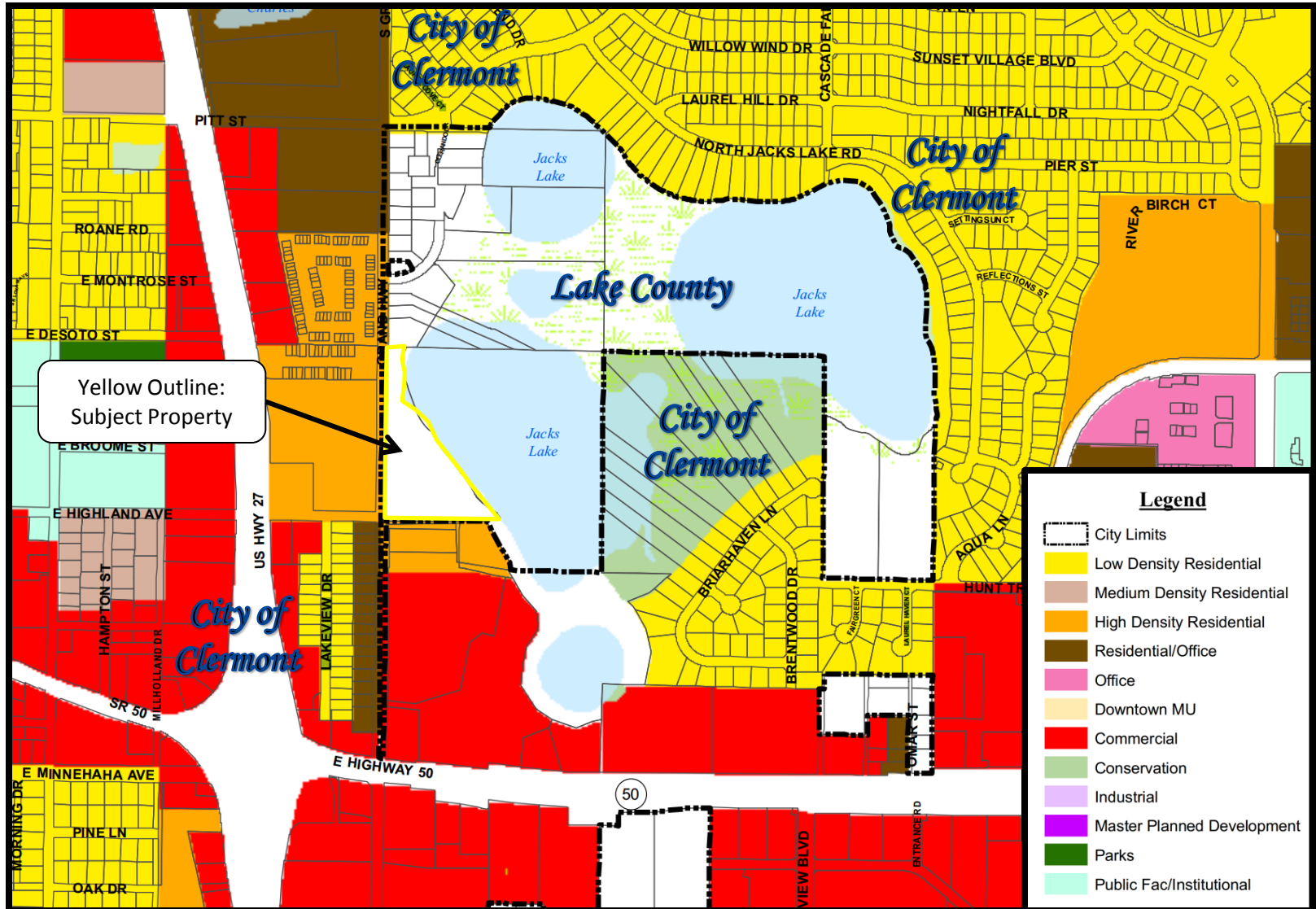
# Exhibit - Location Map Lakefront Village Townhomes





# Exhibit – City of Clermont – Future Land Use Map

## Map 1.2 – Zoomed in Lakefront Village Townhomes



## Surrounding Conditions

**DEVELOPMENT NAME:** Lakefront Village Townhomes  
**OWNER/APPLICANT:** RM Plus, LLC.  
**CONTACT:** Jonathan Huels, Esq., Lowndes, Drosdick, Doster, Kantor & Reed, P.A.  
**REQUESTED ACTION:** Future land use change from Urban Medium (County) to Medium Density (City)  
**SIZE OF PARCEL:** 7.95 +/- acres  
**GENERAL LOCATION:** East of Grand Highway between Pitt Street and SR 50.  
**EXISTING ZONING:** Lake County Agricultural (Urban Estate upon annexation with request to rezone to R-3)  
**EXISTING LAND USE:** Vacant  
**FUTURE LAND USE:** Lake County Urban Medium

### **SURROUNDING CONDITIONS:**

|               | <u><b>ZONING</b></u> | <u><b>EXISTING LAND USE</b></u> | <u><b>FUTURE LAND USE DISTRICT</b></u> |
|---------------|----------------------|---------------------------------|----------------------------------------|
| <b>NORTH:</b> | Lake County - A      | SF Residential                  | Urban Medium (County)                  |
| <b>SOUTH:</b> | Clermont – R-2       | Vacant & Commercial             | High Density & Commercial              |
| <b>EAST:</b>  | Lake County          | Jacks Lake                      | Water body                             |
| <b>WEST:</b>  | Clermont – C-2       | Multifamily Residential         | High Density                           |

Road Classification: Grand Highway – Collector  
Utility Area: City of Clermont Water / Sewer  
Site Utilities: City of Clermont Water / Sewer  
Site Visit: October 1, 2014

July 24, 2014

**SENT VIA E-MAIL**

Barbara Hollerand, Development Services Director  
City of Clermont  
685 W. Montrose Street, 1<sup>st</sup> Floor  
Clermont, FL 34711

**Re: Lakeview Village Townhomes**

Barbara,

As you are aware, this law firm is representing RM Plus, LLC with respect to the pending applications for Annexation, Comprehensive Plan Amendment, Rezoning, Conditional Use Permit, and Variance associated with the Lakeview Village Townhomes project (the "Project"). We have been informed by City Planning staff that the Project would not be allowed in the City's R-2 zoning designation due to the exceedance of the maximum density of 12 townhome units permitted in that designation. As such, please let this letter serve as written clarification that the pending Rezoning application is requesting an R-3 zoning designation, under which the Project could be developed as a conditional use. Accordingly, please replace any reference to "R-2" with "R-3" in the pending applications and supporting materials that are now being processed by the City. Please let me know if you have any questions or need any additional clarifications with respect to the Project.

Sincerely,

  
Jonathan P. Huels

JPH/nle

cc: Ross Jermano (via e-mail)  
Curt Henshel (via e-mail)  
John Kluse (via e-mail)  
Rae Chidlow (via e-mail)

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MINUTES  
PLANNING AND ZONING COMMISSION  
August 5, 2014**

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Commissioner Herb Smith asked if this will be built out or built in phases.

Steve Smith stated that this will be built out.

*Commissioner Bernadette Dubuss moved to recommend approval of the conditional use permit; Chairman passed the gavel; seconded by Chairman Nick Jones. The vote failed with a 2-3 to recommend approval for the conditional use permit; with Commissioners Smith, Mason, and Proli opposing.*

*Commissioner Harry Mason moved to recommend denial of the conditional use permit; seconded by Commissioner Herb Smith. The vote passed with a 3-2 to recommend denial for the conditional use permit; with Chairman Jones and Commissioner Dubuss opposing.*

**4. REQUEST FOR SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT**

**DEVELOPMENT NAME:** Lakeview Village Townhomes

**APPLICANT:** RM Plus, LLC

Senior Planner John Kruse presented the staff report as follows:

The applicant and owner, RM Plus, LLC, is requesting a future land use amendment to change from Lake County Urban Medium Density to the City's Medium Density Land Use Category. The 7.95-acre parcel is located along the east side of Grand Highway, halfway between SR 50 to the south and Pitt Street to the north. The subject parcel fronts Jacks Lake on the eastern boundary. The subject property is contiguous to the City limits on the west and south, with the east property across Jacks Lake in the City. The City of Clermont's Future Land Use Map, Map 1.2, has the High Density Residential Land Use abutting the property to the west and south, and the Low Density Residential across the lake. A few properties in this area are still in Lake County and it appears this area is an enclave surrounded by the City. All the properties in the enclave have Lake County's Urban Medium Density Residential Future Land Use.

This future land use application is being submitted along with requests for annexation, rezoning to the R-3 Residential/Professional zoning classification, a conditional use permit to allow a townhome community in the R-3 zoning classification, and a variance request.

The proposed medium density future land use fits the character of the surrounding community and is compatible with the area. The proposed townhome project would provide a transition from the commercial to the south to the single family residences to the north. The project would resemble the existing multifamily projects in the immediate area, including the apartment community to the west and the condominiums to the northwest. This project would remove a portion of the existing property in the enclave since it would be served by City utilities and

**City of Clermont  
MINUTES  
PLANNING AND ZONING COMMISSION  
August 5, 2014**

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would provide an opportunity for infill. The City of Clermont's comprehensive plan policies support this request.

Staff recommends approval of the future land use map amendment from Lake County Urban Medium Density Residential to City of Clermont's Medium Density Future Land Use Category.

Jonathon Huels, 215 N. Eola Dr., Orlando, gave short presentation. He stated that they are requesting to annex into the City of Clermont. He stated that they are looking to have a three level residence that will be 1600 to 1900 square feet in size, with a two car garage. He stated that due to the elevation, all the units will be partially subterranean. He stated that there will be a homeowner's association for this project. He stated that the project will be compatible with the surrounding properties.

Judy Granucci, 14236 South Grand Highway, stated that she has enjoyed the environmental aspects and wildlife in the area. She stated that she walks around the lake. She stated that there are not many places left in Clermont for the wildlife. She asked if any environmental assessment has been done.

Mr. Kruse stated that environmental aspects are assessed during site review.

Mr. Huels stated that they have attained an environmental consultant and they have stated that there are no wetlands plans and they will have to comply with St. John's River Water Management District.

Commissioner Harry Mason asked if they found any environmental issues.

Mr. Huels stated that they have not found any environmental issues and over 50% will be kept natural and green space.

Commissioner Judy Proli asked if the building height will interfere with the view of the lake from the surrounding properties.

Mr. Huels stated that due to slope and building orientation, the view will stay the same.

Commissioner Judy Proli asked if there is a homeowner's association.

Mr. Huels stated that there is a homeowner's association that will maintain the pool, roads, sidewalks, pedestrian trail, and dock.

Commissioner Herb Smith said he thinks this is a great idea and very low density for apartments.

Commissioner Bernadette Dubuss asked about the floodplain and setback variances.

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Mr. Huels stated that there will be no pervious structures in the 100 year flood plain. He stated that the retention will encroach in the 100 year flood plain. He stated that they are seeking to reduce front yard setback requirements.

*Commissioner Judy Proli moved to recommend approval of the small-scale comprehensive plan amendment; seconded by Bernadette Dubuss. The vote was unanimous to recommend approval for the small-scale comprehensive plan amendment.*

**5. REQUEST FOR REZONING**

**DEVELOPMENT NAME:** Lakeview Village Townhomes  
**APPLICANT:** RM Plus, LLC

Senior Planner John Kruse presented the staff report as follows:

The applicant and owner, RM Plus, LLC, is requesting a rezoning change from Lake County Agricultural to the City's R-3 Residential/Professional District. The subject parcel, when annexed into the City, comes in with the default city zoning of Urban Estate Low Density Residential. From there, the zoning request will be to change it from the City's Urban Estate to the City's R-3. The 7.95-acre parcel is located along the east side of Grand Highway, halfway between SR 50 to the south and Pitt Street to the north. The subject parcel fronts Jacks Lake on the eastern boundary. The subject property is contiguous to the City limits on the west and south. The City of Clermont's zoning map, Map 2, has R-2 Medium Density Residential District abutting the property to the south and C-2 General Commercial to the west.

The proposed project of 28 townhomes on 7.95 acres equates to a density of 3.52 units per acre. The R-3 zoning designation allows for more than 12 townhomes within a project with the granting of a conditional use permit. The proposed future land use designation of medium density residential allows a maximum density of 8 dwelling units per acre. The proposed R-3 Residential/Professional District fits the character of the surrounding community and is compatible with the area. Section 122- 81 of the Land Development Code outlines the intent of the R-3 Residential/Professional District. It indicates that the purpose of the R-3 district is to provide medium density townhomes and multiple-family housing in an urban area where needed, and where urban conveniences and facilities can be provided. Central water and sewer services are available and the future land use map of this area does indicate this to be an urban area.

Staff recommends approval of the rezoning to the City of Clermont's R-3 Residential/Professional District.

*Commissioner Bernadette Dubuss moved to recommend approval of the rezoning; seconded by Commissioner Judy Proli. The vote was unanimous to recommend approval for the rezoning.*



**City of Clermont  
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PLANNING AND ZONING COMMISSION  
August 5, 2014**

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**6. REQUEST FOR CONDITIONAL USE PERMIT**

**DEVELOPMENT NAME:** Lakeview Village Townhomes  
**APPLICANT:** RM Plus, LLC

Senior Planner John Kruse presented the staff report as follows:

The Lakeview Village Townhome project is a proposed multi-family development consisting of 28 townhomes with onsite amenities that include a clubhouse and pool. The townhome project will consist of seven multi-story buildings with garages incorporated into the structure. Each building will have 4 units each. Each unit will have a 2 car garage with parking available in front of the garage.

The total land area of the project is 7.95 acres. With the proposed 28 townhomes on the 7.95 acres, this provides for a total density of 3.52 units per acre, well under the allowable density of 8 dwelling units per acre in the R-3 zoning district. The conditional use permit request is based upon the development proposal consisting of multi-family developments having 12 or more units in the R-3 zoning district. Sec. 122-184 (a)(7) of the Land Development Code requires a conditional use permit for these uses in the R-3 zoning district.

The applicant has indicated that the proposed development fits the character of the surrounding community and is compatible with the adjacent parcels, which include a shopping center (south), apartment complex (west), single family residential (north), and Jacks Lake (east). As infill development, the project will serve as a buffer between the intensive commercial uses established along SR 50 and the residential uses located further north along Grand Highway. The multi-family project and appropriate buffering would provide for a step down of intensities. The site has city utilities adjoining the property. The major challenge in developing the site is the existing 100-year floodplain. The applicant proposes to overcome this challenge by seeking variances for a reduction in front yard and rear yard setbacks and a reduction in roadway width. In addition, the applicant is proposing development activity partially within a flood hazard area that is subject to St. Johns River Water Management District permitting and permissible under Sec. 94-50 of the Land Development Code. Upon approval of this conditional use permit, the floodplain permit would be approved for the construction of a stormwater retention area.

Staff feels this use is consistent with the uses in the area and would provide an opportunity for infill and buffering of the existing uses. Therefore, staff recommends approval of the proposed conditional use permit request.

*Commissioner Harry Mason moved to recommend approval of the conditional use permit; seconded by Bernadette Dubuss. The vote was unanimous to recommend approval for the conditional use permit.*



**CITY OF CLERMONT**  
**COMPREHENSIVE PLAN AMENDMENT**  
**APPLICATION**

DATE: June 26, 2014

FEE: \$350.00

Project Name (if applicable): Lakeview Village Townhomes

Applicant: RM Plus, LLC

Contact Person: Jonathan Huels

Address: Lowndes, Drosdick, Doster, Kantor & Reed, P.A., 215 N. Eola Drive

City: Orlando State: FL Zip: 32801

Phone: 407-418-6483 Fax: 407-843-4444

E-Mail: jonathan.huels@lowndes-law.com

OWNER: RM Plus, LLC

Address: 255 South Orange Avenue, Suite 1600

City: Orlando State: FL Zip: 32801

Phone: 407-487-1320 Fax: 407-405-5326

General Location: Northeast of intersection of US Hwy 27 and SR 50.

**Legal Description** (include copy of survey): Tract 57A, MAP OF SECTION 20 TOWNSHIP 22 S. RANGE 26 E. LAKE COUNTY, FLORIDA, PROPERTY OF LAKE HIGHLANDS COMPANY, according to the plat thereof recorded in Plat Book 3, page 30, public records of Lake County, Florida, together with the North ½ of Highland Avenue South of Tract 57, and unnamed road lying Northeasterly of Tract 57A, Southwesterly of shoreline of Jack's Lake, Easterly of right of way of Grand Highway, Northerly of North right of way line of Highland Avenue, and Southerly of South line of Northwest ¼ of Southwest ¼ except Northerly of property line running due East of Tract 57A (York property).

**Property Size** (in acres or square feet): 7.95 acres

**Flood hazard area** (yes) \_\_\_\_\_ and approx. acreage \_\_\_\_\_ (no) \_\_\_\_\_

**Existing (Actual) Land Use:** Vacant

**Existing Zoning:** Agricultural

**Existing Future Lane Use:** Urban Medium Residential

**Proposed Future Land Use:** Medium Density Residential

**Type of development proposed:** Townhomes with on-site amenities

**Proposed density (dwelling units/acre) or intensity:** 28 Townhomes

**Proposed Zoning District:** R-2

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

See attached Justification Statement.

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 IN PROCESSING AND WILL NOT BE SCHEDULED  
UNTIL SUCH CORRECTIONS ARE MADE.**

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

## APPLICANT'S AFFIDAVIT

STATE OF FLORIDA  
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared Jonathan P. Huels, who being by me first duly sworn on oath, deposes and says:

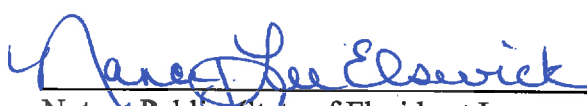
1. That he (she) affirms and certifies that he (she) understands and will comply with all ordinances, regulations and policies of Lake County, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his (her) knowledge and belief, and further, that this application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

  
\_\_\_\_\_  
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by Jonathan P. Huels  
or personally known by me this 27<sup>th</sup> day of June, 2014.



NANCY-LEE ELSWICK  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# EE138190  
Expires 11/18/2015

  
\_\_\_\_\_  
Notary Public, State of Florida at Large

My Commission Expires: 11/18/2015

## OWNER'S AFFIDAVIT

STATE OF FLORIDA  
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

ROSS JEREMANO, MONARCH LIP PLUS LLC, who being

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

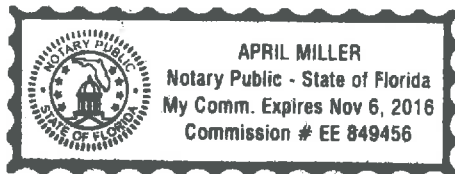
1. That he (she) is the fee-simple owner of the property legally described on the attachment of this application.
2. That he (she) desires a Future Land Use Amendment from Urban Medium Residential to Medium Density Residential for the property legally described on the attachment of this application.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

X

[Signature]  
Affiant – Owner's Name (signature)

SWORN to and SUBSCRIBED before me by \_\_\_\_\_

or personally known by me this 19th day of June, 2014.



X

[Signature]  
Notary Public, State of Florida at Large

My Commission Expires: 11/6/16

## **LAKEVIEW VILLAGE TOWNHOMES**

### **JUSTIFICATION STATEMENT**

#### **City of Clermont**

#### **General Data**

The property is an approximately 7.95 acre parcel (Tax ID No. 092226080057A00000) located in unincorporated Lake County (the "Property"). The Property is located north of SR 50 and bounded on the west by Grand Highway and on the east by Jack's Lake. The Property is currently vacant and has a County zoning designation of Agricultural and a County Comprehensive Plan Future Land Use designation of Urban Medium Density Residential. The following applications are being simultaneously filed with the City of Clermont to annex the Property into the City and develop a 28-unit townhome residential development called Lakeview Village Townhomes (the "Project"):

- (a) Annexation from unincorporated Lake County into the City;
- (b) An amendment to the Comprehensive Plan to change the Future Land Use designation from Urban Medium Density Residential (County) to Medium Density Residential (City);
- (c) Rezoning of the Property to R-2; and
- (d) A Conditional Use Permit to allow townhomes on the Property.

#### **Consistency with and furthering the Comprehensive Plan**

##### **(1) The Project is Compatible with the Neighborhood.**

The Property is located at the center of a confluence of different uses, including commercial, residential, and vacant land. The Project fits the character of the surrounding community and is compatible with the Property's adjacent parcels which have been developed as a shopping center (south), apartment complex (west), single family residential (north), and lake (east). As infill development, the Project will serve as buffer between the intensive commercial uses established along SR 50 and the residential uses located farther north along Grand Highway.

##### **(2) The Project is consistent with the Comprehensive Plan.**

The Project is consistent with, and furthers the Goals, Objectives and Policies of the Comprehensive Plan. As infill development, the Project discourages urban sprawl and will serve as an appropriate transition between the existing commercial uses located south and the residential community located north in furtherance of Policy 1.1.3. The Project is also consistent with Policy 1.2.1 which requires land use changes to be compatible with adjacent properties as discussed in more detail above. The annexation of the Property results in a logical extension of the City limits and allows the development of an undeveloped enclave in furtherance of Policies



1.12.3 and 1.12.4. Further, the proposed City FLU designation of Medium Density Residential (max. 7 du/acre) is analogous to the Property's current County FLU designation of Urban Medium Density Residential (max. 8 du/acre) and results in no net change in the intensity of development that could currently be achieved on the Property. The Project is also consistent Policy 1.6.2, which states that Medium-Density Residential designation permits housing types such as single family detached homes, including zero lot line and cluster developments, duplexes, townhomes, condominiums and apartments.

**The Project is consistent with Code Criteria.**

Pursuant to the City Code, the intended development of the Property into townhomes will require a Conditional Use Permit. According to Section 86-144(c) of the Code, a Conditional Use Permit must meet the following criteria:

- (1) The granting would not adversely affect the officially adopted Comprehensive Plan;
- (2) Such use will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity;
- (3) The proposed use will comply with the regulations and conditions specified in the code for such use; and
- (4) The proposed use may be considered desirable at the particular location.

The Project satisfies all of the above criteria for granting a Conditional Use Permit as a result of the following:

- (1) As discussed above, the Project is consistent with, and furthers the Goals, Objectives and Policies of the Comprehensive Plan. As such, the Comprehensive Plan would not be adversely affected.
- (2) The Project will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity. Rather, the development will provide new living options that are centrally located in areas close to other residential units and commercial developments as well as serve as an appropriate transition between those uses.
- (3) The Project will be constructed in accordance with all requirements set forth in the Code.
- (4) The Project is desirable not only because of the aesthetic value it will bring to the area, but also because it will be an ideal use of this currently vacant land.

**Availability of Utilities**

The Property is located within the Lake County/Clermont Joint Planning Area and thus is a designated property that may be annexed into the City. Under the Joint Planning Interlocal

Agreement, water and sewer services are permitted to be provided to the Property without any amendment required to the land use plan. All development on the Property will be designed to the City of Clermont standards. Thus, utilities are available to be provided to the Property and are in compliance with the Joint Planning Interlocal Agreement.

### **Conclusion**

In order to develop the Property as a 28-unit Lakeview Village Townhomes, the owner is seeking annexation of the Property into the City, an amendment to the Comprehensive Plan to allow for a Future Land Use designation of Medium Density Residential, a rezoning of the Property to R-2, and a Conditional Use Permit. The Project is compatible with adjacent land uses and the surrounding neighborhood. The Project also furthers the goals, objectives and policies of the Comprehensive Plan and compiles with all applicable regulations and conditions specified in the City Code.

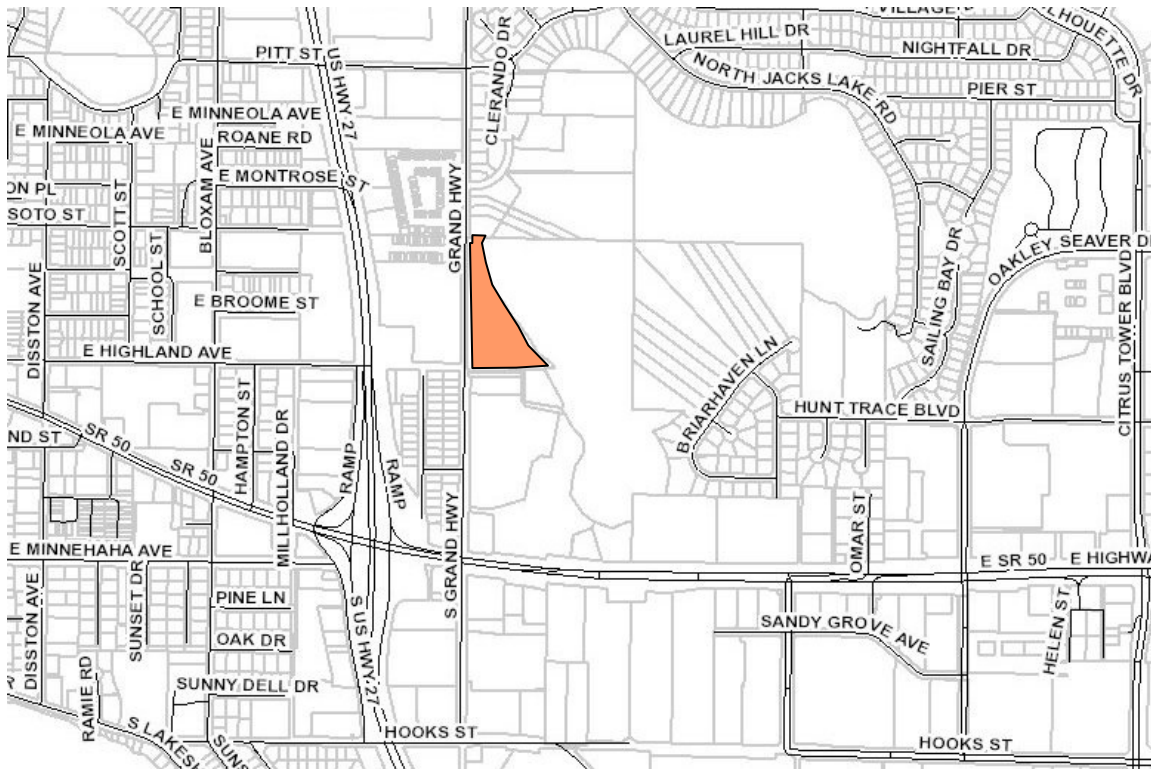
# **CITY OF CLERMONT**

## **NOTICE OF PROPOSED LAND USE CHANGE**

### **Small-Scale Comprehensive Plan Amendment**

### **ORDINANCE NO. 2014-20**

The City of Clermont will hold public hearings Tuesday, August 5, 2014 at 7 p.m. before the Planning and Zoning Commission and Tuesday, August 12, 2014 (1<sup>st</sup> reading of the adoption ordinance) and Tuesday, August 26, 2014 (final reading of the adoption ordinance) at 7 p.m. before the City Council to consider a proposed change to the City's Future Land Use Map. The map amendment would change the Future Land Use designation for the 7.95-acre parcel below from Lake County - Urban Medium Density Residential to City of Clermont - Medium Density Residential. AltKey #2665602



***Location: North of S.R. 50 and Grand Highway Intersection, East of Grand Highway***

#### **Ordinance #2014-20:**

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

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

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

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

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

Tracy Ackroyd, MMC  
City Clerk

Daily Commercial  
7/23/2014 and 8/12/2014



## CITY OF CLERMONT

# AGENDA ITEM

Page 1 of 1

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| <b>Meeting Date</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |
| Tuesday, October 14, 2014                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |
| <b>Agenda Item Name</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |
| Ordinance No. 2014-21; Final                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |
| <b>Requested Action</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |
| Move to approve Ordinance 2014-21.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |
| <b>Staff Report</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |
| <p>This request was previously heard by the City Council on Aug. 26, 2014 and was tabled to a date certain, October 14, 2014, to allow the applicant time to provide updated information to the City.</p> <p>The applicant and owner, RM Plus, LLC, is requesting a rezoning change from Lake County Agricultural to the City's R-3 Residential/Professional District. The subject parcel, when annexed into the City, comes in with the default City zoning of Urban Estate Low Density Residential. From there, the zoning request will be to change it from the City's Urban Estate to the City's R-3. The 7.95-acre parcel is located along the east side of Grand Highway, halfway between SR 50 to the south and Pitt Street to the north. The subject parcel fronts Jacks Lake on the eastern boundary. The subject property is contiguous to the City limits on the west and south. The City of Clermont's Zoning Map, Map 2, has R-2 Medium Density Residential District abutting the property to the south and C-2 General Commercial to the west.</p> <p>The proposed project of 28 townhomes on 7.95 acres equates to a density of 3.52 units per acre. The R-3 zoning designation allows for more than 12 townhomes within a project with the granting of a conditional use permit. The proposed Future Land Use designation of Medium Density Residential allows a maximum density of 8 dwelling units per acre. The proposed R-3 Residential/Professional District fits the character of the surrounding community and is compatible with the area. Section 122- 81 of the Land Development Code (LDC) outlines the intent of the R-3 Residential/Professional District. It indicates that the purpose of the R-3 district is to provide medium density townhomes and multiple-family housing in an urban area where needed, and where urban conveniences and facilities can be provided. Central water and sewer services are available and the Future Land Use map of this area does indicate this to be an urban area.</p> <p>Staff recommends approval of the rezoning to the City of Clermont's R-3 Residential/Professional District.</p> <p><i>Commissioner Bernadette Dubuss moved to recommend approval of the rezoning; seconded by Commissioner Judy Proli. The vote was unanimous to recommend approval for the rezoning.</i></p> |  |
| <b>Legal Impact</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |
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| <b>Additional Analysis</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |
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| <b>Fiscal Impact Summary</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |

| Fiscal Impact                                     | Fund Number and Description | Available Budget Amount     |
|---------------------------------------------------|-----------------------------|-----------------------------|
|                                                   |                             |                             |
| Exhibits Attached (copies of original agreements) |                             |                             |
| 1. Ordinance                                      |                             | REZ ORD 2014-21.doc         |
| 2. Lakefront Village Maps                         |                             | Lakefront Village Maps.pdf  |
| 3. Rezoning amendment letter                      |                             | REZ letter scan0002.pdf     |
| 4. Minutes                                        |                             | Lakefront P&Z Minutes.pdf   |
| 5. Application                                    |                             | REZ application.pdf         |
| 6. Legal ad                                       |                             | REZ Lakefront legal ad.docx |



*CITY OF CLERMONT*  
**ORDINANCE No. 2014-21**

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

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

**SECTION 1:**

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

**LEGAL DESCRIPTIONS**

Lake Highlands 20-22-26 tract 57-A, north 1/2 of Highland Ave. south of tract 57-A, unnamed road lying northeasterly of tract 57-A, southwesterly of shoreline of Jack's Lake, easterly of east right-of-way line of Grand Highway, northerly of north right-of-way line of Highland Avenue, & southerly of south line of northwest 1/4 of southwest 1/4 PB 3 PG 30 ORB 423 PG 339 ORB 1905 PG 2165 ORB 3377 PG 2213 Containing 7.95 acres, more or less

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

**SECTION 2:**

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

**SECTION 3:**

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

**SECTION 4:**

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

*CITY OF CLERMONT*  
**ORDINANCE No. 2014-21**



*CITY OF CLERMONT*  
**ORDINANCE No. 2014-21**

on this 14th day of October, 2014.

CITY OF CLERMONT

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Harold S. Turville, Jr., Mayor

ATTEST:

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Tracy Ackroyd, City Clerk

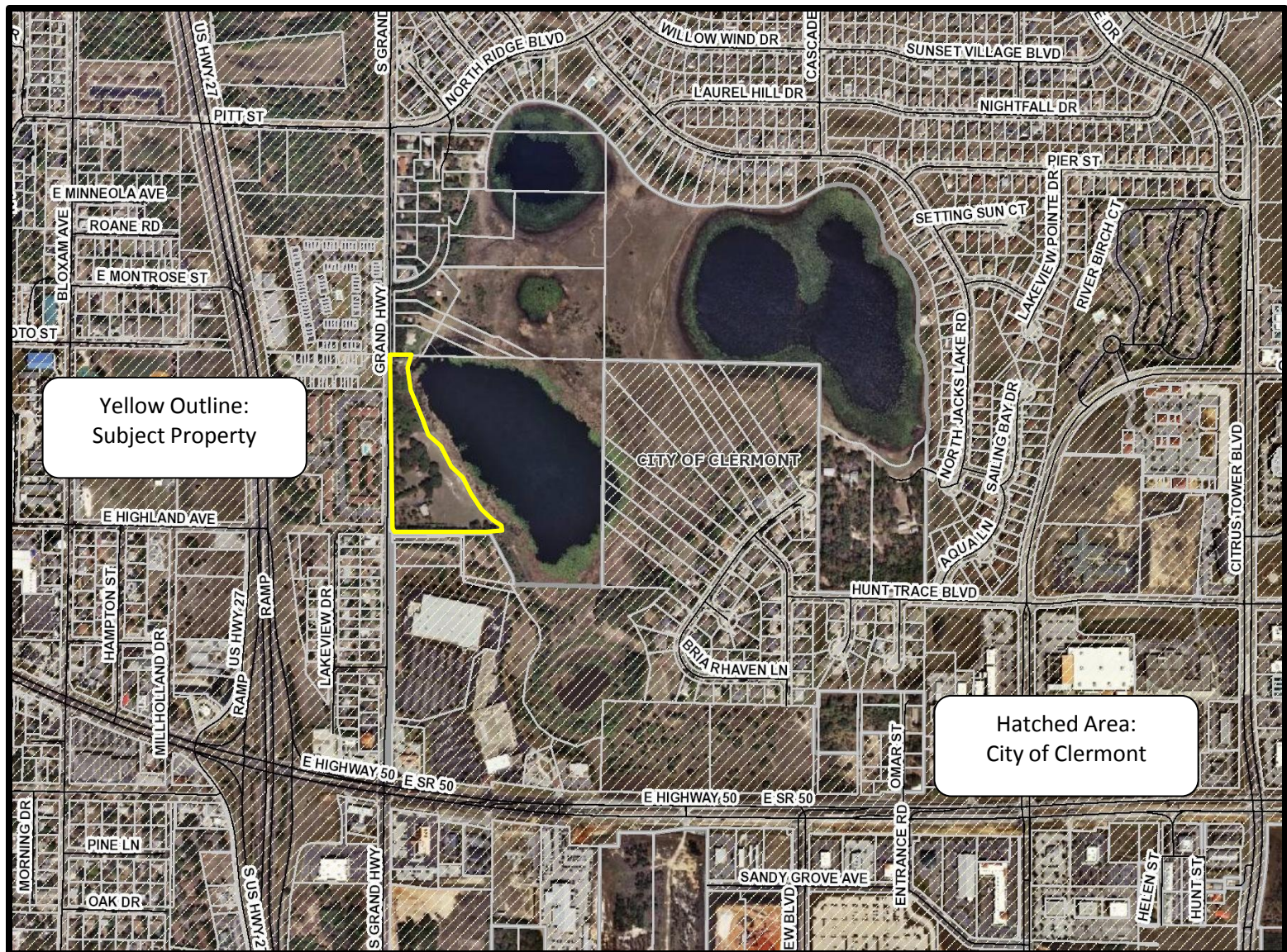
Approved as to form:

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Dan Mantzaris, City Attorney



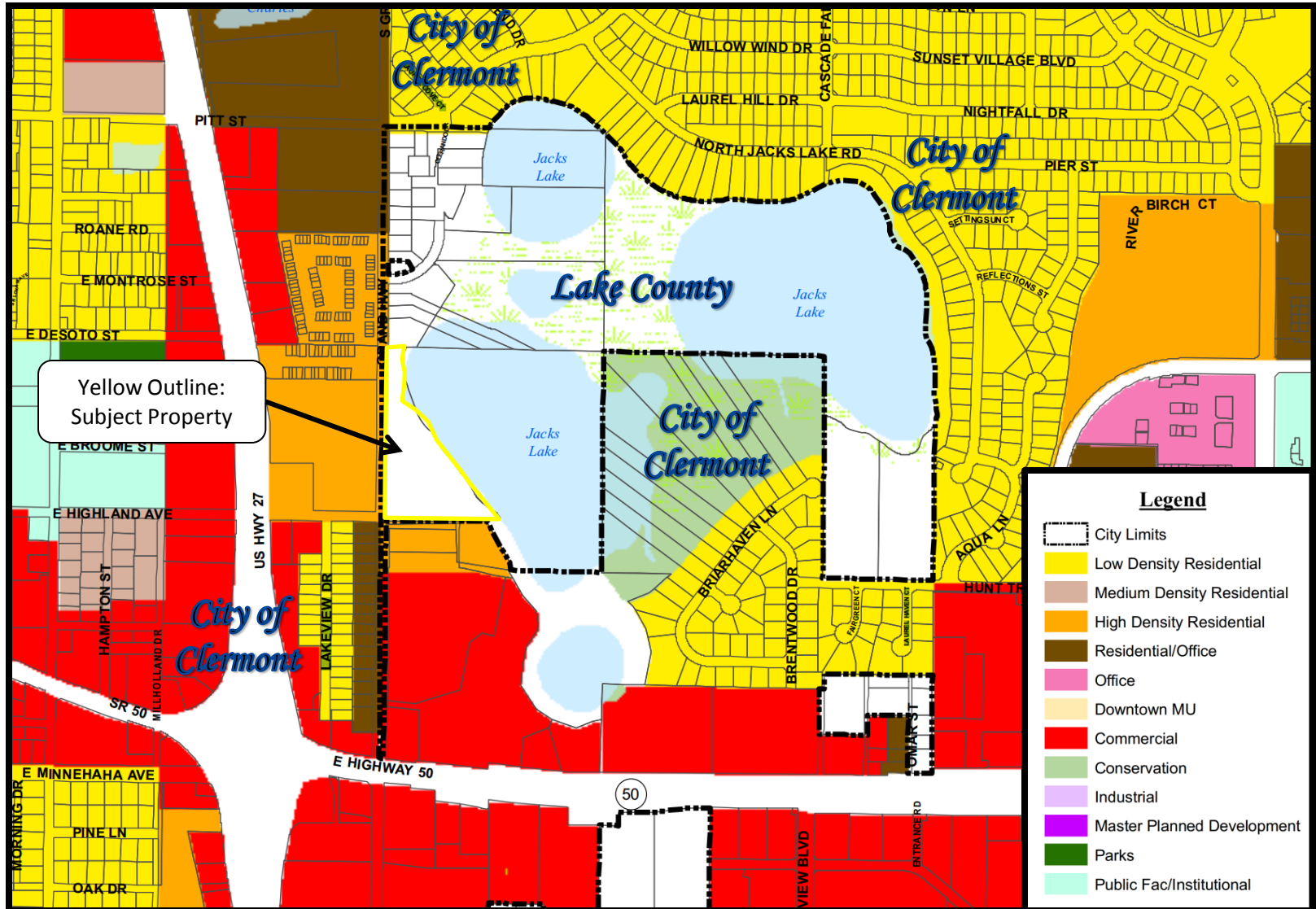
# Exhibit - Location Map Lakefront Village Townhomes





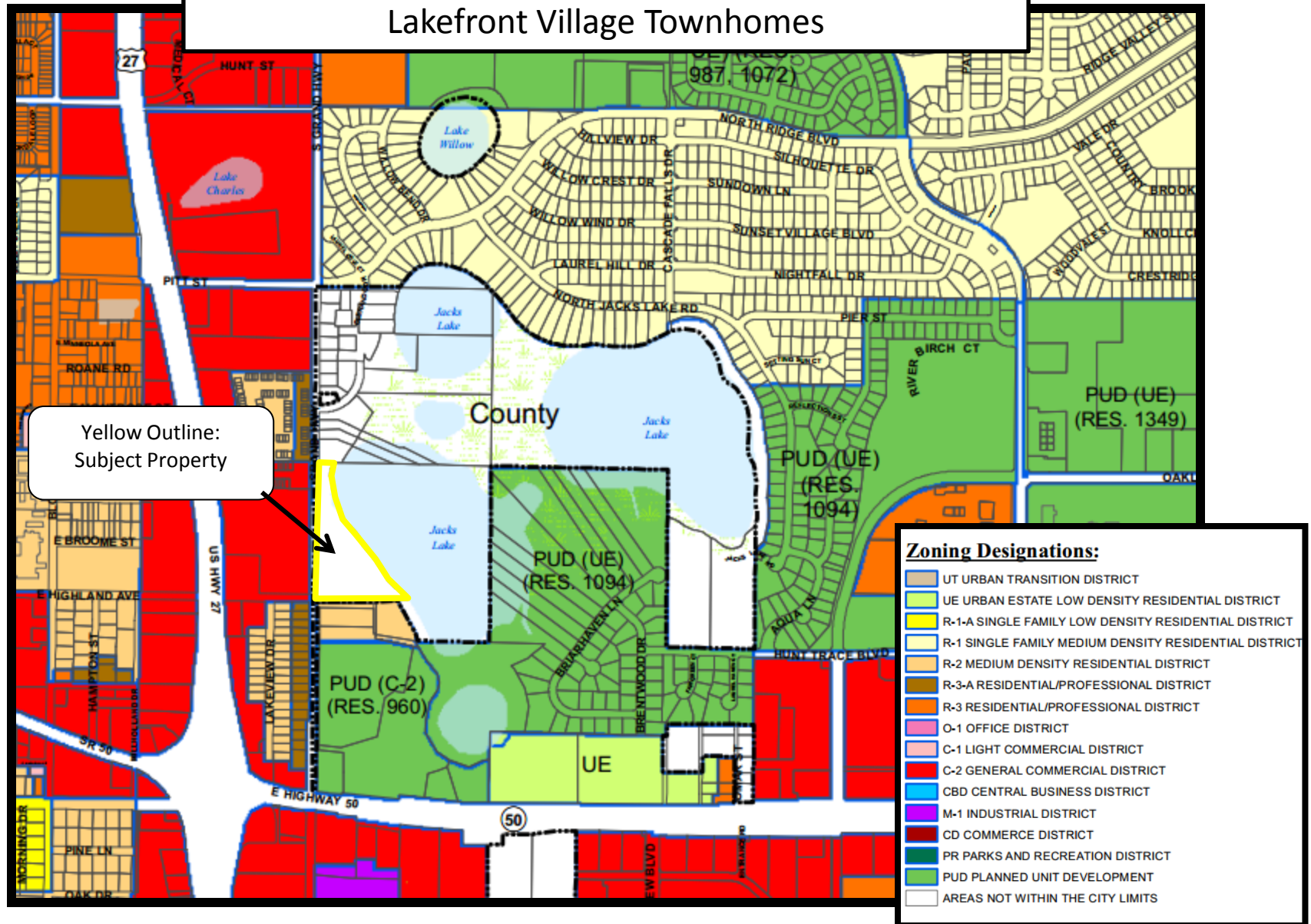
# Exhibit – City of Clermont – Future Land Use Map

## Map 1.2 – Zoomed in Lakefront Village Townhomes



# Exhibit – City of Clermont – Zoning Map

## Map 2 – Zoomed in Lakefront Village Townhomes





July 24, 2014

**SENT VIA E-MAIL**

Barbara Hollerand, Development Services Director  
City of Clermont  
685 W. Montrose Street, 1<sup>st</sup> Floor  
Clermont, FL 34711

**Re: Lakeview Village Townhomes**

Barbara,

As you are aware, this law firm is representing RM Plus, LLC with respect to the pending applications for Annexation, Comprehensive Plan Amendment, Rezoning, Conditional Use Permit, and Variance associated with the Lakeview Village Townhomes project (the "Project"). We have been informed by City Planning staff that the Project would not be allowed in the City's R-2 zoning designation due to the exceedance of the maximum density of 12 townhome units permitted in that designation. As such, please let this letter serve as written clarification that the pending Rezoning application is requesting an R-3 zoning designation, under which the Project could be developed as a conditional use. Accordingly, please replace any reference to "R-2" with "R-3" in the pending applications and supporting materials that are now being processed by the City. Please let me know if you have any questions or need any additional clarifications with respect to the Project.

Sincerely,

  
Jonathan P. Huels

JPH/nle

cc: Ross Jermano (via e-mail)  
Curt Henshel (via e-mail)  
John Kluse (via e-mail)  
Rae Chidlow (via e-mail)

**City of Clermont  
MINUTES  
PLANNING AND ZONING COMMISSION  
August 5, 2014**

**Page 6**

Commissioner Herb Smith asked if this will be built out or built in phases.

Steve Smith stated that this will be built out.

*Commissioner Bernadette Dubuss moved to recommend approval of the conditional use permit; Chairman passed the gavel; seconded by Chairman Nick Jones. The vote failed with a 2-3 to recommend approval for the conditional use permit; with Commissioners Smith, Mason, and Proli opposing.*

*Commissioner Harry Mason moved to recommend denial of the conditional use permit; seconded by Commissioner Herb Smith. The vote passed with a 3-2 to recommend denial for the conditional use permit; with Chairman Jones and Commissioner Dubuss opposing.*

**4. REQUEST FOR SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT**

**DEVELOPMENT NAME:** Lakeview Village Townhomes

**APPLICANT:** RM Plus, LLC

Senior Planner John Kruse presented the staff report as follows:

The applicant and owner, RM Plus, LLC, is requesting a future land use amendment to change from Lake County Urban Medium Density to the City's Medium Density Land Use Category. The 7.95-acre parcel is located along the east side of Grand Highway, halfway between SR 50 to the south and Pitt Street to the north. The subject parcel fronts Jacks Lake on the eastern boundary. The subject property is contiguous to the City limits on the west and south, with the east property across Jacks Lake in the City. The City of Clermont's Future Land Use Map, Map 1.2, has the High Density Residential Land Use abutting the property to the west and south, and the Low Density Residential across the lake. A few properties in this area are still in Lake County and it appears this area is an enclave surrounded by the City. All the properties in the enclave have Lake County's Urban Medium Density Residential Future Land Use.

This future land use application is being submitted along with requests for annexation, rezoning to the R-3 Residential/Professional zoning classification, a conditional use permit to allow a townhome community in the R-3 zoning classification, and a variance request.

The proposed medium density future land use fits the character of the surrounding community and is compatible with the area. The proposed townhome project would provide a transition from the commercial to the south to the single family residences to the north. The project would resemble the existing multifamily projects in the immediate area, including the apartment community to the west and the condominiums to the northwest. This project would remove a portion of the existing property in the enclave since it would be served by City utilities and

**City of Clermont  
MINUTES  
PLANNING AND ZONING COMMISSION  
August 5, 2014**

**Page 7**

would provide an opportunity for infill. The City of Clermont's comprehensive plan policies support this request.

Staff recommends approval of the future land use map amendment from Lake County Urban Medium Density Residential to City of Clermont's Medium Density Future Land Use Category.

Jonathon Huels, 215 N. Eola Dr., Orlando, gave short presentation. He stated that they are requesting to annex into the City of Clermont. He stated that they are looking to have a three level residence that will be 1600 to 1900 square feet in size, with a two car garage. He stated that due to the elevation, all the units will be partially subterranean. He stated that there will be a homeowner's association for this project. He stated that the project will be compatible with the surrounding properties.

Judy Granucci, 14236 South Grand Highway, stated that she has enjoyed the environmental aspects and wildlife in the area. She stated that she walks around the lake. She stated that there are not many places left in Clermont for the wildlife. She asked if any environmental assessment has been done.

Mr. Kruse stated that environmental aspects are assessed during site review.

Mr. Huels stated that they have attained an environmental consultant and they have stated that there are no wetlands plans and they will have to comply with St. John's River Water Management District.

Commissioner Harry Mason asked if they found any environmental issues.

Mr. Huels stated that they have not found any environmental issues and over 50% will be kept natural and green space.

Commissioner Judy Proli asked if the building height will interfere with the view of the lake from the surrounding properties.

Mr. Huels stated that due to slope and building orientation, the view will stay the same.

Commissioner Judy Proli asked if there is a homeowner's association.

Mr. Huels stated that there is a homeowner's association that will maintain the pool, roads, sidewalks, pedestrian trail, and dock.

Commissioner Herb Smith said he thinks this is a great idea and very low density for apartments.

Commissioner Bernadette Dubuss asked about the floodplain and setback variances.

**City of Clermont  
MINUTES  
PLANNING AND ZONING COMMISSION  
August 5, 2014**

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Mr. Huels stated that there will be no pervious structures in the 100 year flood plain. He stated that the retention will encroach in the 100 year flood plain. He stated that they are seeking to reduce front yard setback requirements.

*Commissioner Judy Proli moved to recommend approval of the small-scale comprehensive plan amendment; seconded by Bernadette Dubuss. The vote was unanimous to recommend approval for the small-scale comprehensive plan amendment.*

**5. REQUEST FOR REZONING**

**DEVELOPMENT NAME:** Lakeview Village Townhomes  
**APPLICANT:** RM Plus, LLC

Senior Planner John Kruse presented the staff report as follows:

The applicant and owner, RM Plus, LLC, is requesting a rezoning change from Lake County Agricultural to the City's R-3 Residential/Professional District. The subject parcel, when annexed into the City, comes in with the default city zoning of Urban Estate Low Density Residential. From there, the zoning request will be to change it from the City's Urban Estate to the City's R-3. The 7.95-acre parcel is located along the east side of Grand Highway, halfway between SR 50 to the south and Pitt Street to the north. The subject parcel fronts Jacks Lake on the eastern boundary. The subject property is contiguous to the City limits on the west and south. The City of Clermont's zoning map, Map 2, has R-2 Medium Density Residential District abutting the property to the south and C-2 General Commercial to the west.

The proposed project of 28 townhomes on 7.95 acres equates to a density of 3.52 units per acre. The R-3 zoning designation allows for more than 12 townhomes within a project with the granting of a conditional use permit. The proposed future land use designation of medium density residential allows a maximum density of 8 dwelling units per acre. The proposed R-3 Residential/Professional District fits the character of the surrounding community and is compatible with the area. Section 122- 81 of the Land Development Code outlines the intent of the R-3 Residential/Professional District. It indicates that the purpose of the R-3 district is to provide medium density townhomes and multiple-family housing in an urban area where needed, and where urban conveniences and facilities can be provided. Central water and sewer services are available and the future land use map of this area does indicate this to be an urban area.

Staff recommends approval of the rezoning to the City of Clermont's R-3 Residential/Professional District.

*Commissioner Bernadette Dubuss moved to recommend approval of the rezoning; seconded by Commissioner Judy Proli. The vote was unanimous to recommend approval for the rezoning.*

**City of Clermont  
MINUTES  
PLANNING AND ZONING COMMISSION  
August 5, 2014**

**Page 9**

**6. REQUEST FOR CONDITIONAL USE PERMIT**

**DEVELOPMENT NAME:** Lakeview Village Townhomes  
**APPLICANT:** RM Plus, LLC

Senior Planner John Kruse presented the staff report as follows:

The Lakeview Village Townhome project is a proposed multi-family development consisting of 28 townhomes with onsite amenities that include a clubhouse and pool. The townhome project will consist of seven multi-story buildings with garages incorporated into the structure. Each building will have 4 units each. Each unit will have a 2 car garage with parking available in front of the garage.

The total land area of the project is 7.95 acres. With the proposed 28 townhomes on the 7.95 acres, this provides for a total density of 3.52 units per acre, well under the allowable density of 8 dwelling units per acre in the R-3 zoning district. The conditional use permit request is based upon the development proposal consisting of multi-family developments having 12 or more units in the R-3 zoning district. Sec. 122-184 (a)(7) of the Land Development Code requires a conditional use permit for these uses in the R-3 zoning district.

The applicant has indicated that the proposed development fits the character of the surrounding community and is compatible with the adjacent parcels, which include a shopping center (south), apartment complex (west), single family residential (north), and Jacks Lake (east). As infill development, the project will serve as a buffer between the intensive commercial uses established along SR 50 and the residential uses located further north along Grand Highway. The multi-family project and appropriate buffering would provide for a step down of intensities. The site has city utilities adjoining the property. The major challenge in developing the site is the existing 100-year floodplain. The applicant proposes to overcome this challenge by seeking variances for a reduction in front yard and rear yard setbacks and a reduction in roadway width. In addition, the applicant is proposing development activity partially within a flood hazard area that is subject to St. Johns River Water Management District permitting and permissible under Sec. 94-50 of the Land Development Code. Upon approval of this conditional use permit, the floodplain permit would be approved for the construction of a stormwater retention area.

Staff feels this use is consistent with the uses in the area and would provide an opportunity for infill and buffering of the existing uses. Therefore, staff recommends approval of the proposed conditional use permit request.

*Commissioner Harry Mason moved to recommend approval of the conditional use permit; seconded by Bernadette Dubuss. The vote was unanimous to recommend approval for the conditional use permit.*



**CITY OF CLERMONT  
REZONING  
APPLICATION**

DATE: June 26, 2014

FEE: \$350.00

PROJECT NAME (if applicable): Lakeview Village Townhomes

APPLICANT: RM Plus, LLC

CONTACT PERSON: Jonathan Huels

Address: Lowndes, Drosdick, Doster, Kantor & Reed, P.A., 215 N. Eola Drive

City: Orlando State: FL Zip: 32801

Phone: 407-418-6483 Fax: 407-843-4444

E-Mail: jonathan.huels@lowndes-law.com

OWNER: RM Plus, LLC

Address: 255 South Orange Avenue, Suite 1600

City: Orlando State: FL Zip: 32801

Phone: 407-487-1320 Fax: 407-405-5326

Address of Subject Property: 14108 Grand Highway, Clermont, FL 34711

Legal Description (include copy of survey): Tract 57A, MAP OF SECTION 20 TOWNSHIP 22 S. RANGE 26 E. LAKE COUNTY, FLORIDA, PROPERTY OF LAKE HIGHLANDS COMPANY, according to the plat thereof recorded in Plat Book 3, page 30, public records of Lake County, Florida, together with the North ½ of Highland Avenue South of Tract 57, and unnamed road lying Northeasterly of Tract 57A, Southwesterly of shoreline of Jack's Lake, Easterly of right of way of Grand Highway, Northerly of North right of way line of Highland Avenue, and Southerly of South line of Northwest ¼ of Southwest ¼ except Northerly of property line running due East of Tract 57A (York property).

Acreage: 7.95 Land Use: Vacant  
(City verification required)

Present Zoning: Agricultural Proposed Zoning: R-2  
(City verification required)



**CITY OF CLERMONT**  
**REZONING**  
**APPLICATION**  
Page 2

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

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Jonathan P. Huels

Applicant Name (print)

*Agent*

X

Applicant Name (signature)

*Agent*

Ross Jermano, as Manager of RM Plus, LLC

Owner Name (print)

X

Owner Name (signature)

\*\*\*\*\* NOTICE \*\*\*\*\*

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

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

## **LAKEVIEW VILLAGE TOWNHOMES**

### **JUSTIFICATION STATEMENT**

#### **City of Clermont**

#### **General Data**

The property is an approximately 7.95 acre parcel (Tax ID No. 092226080057A00000) located in unincorporated Lake County (the "Property"). The Property is located north of SR 50 and bounded on the west by Grand Highway and on the east by Jack's Lake. The Property is currently vacant and has a County zoning designation of Agricultural and a County Comprehensive Plan Future Land Use designation of Urban Medium Density Residential. The following applications are being simultaneously filed with the City of Clermont to annex the Property into the City and develop a 28-unit townhome residential development called Lakeview Village Townhomes (the "Project"):

- (a) Annexation from unincorporated Lake County into the City;
- (b) An amendment to the Comprehensive Plan to change the Future Land Use designation from Urban Medium Density Residential (County) to Medium Density Residential (City);
- (c) Rezoning of the Property to R-2; and
- (d) A Conditional Use Permit to allow townhomes on the Property.

#### **Consistency with and furthering the Comprehensive Plan**

##### **(1) The Project is Compatible with the Neighborhood.**

The Property is located at the center of a confluence of different uses, including commercial, residential, and vacant land. The Project fits the character of the surrounding community and is compatible with the Property's adjacent parcels which have been developed as a shopping center (south), apartment complex (west), single family residential (north), and lake (east). As infill development, the Project will serve as buffer between the intensive commercial uses established along SR 50 and the residential uses located farther north along Grand Highway.

##### **(2) The Project is consistent with the Comprehensive Plan.**

The Project is consistent with, and furthers the Goals, Objectives and Policies of the Comprehensive Plan. As infill development, the Project discourages urban sprawl and will serve as an appropriate transition between the existing commercial uses located south and the residential community located north in furtherance of Policy 1.1.3. The Project is also consistent with Policy 1.2.1 which requires land use changes to be compatible with adjacent properties as discussed in more detail above. The annexation of the Property results in a logical extension of the City limits and allows the development of an undeveloped enclave in furtherance of Policies

1.12.3 and 1.12.4. Further, the proposed City FLU designation of Medium Density Residential (max. 7 du/acre) is analogous to the Property's current County FLU designation of Urban Medium Density Residential (max. 8 du/acre) and results in no net change in the intensity of development that could currently be achieved on the Property. The Project is also consistent Policy 1.6.2, which states that Medium-Density Residential designation permits housing types such as single family detached homes, including zero lot line and cluster developments, duplexes, townhomes, condominiums and apartments.

**The Project is consistent with Code Criteria.**

Pursuant to the City Code, the intended development of the Property into townhomes will require a Conditional Use Permit. According to Section 86-144(c) of the Code, a Conditional Use Permit must meet the following criteria:

- (1) The granting would not adversely affect the officially adopted Comprehensive Plan;
- (2) Such use will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity;
- (3) The proposed use will comply with the regulations and conditions specified in the code for such use; and
- (4) The proposed use may be considered desirable at the particular location.

The Project satisfies all of the above criteria for granting a Conditional Use Permit as a result of the following:

- (1) As discussed above, the Project is consistent with, and furthers the Goals, Objectives and Policies of the Comprehensive Plan. As such, the Comprehensive Plan would not be adversely affected.
- (2) The Project will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity. Rather, the development will provide new living options that are centrally located in areas close to other residential units and commercial developments as well as serve as an appropriate transition between those uses.
- (3) The Project will be constructed in accordance with all requirements set forth in the Code.
- (4) The Project is desirable not only because of the aesthetic value it will bring to the area, but also because it will be an ideal use of this currently vacant land.

**Availability of Utilities**

The Property is located within the Lake County/Clermont Joint Planning Area and thus is a designated property that may be annexed into the City. Under the Joint Planning Interlocal

Agreement, water and sewer services are permitted to be provided to the Property without any amendment required to the land use plan. All development on the Property will be designed to the City of Clermont standards. Thus, utilities are available to be provided to the Property and are in compliance with the Joint Planning Interlocal Agreement.

### **Conclusion**

In order to develop the Property as a 28-unit Lakeview Village Townhomes, the owner is seeking annexation of the Property into the City, an amendment to the Comprehensive Plan to allow for a Future Land Use designation of Medium Density Residential, a rezoning of the Property to R-2, and a Conditional Use Permit. The Project is compatible with adjacent land uses and the surrounding neighborhood. The Project also furthers the goals, objectives and policies of the Comprehensive Plan and compiles with all applicable regulations and conditions specified in the City Code.

## **LEGAL NOTICE**

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

### **ORDINANCE NO. 2014-21**

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

### **LOCATION**

Vacant property (Alt. Key 2665602) North of S.R. 50 and  
Grand Highway Intersection, East of Grand Highway

### **LEGAL DESCRIPTION**

Lake Highlands 20-22-26 tract 57-A, north 1/2 of Highland Ave. south of tract 57-A, unnamed road lying northeasterly of tract 57-A, southwesterly of shoreline of Jack's Lake, easterly of east right-of-way line of Grand Highway, northerly of north right-of-way line of Highland Avenue, & southerly of south line of northwest 1/4 of southwest 1/4 PB 3 PG 30 ORB 423 PG 339 ORB 1905 PG 2165 ORB 3377 PG 2213 Containing 7.95 acres, more or less

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

This request will be considered by the Planning & Zoning Commission on Tuesday, August 5, 2014 at 7:00 p.m.

A public meeting to consider the request will be held before the City Council on Tuesday, August 26, 2014 at 7:00 p.m. for final enactment.

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

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

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

Tracy Ackroyd

City Clerk

Daily Commercial  
July 29, 2014 and August 12, 2014





## CITY OF CLERMONT

# AGENDA ITEM

Page 1 of 1

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>Meeting Date</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |
| Tuesday, October 14, 2014                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |
| <b>Agenda Item Name</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |
| Resolution No. 2014-24                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |
| <b>Requested Action</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |
| Move to approve Resolution 2014-24.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |
| <b>Staff Report</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |
| <p>The Lakefront Village Townhome project is a proposed multi-family development consisting of 28 townhomes with onsite amenities that include a clubhouse and pool. The applicant appeared before the Council on August 26, 2014 and presented the proposal. Several questions and clarifications were brought forth during this meeting and the Council voted to allow the applicant to address these questions at a later date. The applicant has made minor changes and provided clarification in the updated plan. The townhome project will consist of seven multi-story buildings with garages incorporated into the structure. Each building will have 4 units each. Each unit will have a 2 car garage with parking available in front of the garage.</p> <p>The total land area of the project is 7.95 acres. With the proposed 28 townhomes on the 7.95 acres, this provides for a total density of 3.52 units per acre, well under the allowable density of 8 dwelling units per acre in the proposed Medium Density Residential Future Land Use District. The CUP request is based upon the development proposal consisting of multi-family developments having 12 or more units in the R-3 zoning district. Sec. 122-184 (a)(7) of the LDC requires a Conditional Use Permit for these uses in the R-3 zoning district.</p> <p>The applicant has indicated that the proposed development fits the character of the surrounding community and is compatible with the adjacent parcels, which include a shopping center (south), apartment complex (west), single family residential (north), and Jacks Lake (east). As infill development, the project will serve as a buffer between the intensive commercial uses established along SR 50 and the residential uses located further north along Grand Highway. The multi-family project and appropriate buffering would provide for a step down of intensities. The site has city utilities adjoining the property. The major challenge in developing the site is the existing 100-year floodplain. The applicant proposes to overcome this challenge by seeking variances for a reduction in front yard and rear yard setbacks and a reduction in roadway width. In addition, the applicant is proposing development activity partially within a flood hazard area that is subject to St. Johns River Water Management District permitting and permissible under Sec. 94-50 of the LDC. Upon approval of this CUP, the Floodplain Permit would be approved for the construction of a stormwater retention area.</p> <p>Staff feels this use is consistent with the uses in the area and would provide an opportunity for infill and buffering of the existing uses. Therefore, staff recommends approval of the proposed CUP request.</p> <p><i>Commissioner Harry Mason moved to recommend approval of the conditional use permit; seconded by Commissioner Bernadette Dubuss. The vote was unanimous to recommend approval for the conditional use permit.</i></p> |  |
| <b>Legal Impact</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |

|                                                          |                                    |                                                 |  |
|----------------------------------------------------------|------------------------------------|-------------------------------------------------|--|
| <b>Additional Analysis</b>                               |                                    |                                                 |  |
|                                                          |                                    |                                                 |  |
| <b>Fiscal Impact Summary</b>                             |                                    |                                                 |  |
|                                                          |                                    |                                                 |  |
| <b>Fiscal Impact</b>                                     | <b>Fund Number and Description</b> | <b>Available Budget Amount</b>                  |  |
|                                                          |                                    |                                                 |  |
| <b>Exhibits Attached</b> (copies of original agreements) |                                    |                                                 |  |
| 1.                                                       | Resolution                         | CUP RES 2014-24.docx                            |  |
| 2.                                                       | Lakefront Village Maps             | Lakefront Village Townhome CUP Map.pdf          |  |
| 3.                                                       | Site plan                          | CUP docs for Suite One.pdf                      |  |
| 4.                                                       | CUP Conditions                     | Lakefront Village Townhomes CUP Conditions.docx |  |
| 5.                                                       | School impact                      | School concurrency.pdf                          |  |
| 6.                                                       | Letter                             | REZ letter scan0002.pdf                         |  |
| 7.                                                       | Minutes                            | Lakefront P&Z Minutes.pdf                       |  |
| 8.                                                       | Application                        | CUP Application.pdf                             |  |
| 9.                                                       | Legal ad                           | CUP Legal Ad.docx                               |  |

**CITY OF CLERMONT  
RESOLUTION NO. 2014-24**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A  
CONDITIONAL USE PERMIT TO ALLOW FOR A MULTI-FAMILY  
COMPLEX WITH MORE THAN 12 UNITS.**

**WHEREAS**, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida at a meeting held August 5, 2014 recommended approval of this Conditional Use Permit to allow for a multi-family complex with more than 12 units; at the following location:

**LOCATION:**

Vacant property (Alt. Key 2665602) North of the State Road 50 and  
Grand Highway Intersection, East of Grand Highway

The City Council deems it advisable in the interest of the general welfare of the City of Clermont, Lake County, Florida to grant this Conditional Use Permit.

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

This application for a Conditional Use Permit to allow for a multi-family complex with more than 12 units; be granted subject to the following conditions:

**CONDITIONAL USE PERMIT CONDITIONS:**

**Section 1 - General Conditions**

1. The conditions as set forth in this Conditional Use Permit shall be legally binding upon any heirs, assigns and successors in title or interest.
2. The property shall be developed in substantial accordance with the conceptual site plan dated September 23, 2014 prepared by RMPlus, LLC Planning and Design, sheet C-100. Formal construction plans, incorporating all conditions stated in this permit shall be submitted for review and approval by the Site Review Committee prior to the issuance of a zoning clearance of other development permits. The conceptual site plans submitted with the Conditional Use Permit application are not the approved construction plans.
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.

***CITY OF CLERMONT***  
**RESOLUTION NO. 2014-24**

4. The Conditional Use Permit must be executed and processed through the office of the City Clerk within 90 days of its date of grant by the City Council or the permit shall become null and void.
5. The Applicant shall record in the Public Records of Lake County within 90 days of its date of approval by the City Council, a short-form version of this Conditional Use Permit as provided by the City or a form acceptable to the City, to provide notice to all interested parties, the assigns, successors and heirs of the developer/applicant and all future owners of the above-referenced property that the real property described above is subject to the terms and conditions of the Conditional Use Permit.
6. This permit shall become null and void if substantial construction work has not begun within two (2) years of the date that this Conditional Use Permit is executed and signed by the permittee. "Substantial construction work" means the commencement and continuous prosecution of construction of required improvements ultimately finalized at completion.
7. The structure shall be inspected by the Fire Marshall for life safety requirements. All requirements must be met prior to any Certificate of Occupancy being issued.
8. The structure shall be inspected by the City Building Inspector and all building code violations must be corrected prior to a Certificate of Occupancy being issued.
9. The final Certificate of Occupancy shall not be issued until each of the stated conditions has been met.
10. No business can occupy any portion of a building unless the proposed business has applied for and obtained a Local Business Tax Receipt from the Development Services Department.
11. If any of the stated conditions are violated, the applicant understands and agrees that the City Council may revoke this Conditional Use Permit by resolution.

**Section 2- Land Use**

1. This Conditional Use Permit is for a multi-family residential development with up to 28 townhomes with onsite amenities that include a clubhouse and pool on 7.95 acres, for a density of 3.52 dwelling units per acre.
2. The City's Site Review Committee must approve the site plan prior to the construction plan approval.

**CITY OF CLERMONT**  
**RESOLUTION NO. 2014-24**

3. The applicant/owner must coordinate with the Lake County School District for capacity review and requirements pertaining to schools, and in conformance with City Code, prior to issuance of any building permits.

**Section 3 – Site Development**

1. Detailed grading, erosion control, and dust abatement plans for the entire site shall be submitted to and approved by the Site Review Committee prior to construction plan approval and the initiation of development activity. The dust abatement plan shall detail measures to be taken to eliminate the migration of dust particles from the site.
2. All excavated material shall be stored in a location approved by the City Engineer.
3. Geo-technical information regarding the soil characteristics of the site shall be submitted to the City as part of the final site review process.
4. The permittee/developers shall provide both temporary and permanent grassing on all disturbed areas where construction is not immediately intended. Said plan shall be provided in accordance with an approved ground cover plan acceptable to the City in accordance with the Best Management Practices of the United States Department of Agriculture Soil Conservation Service.
5. The Floodplain Administrator has determined that the proposed development plans require issuance of a Floodplain Development Permit in accordance with Section 94-50 of the City Code. As part of this Conditional Use Permit, the Floodplain Permit is approved for the construction of a stormwater retention area described on sheet C-100 dated September 23, 2014 prepared by RMPlus, LLC Planning and Design. The stormwater retention area will retain a minimum volume equal to the post-development minus pre-development runoff volume from the 25-year 96-hour storm over the contributing basin plus a volume equal to the fill proposed in the floodplain so that no change in the base flood elevation will result from the proposed construction. No impacts to the wetland fringe of Jack's Lake will result from construction of the stormwater retention pond, subject to compliance with St. Johns River Water Management District regulations and all other applicable laws.

**Section 4 – Transportation Improvements**

1. Sidewalks shall be required along Grand Highway and within the development, in accordance with Florida Department of Transportation regulations and City Codes.
2. The City may require that transportation improvements, necessitated by the portion of the project for which a building permit is sought, be made at the time of construction. Project specific on and off-site transportation designs are the sole responsibility of the developer.

***CITY OF CLERMONT***  
**RESOLUTION NO. 2014-24**

3. A traffic study in accordance with City Codes shall be required to address Level of Service for the area. The applicant/owner must coordinate with Lake County and the Lake~Sumter Metropolitan Planning Organization for compliance with the Transportation Management System.

**Section 5 – Utilities and Stormwater**

1. The permittee shall be responsible for purchasing, installing, and maintaining fire hydrants within the project. They shall be installed according to City Code.
2. The project shall be plumbed for reuse water with purple piping. Until such time as reuse water is available, irrigation water shall be provided for by well.

**Section 6 – Landscaping**

1. The Landscape design for all parking areas, buffers, rights-of-way, pedestrian ways and focal points shall be unified and complementary to the ambiance of the center.
2. All landscape plans and plantings shall meet or exceed the City of Clermont Code.

**Section 7 - Architectural Design Standards**

1. All structures shall be designed and constructed in accordance with the Architectural Standards of the City of Clermont.
2. The multi-family structures shall be developed in substantial accordance with the conceptual building elevations; Building Type 1 or Building Type 2, submitted on September 24, 2014 as prepared by RMPlus, LLC Planning and Design, sheet A-001 and A-002.
3. All fencing within public view shall be ornamental metal or brick, as approved by the Site Review Committee.



***CITY OF CLERMONT***  
**RESOLUTION NO. 2014-24**

**DONE AND RESOLVED** by the City Council of the City of Clermont, Lake County, Florida, this 14th day of October, 2014.

CITY OF CLERMONT

\_\_\_\_\_  
Harold S. Turville, Jr., Mayor

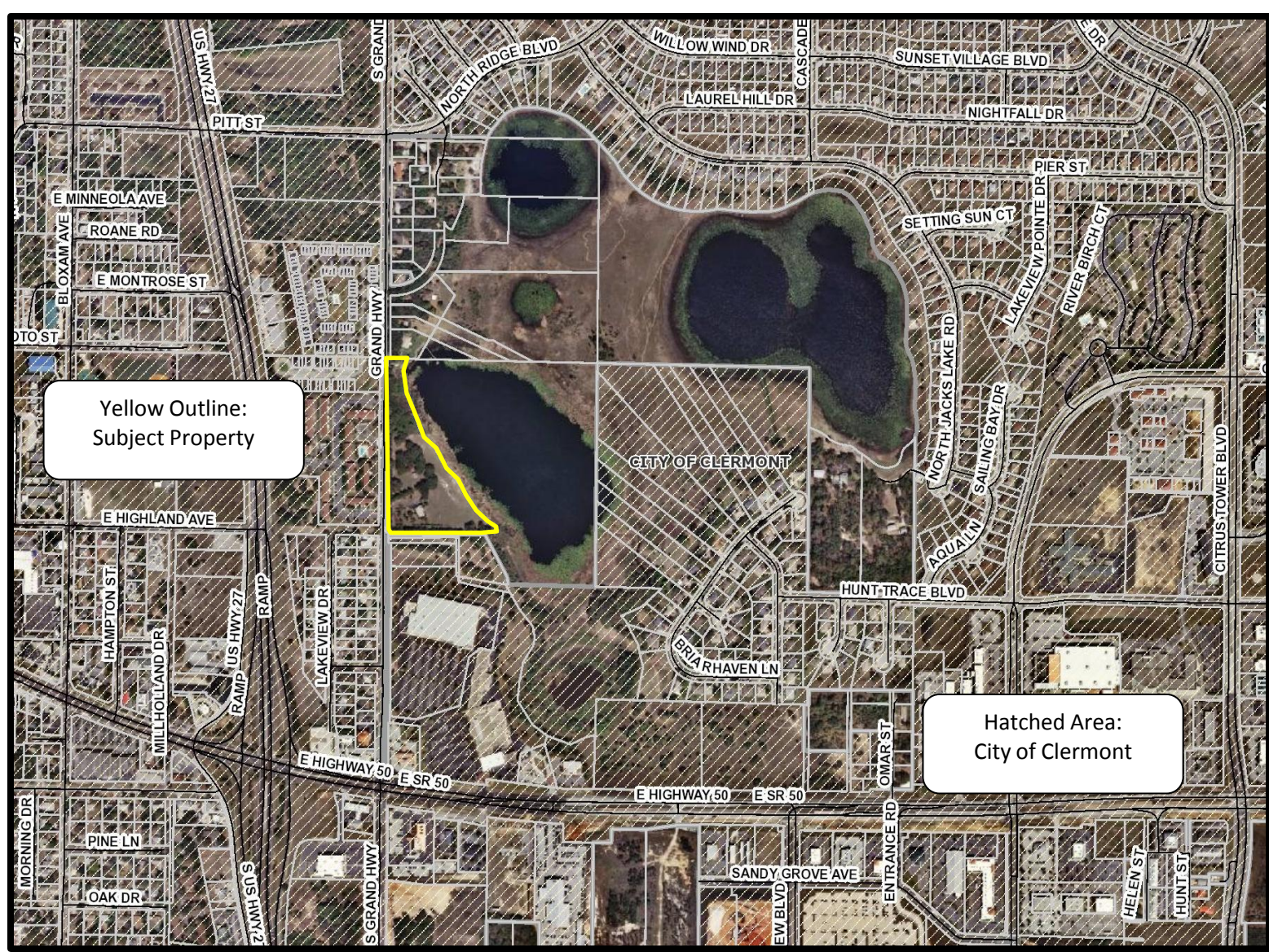
**ATTEST:**

\_\_\_\_\_  
Tracy Ackroyd, City Clerk

Approved as to form and legality:

\_\_\_\_\_  
Daniel F. Mantzaris, City Attorney

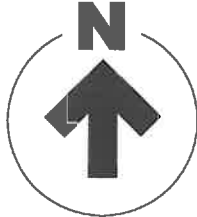
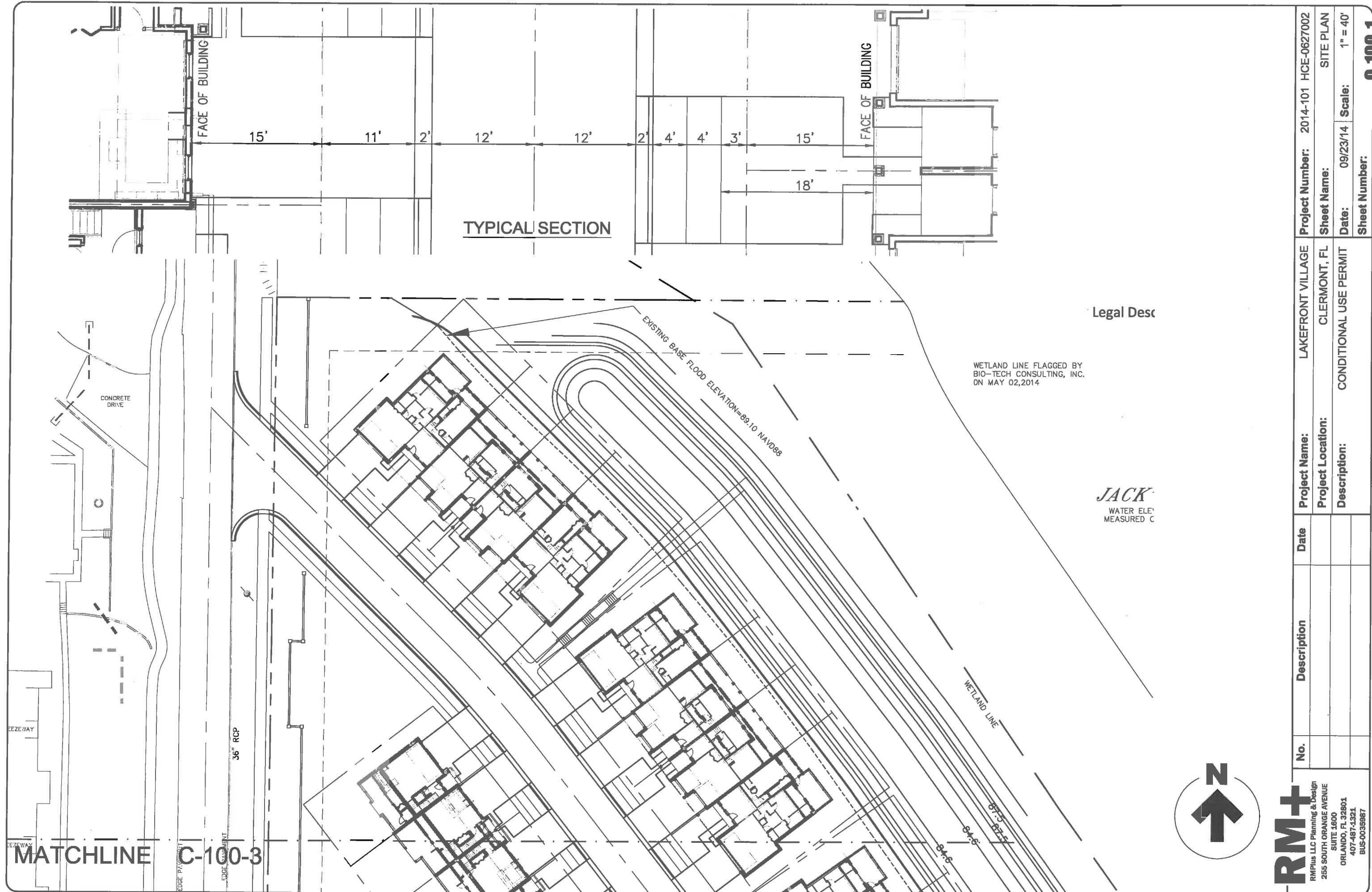
## Exhibit - Location Map Lakeview Village Townhomes





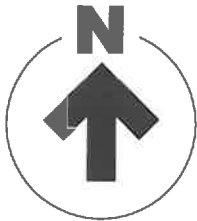
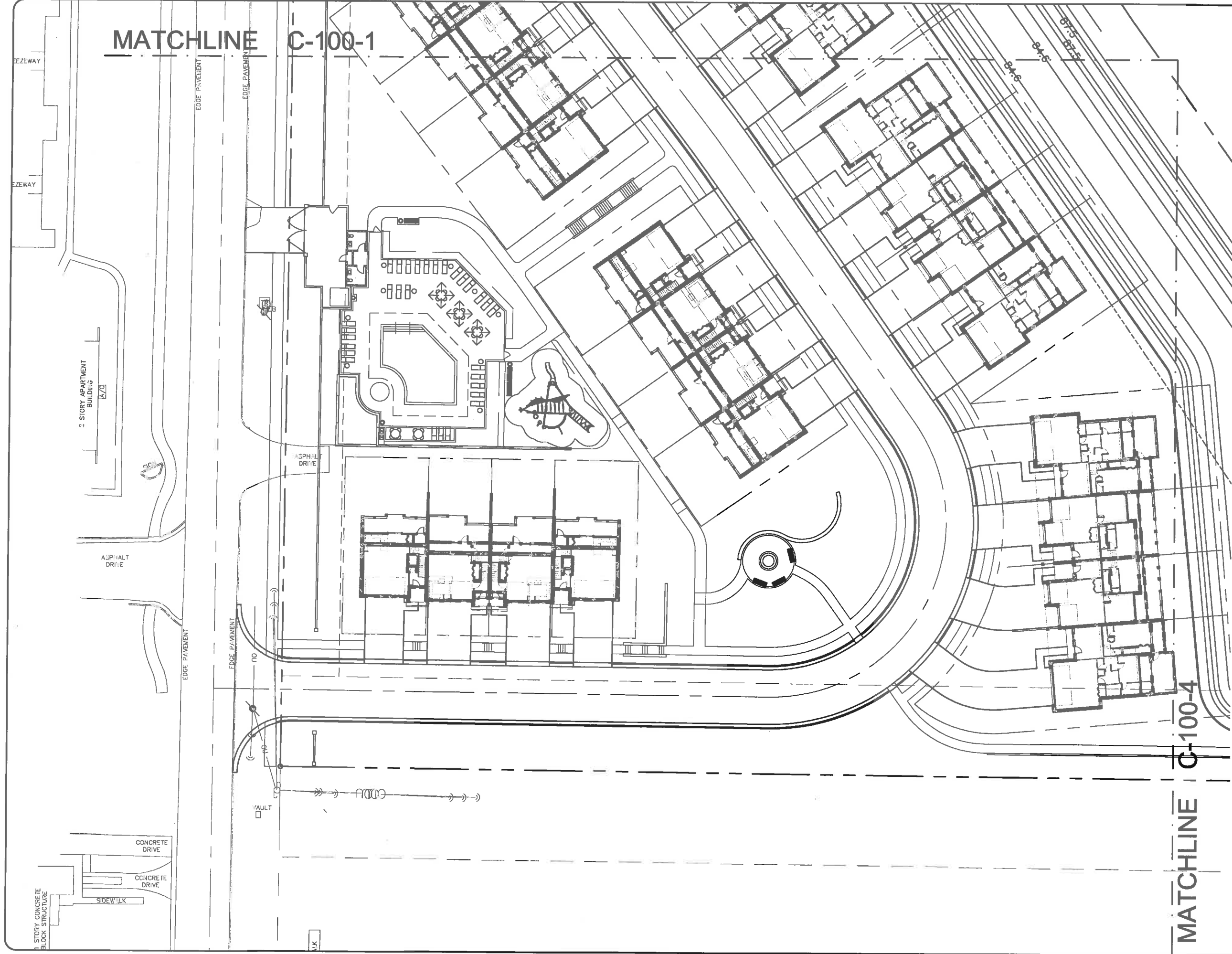






**RM+**  
RMPlus LLC Planning & Design  
255 SOUTH ORANGE AVENUE  
SUITE 1600  
ORLANDO, FL 32801  
407-487-1321  
BUS-0036987

| No. | Description | Date | Project Name:          | Project Number:          |
|-----|-------------|------|------------------------|--------------------------|
|     |             |      | LAKEFRONT VILLAGE      | 2014-101 HCE-0627002     |
|     |             |      | Project Location:      | Sheet Name:              |
|     |             |      | CLERMONT, FL           | SITE PLAN                |
|     |             |      | Description:           | Date:                    |
|     |             |      | CONDITIONAL USE PERMIT | 09/23/14 Scale: 1" = 40' |
|     |             |      |                        | Sheet Number:            |
|     |             |      |                        | C-100-1                  |



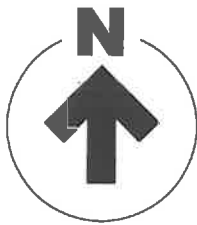
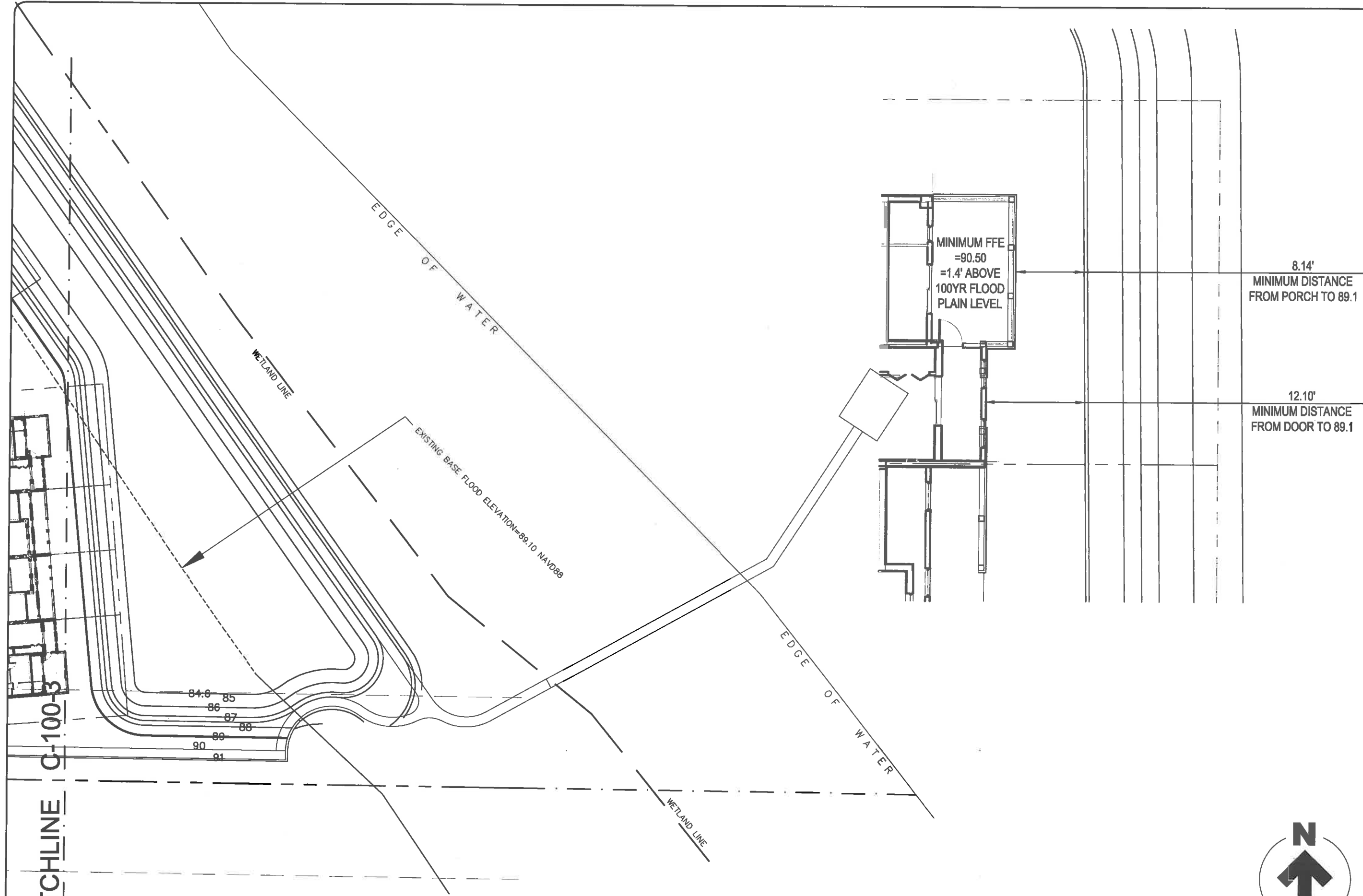
**RM+**

RMPlus LLC Planning & Design  
255 SOUTH ORANGE AVENUE  
SUITE 1600  
ORLANDO, FL 32801  
407-487-4321  
BUS-0035987

| No. | Description | Date | Project Name:          | Project Number:      |
|-----|-------------|------|------------------------|----------------------|
|     |             |      | LAKEFRONT VILLAGE      | 2014-101 HCE-0627002 |
|     |             |      | Project Location:      | Sheet Name:          |
|     |             |      | CLERMONT, FL           | SITE PLAN            |
|     |             |      | Description:           | Date:                |
|     |             |      | CONDITIONAL USE PERMIT | 09/23/14             |
|     |             |      |                        | Scale:               |
|     |             |      |                        | 1" = 40'             |
|     |             |      |                        | Sheet Number:        |
|     |             |      |                        | C-100-3              |



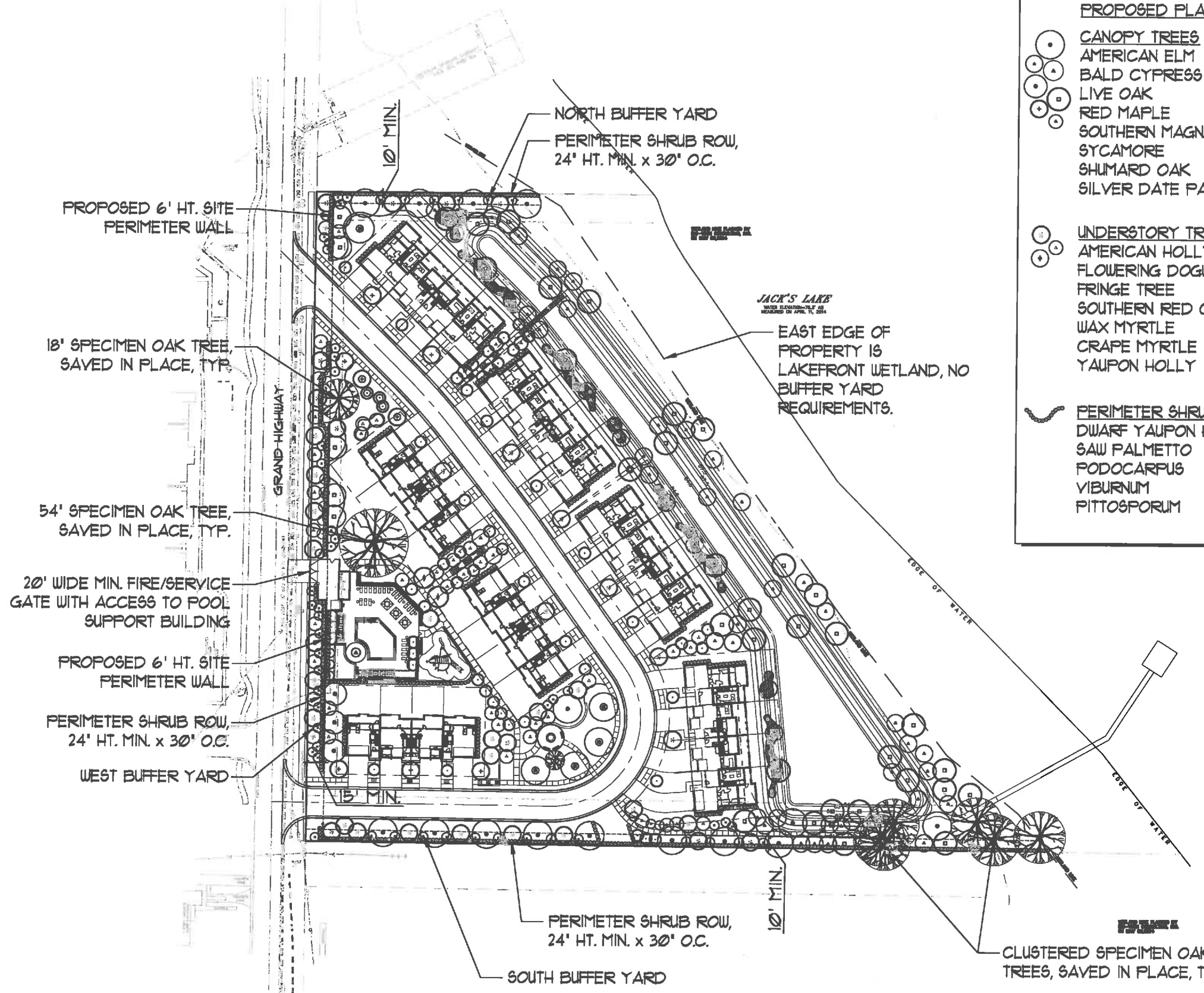
MATCHLINE C-100-3



**RM+**  
RMPlus LLC Planning & Design  
255 SOUTH ORANGE AVENUE  
SUITE 1600  
ORLANDO, FL 32801  
407-487-1321  
BUS-0035987

| No. | Description | Date | Project Name:     | Project Location: | Description:           | Project Number:      | Sheet Name: | Date:    | Scale:   |
|-----|-------------|------|-------------------|-------------------|------------------------|----------------------|-------------|----------|----------|
|     |             |      | LAKEFRONT VILLAGE | CLERMONT, FL      | CONDITIONAL USE PERMIT | 2014-101 HCE-0627002 | SITE PLAN   | 09/23/14 | 1" = 40' |

Sheet Number: **C-100-4**



- PROPOSED PLANT MATERIAL:**
- CANOPY TREES**  
AMERICAN ELM  
BALD CYPRESS  
LIVE OAK  
RED MAPLE  
SOUTHERN MAGNOLIA  
SYCAMORE  
SHUMARD OAK  
SILVER DATE PALM
  - UNDERSTORY TREES**  
AMERICAN HOLLY  
FLOWERING DOGWOOD  
FRINGE TREE  
SOUTHERN RED CEDAR  
WAX MYRTLE  
CAPE MYRTLE  
YAUPON HOLLY
  - PERIMETER SHRUBS**  
DWARF YAUPON HOLLY  
SAW PALMETTO  
PODOCARPUS  
VIBURNUM  
PITTOSPORIUM

**LANDSCAPE CALCULATIONS:**

**NORTH BUFFER 10' WIDTH**  
3 TREES PER 100 LF REQ'D  
193 LF / 100 X 3 = 5.79 = 6 TREES REQ'D  
(2/3 MUST BE CANOPY TREES)  
4 CANOPY TREES REQ'D  
2 UNDERSTORY TREES REQ'D

**PROVIDED:**  
4 CANOPY TREES  
4 UNDERSTORY TREES

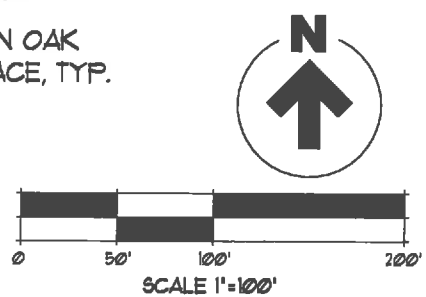
**EAST BUFFER**  
LAKEFRONT NO BUFFER YARD REQUIREMENTS

**SOUTH BUFFER 10' WIDTH**  
3 TREES PER 100 LF REQ'D  
642 LF / 100 X 3 = 19.26 = 20 TREES REQ'D  
(2/3 MUST BE CANOPY TREES)  
14 CANOPY TREES REQ'D  
6 UNDERSTORY TREES REQ'D

**PROVIDED:**  
14 CANOPY TREES  
11 UNDERSTORY TREES

**WEST BUFFER 15' WIDTH**  
2 TREES PER 100 LF REQ'D  
570 LF / 100 X 3 = 11.4 = 12 TREES REQ'D  
\*\*NOTE\*\* THERE ARE OVERHEAD POWER LINES ALONG GRANDE HIGHWAY. APPROVED UNDERSTORY TREES SUBSTITUTED FOR THE REQUIRED CANOPY TREES PER CITY CODE: SEC.118-37(K)

**PROVIDED:**  
21 UNDERSTORY TREES



LANDSCAPE ARCHITECT

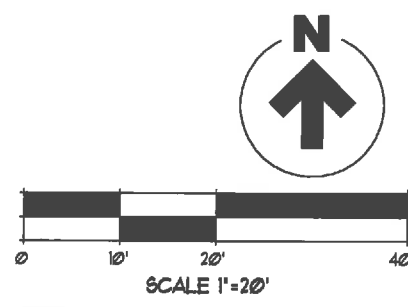
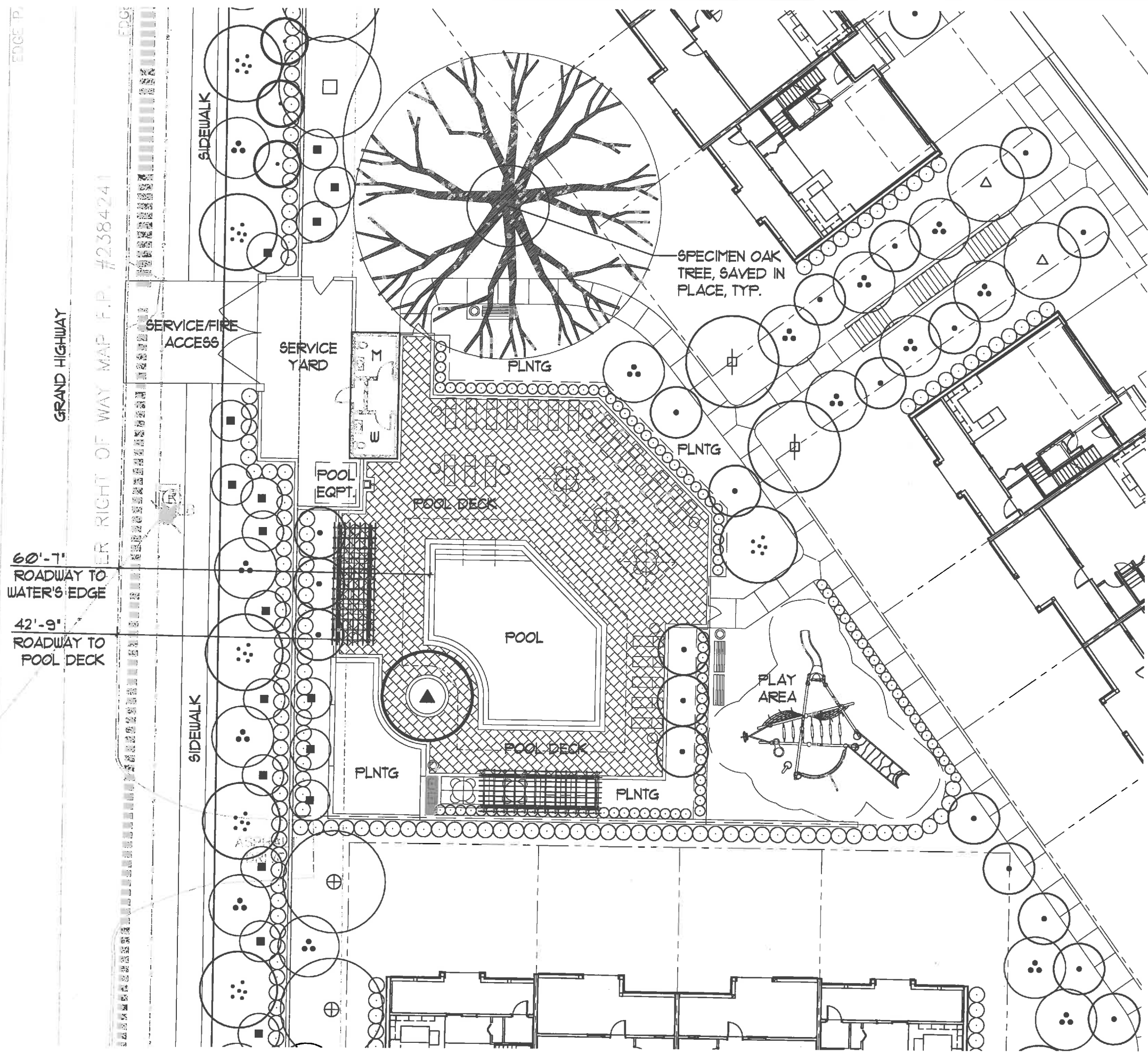
**FOSTER CONANT & ASSOCIATES**

120 WEST ROBINSON STREET  
ORLANDO, FL 32801  
407-648-2225  
LC 0000015

**RM+**

RMPlus LLC Planning & Design  
285 SOUTH ORANGE AVENUE  
SUITE 1600  
ORLANDO, FL 32801  
407-487-1321  
BUS-0035987

| No. | Description | Date | Project Name:     | Project Location: | Project Number: | 2014-101       |
|-----|-------------|------|-------------------|-------------------|-----------------|----------------|
|     |             |      | LAKEFRONT VILLAGE | CLERMONT, FL      | Sheet Name:     | LANDSCAPE PLAN |
|     |             |      |                   |                   | Date:           | 09/23/14       |
|     |             |      |                   |                   | Scale:          | 1" = 100'-0"   |
|     |             |      |                   |                   | Sheet Number:   | L-100          |



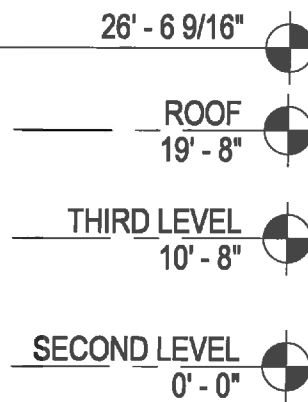
LANDSCAPE ARCHITECT

**FOSTER CONANT & ASSOCIATES**

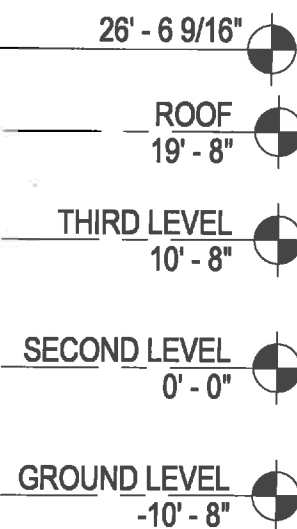
120 WEST ROBINSON STREET  
ORLANDO, FL 32801  
407-648-2225  
LC C0000015

|                                                                                                                                         |     |             |      |                                     |                                                  |
|-----------------------------------------------------------------------------------------------------------------------------------------|-----|-------------|------|-------------------------------------|--------------------------------------------------|
| <b>RM+</b><br>RMPius LLC Planning & Design<br>255 SOUTH ORANGE AVENUE<br>SUITE 1600<br>ORLANDO, FL 32801<br>407-487-1321<br>BUS-0035987 | No. | Description | Date | Project Name: LAKEFRONT VILLAGE     | Project Number: 2014-101                         |
|                                                                                                                                         |     |             |      | Project Location: CLERMONT, FL      | Sheet Name: ENLARGED AMENITY PLAN                |
|                                                                                                                                         |     |             |      | Description: CONDITIONAL USE PERMIT | Date: 09/23/14                                   |
|                                                                                                                                         |     |             |      |                                     | Scale: 1" = 20'-0"<br>Sheet Number: <b>I-101</b> |

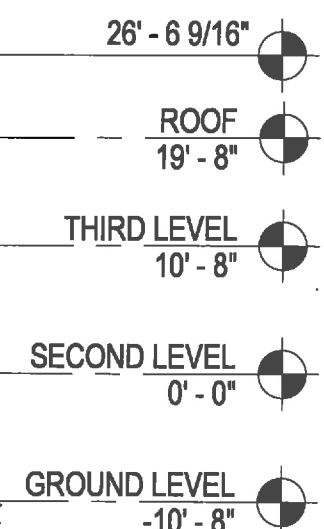



$$1/16'' = 1'-0''$$

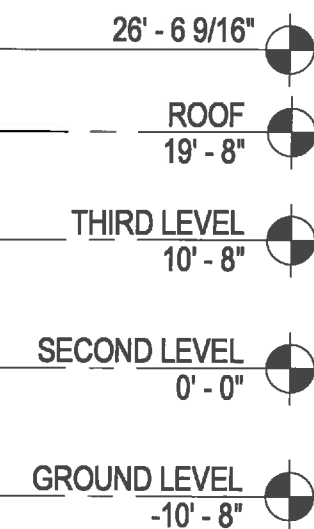
**04**  
A-002


$$1/16'' = 1'-0''$$

**03**  
A-002


$$1/16'' = 1'-0''$$

**02**  
A-002


$$1/16'' = 1'-0''$$

**01**  
A-002

**RM+**  
RMPlus LLC Planning & Design  
255 SOUTH ORANGE AVENUE  
SUITE 1600  
ORLANDO, FL 32801  
407-487-1321  
BUS-0035987

## Exhibit – CUP CONDITIONS

### CUP CONDITIONS:

#### **Section 1 - General Conditions**

1. The conditions as set forth in this Conditional Use Permit shall be legally binding upon any heirs, assigns and successors in title or interest.
2. The property shall be developed in substantial accordance with the conceptual site plan dated September 23, 2014 prepared by RMPlus, LLC Planning and Design, sheet C-100. Formal construction plans, incorporating all conditions stated in this permit shall be submitted for review and approval by the Site Review Committee prior to the issuance of a zoning clearance or other development permits. The conceptual site plans submitted with the Conditional Use Permit application are not the approved construction plans.
3. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.
4. The Conditional Use Permit must be executed and processed through the office of the City Clerk within 90 days of its date of grant by the City Council or the permit shall become null and void.
5. The Applicant shall record in the Public Records of Lake County within 90 days of its date of approval by the City Council, a short-form version of this Conditional Use Permit as provided by the City or a form acceptable to the City, to provide notice to all interested parties, the assigns, successors and heirs of the developer/applicant and all future owners of the above-referenced property that the real property described above is subject to the terms and conditions of the Conditional Use Permit.
6. This permit shall become null and void if substantial construction work has not begun within two (2) years of the date that this Conditional Use Permit is executed and signed by the permittee. “Substantial construction work” means the commencement and continuous prosecution of construction of required improvements ultimately finalized at completion.
7. The structure shall be inspected by the Fire Marshall for life safety requirements. All requirements must be met prior to any Certificate of Occupancy being issued.
8. The structure shall be inspected by the City Building Inspector and all building code violations must be corrected prior to a Certificate of Occupancy being issued.



9. The final Certificate of Occupancy shall not be issued until each of the stated conditions has been met.
10. No business can occupy any portion of a building unless the proposed business has applied for and obtained a Local Business Tax Receipt from the Planning & Zoning Department.
11. If any of the stated conditions are violated, the applicant understands and agrees that the City Council may revoke this Conditional Use Permit by resolution.

### **Section 2- Land Use**

1. This Conditional Use Permit (CUP) is for a multi-family residential development with up to 28 townhomes with onsite amenities that include a clubhouse and pool on 7.95 acres, for a density of 3.52 dwelling units/acre.
2. The City's Site Review Committee must approve the site plan prior to the construction plan approval.
3. The applicant/owner must coordinate with the Lake County School District for capacity review and requirements pertaining to schools, and in conformance with City Code, prior to issuance of any building permits.

### **Section 3 – Site Development**

1. Detailed grading, erosion control, and dust abatement plans for the entire site shall be submitted to and approved by the Site Review Committee prior to construction plan approval and the initiation of development activity. The dust abatement plan shall detail measures to be taken to eliminate the migration of dust particles from the site.
2. All excavated material shall be stored in a location approved by the City Engineer.
3. Geo-technical information regarding the soil characteristics of the site shall be submitted to the City as part of the final site review process.
4. The permittee/developers shall provide both temporary and permanent grassing on all disturbed areas where construction is not immediately intended. Said plan shall be provided in accordance with an approved ground cover plan acceptable to the City in accordance with best management practices (BMP) of the U.S.D.A. Soil Conservation Service.

5. The Floodplain Administrator has determined that the proposed development plans require issuance of a Floodplain Development Permit in accordance with Section 94-50 of the City Code. As part of this CUP, the Floodplain Permit is approved for the construction of a stormwater retention area described on sheet C-100 dated September 23, 2014 prepared by RMPlus, LLC Planning and Design. The stormwater retention area will retain a minimum volume equal to the post-development minus pre-development runoff volume from the 25-year 96-hour storm over the contributing basin plus a volume equal to the fill proposed in the floodplain so that no change in the base flood elevation will result from the proposed construction. No impacts to the wetland fringe of Jack's Lake will result from construction of the stormwater retention pond, subject to compliance with St. Johns River Water Management District regulations and all other applicable laws.

#### **Section 4 – Transportation Improvements**

1. Sidewalks shall be required along Grand Highway and within the development, in accordance with Florida Department of Transportation regulations and City Codes.
2. The City may require that transportation improvements, necessitated by the portion of the project for which a building permit is sought, be made at the time of construction. Project specific on and off-site transportation designs are the sole responsibility of the developer.
3. A traffic study in accordance with City Codes shall be required to address level of service (LOS) for the area. The applicant/owner must coordinate with Lake County and the Lake-Sumter Metropolitan Planning Organization (MPO) for compliance with the Transportation Management System (TMS).

#### **Section 5 – Utilities and Stormwater**

1. The permittee shall be responsible for purchasing, installing, and maintaining fire Hydrants within the project. They shall be installed according to City Code.
2. The project shall be plumbed for reuse water with purple piping, until such time as reuse water is available, irrigation water shall be provided for by well.

#### **Section 6 – Landscaping**

1. The Landscape design for all parking areas, buffers, rights-of-way, pedestrian ways and focal points shall be unified and complementary to the ambiance of the center.
2. All landscape plans and plantings shall meet or exceed the City of Clermont Code.

#### **Section 7 - Architectural Design Standards**

1. All structures shall be designed and constructed in accordance with the *Architectural Standards* of the City of Clermont.

2. The multi-family structures shall be developed in substantial accordance with the conceptual building elevations (Building Type 1 or Building Type 2) submitted on September 24, 2014 prepared by RMPlus, LLC Planning and Design, sheet A-001 and A-002.
3. All fencing within public view shall be ornamental metal or brick, as approved by the Site Review Committee.



***Leading our Children to Success***

201 West Burleigh Boulevard • Tavares • FL 32778-2496  
(352) 253-6500 • Fax: (352) 343-0198 • [www.lake.k12.fl.us](http://www.lake.k12.fl.us)

**Superintendent:**  
Susan Moxley, Ed.D.

**School Board Members:**  
*District 1*  
Bill Mathias  
*District 2*  
Rosanne Brandenburg  
*District 3*  
Tod Howard  
*District 4*  
Debbie Stivender  
*District 5*  
Kyleen Fischer

July 29, 2014

Ms. Barbara Hollerand, Planning & Zoning Director  
Community Development Department  
City of Clermont  
685 West Montrose Street  
Clermont, Florida 34711

RE: City of Clermont Lakeview Village Townhomes (Ordinance Number 2014-21)

Dear Ms. Hollerand:

The City is currently reviewing an applicant's request to rezone 7.95 acres from Lake County Agriculture District to City of Clermont Residential/Professional District (R-3). As the School Board of Lake County's authorized representative, I am forwarding the School Board's comments to your attention so they can be included with your planning report.

The School Board of Lake County Florida believes the rezoning will have an adverse impact on Lake County Public Schools. The following School Board comments reflect projected enrollment data from the District's Five-Year Facilities Master Plan, FY 2014-2018, and student generation rates from the Impact Fee Study.

The proposed rezoning has the potential to add 28 new townhomes that will contribute 10 new students to the Lake County School system. Based on current school attendance zones, schools that will be adversely affected by the rezoning and their projected five-year capacity status are as follows:

- |                                     |                           |
|-------------------------------------|---------------------------|
| • <b>Clermont Elementary School</b> | <b>16% Under Capacity</b> |
| • <b>East Ridge Middle School</b>   | <b>31% Under Capacity</b> |
| • <b>Lake Minneola High School</b>  | <b>18% Over Capacity</b>  |

Please see the attached District Growth Impact Report, which indicates the potential impact of the proposed rezoning on the public schools which currently serve the area under consideration. Should you have any questions or need additional information please contact me at (352) 253-6694.

Sincerely,

Dawn McDonald, Senior Planner  
Growth Planning Department

Enclosure

## LAKE COUNTY PUBLIC SCHOOLS RESIDENTIAL GROWTH IMPACT REPORT

**REVIEWING AUTHORITY**

**City of Clermont Community Development Department, Planning & Zoning Division**

**NAME / CASE NUMBER**

**Lakeview Village Townhomes / Ordinance Number 2014-21 (Rezoning)**

**DEVELOPER/OWNER**

**RM Plus, LLC / Johnathan Huels, Applicant's Representative**

**ITEM DESCRIPTION**

The applicant proposes a Future Land Use Map change from Lake County Urban Medium Residential (7 dwelling units/1 acre) to City of Clermont Medium Density Residential (7 dwelling units/1 acre) and a rezoning from Lake County Agriculture District to City of Clermont Residential/Professional District (R-3) on 7.95 acres.

**LOCATION**

Section 9, Township 22S, Range 26E  
North of State Road 50, south of North Ridge Boulevard, east of South Grand Highway, and west of Jack's Lake

**CURRENT LAND USE**

Lake County Urban Medium Residential (7 dwelling units/1 acre)

**PROPOSED LAND USE**

City of Clermont Medium Density Residential (7 dwelling units/1 acre)

**CURRENT ZONING**

Lake County Agriculture District

**PROPOSED ZONING**

City of Clermont Residential/Professional District (R-3)

**NEW DU IMPACT****STUDENT GENERATION**

Elementary School

Middle School

High School

| SF-DU | MF-DU | Mobile | SF Impacts |                       |
|-------|-------|--------|------------|-----------------------|
|       |       |        | <b>28</b>  | <b>Dwelling Units</b> |
| 0.374 | 0.235 | 0.126  | 10         |                       |
| 0.172 | 0.133 | 0.065  | 5          |                       |
| 0.085 | 0.051 | 0.029  | 2          |                       |
| 0.117 | 0.051 | 0.032  | 3          |                       |

**SCHOOL NAME**

Clermont Elementary

East Ridge Middle

Lake Minneola High

| Projected Enrollment 2017-2018* | Permanent Student Capacity* | Projected Five-Year Capacity % | Student Enrollment w/ Impact | % of Perm. Capacity w/ Impact | Planned Capacity On Site |
|---------------------------------|-----------------------------|--------------------------------|------------------------------|-------------------------------|--------------------------|
| 526                             | 634                         | 83%                            | 531                          | 84%                           | No                       |
| 1,090                           | 1,590                       | 69%                            | 1,092                        | 69%                           | No                       |
| 2,159                           | 1,835                       | 118%                           | 2,162                        | 118%                          | No                       |

*\*Lake County School District Five-Year Facilities Master Plan, Fiscal Year 2014-2018*

**CSA 12**

Elementary School

Middle School

High School

| Student Enrollment 2017-2018* | Permanent Student Capacity* | % of Permanent Capacity |
|-------------------------------|-----------------------------|-------------------------|
| 4,298                         | 4,928                       | 87%                     |
| 1,848                         | 2,501                       | 74%                     |
| 4,491                         | 4,483                       | 100%                    |

*\*Lake County School District Five-Year Facilities Master Plan, Fiscal Year 2014-2018*

**COMMENTS:**

The proposed rezoning will add 28 townhomes, which will adversely impact area schools.

*School Concurrency became effective in Lake County on June 1, 2008. Subsequent development orders, including but not limited to, site plans and subdivisions are subject to the school concurrency process. This Growth Impact Report (adequate public facilities analysis) is not intended to be an approval of, or an exemption from, any school concurrency regulations, including the school concurrency requirements in the Lake County School Concurrency Interlocal Agreement.*

**Prepared By:** Dawn McDonald, Senior Planner, Lake County School District

**Date:** 7/29/2014

July 24, 2014

**SENT VIA E-MAIL**

Barbara Hollerand, Development Services Director  
City of Clermont  
685 W. Montrose Street, 1<sup>st</sup> Floor  
Clermont, FL 34711

**Re: Lakeview Village Townhomes**

Barbara,

As you are aware, this law firm is representing RM Plus, LLC with respect to the pending applications for Annexation, Comprehensive Plan Amendment, Rezoning, Conditional Use Permit, and Variance associated with the Lakeview Village Townhomes project (the "Project"). We have been informed by City Planning staff that the Project would not be allowed in the City's R-2 zoning designation due to the exceedance of the maximum density of 12 townhome units permitted in that designation. As such, please let this letter serve as written clarification that the pending Rezoning application is requesting an R-3 zoning designation, under which the Project could be developed as a conditional use. Accordingly, please replace any reference to "R-2" with "R-3" in the pending applications and supporting materials that are now being processed by the City. Please let me know if you have any questions or need any additional clarifications with respect to the Project.

Sincerely,

  
Jonathan P. Huels

JPH/nle

cc: Ross Jermano (via e-mail)  
Curt Henshel (via e-mail)  
John Kluse (via e-mail)  
Rae Chidlow (via e-mail)



**City of Clermont  
MINUTES  
PLANNING AND ZONING COMMISSION  
August 5, 2014**

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Commissioner Herb Smith asked if this will be built out or built in phases.

Steve Smith stated that this will be built out.

*Commissioner Bernadette Dubuss moved to recommend approval of the conditional use permit; Chairman passed the gavel; seconded by Chairman Nick Jones. The vote failed with a 2-3 to recommend approval for the conditional use permit; with Commissioners Smith, Mason, and Proli opposing.*

*Commissioner Harry Mason moved to recommend denial of the conditional use permit; seconded by Commissioner Herb Smith. The vote passed with a 3-2 to recommend denial for the conditional use permit; with Chairman Jones and Commissioner Dubuss opposing.*

**4. REQUEST FOR SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT**

**DEVELOPMENT NAME:** Lakeview Village Townhomes

**APPLICANT:** RM Plus, LLC

Senior Planner John Kruse presented the staff report as follows:

The applicant and owner, RM Plus, LLC, is requesting a future land use amendment to change from Lake County Urban Medium Density to the City's Medium Density Land Use Category. The 7.95-acre parcel is located along the east side of Grand Highway, halfway between SR 50 to the south and Pitt Street to the north. The subject parcel fronts Jacks Lake on the eastern boundary. The subject property is contiguous to the City limits on the west and south, with the east property across Jacks Lake in the City. The City of Clermont's Future Land Use Map, Map 1.2, has the High Density Residential Land Use abutting the property to the west and south, and the Low Density Residential across the lake. A few properties in this area are still in Lake County and it appears this area is an enclave surrounded by the City. All the properties in the enclave have Lake County's Urban Medium Density Residential Future Land Use.

This future land use application is being submitted along with requests for annexation, rezoning to the R-3 Residential/Professional zoning classification, a conditional use permit to allow a townhome community in the R-3 zoning classification, and a variance request.

The proposed medium density future land use fits the character of the surrounding community and is compatible with the area. The proposed townhome project would provide a transition from the commercial to the south to the single family residences to the north. The project would resemble the existing multifamily projects in the immediate area, including the apartment community to the west and the condominiums to the northwest. This project would remove a portion of the existing property in the enclave since it would be served by City utilities and

**City of Clermont  
MINUTES  
PLANNING AND ZONING COMMISSION  
August 5, 2014**

**Page 7**

would provide an opportunity for infill. The City of Clermont's comprehensive plan policies support this request.

Staff recommends approval of the future land use map amendment from Lake County Urban Medium Density Residential to City of Clermont's Medium Density Future Land Use Category.

Jonathon Huels, 215 N. Eola Dr., Orlando, gave short presentation. He stated that they are requesting to annex into the City of Clermont. He stated that they are looking to have a three level residence that will be 1600 to 1900 square feet in size, with a two car garage. He stated that due to the elevation, all the units will be partially subterranean. He stated that there will be a homeowner's association for this project. He stated that the project will be compatible with the surrounding properties.

Judy Granucci, 14236 South Grand Highway, stated that she has enjoyed the environmental aspects and wildlife in the area. She stated that she walks around the lake. She stated that there are not many places left in Clermont for the wildlife. She asked if any environmental assessment has been done.

Mr. Kruse stated that environmental aspects are assessed during site review.

Mr. Huels stated that they have attained an environmental consultant and they have stated that there are no wetlands plans and they will have to comply with St. John's River Water Management District.

Commissioner Harry Mason asked if they found any environmental issues.

Mr. Huels stated that they have not found any environmental issues and over 50% will be kept natural and green space.

Commissioner Judy Proli asked if the building height will interfere with the view of the lake from the surrounding properties.

Mr. Huels stated that due to slope and building orientation, the view will stay the same.

Commissioner Judy Proli asked if there is a homeowner's association.

Mr. Huels stated that there is a homeowner's association that will maintain the pool, roads, sidewalks, pedestrian trail, and dock.

Commissioner Herb Smith said he thinks this is a great idea and very low density for apartments.

Commissioner Bernadette Dubuss asked about the floodplain and setback variances.

**City of Clermont  
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Mr. Huels stated that there will be no pervious structures in the 100 year flood plain. He stated that the retention will encroach in the 100 year flood plain. He stated that they are seeking to reduce front yard setback requirements.

*Commissioner Judy Proli moved to recommend approval of the small-scale comprehensive plan amendment; seconded by Bernadette Dubuss. The vote was unanimous to recommend approval for the small-scale comprehensive plan amendment.*

**5. REQUEST FOR REZONING**

**DEVELOPMENT NAME:** Lakeview Village Townhomes  
**APPLICANT:** RM Plus, LLC

Senior Planner John Kruse presented the staff report as follows:

The applicant and owner, RM Plus, LLC, is requesting a rezoning change from Lake County Agricultural to the City's R-3 Residential/Professional District. The subject parcel, when annexed into the City, comes in with the default city zoning of Urban Estate Low Density Residential. From there, the zoning request will be to change it from the City's Urban Estate to the City's R-3. The 7.95-acre parcel is located along the east side of Grand Highway, halfway between SR 50 to the south and Pitt Street to the north. The subject parcel fronts Jacks Lake on the eastern boundary. The subject property is contiguous to the City limits on the west and south. The City of Clermont's zoning map, Map 2, has R-2 Medium Density Residential District abutting the property to the south and C-2 General Commercial to the west.

The proposed project of 28 townhomes on 7.95 acres equates to a density of 3.52 units per acre. The R-3 zoning designation allows for more than 12 townhomes within a project with the granting of a conditional use permit. The proposed future land use designation of medium density residential allows a maximum density of 8 dwelling units per acre. The proposed R-3 Residential/Professional District fits the character of the surrounding community and is compatible with the area. Section 122- 81 of the Land Development Code outlines the intent of the R-3 Residential/Professional District. It indicates that the purpose of the R-3 district is to provide medium density townhomes and multiple-family housing in an urban area where needed, and where urban conveniences and facilities can be provided. Central water and sewer services are available and the future land use map of this area does indicate this to be an urban area.

Staff recommends approval of the rezoning to the City of Clermont's R-3 Residential/Professional District.

*Commissioner Bernadette Dubuss moved to recommend approval of the rezoning; seconded by Commissioner Judy Proli. The vote was unanimous to recommend approval for the rezoning.*

**City of Clermont  
MINUTES  
PLANNING AND ZONING COMMISSION  
August 5, 2014**

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**6. REQUEST FOR CONDITIONAL USE PERMIT**

**DEVELOPMENT NAME:** Lakeview Village Townhomes  
**APPLICANT:** RM Plus, LLC

Senior Planner John Kruse presented the staff report as follows:

The Lakeview Village Townhome project is a proposed multi-family development consisting of 28 townhomes with onsite amenities that include a clubhouse and pool. The townhome project will consist of seven multi-story buildings with garages incorporated into the structure. Each building will have 4 units each. Each unit will have a 2 car garage with parking available in front of the garage.

The total land area of the project is 7.95 acres. With the proposed 28 townhomes on the 7.95 acres, this provides for a total density of 3.52 units per acre, well under the allowable density of 8 dwelling units per acre in the R-3 zoning district. The conditional use permit request is based upon the development proposal consisting of multi-family developments having 12 or more units in the R-3 zoning district. Sec. 122-184 (a)(7) of the Land Development Code requires a conditional use permit for these uses in the R-3 zoning district.

The applicant has indicated that the proposed development fits the character of the surrounding community and is compatible with the adjacent parcels, which include a shopping center (south), apartment complex (west), single family residential (north), and Jacks Lake (east). As infill development, the project will serve as a buffer between the intensive commercial uses established along SR 50 and the residential uses located further north along Grand Highway. The multi-family project and appropriate buffering would provide for a step down of intensities. The site has city utilities adjoining the property. The major challenge in developing the site is the existing 100-year floodplain. The applicant proposes to overcome this challenge by seeking variances for a reduction in front yard and rear yard setbacks and a reduction in roadway width. In addition, the applicant is proposing development activity partially within a flood hazard area that is subject to St. Johns River Water Management District permitting and permissible under Sec. 94-50 of the Land Development Code. Upon approval of this conditional use permit, the floodplain permit would be approved for the construction of a stormwater retention area.

Staff feels this use is consistent with the uses in the area and would provide an opportunity for infill and buffering of the existing uses. Therefore, staff recommends approval of the proposed conditional use permit request.

*Commissioner Harry Mason moved to recommend approval of the conditional use permit; seconded by Bernadette Dubuss. The vote was unanimous to recommend approval for the conditional use permit.*



CITY OF CLERMONT  
CONDITIONAL USE PERMIT (CUP)  
APPLICATION

DATE: June 26, 2014

FEE: \$350.00

PROJECT NAME (if applicable): Lakeview Village Townhomes

APPLICANT: RM Plus, LLC

CONTACT PERSON: Jonathan Huels

Address: Lowndes, Drosdick, Doster, Kantor & Reed, P.A., 215 N. Eola Drive

City: Orlando State: FL Zip: 32801

Phone: 407-418-6483 Fax: 407-843-4444

E-Mail: jonathan.huels@lowndes-law.com

OWNER: RM Plus, LLC

Address: 255 South Orange Avenue, Suite 1600

City: Orlando State: FL Zip: 32801

Phone: 407-487-1320 Fax: 407-405-5326

Address of Subject Property: 14108 Grand Highway, Clermont, FL 34711

General Location: Northeast of intersection of US Hwy 27 and SR 50.

Legal Description (include copy of survey): Tract 57A, MAP OF SECTION 20 TOWNSHIP 22 S. RANGE 26 E. LAKE COUNTY, FLORIDA, PROPERTY OF LAKE HIGHLANDS COMPANY, according to the plat thereof recorded in Plat Book 3, page 30, public records of Lake County, Florida, together with the North ½ of Highland Avenue South of Tract 57, and unnamed road lying Northeasterly of Tract 57A, Southwesterly of shoreline of Jack's Lake, Easterly of right of way of Grand Highway, Northerly of North right of way line of Highland Avenue, and Southerly of South line of Northwest ¼ of Southwest ¼ except Northerly of property line running due East of Tract 57A (York property).

Land Use (City verification required): Urban Medium Density

Zoning (City verification required): Agricultural

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

X Agent  
Applicant Name (signature)  
X Owner  
Owner Name (signature)

\*\*\*\*\* NOTICE \*\*\*\*\*/\*\*\*\*\*

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

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



## **LAKEVIEW VILLAGE TOWNHOMES**

### **JUSTIFICATION STATEMENT**

#### **City of Clermont**

#### **General Data**

The property is an approximately 7.95 acre parcel (Tax ID No. 092226080057A00000) located in unincorporated Lake County (the "Property"). The Property is located north of SR 50 and bounded on the west by Grand Highway and on the east by Jack's Lake. The Property is currently vacant and has a County zoning designation of Agricultural and a County Comprehensive Plan Future Land Use designation of Urban Medium Density Residential. The following applications are being simultaneously filed with the City of Clermont to annex the Property into the City and develop a 28-unit townhome residential development called Lakeview Village Townhomes (the "Project"):

- (a) Annexation from unincorporated Lake County into the City;
- (b) An amendment to the Comprehensive Plan to change the Future Land Use designation from Urban Medium Density Residential (County) to Medium Density Residential (City);
- (c) Rezoning of the Property to R-2; and
- (d) A Conditional Use Permit to allow townhomes on the Property.

#### **Consistency with and furthering the Comprehensive Plan**

##### **(1) The Project is Compatible with the Neighborhood.**

The Property is located at the center of a confluence of different uses, including commercial, residential, and vacant land. The Project fits the character of the surrounding community and is compatible with the Property's adjacent parcels which have been developed as a shopping center (south), apartment complex (west), single family residential (north), and lake (east). As infill development, the Project will serve as buffer between the intensive commercial uses established along SR 50 and the residential uses located farther north along Grand Highway.

##### **(2) The Project is consistent with the Comprehensive Plan.**

The Project is consistent with, and furthers the Goals, Objectives and Policies of the Comprehensive Plan. As infill development, the Project discourages urban sprawl and will serve as an appropriate transition between the existing commercial uses located south and the residential community located north in furtherance of Policy 1.1.3. The Project is also consistent with Policy 1.2.1 which requires land use changes to be compatible with adjacent properties as discussed in more detail above. The annexation of the Property results in a logical extension of the City limits and allows the development of an undeveloped enclave in furtherance of Policies

1.12.3 and 1.12.4. Further, the proposed City FLU designation of Medium Density Residential (max. 7 du/acre) is analogous to the Property's current County FLU designation of Urban Medium Density Residential (max. 8 du/acre) and results in no net change in the intensity of development that could currently be achieved on the Property. The Project is also consistent Policy 1.6.2, which states that Medium-Density Residential designation permits housing types such as single family detached homes, including zero lot line and cluster developments, duplexes, townhomes, condominiums and apartments.

**The Project is consistent with Code Criteria.**

Pursuant to the City Code, the intended development of the Property into townhomes will require a Conditional Use Permit. According to Section 86-144(c) of the Code, a Conditional Use Permit must meet the following criteria:

- (1) The granting would not adversely affect the officially adopted Comprehensive Plan;
- (2) Such use will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity;
- (3) The proposed use will comply with the regulations and conditions specified in the code for such use; and
- (4) The proposed use may be considered desirable at the particular location.

The Project satisfies all of the above criteria for granting a Conditional Use Permit as a result of the following:

- (1) As discussed above, the Project is consistent with, and furthers the Goals, Objectives and Policies of the Comprehensive Plan. As such, the Comprehensive Plan would not be adversely affected.
- (2) The Project will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity. Rather, the development will provide new living options that are centrally located in areas close to other residential units and commercial developments as well as serve as an appropriate transition between those uses.
- (3) The Project will be constructed in accordance with all requirements set forth in the Code.
- (4) The Project is desirable not only because of the aesthetic value it will bring to the area, but also because it will be an ideal use of this currently vacant land.

**Availability of Utilities**

The Property is located within the Lake County/Clermont Joint Planning Area and thus is a designated property that may be annexed into the City. Under the Joint Planning Interlocal

Agreement, water and sewer services are permitted to be provided to the Property without any amendment required to the land use plan. All development on the Property will be designed to the City of Clermont standards. Thus, utilities are available to be provided to the Property and are in compliance with the Joint Planning Interlocal Agreement.

### **Conclusion**

In order to develop the Property as a 28-unit Lakeview Village Townhomes, the owner is seeking annexation of the Property into the City, an amendment to the Comprehensive Plan to allow for a Future Land Use designation of Medium Density Residential, a rezoning of the Property to R-2, and a Conditional Use Permit. The Project is compatible with adjacent land uses and the surrounding neighborhood. The Project also furthers the goals, objectives and policies of the Comprehensive Plan and compiles with all applicable regulations and conditions specified in the City Code.

## **LEGAL NOTICE**

Notice is hereby given that the City of Clermont will consider a request for a Conditional Use Permit to allow for a multi-family complex with more than 12 units:

### **LOCATION**

Vacant property (Alt. Key 2665602) North of S.R. 50 and  
Grand Highway Intersection, East of Grand Highway

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

This request will be considered by the Planning & Zoning Commission on Tuesday, August 5, 2014 at 7:00pm.

A public meeting to consider the request will be held before the City Council on Tuesday, August 26, 2014 at 7:00pm.

All meetings will be held in City Hall located at 685 West Montrose Street.

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

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

Tracy Ackroyd, MMC  
City Clerk

Daily Commercial  
July 29, 2014 and August 19, 2014

**AGENDA ITEM**

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                    |                                |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|--------------------------------|
| <b>Meeting Date</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                    |                                |
| Tuesday, October 14, 2014                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                    |                                |
| <b>Agenda Item Name</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                    |                                |
| Variance Request                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                    |                                |
| <b>Requested Action</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                    |                                |
| Move to deny variances.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                    |                                |
| <b>Staff Report</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                    |                                |
| <p>This request was previously heard by the City Council on Aug. 26, 2014 and was tabled to a date certain, October 14, 2014, to allow the applicant time to provide updated information to the City.</p> <p>The applicant is requesting five (5) variances in order to develop the site for the proposed project. Due to the site's characteristics and configuration of the parcel, developing the site for a reasonable beneficial use has presented challenges for the applicant.</p> <p>The variances requested are:</p> <ol style="list-style-type: none"><li>1) To allow for a front yard setback of 15 feet – rather than 25 feet as required by the Land Development Code, Section 122-186(1)</li><li>2) To allow for a rear yard setback of 19 feet – rather than 25 feet as required by the Land Development Code, Section 122-186(3)</li><li>3) To allow for a right-of-way width of 50 feet – rather than 60 feet as required by the Land Development Code, Section 110-193</li><li>4) To allow for a lot size less than 3,500 square feet per dwelling unit – other than required by the Land Development Code, Section 122-185(1)</li><li>5) To allow for a lot width of 30 feet – rather than 50 feet as required by the Land Development Code, Section 122-185(2)</li></ol> |                                    |                                |
| <b>Legal Impact</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                    |                                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                    |                                |
| <b>Additional Analysis</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                    |                                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                    |                                |
| <b>Fiscal Impact Summary</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                    |                                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                    |                                |
| <b>Fiscal Impact</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>Fund Number and Description</b> | <b>Available Budget Amount</b> |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                    |                                |
| <b>Exhibits Attached</b> (copies of original agreements)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                    |                                |
| 1. Legal ad VAR Legal AD.docx                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                    |                                |

|    |                            |                                             |
|----|----------------------------|---------------------------------------------|
| 2. | Application                | VAR Application.pdf                         |
| 3. | Sec 86-174 Review Criteria | Sec 86-174 Lakefront Village Townhomes.docx |
| 4. | Location Map               | Lakefront village annexation map.pdf        |
| 5. | Conceptual Site Plan       | C-100 Conceptual Site Plan 9-23-14.pdf      |



## **LEGAL NOTICE**

Notice is hereby given that the City Council of the City of Clermont will consider a request for the following five variances: (1) to allow for a front yard setback of 15 feet – rather than 25 feet as required by the Land Development Code, Section 122-186(1); (2) to allow for a rear yard setback of 19 feet – rather than 25 feet as required by the Land Development Code, Section 122-186(3); (3) to allow for a right-of-way width of 50 feet – rather than 60 feet as required by the Land Development Code, Section 110-193; (4) to allow for a lot size less than 3,500 square feet per dwelling unit – other than required by the Land Development Code, Section 122-185(1); and (5) to allow for a lot width of 30 feet – rather than 50 feet as required by the Land Development Code, Section 122-185(2) at the following location:

## **LOCATION**

Vacant property (Alt. Key 2665602)  
North of S.R. 50 and Grand Highway Intersection,  
East of Grand Highway

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

This request will be heard by the City Council at a public hearing to be held on Tuesday, August 26, 2014 at 7:00 P.M. in the Clermont City Hall located at 685 West Montrose Street.

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

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

Tracy Ackroyd  
City Clerk

Daily Commercial  
August 19, 2014



**CITY OF CLERMONT**  
***VARIANCE***  
**Application**

DATE: June 26, 2014

FEE: \$200.<sup>00</sup>

PROJECT NAME (if applicable): Lakeview Village Townhomes

APPLICANT: RM Plus, LLC

CONTACT PERSON: Ross Jermano

Address: 255 South Orange Avenue, Suite 1600

City: Orlando

State: FL

Zip: 32801

Phone: (407) 487-1320

Fax: 407-405-5326

E-Mail: ross.jermano@rm-plus.com

OWNER: Same as applicant

Address: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_

Zip: \_\_\_\_\_

Phone: \_\_\_\_\_

Fax: \_\_\_\_\_

Address of Subject Property: 14108 Grand Highway, Clermont, FL

General Location: Northeast of intersection of US 27 and SR 50

Legal Description (include copy of survey): See attached survey.

Land Use (City verification required): Urban Medium Density (County)

Zoning (City verification required): Agricultural (County)

**CITY OF CLERMONT**

**VARIANCE**

**Application**

**Page 2**

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

City Zoning Ordinance (Land Development Code Section) from which you are requesting relief:  
Sec. 112-146(1)[Front Yard Setback(25' to 15', all bldg)]; Sect 122-146(3)[Rear Yard Setback(25' to 19.2',  
bldg 1)]; Sec. 110.193[roadway width, 60' to 50']].

**What are you proposing to do that would require a variance and why?**

The development of a 28-Unit Lakeside Village Townhomes project on a 7.55 acre lake front parcel requires the variances in order to comply with location of the 100-yr. flood plain.

**How does the Code create a hardship?**

The strict application of the Land Development Code coupled with the location of the 100-yr flood plain results in an undue hardship on the applicant and does not allow for the reasonable beneficial use of the property.

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

**Variance requested – subject and code section:** See above.

**Sec. 86-174. Review criteria and findings.**

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

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

The location of the 100-year floodplain on the subject property has resulted in an extremely small building envelope. This condition is not applicable to other properties located in the proposed R-2 zoning district, which do not front on hydrologically dynamic waterbodies similar to Jack's Lake.

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

The applicant did not create the hydrology of Jack's Lake that results in the location of the 100-year floodplain on the subject property.

**CITY OF CLERMONT**

***VARIANCE***

**Application**

**Page 3**

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

~~Other properties in the R-2 zoning district are not similarly constrained by the 100-year floodplain boundary of a hydrologically dynamic waterbody like Jack's Lake. As such, the literal enforcement of the LDC would result in an unnecessary and undue hardship on the applicant.~~

---

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

~~The requested variance will not result in any reduction of cost in developing the property as the Lakeside Village project.~~

---

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

~~The variance is the minimum necessary to allow for a reasonable use of the property without encroachment into the 100-year floodplain boundary.~~

---

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

~~No special benefits will be conferred on the applicant. Instead, the variance will allow the development of the property in a manner that is enjoyed by other R-2 properties that are not constrained by development issues associated with the 100-year floodplain.~~

---

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

~~The variance will not diminish the value of the property or the essential character of the surrounding area.~~

---

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

~~No injury to the surrounding area or detriment to the public welfare will result from the variance.~~

~~The granting of the variance will be in harmony with the intent of the LDC and will better the community by allowing the Lakeview Village Townhomes to be developed on the Property.~~

---

CITY OF CLERMONT

VARIANCE

Application

Page 4

Jonathan Huels  
Applicant Name (print)  
Agent

ROSS JERMANO  
Owner Name (print)

X Jonathan P. Huels  
Applicant Name (signature)  
Agent

X ROSS JERMANO  
Owner Name (signature)

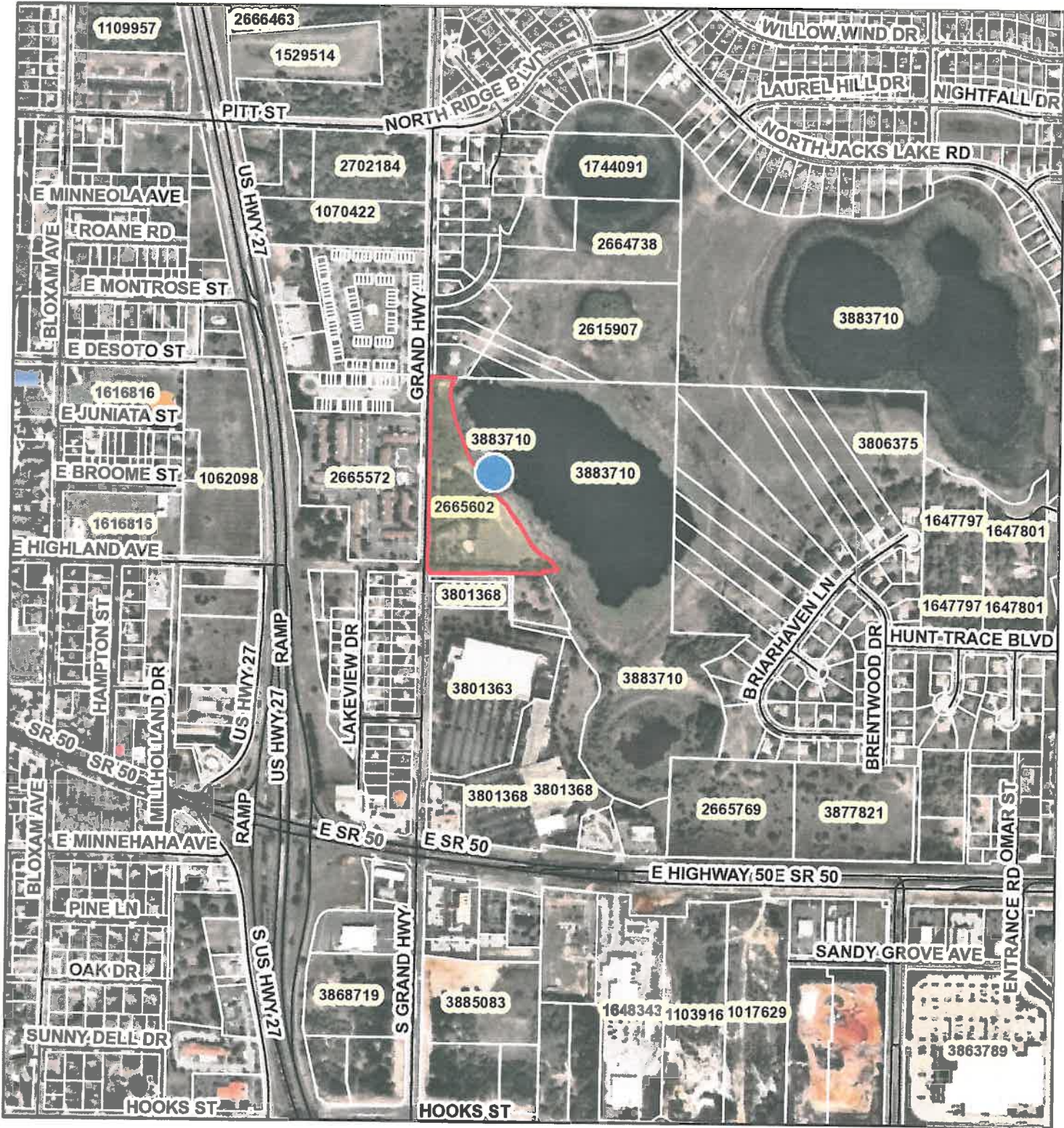
\*\*\*\*\* NOTICE \*\*\*\*\*

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

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



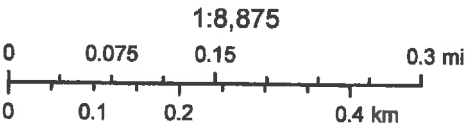
# Lakeview Villas Townhomes



June 26, 2014

- Override 1
- Override 2
- Override 1
- ⋯ County Boundary

- Street Names
- Local Streets
- Tax Parcels Alternate Key
- Tax Parcels
- Surrounding Counties





## Exhibit Sec. 86-174 Review Criteria and Finding

### The requirements for a variance are as follows:

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

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

#### *FINDINGS:*

- (1) Special conditions and circumstances exist which are peculiar to the land, structure or building involved, and which are not applicable to other lands, structures or buildings in the same zoning district;  
*Applicant response:* The location of the 100-year floodplain on the subject property has resulted in an extremely small building envelope. This condition is not applicable to other properties located in the proposed R-3 zoning district, which do not front on hydrologically dynamic waterbodies similar to Jack’s Lake.

*Staff comments:* Staff agrees that special conditions or circumstances are demonstrated in the development of this parcel. Previous projects with challenging site characteristics have received variances for reduction in setbacks.

#### **Positive finding**

- (2) The condition giving rise to the requested variance has not been created by any person presently having an interest in the property;  
*Applicant response:* The applicant did not create the hydrology of Jack’s Lake that results in the location of the 100-year floodplain on the subject property.

*Staff comments:* Staff agrees that the current owner or applicant did not create the site’s characteristics and parcel configuration. However, the applicant does have an interest in the property and the variances are being requested due to their proposed development of the site.

#### **Negative finding**

- (3) Literal interpretation and enforcement of the land development code regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the land development code, and would work unnecessary and undue hardship on the applicant;  
*Applicant response:* Other properties in the R-3 zoning district are not similarly constrained by the 100-year floodplain boundary of a hydrologically dynamic water body like Jack’s Lake. As such, the literal enforcement of the LDC would result in an unnecessary and undue hardship on the applicant.

*Staff comments:* The applicant can still develop the property in conformance with the LDC, with modifications to the overall project and density.

#### **Negative finding**

- (4) The variance request is not based exclusively upon a desire to reduce the cost of developing the site or otherwise economically founded;  
*Applicant response:* The requested variance will not result in any reduction of cost in developing the property as the Lakeview Village project.

*Staff comments:* No evidence of decreased costs due to the variance request.

#### **Positive finding**

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

Applicant response: *The variance is the minimum necessary to allow for a reasonable use of the property without encroachment into the 100-year floodplain boundary.*

Staff comments: *The applicant is trying to maximize the potential use of the site by requesting the variances.*

**Positive finding**

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

Applicant response: *No special benefits will be conferred on the applicant. Instead, the variance will allow the development of the property in a manner that is enjoyed by other R-3 properties that are not constrained by development issues associated with the 100-year floodplain.*

Staff comments: *The City Council has granted similar variance requests in the past for a reduction in setbacks.*

**Positive finding**

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

Applicant response: *The variance will not diminish the value of the property or the essential character of the surrounding area.*

Staff comments: *The proposed variance does not seem to substantially diminish property values or alter the essential character of the area. The proposed development fits the character of the surrounding community and is compatible with the adjacent uses.*

**Positive finding**

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

Applicant response: *No injury to the surrounding area or detriment to the public welfare will result from the variance. The granting of the variance will be in harmony with the intent of the LDC and will better the community by allowing the Lakeview Village Townhomes to be developed on the property.*

Staff comments: *Staff feels that the proposed project will be in harmony with the general intent and purpose of the land development code. This parcel is located in the Medium Density Residential Future Land Use Category and has the appropriate zoning for the proposed development. Site characteristics make the site challenging to develop.*

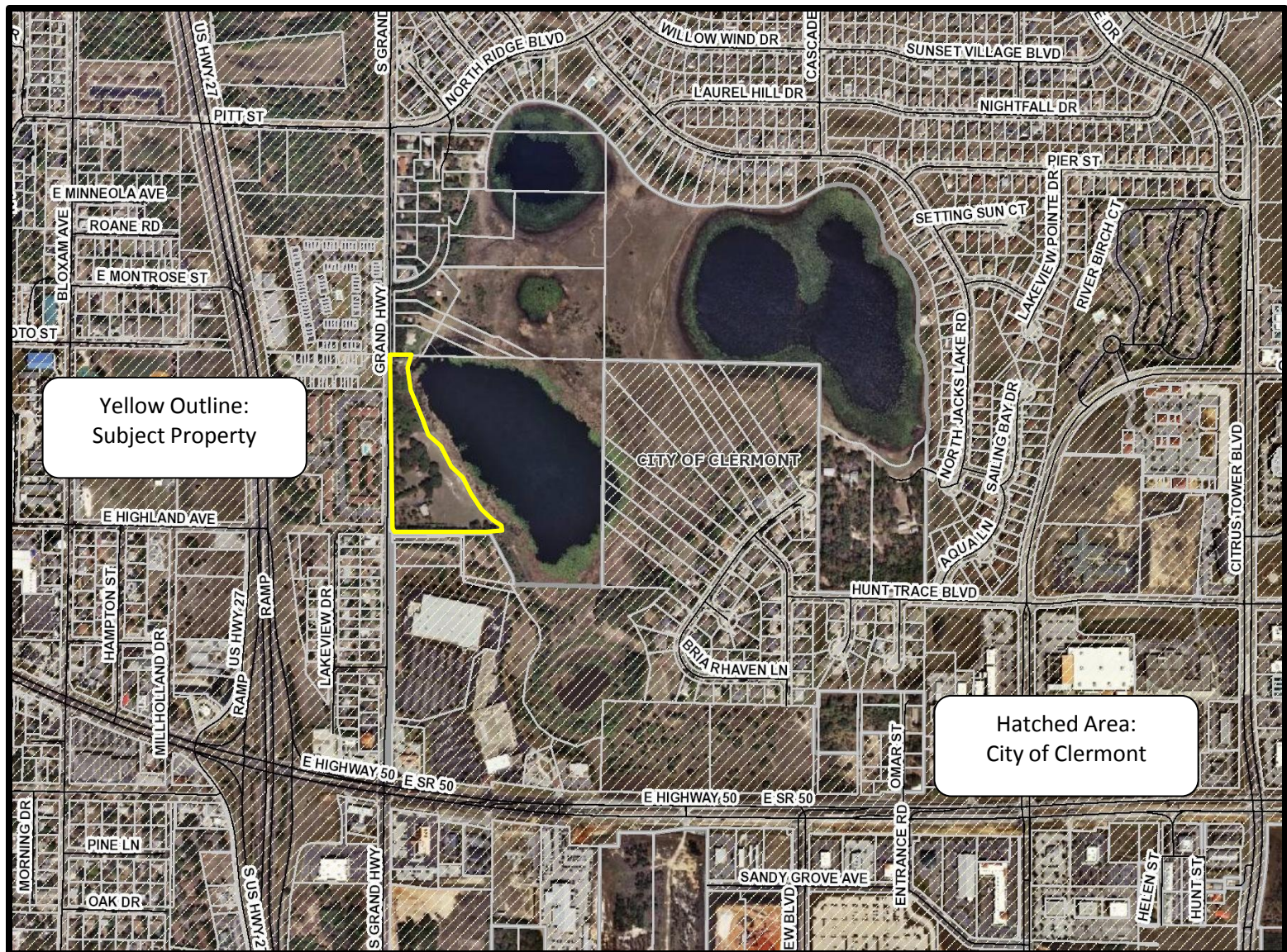
**Positive finding**

**STAFF RECOMMENDATION:**

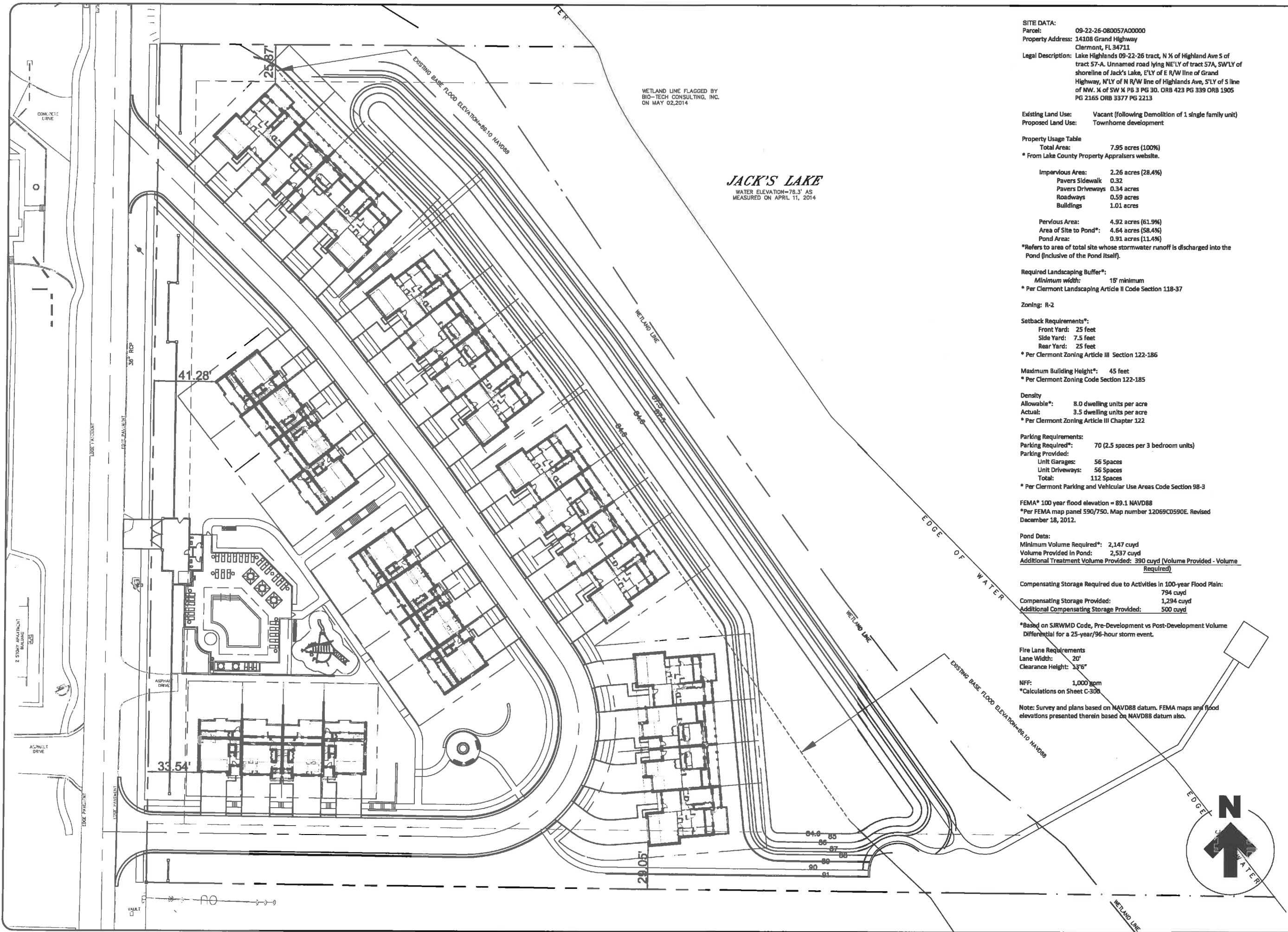
Section 86-174 of the LDC requires a positive finding on eight items in order to grant a variance, and staff believes that **two** of the eight that do not meet these findings. Therefore, staff recommends denial of the five variance requests by the applicant to the Clermont Land Development Code.



# Exhibit - Location Map Lakefront Village Townhomes







WETLAND LINE FLAGGED BY  
BIO-TECH CONSULTING, INC.  
ON MAY 02, 2014

**JACK'S LAKE**  
WATER ELEVATION=78.3' AS  
MEASURED ON APRIL 11, 2014

**SITE DATA:**  
Parcel: 09-22-26-080057A00000  
Property Address: 14108 Grand Highway  
Clermont, FL 34711  
Legal Description: Lake Highlands 09-22-26 tract, N ¼ of Highland Ave S of tract 57-A. Unnamed road lying NE ¼ of tract 57A, SW ¼ of shoreline of Jack's Lake, E ¼ of E R/W line of Grand Highway, N ¼ of N R/W line of Highlands Ave, S ¼ of S line of NW ¼ of SW ¼ PG 30, ORB 423 PG 339 ORB 1905 PG 2165 ORB 3377 PG 2213

Existing Land Use: Vacant (following Demolition of 1 single family unit)  
Proposed Land Use: Townhome development

**Property Usage Table**  
Total Area: 7.95 acres (100%)  
\* From Lake County Property Appraisers website.

Impervious Area: 2.26 acres (28.4%)  
Pavers Sidewalk: 0.32  
Pavers Driveways: 0.34 acres  
Roadways: 0.59 acres  
Buildings: 1.01 acres

Pervious Area: 4.92 acres (61.9%)  
Area of Site to Pond\*: 4.64 acres (58.4%)  
Pond Area: 0.91 acres (11.4%)

\*Refers to area of total site whose stormwater runoff is discharged into the Pond (inclusive of the Pond itself).

**Required Landscaping Buffer\*:**  
Minimum width: 15' minimum  
\* Per Clermont Landscaping Article II Code Section 118-37

**Zoning: R-2**  
**Setback Requirements\*:**  
Front Yard: 25 feet  
Side Yard: 7.5 feet  
Rear Yard: 25 feet  
\* Per Clermont Zoning Article III Section 122-186

**Maximum Building Height\*:** 45 feet  
\* Per Clermont Zoning Code Section 122-185

**Density**  
Allowable\*: 8.0 dwelling units per acre  
Actual: 3.5 dwelling units per acre  
\* Per Clermont Zoning Article III Chapter 122

**Parking Requirements:**  
Parking Required\*: 70 (2.5 spaces per 3 bedroom units)  
Parking Provided:  
Unit Garages: 56 Spaces  
Unit Driveways: 56 Spaces  
Total: 112 Spaces  
\* Per Clermont Parking and Vehicular Use Areas Code Section 98-3

**FEMA\* 100 year flood elevation = 89.1 NAVD88**  
\*Per FEMA map panel 590/750. Map number 12069C0590E. Revised December 18, 2012.

**Pond Data:**  
Minimum Volume Required\*: 2,147 cuyd  
Volume Provided in Pond: 2,537 cuyd  
Additional Treatment Volume Provided: 390 cuyd (Volume Provided - Volume Required)

**Compensating Storage Required due to Activities in 100-year Flood Plain:**  
794 cuyd  
**Compensating Storage Provided:** 1,294 cuyd  
**Additional Compensating Storage Provided:** 500 cuyd

\*Based on SJRWMD Code, Pre-Development vs Post-Development Volume Differential for a 25-year/96-hour storm event.

**Fire Lane Requirements**  
Lane Width: 20'  
Clearance Height: 13'6"

**NFF:** 1,000 gpm  
\*Calculations on Sheet C-300

Note: Survey and plans based on NAVD88 datum. FEMA maps and flood elevations presented therein based on NAVD88 datum also.

|                                                                                                                                         |            |                    |             |                          |                        |
|-----------------------------------------------------------------------------------------------------------------------------------------|------------|--------------------|-------------|--------------------------|------------------------|
| <b>RM+</b><br>RMPlus LLC Planning & Design<br>255 SOUTH ORANGE AVENUE<br>SUITE 1600<br>ORLANDO, FL 32801<br>407-487-1321<br>BUS-0035987 | <b>No.</b> | <b>Description</b> | <b>Date</b> | <b>Project Name:</b>     | <b>Project Number:</b> |
|                                                                                                                                         |            |                    |             | <b>Project Location:</b> | 2014-101 HCE-0627002   |
|                                                                                                                                         |            |                    |             | <b>Description:</b>      | <b>Sheet Name:</b>     |
|                                                                                                                                         |            |                    |             |                          | BUILDING ELEVATIONS    |
|                                                                                                                                         |            |                    |             | <b>Date:</b>             | <b>Scale:</b>          |
|                                                                                                                                         |            |                    |             | 09/23/14                 | 1"=60'                 |
|                                                                                                                                         |            |                    |             | <b>Sheet Number:</b>     |                        |
|                                                                                                                                         |            |                    |             | C-100                    |                        |



## CITY OF CLERMONT

# AGENDA ITEM

Page 1 of 1

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>Meeting Date</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |
| Tuesday, October 14, 2014                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |
| <b>Agenda Item Name</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |
| Intergovernmental Coordination Element Comprehensive Plan Amendment; Transmittal Hearing                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |
| <b>Requested Action</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |
| Move to table to January 13, 2015.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |
| <b>Staff Report</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |
| <p><i>On Aug. 26, 2014, this item was tabled to a date certain, Oct. 14, 2014. However, approval of the Interlocal Service Boundary Agreement (ISBA) has not been finalized by both the City and Lake County. Staff requests that this related item be tabled again until January 13, 2015 to allow the ISBA approvals by both governing bodies.</i></p> <p>The Intergovernmental Coordination Element of the City of Clermont's Comprehensive Plan is being amended to include the adoption of the Interlocal Service Boundary Agreement (ISBA) between the City and Lake County. The ISBA addresses lands that may be annexed, water and sewer service delivery, maintenance of right-of-way, land development regulations, solid waste, sharing of equipment and resources, and fire and rescue services. The ISBA was first introduced to the Council on May 13, 2014 with approval on June 10, 2014. The ISBA was sent to Lake County for approval and was approved by the Lake County Board of County Commissioners on July 8, 2014 with changes. The changes were incorporated into the revised ISBA document that was introduced to the Council on July 22, 2014. Since the ISBA is an intergovernmental agreement between the City and Lake County, it must be referenced in the City's Comprehensive Plan. This proposed amendment is to incorporate the ISBA into the Intergovernmental Coordination Element.</p> <p>Transmittal to the Florida Department of Economic Opportunity (formally Department of Community Affairs) for review will be done to satisfy the requirements to add this amendment to the Comprehensive Plan. A request for Council adoption of the ordinance will follow in 2015.</p> <p><i>Commissioner Judy Proli moved to recommend approval of the transmittal of the Intergovernmental Coordination Element; seconded by Commissioner Bernadette Dubuss. The vote was unanimous to recommend approval of the transmittal.</i></p> |  |
| <b>Legal Impact</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |
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| <b>Additional Analysis</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |
| <b>Fiscal Impact Summary</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |
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| Fiscal Impact                                     |               | Fund Number and Description | Available Budget Amount |
|---------------------------------------------------|---------------|-----------------------------|-------------------------|
|                                                   |               |                             |                         |
| Exhibits Attached (copies of original agreements) |               |                             |                         |
| 1.                                                | ICE Comp Plan | ICE Draft 2014 PZ.docx      |                         |
| 2.                                                | Legal ad      | ICE Legal ad 8-2014,.doc    |                         |
| 3.                                                | Minutes       | ICE minutes.pdf             |                         |





# CITY OF CLERMONT COMPREHENSIVE PLAN

## CHAPTER XII INTERGOVERNMENTAL COORDINATION ELEMENT

Adopted June 23, 2009  
Amended October 28, 2014

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## CHAPTER XII INTERGOVERNMENTAL COORDINATION

**Goal 1:** To establish viable mechanisms among the pertinent governmental, public and private entities to ensure awareness and coordination of all development activities, and to provide effective and efficient utilization of all available resources to ultimately enhance the quality of life for present and future populations.

**Objective 1.1: Coordinate Comprehensive Plan.** The City of Clermont shall coordinate comprehensive planning activities with Lake County, the cities of Minneola and Groveland, the Town of Montverde and the East Central Florida Regional Planning Council (ECFRPC).

**Policy 1.1.1:** When considering comprehensive plan amendments the City shall review the Lake County, Minneola, Montverde and Groveland comprehensive plans, as applicable.

**Policy 1.1.2:** The City shall review and compare municipal and Lake County land development regulations applicable to respective adjacent lands for compatibility and for conflict with growth management goals, objectives and policies.

**Policy 1.1.3:** The City shall participate in the ECFRPC's Strategic Regional Policy Plan review and update process as mandated by state statute.

**Objective 1.2: Impacts of Development.** The City shall ensure that the impacts of development proposed in the City's comprehensive plan are coordinated with adjacent municipalities, Lake County, the Lake County School Board, the ECFRPC's Strategic Regional Policy Plan, the Lake-Sumter Metropolitan Planning Organization (MPO), and the state.

**Policy 1.2.1:** The City shall notify Lake County and adjacent municipalities as part of the development review process when impacts of a development may impact those jurisdictions.

**Policy 1.2.2:** The City shall coordinate with the ECFRPC and other applicable governmental agencies when developments requiring Chapter 380, Florida Statutes review are within the City's jurisdiction.

**Policy 1.2.3:** The City shall coordinate transportation planning activities with the Florida Department of Transportation (FDOT), ECFRPC, Lake-Sumter MPO, Lake County and the adjacent municipalities to protect and preserve necessary future rights-of-way.

**Policy 1.2.4:** The City shall coordinate planning activities with the FDOT, the Florida Department of Agriculture, the ECFRPC, the Lake-Sumter MPO and Lake County to establish mechanisms for delineation and adoption of corridor roadway systems in and around the City of Clermont.

**Objective 1.3: Coordinate Level of Service (LOS) Standards.** The City shall implement formal and informal process, memorandums of agreement and coordination mechanisms that establish appropriate level of service standards, consistency and compatibility between the City's

adopted comprehensive plan and the mandated plans and legislated activities of federal, state and regional governments or agencies empowered with jurisdictional and quasi-jurisdictional authority and/or service facility provision and maintenance responsibility.

**Policy 1.3.1:** The City shall coordinate with the Lake-Sumter MPO, Lake County and the FDOT to establish concurrency management mechanisms that will provide consistent LOS standards to be maintained on major roadways in and around the City of Clermont.

**Policy 1.3.2:** The City will coordinate adopted solid waste LOS standards with Lake County.

**Policy 1.3.3:** The City shall coordinate with St. Johns River Water Management District (SJRWMD), Florida Department of Environmental Protection (FDEP), Federal Emergency Management Agency (FEMA) and other appropriate state and federal agencies that have jurisdictional authority or responsibility in the City to ensure water quality, stormwater drainage and flood control measures are addressed consistent with impacts of development.

**Policy 1.3.4:** The City in conjunction with Lake County, SJRWMD, FDEP and other affected federal, state and local entities shall designate respective personnel to investigate and formulate planning strategies for potential placement and implementation of regional wastewater treatment facilities.

**Policy 1.3.5:** The City shall coordinate necessary activities with the plans, programs and administered legislative actions of FDEP and Lake County to implement proper operation, storage and disposal of both solid and hazardous waste.

**Policy 1.3.6:** The City shall coordinate appropriate activities with the FDEP, SJRWMD (including consistency with the District's ERP and CUP rules), Lake County Water Authority and Lake County to effectively manage the preservation and protection of surface and ground water quality and quantity, and aquifer recharge areas.

**Policy 1.3.7:** The City shall ensure that natural resources occurring in, or affecting more than one governmental jurisdiction, are effectively managed to preserve, protect, and enhance natural systems, wildlife, fisheries and habitat. This includes ensuring its stormwater management, aquifer recharge and reuse water policies and projects are consistent with the goals of the SJRWMD Lake Apopka Surface Water Improvement and Management (SWIM) Plan and the Upper Ocklawaha River Basin SWIM Plan to protect or enhance water quality and natural systems.

**Policy 1.3.8:** The City shall coordinate with existing resource protection plans of other government agencies and entities including the FDEP, SJRWMD, Lake County and the Lake County Water Authority, as well as with nonprofit environmental organizations to appropriately conserve and manage natural areas and open space.

**Policy 1.3.9:** The City shall participate in the development of updates to the SJRWMD's Water Supply Assessment and District Water Supply Plan and in other water supply development-related initiatives facilitated by SJRWMD that affect the City.

**Objective 1.4: Conflict Resolution.** The City will provide for informal or formal conflict resolution mechanisms when necessary to deal with issues of intergovernmental coordination.

**Policy 1.4.1:** The City shall utilize the informal mediation process provided by the ECFRPC for resolving conflicts with other local governments when applicable.

**Policy 1.4.2:** The City shall provide for joint meetings of the City Council and the Lake County Board of County Commissioners to resolve issues relating to intergovernmental coordination.

**Objective 1.5: Coordinate Growth Management Issues.** The City shall coordinate growth management issues transcending jurisdictional areas through cooperative communications with Lake County and neighboring municipalities at the staff and elected official levels by presenting the City of Clermont's concerns through documented transmittals, scheduled meetings, attendance at Lake County and adjacent cities' public hearings, joint ad hoc technical coordination committees, execution of interlocal agreements if applicable and, where relevant, less formal communications within one year of the adoption of this element.

**Policy 1.5.1:** The City shall coordinate growth management activities with Lake County to pursue appropriate, compatible land management for areas adjacent to the City, including enclaves, to avoid conflict created by possible placement of incompatible land uses and to establish compatibility between City, county and the adjacent cities' growth management efforts.

**Policy 1.5.2:** The City shall engage in mutual discussion with Lake County, the Town of Montverde, and the cities of Minneola and Groveland to establish an annexation policy to direct an orderly and timely process of annexing unincorporated lands adjacent to the City.

**Policy 1.5.3:** The City shall develop mutually agreeable land use designations for unincorporated areas within the confines of any service area or delineated annexation zone. The emphasis shall be on compatibility with both the City and adjacent governments' comprehensive plan future land use elements.

**Policy 1.5.4:** The City shall focus commercial development along state roads to commercial nodes in the incorporated areas where there are central services, and shall designate lands in unincorporated areas adjacent to municipalities to lower residential densities, and less intensive land uses than permitted in the City or designated service areas.

**Policy 1.5.5:** The City shall amend the existing interlocal agreement for the presently designated Joint Planning Area to adequately address mutual issues, logistics, responsibilities for managing future growth and legal requirements necessary to validate any such agreement. The City shall participate with Lake County to amend the current interlocal agreement, as needed, to address the following issues:

- Expansion of the county's technical review committee to include representatives from the City of Clermont on issues concerning any development of land or land use action within any agreed upon Joint Planning Area;

- Determination of land use authority for land within any agreed-upon Joint Planning Area; and
- Identification of applicable level of service criteria for any agreed-upon Joint Planning Area

**Policy 1.5.6:** The City shall coordinate with Lake County through the adopted Interlocal Service Boundary Agreement (ISBA), formally adopted XXX, 2014, which addresses lands that may be annexed, water and sewer service delivery, maintenance of right-of-way, land development regulations, solid waste, sharing of equipment and resources, and fire and rescue services. (Adopted XXX, 2014; Ord. 2014-17)

**Policy 1.5.7:** The City shall establish joint processes for the siting of facilities with county-wide significance, including locally unwanted land uses, such as solid waste disposal facilities.

**Objective 1.6: Housing and Recreational Facilities.** The City shall provide appropriate mechanisms to coordinate information and programs for the provision of housing and recreational facilities.

**Policy 1.6.1:** The City shall solicit recommendations and assistance from various public agencies and quasi-public organizations such as the Florida Department of State, Division of Historic Resources, the Florida Department of Community Affairs (DCA), Farmers Home Administration, HUD, Florida Department of Children & Families, Lake County Housing Authority and South Lake Chamber of Commerce to assist in program funding, identification of structures and areas to be preserved for historical purposes, and identification of potential areas to be recommended for future community revitalization type actions.

**Policy 1.6.2:** The City shall continue both formal and informal communication with appropriate state and regional agencies, such as the DCA and the ECFRPC, to sustain availability of information on specific programs, projects, and legislation pertinent to local governments and to provide technical assistance for potential grants and Development of Regional Impact (DRI) reviews.

**Policy 1.6.3:** The City shall continue to coordinate with officials of the Lake County School Board to ensure provision and availability of necessary infrastructure and utilities consistent with location and construction of new educational facilities and/or improvements to existing facilities.

**Policy 1.6.4:** The City shall engage in efforts with Lake County and the Lake County School Board for procurement, operation and maintenance of parks and recreation facilities.

**Policy 1.6.5:** The City shall continue to cooperate with state agencies in identifying programs and funding sources to promote further development of community parks, open space and recreation facilities.



**Policy 1.6.6:** The City shall continue to cooperate with state agencies as well as with nonprofit environmental organizations in identifying programs and funding sources to promote further development of community parks, open space and recreation facilities and to coordinate with them in effectively managing existing natural areas and open space.

**Objective 1.7: School Coordination.** The City of Clermont will coordinate with the Lake County School Board with regard to school siting criteria, collocation of facilities and planning coordination within one year of the adoption of this element.

**Policy 1.7.1:** The City and the Lake County School Board shall discuss and coordinate development plans for expansion of existing schools or development of new education facilities within the City to assure such activities are consistent with growth management directives established within the City's comprehensive plan. Issues shall include the impacts of facilities on adopted LOS standards established for public school facilities, transportation, potable water, wastewater, drainage and solid waste services.

**Policy 1.7.2:** The City shall provide the Lake County School Board with information regarding proposed new developments to assist its efforts in planning new schools and to solicit its review comments.

**Policy 1.7.3:** The City shall abide by and enforce the interlocal agreement between the City and the Lake County School Board to require cooperation in terms of population projection and school siting.

**Policy 1.7.4:** The Lake County School Board shall provide facilities plans and population projections on an annual basis to ensure that consistency is maintained between the two.

**Policy 1.7.5:** The Lake County School Board shall provide the City with any plans to site schools within the corporate limits or joint planning area.

**Policy 1.7.6:** The City shall provide to the Lake County School Board all applications for land use plan amendments that have the potential of increasing residential density and that may affect student enrollment, student enrollment projections or school facilities.

**Policy 1.7.7:** The City shall allow a member of the Lake County School Board to sit as an ex-officio member on the Local Planning Agency and comment on proposals that have the potential to increase density.

**Policy 1.7.8:** The City will take part in the Lake County Educational Concurrency Review Committee established by Lake County, Lake County School Board and the municipalities of Lake County that shall meet at least annually as outlined in the interlocal agreement between Lake County, Lake County School Board and municipalities for school facilities planning and siting, and will hear reports and discuss issues concerning school concurrency.

**Policy 1.7.9:** The City will take part in the Joint Staff School Concurrency Review Group, comprised of staff of Lake County, the municipalities of Lake County, and the

Lake County School Board, that shall meet at least quarterly, as outlined in the interlocal agreement between Lake County, Lake County School Board and the municipalities of the county, for school facilities planning and siting, to discuss issues concerning school concurrency. These issues shall include but not be limited to land use, school facilities planning, including such issues as population and student projections, level of service, capacity, development trends, school needs, co-location and joint use, and ancillary infrastructure improvements needed to support schools and ensure safe student access. The Lake County School Board staff shall be responsible for making meeting arrangements.

**Policy 1.7.10:** The City will provide full cooperation and coordination with the Lake County School Board, as needed, to coordinate planning activities and maximize the use of available public facilities.

**Policy 1.7.11:** The City will pursue formalization of existing agreements with the Lake County School Board for the use of school facilities for recreation services and activities. Agreements should establish a level of service ratio to determine the maximum allowable use of the facilities for public access to optimize the use of the facilities and to help the City determine its long-term recreation needs.

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# **CITY OF CLERMONT**

## **NOTICE OF PROPOSED AMENDMENT TO COMPREHENSIVE PLAN**

The City of Clermont will hold a public hearing Tuesday, August 5, 2014 at 7pm before the City of Clermont Planning and Zoning Commission and Tuesday, August 26, 2014 (transmittal) at 7pm before the City Council to consider proposed changes to the Intergovernmental Coordination Element of the City's adopted comprehensive plan.

The public hearings will be in the Council chambers of City Hall, 685 W. Montrose St., and are open to public comment. Please call (352) 241-7309 if you have any questions.

The proposed amendment may be inspected at the City's planning department (first floor, City Hall) between 8am and 5pm. Monday-Friday.

Please be advised that under state law, any person deciding to appeal a decision made at the public hearing 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 hearing.

Tracy Ackroyd  
City Clerk

Daily Commercial  
July 23, 2014 & August 12, 2014

**City of Clermont  
MINUTES  
PLANNING AND ZONING COMMISSION  
August 5, 2014**

**Page 10**

**7. REQUEST FOR COMPREHENSIVE PLAN AMENDMENT**

**DEVELOPMENT NAME:** Intergovernmental Coordination Element  
**APPLICANT:** Staff

Senior Planner John Kruse presented the staff report as follows:

The Intergovernmental Coordination Element of the City of Clermont's Comprehensive Plan is being amended to include the recent adoption of the Interlocal Service Boundary Agreement (ISBA) between the City and Lake County. The ISBA addresses lands that may be annexed, water and sewer service delivery, maintenance of right-of-way, land development regulations, solid waste, sharing of equipment and resources, and fire and rescue services. The ISBA was first introduced to the Council on May 13, 2014 with approval on June 10, 2014. The ISBA was sent to Lake County for approval and was approved by the Lake County Board of County Commissioners on July 8, 2014 with changes. The changes were incorporated into the revised ISBA document that was introduced to the Council on July 22, 2014. Since the ISBA is an intergovernmental agreement between the City and Lake County, it must be referenced in the City's Comprehensive Plan. This proposed amendment is to incorporate the ISBA into the Intergovernmental Coordination Element.

Transmittal to the Florida Department of Economic Opportunity (formally Department of Community Affairs) for review will be done to satisfy the requirements to add this amendment to the Comprehensive Plan. A request for Council adoption of the ordinance will follow in the fall of 2014.

*Commissioner Judy Proli moved to recommend approval of the transmittal of the Intergovernmental Coordination Element; seconded by Commissioner Bernadette Dubuss. The vote was unanimous to recommend approval of the transmittal*

There being no further business, the meeting was adjourned at 8:25 pm.

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Nick Jones, Chairman

ATTEST:

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Rae Chidlow – Administrative Assistant



# CITY OF CLERMONT

## AGENDA ITEM

Page 1 of 1

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                            |                                |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|--------------------------------|
| <b>Meeting Date</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                            |                                |
| Tuesday, October 14, 2014                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                            |                                |
| <b>Agenda Item Name</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                            |                                |
| Ordinance No. 2014-23; Introduction                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                            |                                |
| <b>Requested Action</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                            |                                |
| Introduce Ordinance No. 2014 - 23                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                            |                                |
| <b>Staff Report</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                            |                                |
| <p>Currently, there are nine (9) retirees receiving monthly pension benefits from the city's General Employees Defined Benefit Retirement Plan. The monthly amounts range from \$366.81 to \$1,454.64. The plan does not provide for an annual cost of living adjustment. In lieu of the cost of living adjustment, the City has previously increased the monthly benefit amounts by \$2.00 per year of full-time service with the City. The City has increased the monthly amounts in this manner in 1993, 2001 and 2004.</p> <p>Due to the length of time since the last increase, staff is requesting the City Council approve an increase to the current retiree's monthly benefit amounts based on the same methodology, retroactive to October 1, 2014. Based on a actuarial cost estimate, there is no increase to the city's minimum required contribution to the pension plan, since the plan is overfunded.</p> |                                                                                            |                                |
| <b>Legal Impact</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                            |                                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                            |                                |
| <b>Additional Analysis</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                            |                                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                            |                                |
| <b>Fiscal Impact Summary</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                            |                                |
| No cost increase.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                            |                                |
| <b>Fiscal Impact</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <b>Fund Number and Description</b>                                                         | <b>Available Budget Amount</b> |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                            |                                |
| <b>Exhibits Attached (copies of original agreements)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                            |                                |
| 1. Ordinance No. 2014-23                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Ordinance No 2014-23 General Employees Pension Plan Retiree Increases - 10-28-14.doc       |                                |
| 2. General Employees Defined Benefit Retirement Plan Retiree Increases Schedule                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | General Employees Defined Benefit Retirement Plan Retiree Increases Schedule - 10-1-14.pdf |                                |
| 3. General Employees Defined Benefit Retirement Plan Retirees Increase Actuarial Cost Estimate                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Actuarial Impact Statement - General Employees Retirees Increase - 8-5-14.pdf              |                                |
| 4. Ad-Ordinance 2014-23                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Ad -Ordinance 2014-23.pdf                                                                  |                                |



*CITY OF CLERMONT*  
**ORDINANCE No. 2014-23**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, INCREASING THE MONTHLY PENSION BENEFIT AMOUNTS FOR RETIREES/BENEFICIARIES CURRENTLY RECEIVING BENEFITS FROM THE CITY OF CLERMONT GENERAL EMPLOYEES DEFINED BENEFIT RETIREMENT PLAN; PROVIDING FOR SEVERABILITY OF PROVISIONS; REPEALING ALL ORDINANCES IN CONFLICT HERewith; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, there are nine (9) retirees/beneficiaries currently receiving monthly pension benefits pursuant to the City of Clermont General Employees Defined Benefit Retirement Plan and;

**WHEREAS**, retirees/beneficiaries have not received increases to their monthly pension benefit amounts since October 1, 2004 and;

**WHEREAS**, the City Council desires to increase the retirees/beneficiaries monthly pension benefit amounts by two dollars (\$2.00) per year of full-time creditable service with the City of Clermont;

**SECTION 1.**

**NOW, THEREFORE BE IT ORDAINED**, by the City Council of the City of Clermont, Lake County, Florida that all retirees/beneficiaries currently receiving monthly pension benefits from the City of Clermont General Employees Defined Benefit Retirement Plan shall receive an increase in their monthly pension benefit amount in the amount of two dollars (\$2.00) per year of full-time creditable service with the City of Clermont.

**SECTION 2. .**

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

**SECTION 3.**

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

**SECTION 4**

This ordinance shall be effective retroactive to October 1, 2014.

*CITY OF CLERMONT*  
**ORDINANCE No. 2014-23**

**PASSED AND ADOPTED** by the City Council of the City of Clermont, Lake County, Florida on this 28th day of October, 2014.

CITY OF CLERMONT

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Harold S. Turville, Jr., Mayor

ATTEST:

---

Tracy Ackroyd, City Clerk

Approved as to form and legality:

---

Daniel F. Mantzaris, City Attorney

**City of Clermont**  
**General Employees Defined Benefit Retirement Plan Retiree Increases Schedule**  
**October 1, 2014**

| <u>Retiree/Beneficiary</u> | <u>Date of Retirement</u> | <u>Years of Service</u> | <u>Current Monthly Pension Amount</u> | <u>Monthly Pension Increase</u> | <u>New Monthly Pension Amount</u> |
|----------------------------|---------------------------|-------------------------|---------------------------------------|---------------------------------|-----------------------------------|
| Dolores Carroll            | 2/15/1980                 | 22                      | \$385.63                              | \$44                            | \$429.63                          |
| Leo Creech                 | 3/30/1983                 | 20                      | \$438.55                              | \$40                            | \$478.55                          |
| Percy Coleman              | 12/26/1986                | 17                      | \$478.15                              | \$34                            | \$512.15                          |
| Carroll Fender (Arizona)   | 4/30/1988                 | 18                      | \$400.39                              | \$36                            | \$436.39                          |
| Doris Bishop               | 7/29/1988                 | 14                      | \$366.81                              | \$28                            | \$394.81                          |
| Ellen Forss                | 8/1/1993                  | 16                      | \$545.33                              | \$32                            | \$577.33                          |
| Fred Hatcher               | 10/29/1993                | 19                      | \$716.07                              | \$38                            | \$754.07                          |
| Mary Lou Abel              | 1/1/1994                  | 19                      | \$732.06                              | \$38                            | \$770.06                          |
| Willie Chandler            | 12/7/2000                 | 30                      | \$1,454.64                            | \$60                            | \$1,514.64                        |
|                            |                           |                         | \$5,517.63                            | \$350                           | \$5,867.63                        |



POST OFFICE BOX 888343  
ATLANTA, GEORGIA 30356-0343  
TELEPHONE 770.392.0980  
FACSIMILE 770.392.2193

August 5, 2014

Trustees of the Retirement Plan for the General Employees of the City of Clermont, Florida  
c/o Mr. Paul Shamoun  
Florida League of Cities, Inc.  
P. O. Box 1757  
Tallahassee, FL 32302

Re: Retirement Plan for the General Employees of the City of Clermont, Florida

Ladies and Gentlemen:

In response to your request, I have estimated the cost of granting increased benefits effective October 1, 2014 to nine retirees as shown on the "Schedule of Proposed Defined Benefit Pension Retiree Increases" submitted to us on July 29, 2014.

The proposed retiree increase is expected to add \$24,930 of liability to the plan as of October 1, 2014 and theoretically increases the City's annual cost by \$5,859. However, because the plan was overfunded as of October 1, 2011, the City's minimum required contribution is expected to be zero for the 2014/15 fiscal year both with and without the retiree increase.

If you have any questions or if you would like for us to review additional special cost studies, please do not hesitate to call me.

Sincerely,

A handwritten signature in blue ink that reads "Charles T. Carr".

Charles T. Carr  
Consulting Actuary

*The individual above is a member of the American Academy of Actuaries and meets the Qualification Standards of the American Academy of Actuaries to render the actuarial opinion contained herein.*

## **LEGAL NOTICE**

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

### **ORDINANCE NO. 2014-23**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, INCREASING THE MONTHLY PENSION BENEFIT AMOUNTS FOR RETIREES/BENEFICIARIES CURRENTLY RECEIVING BENEFITS FROM THE CITY OF CLERMONT GENERAL EMPLOYEES DEFINED BENEFIT RETIREMENT PLAN; PROVIDING FOR SEVERABILITY OF PROVISIONS; REPEALING ALL ORDINANCES IN CONFLICT HERewith; AND PROVIDING AN EFFECTIVE DATE.**

The final public hearing to consider the request will be held before the City Council on Tuesday, October 28, 2014 at 7:00pm at Clermont City Hall located at 685 West Montrose Street, Clermont, FL 34711.

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

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

Tracy Ackroyd, MMC  
City Clerk

Daily Commercial  
October 14, 2014



# CITY OF CLERMONT

## AGENDA ITEM

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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                          |                                |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|--------------------------------|
| <b>Meeting Date</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                          |                                |
| Tuesday, October 14, 2014                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                          |                                |
| <b>Agenda Item Name</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                          |                                |
| Ordinance No. 2014-36; Introduction                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                          |                                |
| <b>Requested Action</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                          |                                |
| Introduce Ordinance No. 2014-36                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                          |                                |
| <b>Staff Report</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                          |                                |
| <p>Currently, there are fifteen (15) retirees receiving monthly pension benefits from the city's Police Officers Defined Benefit Retirement Plan. The monthly amounts range from \$206.63 to \$3,519.28. The plan does not provide for an annual cost of living adjustment. In lieu of the cost of living adjustment, the City has previously increased the monthly benefit amounts by \$2.00 per year of full-time service with the City. The City has increased the monthly amounts in this manner in 1993, 2001 and 2004.</p> <p>Due to the length of time since the last increase, staff is requesting the City Council approve an increase to the current retiree's monthly benefit amounts based on the same methodology, retroactive to October 1, 2014. Based on a actuarial cost estimate, the increase to the city's annual minimum required contribution to the Police Officers Pension Plan is expected to be .26% of payroll or approximately \$7,113.</p> |                                                                                          |                                |
| <b>Legal Impact</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                          |                                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                          |                                |
| <b>Additional Analysis</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                          |                                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                          |                                |
| <b>Fiscal Impact Summary</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                          |                                |
| The estimated annual cost increase of approximately \$7,113 is included in the current budget.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                          |                                |
| <b>Fiscal Impact</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <b>Fund Number and Description</b>                                                       | <b>Available Budget Amount</b> |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                          |                                |
| <b>Exhibits Attached (copies of original agreements)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                          |                                |
| 1. Ordinance No. 2014-36                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Ordinance No 2014-36 Police Officers Pension Plan Retiree Increases - 10-28-14.doc       |                                |
| 2. Police Officers Defined Benefit Retirement Plan Retirees Increase Schedule                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Police Officers Defined Benefit Retirement Plan Retiree Increases Schedule - 10-1-14.pdf |                                |
| 3. Police Officers Defined Benefit Retirement Plan Retirees Increases Actuarial Cost Estimate                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Actuarial Impact Statement - Police Officers Retirees Increase - 8-4-14.pdf              |                                |
| 4. Ad-Ordinance 2014-36                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Ad-Ordinance 2014-36.pdf                                                                 |                                |



*CITY OF CLERMONT*  
**ORDINANCE No. 2014-36**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, INCREASING THE MONTHLY PENSION BENEFIT AMOUNTS FOR RETIREES/BENEFICIARIES CURRENTLY RECEIVING BENEFITS FROM THE CITY OF CLERMONT POLICE OFFICERS DEFINED BENEFIT RETIREMENT PLAN; PROVIDING FOR SEVERABILITY OF PROVISIONS; REPEALING ALL ORDINANCES IN CONFLICT HERewith; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, there are fifteen (15) retirees/beneficiaries currently receiving monthly pension benefits pursuant to the Police Officers Defined Benefit Retirement Plan and;

**WHEREAS**, retirees/beneficiaries have not received increases to their monthly pension benefit amounts since October 1, 2004 and;

**WHEREAS**, the City Council desires to increase the retirees/beneficiaries monthly pension benefit amounts by two dollars (\$2.00) per year of full-time creditable service with the City of Clermont;

**SECTION 1.**

**NOW, THEREFORE BE IT ORDAINED**, by the City Council of the City of Clermont, Lake County, Florida that all retirees/beneficiaries currently receiving monthly pension benefits from the City of Clermont Police Officers Defined Benefit Retirement Plan shall receive an increase in their monthly pension benefit amount in the amount of two dollars (\$2.00) per year of full-time creditable service with the City of Clermont.

**SECTION 2. \_**

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

**SECTION 3.**

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

**SECTION 4**

This ordinance shall be effective retroactive to October 1, 2014.

**PASSED AND ADOPTED** by the City Council of the City of Clermont, Lake County,

*CITY OF CLERMONT*  
**ORDINANCE No. 2014-36**

Florida on this 28th day of October, 2014.

CITY OF CLERMONT

---

Harold S. Turville, Jr., Mayor

ATTEST:

---

Tracy Ackroyd, City Clerk

Approved as to form and legality:

---

Daniel F. Mantzaris, City Attorney

**City of Clermont**  
**Police Officers Defined Benefit Retirement Plan Retiree Increases Schedule**  
**October 1, 2014**

| <u>Retiree/Beneficiary</u> | <u>Date of Retirement</u> | <u>Years of Service</u> | <u>Current Monthly Pension Amount</u> | <u>Monthly Pension Increase</u> | <u>New Monthly Pension Amount</u> |
|----------------------------|---------------------------|-------------------------|---------------------------------------|---------------------------------|-----------------------------------|
| Don Hildreth               | 7/1/1989                  | 29                      | \$1,219.36                            | \$58                            | \$1,277.36                        |
| Mitchell Rogers (Mary)     | 8/1/1991                  | 28                      | \$1,470.87                            | \$56                            | \$1,526.87                        |
| Prentice Tyndal            | 8/30/1996                 | 39                      | \$3,292.92                            | \$78                            | \$3,370.92                        |
| Raymond Simmons            | 3/29/1999                 | 11                      | \$773.32                              | \$22                            | \$795.32                          |
| Robert Swanson             | 9/26/1986                 | 9                       | \$206.63                              | \$18                            | \$224.63                          |
| Randall Story              | 9/30/2005                 | 20                      | \$1,963.34                            | \$40                            | \$2,003.34                        |
| Michael Blackmon           | 12/17/2007                | 17                      | \$2,304.27                            | \$34                            | \$2,338.27                        |
| Lori Conlee                | 11/1/2010                 | 10                      | \$1,524.69                            | \$20                            | \$1,544.69                        |
| Gary Holmes                | 5/1/2011                  | 10                      | \$1,180.57                            | \$20                            | \$1,200.57                        |
| Eric Jensen                | 8/5/2011                  | 23                      | \$3,519.28                            | \$46                            | \$3,565.28                        |
| Katherine Homelius         | 8/14/2011                 | 17                      | \$1,554.31                            | \$34                            | \$1,588.31                        |
| Stephen Graham             | 11/1/2012                 | 7                       | \$1,268.69                            | \$14                            | \$1,282.69                        |
| Ramon Rodriguez (Evelyn)   | 3/29/2012                 | 8                       | \$785.44                              | \$16                            | \$801.44                          |
| Daniel Cheatham            | 12/1/2012                 | 11                      | \$807.81                              | \$22                            | \$829.81                          |
| Jon Johnson                | 11/1/2013                 | 5                       | \$486.46                              | \$10                            | \$496.46                          |
|                            |                           |                         | <hr/>                                 | <hr/>                           | <hr/>                             |
|                            |                           |                         | \$22,357.96                           | \$488                           | \$22,845.96                       |
|                            |                           |                         | <hr/>                                 | <hr/>                           | <hr/>                             |



POST OFFICE BOX 888343  
ATLANTA, GEORGIA 30356-0343  
TELEPHONE 770.392.0980  
FACSIMILE 770.392.2193

August 4, 2014

Trustees of the Retirement Plan for the Police Officers of the City of Clermont  
c/o Mr. Paul Shamoun  
Florida League of Cities, Inc.  
P. O. Box 1757  
Tallahassee, FL 32302

Re: Retirement Plan for the Police Officers of the City of Clermont

Ladies and Gentlemen:

In response to your request, I have estimated the cost of granting increased benefits effective October 1, 2014 to 15 retirees as shown on the "Schedule of Proposed Defined Benefit Pension Retiree Increases" submitted to us on July 29, 2014.

The proposed retiree increase is expected to add \$60,127 of liability to the plan as of October 1, 2014 and to increase the City's annual contribution to the plan by \$7,113 for the 2014/15 fiscal year. On a percentage of payroll basis, the City's minimum required contribution is expected to increase by 0.26% of payroll.

If you have any questions or if you would like for us to review additional special cost studies, please do not hesitate to call me.

Sincerely,

A handwritten signature in blue ink that reads "Charles T. Carr".

Charles T. Carr  
Consulting Actuary

*The individual above is a member of the American Academy of Actuaries and meets the Qualification Standards of the American Academy of Actuaries to render the actuarial opinion contained herein.*

## **LEGAL NOTICE**

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

### **ORDINANCE NO. 2014-36**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, INCREASING THE MONTHLY PENSION BENEFIT AMOUNTS FOR RETIREES/BENEFICIARIES CURRENTLY RECEIVING BENEFITS FROM THE CITY OF CLERMONT POLICE OFFICERS DEFINED BENEFIT RETIREMENT PLAN; PROVIDING FOR SEVERABILITY OF PROVISIONS; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING AN EFFECTIVE DATE.**

The final public hearing to consider the request will be held before the City Council on Tuesday, October 28, 2014 at 7:00pm at Clermont City Hall located at 685 West Montrose Street, Clermont, FL 34711.

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

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

Tracy Ackroyd, MMC  
City Clerk

Daily Commercial  
October 14, 2014



# CITY OF CLERMONT

## AGENDA ITEM

Page 1 of 1

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                    |                                   |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|-----------------------------------|
| <b>Meeting Date</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                    |                                   |
| Tuesday, October 14, 2014                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                    |                                   |
| <b>Agenda Item Name</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                    |                                   |
| Ordinance No. 2014-28; Introduction                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                    |                                   |
| <b>Requested Action</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                    |                                   |
| Motion to introduce of Ordinance 2014-28                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                    |                                   |
| <b>Staff Report</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                    |                                   |
| <p>The owner is requesting a future land use map amendment to change from Medium Density Residential to Downtown Mixed Use Land Use Category. The 0.4 +/- acre parcel is located along the south side of W. Minneola Ave. and west of 11th Street. The subject property is entirely contained within the City limits and utilities are available.</p> <p>The proposed Downtown Mixed Use Future Land Use fits the character of the surrounding community and is compatible with the area. The parcel has the Downtown Mixed Use designation adjoining to the north and east of the site. The current underlying zoning of R-3 Residential/Professional is not in conflict with the proposed Downtown Mixed Land Use and allows the owner the opportunity to develop it into a four-unit townhome project. The City of Clermont's comprehensive plan policies support this request.</p> <p>Based upon the above information, staff recommends approval of the Future Land Use Map amendment from Medium Density Residential to Downtown Mixed Use Land Use Category.</p> |                                    |                                   |
| <b>Legal Impact</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                    |                                   |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                    |                                   |
| <b>Additional Analysis</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                    |                                   |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                    |                                   |
| <b>Fiscal Impact Summary</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                    |                                   |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                    |                                   |
| <b>Fiscal Impact</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <b>Fund Number and Description</b> | <b>Available Budget Amount</b>    |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                    |                                   |
| <b>Exhibits Attached</b> (copies of original agreements)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                    |                                   |
| 1.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Ordinance                          | CPA ORD 2014-28.doc               |
| 2.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Maps                               | 1107 W Minneola Maps.pdf          |
| 3.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Site plan                          | Site Plan.pdf                     |
| 4.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Application                        | SS Comp plan application.pdf      |
| 5.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Legal ad                           | 1107 W Minneola CPA Legal Ad.docx |



*CITY OF CLERMONT*  
**ORDINANCE No. 2014-28**

**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**

Lots 13 and 14 and the north 25' of Lots 1 and 2, Block 121, Official Map of the City of Clermont, according to the Plat thereof as recorded in Plat Book 8, Pages 17 – 23, Public Records of Lake County, Florida. Containing .41 acre, more or less

**CHANGE IN FUTURE LAND USE CLASSIFICATION**

Medium Density Residential  
to Downtown Mixed Use

*CITY OF CLERMONT*  
**ORDINANCE No. 2014-28**

**Section 2.**

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

**Section 3.**

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

**Section 4.**

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



*CITY OF CLERMONT*  
**ORDINANCE No. 2014-28**

**PASSED AND ADOPTED** by the City Council of the City of Clermont, Lake County, Florida, this 28th day of October, 2014.

---

Harold S. Turville, Jr., Mayor

ATTEST:

---

Tracy Ackroyd, City Clerk

Approved as to form and legality:

---

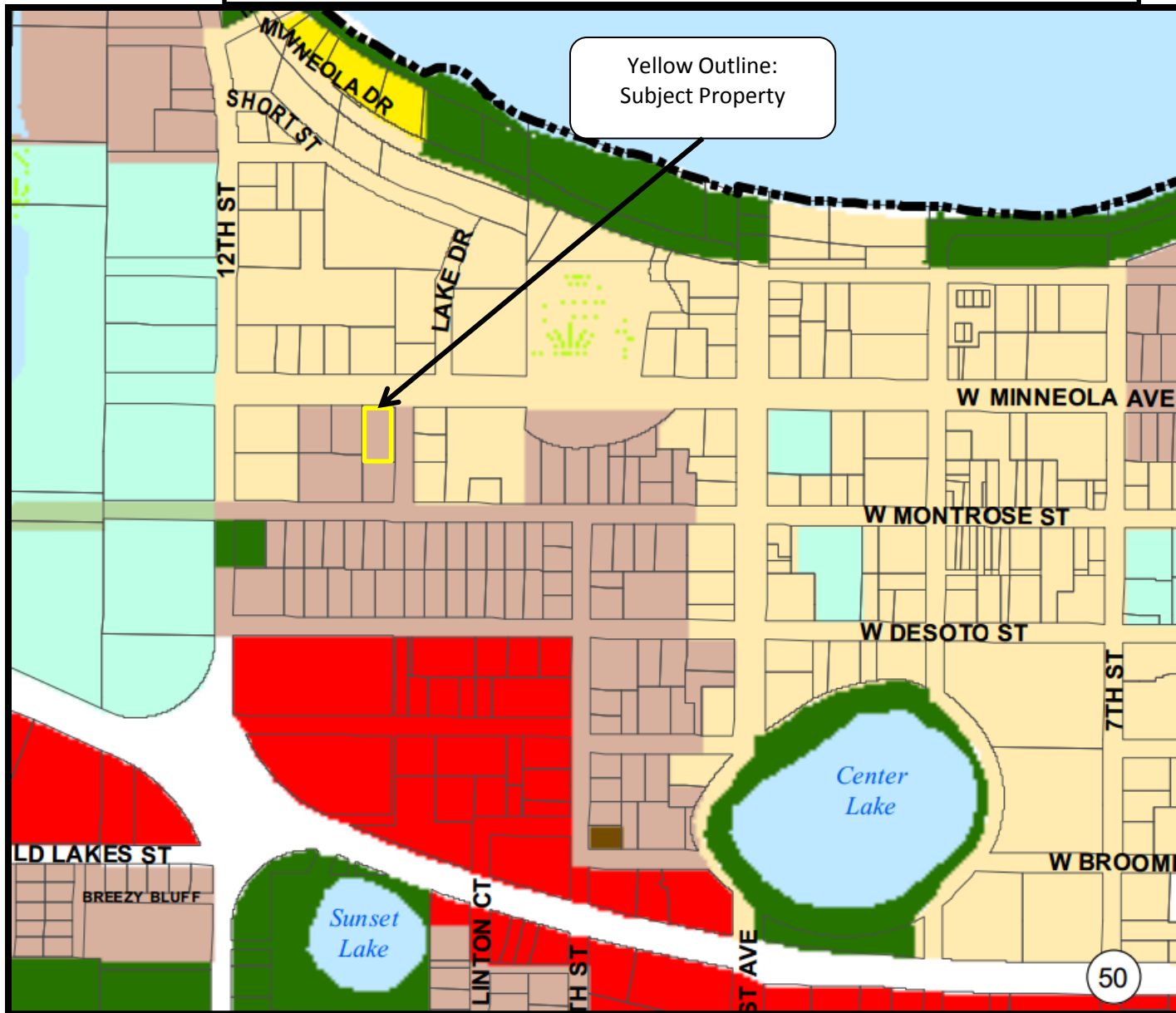
Daniel F. Mantzaris, City Attorney

Exhibit - Location Map  
Lemley- 1107 W. Minneola Ave.



Exhibit – City of Clermont – Future Land Use Map  
Lemley – 1107 W. Minneola Ave.

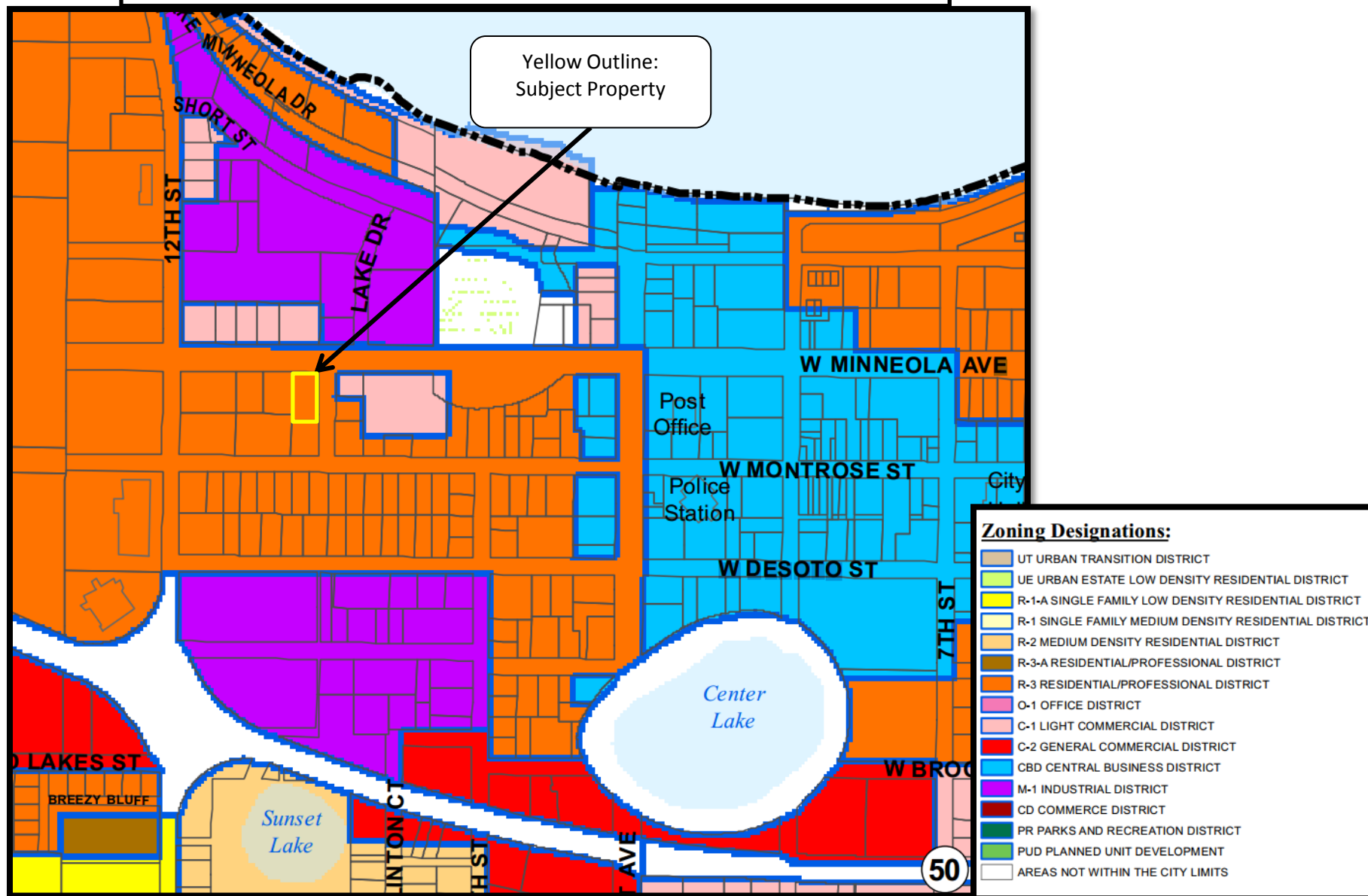
Yellow Outline:  
Subject Property



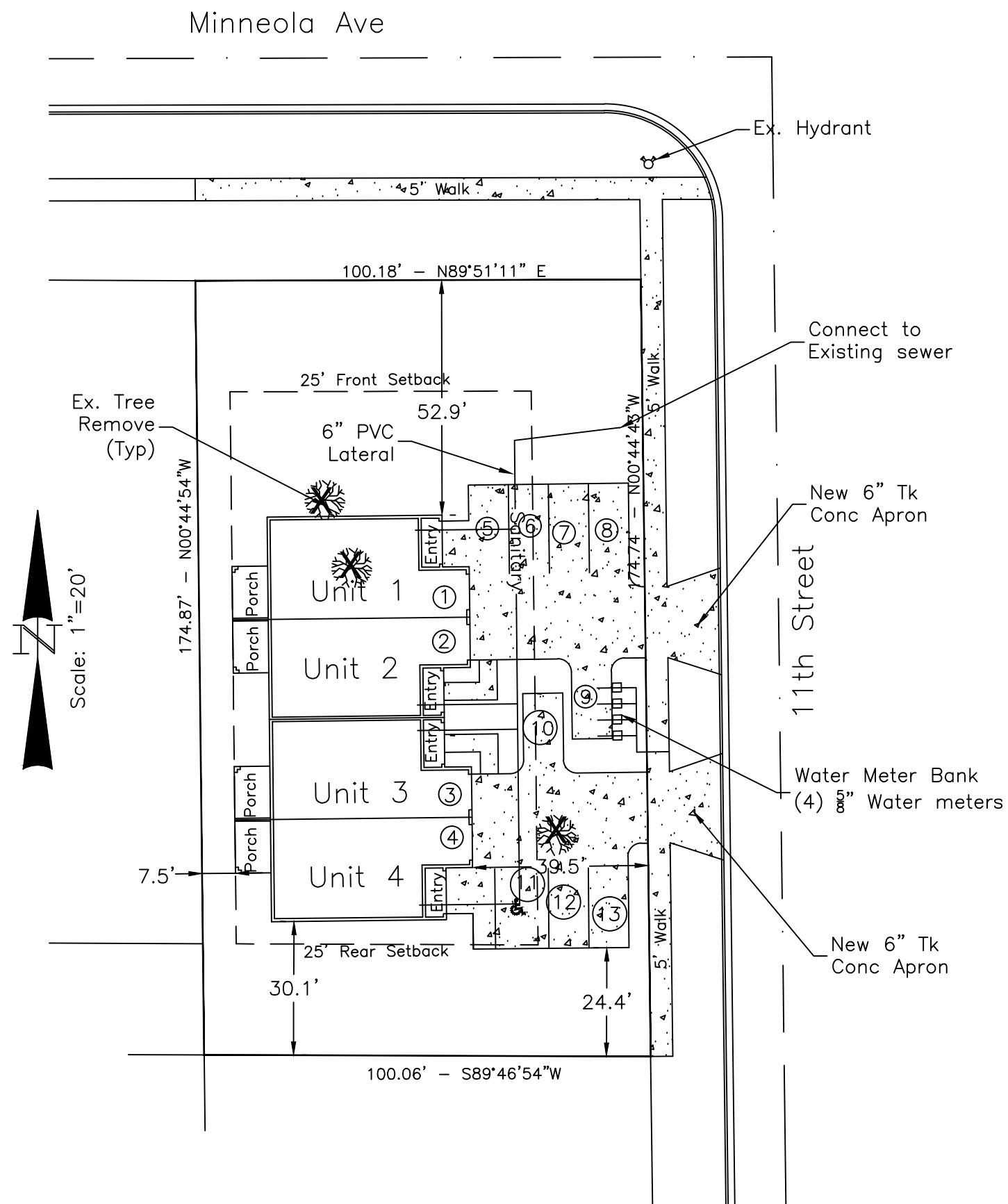
**Legend**

- City Limits
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Residential/Office
- Office
- Downtown MU
- Commercial
- Conservation
- Industrial
- Master Planned Development
- Parks
- Public Fac/Institutional

# Exhibit – City of Clermont – Zoning Map Lemley– 1107 W. Minneola Ave.







## Legal Description

Site Address:  
1170 Minneola Drive  
Clermont, FL 34711

Owner:  
L & JIM PROPERTIES LLC  
210 E WASHINGTON ST STE A  
MINNEOLA, FL 34755

## Site Data

Impervious Areas

| Setbacks  | Required | Provided |
|-----------|----------|----------|
| Front (N) | 25.0'    | 52.9'    |
| Front (E) | 25.0'    | 39.5'    |
| Side (W)  | 7.5'     | 7.5'     |
| Rear (S)  | 25.0'    | 30.1'    |

# Sketch A

# 1170 W Minneola St - Site Plan

**Unroe Engineering, Inc**  
Civil Engineering/Planning/Scientific Evaluations  
PO Box 690942, Orlando, Florida, 32869 ph (407)299-0650

Date: 07/24/14  
File: RLG-A  
Proj: 1170Minn



**CITY OF CLERMONT  
COMPREHENSIVE PLAN AMENDMENT  
Application**

DATE: 8-22-14

FEE: 500

**Project Name** (if applicable): 4 UNIT TOWNHOME

**Applicant:** RICHARD A. LEMLEY

**Contact Person:** Richard Lemley

Address: 221 North Highway 27 Suite B

City: Clermont State: FL Zip: 34711

Phone: 352-242-9528 Fax: 352-242-5356

E-Mail: Rickl@L-Jim.com

**OWNER:** L & Jim Properties LLC / Luis Jimenez

Address: P. O. Box 725

City: Minneola State: Florida Zip: 34755

Phone: 352-242-9528 Fax: 352-242-5356

E-Mail: Luisj@L-Jim.com

**General Location:** 1107 West Minneola Avenue Clermont Florida 34711

**Legal Description** (include copy of survey): \_\_\_\_\_

**Property size** (in acres or square feet): \_\_\_\_\_

**Flood hazard area** (yes) \_\_\_\_\_ and approx. acreage .41 (no) X

**Existing (Actual) Land Use:** \_\_\_\_\_

**Existing Zoning:** \_\_\_\_\_

**Existing Future Land Use:** Medium Density Residential

**Proposed Future Land Use:** Downtown MU

**Type of development proposed:** \_\_\_\_\_

**Proposed density** (dwelling units/acre) or intensity: \_\_\_\_\_

**Proposed Zoning District:** \_\_\_\_\_

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).

We see that the surrounding parcels are Downtown MU. We are very close to meeting the criteria for four units on this parcel. We do not see any negative impact to the community by granting this revision. Our goal is to also improve the area, making it safer for all and more conducive to residential growth.

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

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

**\*\*\*\*\* NOTICE \*\*\*\*\***

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

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

APPLICANT'S AFFIDAVIT

STATE OF FLORIDA  
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

RICHARD A LEMLEY

\_\_\_\_\_, 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 Medium Density Residential to Downtown Mixed Use 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.

RICHARD A. LEMLEY

\_\_\_\_\_  
Affiant - Applicant Name (print)

X

Richard A. Lemley  
Affiant - Applicant Name (signature)

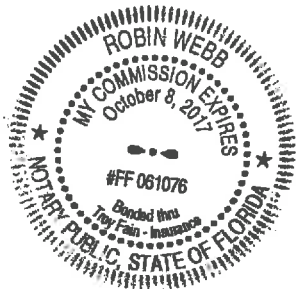
SWORN to and SUBSCRIBED before me by

or personally known by me this 25<sup>th</sup> day of August, 2014.

X

Robin Webb  
Notary Public, State of Florida at Large

My Commission Expires: October 8, 2017



**OWNER'S AFFIDAVIT**

STATE OF FLORIDA  
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Luis Jimenez / Owner of L & Jim Properties LLC

\_\_\_\_\_, who being

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

1. That he (she) is the fee-simple owner of the property legally described on the attachment of this application.
2. That he (she) desires a Future Land Use Amendment from Medium Density Residential \_\_\_\_\_ to Downtown MU \_\_\_\_\_ for the property legally described on the attachment of this application.
3. That the owner of said property has appointed Richard Lemley \_\_\_\_\_ 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.

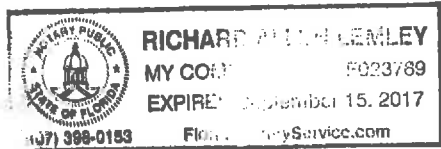
Luis Jimenez

\_\_\_\_\_  
Affiant - Applicant Name (print)

X Richard Lemley  
Affiant - Applicant Name (signature)

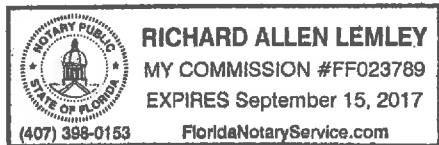
SWORN to and SUBSCRIBED before me by

or personally known by me this 25 day of August, 2014.



X R A L  
Notary Public, State of Florida at Large

My Commission Expires: 9-15-17



### **Application Information Required**

A complete application includes the items below in addition to the attached application:

- Completed application. - Include all signatures
- Proof of ownership – (i.e. Lake County Property record card, tax receipt, deed, or tax receipt)
- Complete legal description [Computer disk with WORD version included (not all capitalized)] or email legal description to [chicklow@clermontfl.org](mailto:chicklow@clermontfl.org)
- Current survey and location map (acreage included)
- Signed owner affidavit (unless power of attorney or notarized letter authorizing the applicant to act as the duly authorized agent for the owner is submitted with the application)
- Signed Applicant affidavit
- Application fee

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





**CITY OF CLERMONT**  
**COMPREHENSIVE PLAN AMENDMENT**  
Application Instructions

**APPLICATION FEE:**

- **Large Scale Comprehensive Plan Amendment - \$1,500**  
Includes text amendments that impact the Goals, Objectives and Policies of the comprehensive plan; Future Land Use Map or map series amendment over 10 acres
- **Small Scale Comprehensive Plan Amendment - \$500**  
Includes Future Land Use Map amendments of less than 10 acres, with no impact to the Goals, Objectives and Policies.
- **Development of Regional Impact (DRI) - \$10,000 escrow plus actual costs of advertising for a DRI amendment.**

**APPLICATION PROCESS:**

Applicants must schedule a pre-application meeting with the City's Site Review Committee prior to submitting a completed application. Once an application has been completed, please call a staff planner, (352) 394-4083, to schedule the pre-application meeting.

After the Site Review Committee meeting, and after any requests for additional information have been met by the applicant, the City's planning staff will prepare the amendment with its supporting data and analysis and schedule the Planning & Zoning Commission hearing. The Planning & Zoning Commission meets the first Tuesday of the month, and will make a recommendation on the proposed amendment to the City Council. The Council will then review the proposed amendment at a public hearing and may vote to approve (small scale amendment) or to transmit it (large scale amendment) to the Florida Department of Economic Opportunity (DEO) and all reviewing agencies.

DEO will review the amendment within 60 days and notify the City of any concerns. Other public agencies may file objections separately.

**AMENDMENT TIME FRAME:**

- *Small Scale Amendments and Large Scale Amendments* – may take up to three months to process depending on meeting schedules, review time frames, staff preparation time, etc. The City does try to consolidate amendments as much as possible to help save on advertising costs. Applicants must have attended a pre-application meeting prior to submitting applications for the deadlines. Please note that all hearing dates are tentative and subject to change.

**A Pre-Application meeting with the Planning & Zoning Director (or designated staff) may be required prior to submittal of the application. Please check with the Planning & Zoning Dept. staff.**

**CITY OF CLERMONT**  
**NOTICE OF PROPOSED LAND USE CHANGE**  
**Small-Scale Comprehensive Plan Amendment**  
**ORDINANCE NO. 2014-28**

The City of Clermont will hold public hearings Tuesday, October 7, 2014 at 7 p.m. before the Planning and Zoning Commission and Tuesday, October 14, 2014 (1<sup>st</sup> reading of the adoption ordinance) and Tuesday, October 28, 2014 (final reading of the adoption ordinance) at 7 p.m. before the City Council to consider a proposed change to the City's Future Land Use Map. The map amendment would change the Future Land Use designation for the 0.41 +/-acre parcel below from Medium Density Residential to Downtown Mixed Use. AltKey #1615780

□  
|

***Location: North of West Montrose Street and South of West Minneola Ave,  
Between 11<sup>th</sup> and 12<sup>th</sup> Street***

**Ordinance #2014-28:**

**An ordinance of the City of Clermont, Florida, adopting the small-scale comprehensive plan amendment for the City of Clermont, Florida, pursuant to the Local Government Comprehensive Planning Act, Chapter 163, Part II, Florida Statutes; setting forth the purpose and intent of the small-scale comprehensive**

**plan amendment; establishing the legal status of the small-scale comprehensive plan amendment; providing a severability clause; and providing an effective date.**

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

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

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

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

Tracy Ackroyd, MMC  
City Clerk

Daily Commercial  
9/22/2014 and 10/14/2014



# CITY OF CLERMONT

## AGENDA ITEM

Page 1 of 1

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                    |                                |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|--------------------------------|
| <b>Meeting Date</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                    |                                |
| Tuesday, October 14, 2014                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                    |                                |
| <b>Agenda Item Name</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                    |                                |
| Ordinance No. 2014-29; Introduction                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                    |                                |
| <b>Requested Action</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                    |                                |
| Motion to introduce Ordinance 2014-29                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                    |                                |
| <b>Staff Report</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                    |                                |
| <p>The owner is requesting a future land use map amendment to change from Office to Commercial Future Land Use Category. The 1+/- acre parcel is located along the north side of SR 50, between 4th and 2nd Street. The subject property is entirely contained within the City limits and utilities are available.</p> <p>Although the proposed Commercial Future Land Use would not directly abut other Commercial Future Land Use parcels, it does fit the character of the surrounding community and is compatible with the area. The zoning on the parcel is C-1 Light Commercial. The City of Clermont's comprehensive plan policies support this request.</p> <p>Based upon the above information, staff recommends approval of the Future Land Use Map amendment from Office to Commercial Future Land Use Category.</p> |                                    |                                |
| <b>Legal Impact</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                    |                                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                    |                                |
| <b>Additional Analysis</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                    |                                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                    |                                |
| <b>Fiscal Impact Summary</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                    |                                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                    |                                |
| <b>Fiscal Impact</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>Fund Number and Description</b> | <b>Available Budget Amount</b> |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                    |                                |
| <b>Exhibits Attached</b> (copies of original agreements)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                    |                                |
| 1. Ordinance                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | CPA ORD 2014-29.doc                |                                |
| 2. Maps                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Silver Fox SR50 Maps.pdf           |                                |
| 3. Site plan                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | SS Comp plan Site.pdf              |                                |
| 4. Application                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | SS comp plan application.pdf       |                                |
| 5. Legal ad                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Silver Fox CPA Legal Ad.docx       |                                |

*CITY OF CLERMONT*  
**ORDINANCE No. 2014-29**

**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**

Lot 4, 5, 6, and 7, all in Block 27, in the City of Clermont, Florida, according to the plat thereof, as recorded in Plat Book 8, Page 17 – 23 inclusive, Public Records of Lake County, Florida. Containing 1 acre, more or less

**CHANGE IN FUTURE LAND USE CLASSIFICATION**

From Office to Commercial

*CITY OF CLERMONT*  
**ORDINANCE No. 2014-29**

**Section 2.**

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

**Section 3.**

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

**Section 4.**

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





*CITY OF CLERMONT*  
**ORDINANCE No. 2014-29**

**PASSED AND ADOPTED** by the City Council of the City of Clermont, Lake County, Florida, this 28th day of October, 2014.

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Harold S. Turville, Jr., Mayor

ATTEST:

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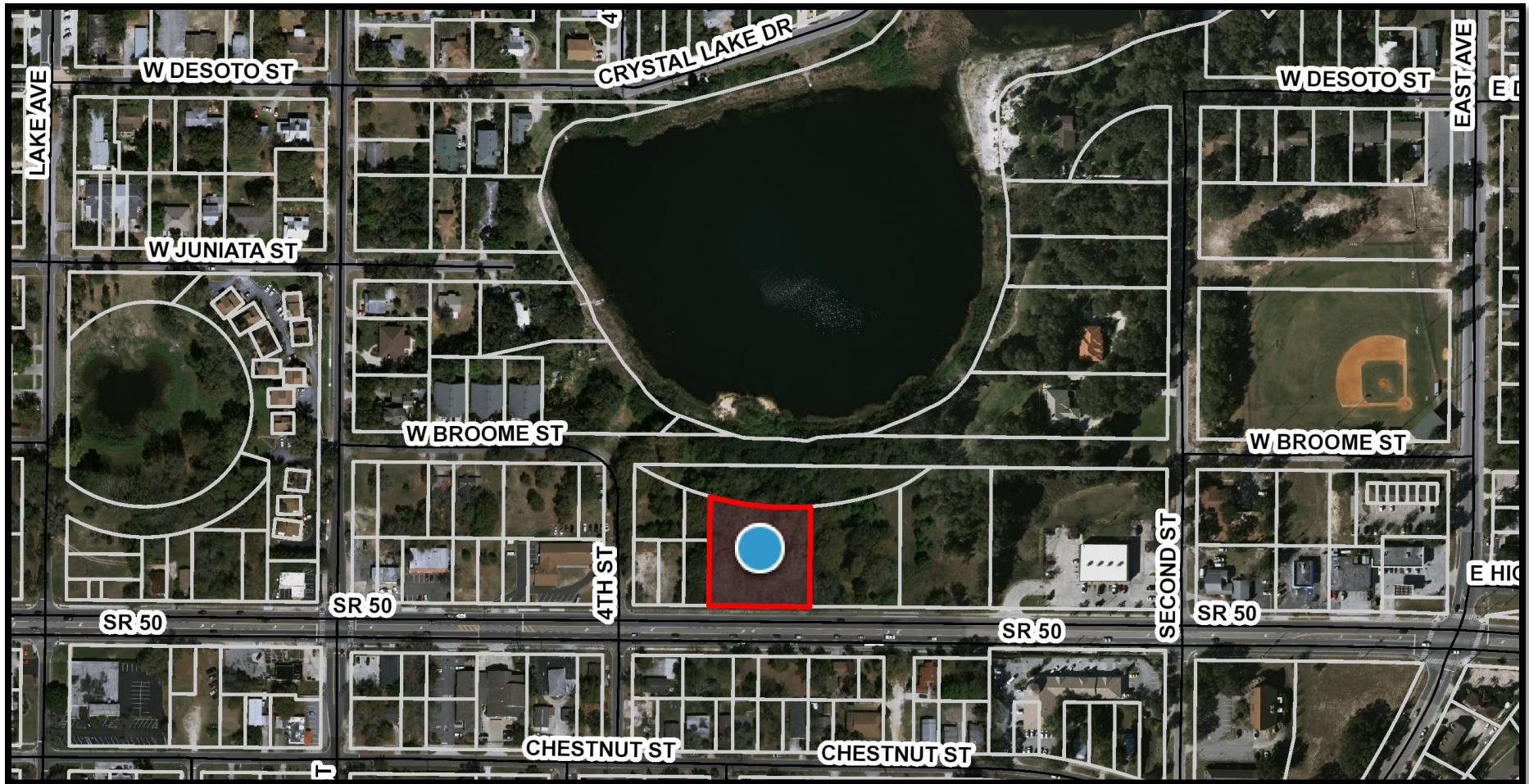
Tracy Ackroyd, City Clerk

Approved as to form and legality:

---

Daniel F. Mantzaris, City Attorney

Exhibit - Location Map  
Silver Fox Development, Inc.



Red Outline:  
Subject Property

Exhibit – City of Clermont – Future Land Use Map  
Silver Fox Development, Inc.

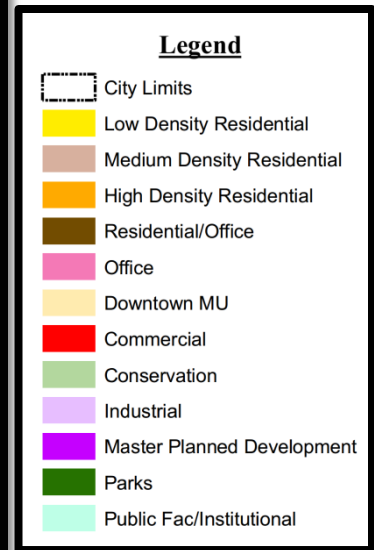
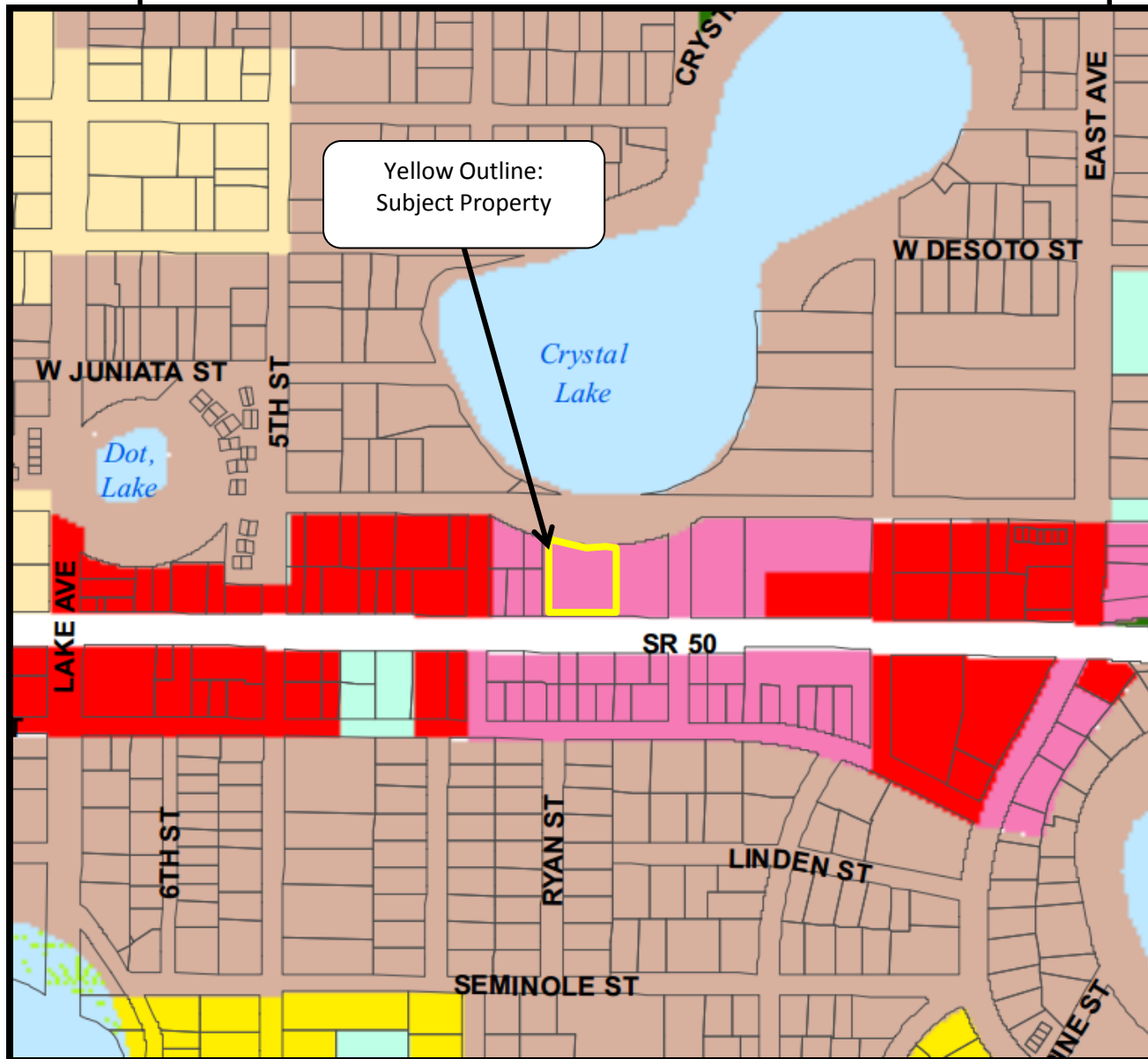
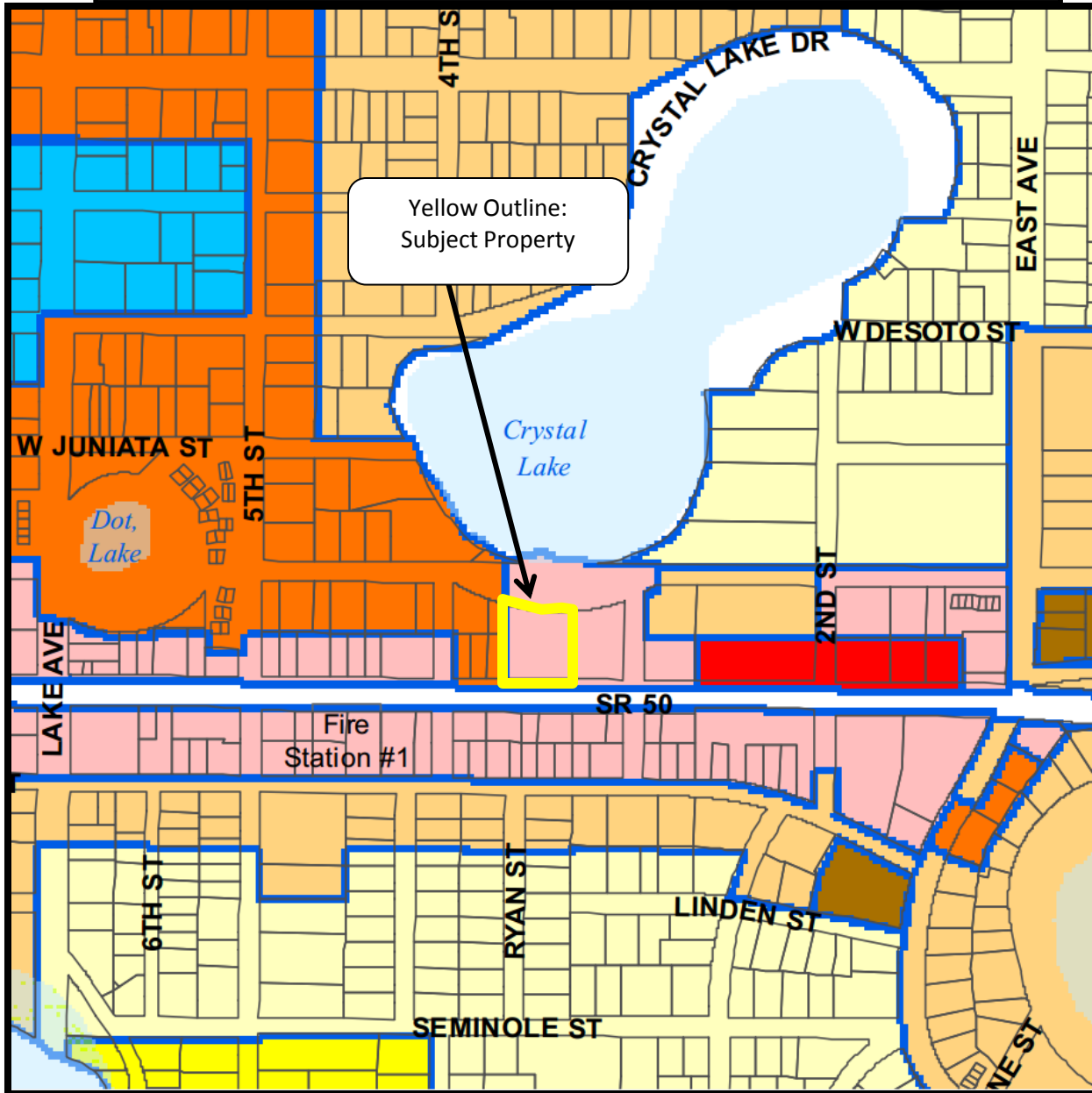


Exhibit – City of Clermont – Zoning Map  
Silver Fox Development, Inc.



**Zoning Designations:**

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



Map of Boundary & Topographic Survey

Description:  
Lot 4, 5, 6 and 7, all in Block 27, in the City of Clermont,  
Florida, according to the plat thereof, as recorded in  
Plat Book 8, Page 17 - 23 Inclusive, Public  
Records of Lake County, Florida.

City of Clermont

I hereby declare that based on my  
examination of the Flood Insurance Rate  
Map panel 120133 0645 D dated July 3,  
2002, and that to the best of my knowledge,  
belief and my professional opinion that the  
subject property lies within flood zones X.

Scale = 1"=30'

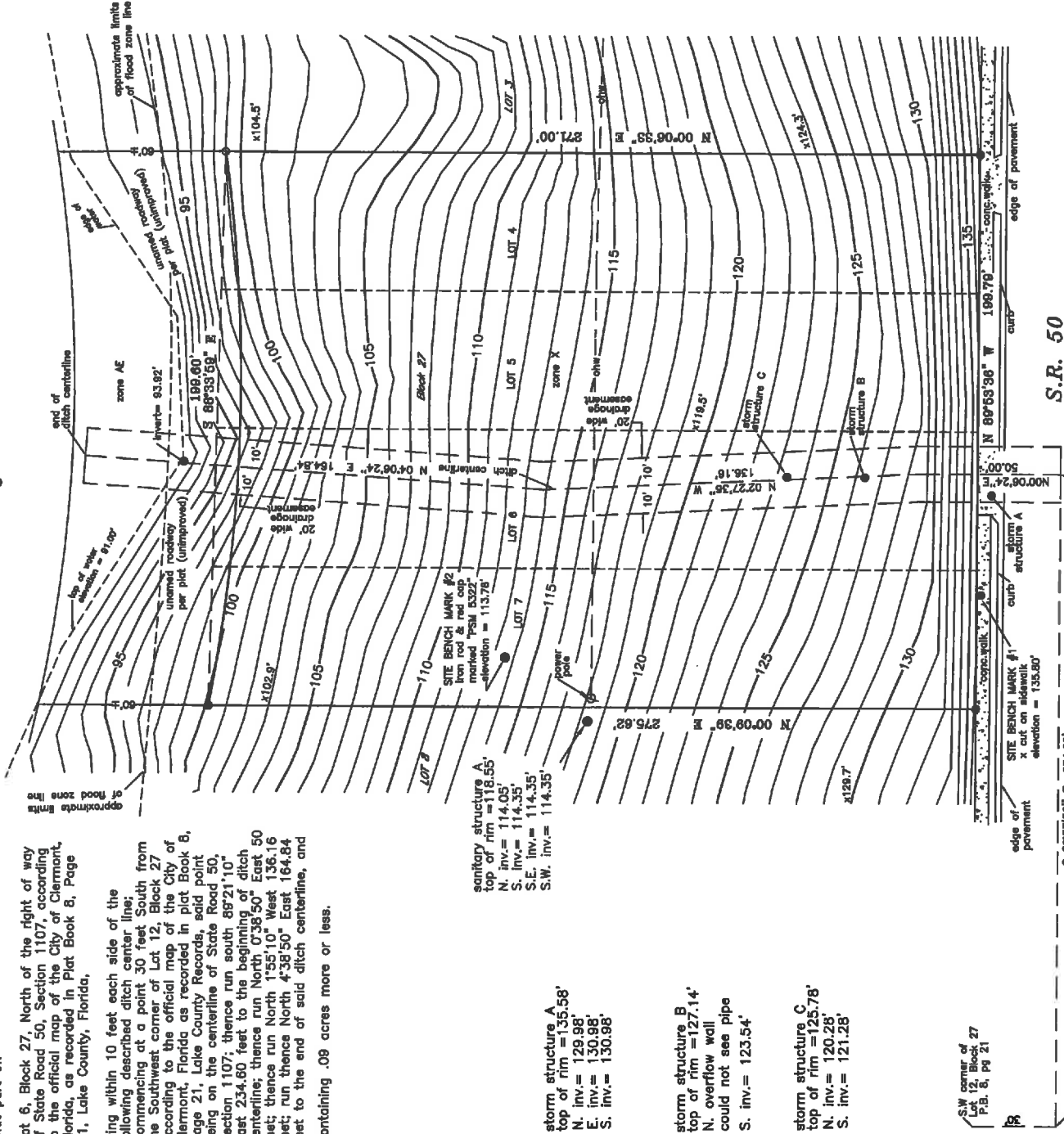
DRAINAGE EASEMENT (per Deed Book 339, pg71)  
LATERAL DITCH LEFT STATION 639 + 28.00

That part of:

Lot 6, Block 27, North of the right of way  
of State Road 50, Section 1107, according  
to the official map of the City of Clermont,  
Florida, as recorded in Plat Book 8, Page  
21, Lake County, Florida,

lying within 10 feet each side of the  
following described ditch center line:  
Commencing at a point 30 feet South from  
the Southwest corner of Lot 12, Block 27  
according to the official map of the City of  
Clermont, Florida as recorded in plat Book 8,  
Page 21, Lake County Records, said point  
being on the centerline of State Road 50.  
Section 1107; thence run south 89°21'10"  
East 234.60 feet to the beginning of ditch  
centerline; thence run North 0°38'50" East 50  
feet; thence run North 1°55'10" West 136.16  
feet; run thence North 4°38'50" East 164.84  
feet to the end of said ditch centerline, and  
Containing .08 acres more or less.

Crystal Lake



Notes:  
-Bearings based on the South line of Lots 4  
as being N 89°53'36" W, an assumed  
meridian.  
-Legal descriptions supplied by client.  
-No title commitment or abstract has been  
provided for the subject property. There may  
be recorded or unrecorded documents which  
could affect this parcel.  
-No adjacent or underground improvements,  
other than those shown, located this date.  
-Subject property contains 1.227 acres, more  
or less, and is subject to any rights of way or  
easements of record.  
-There may be a possibility that Sanitary Structures  
A, B & C maybe connected together. Underground  
sanitary pipe locations would need to be marked  
to establish the direction of the sanitary pipes.

Surveyor's Certification

I hereby certify to Highland Real Estate  
that this Map of Boundary & Topographic Survey meets  
the minimum technical standards for surveys as set forth in  
Chapter 61G17 Florida Administrative Code, pursuant to Section  
472.027, Florida Statutes.

JEFFREY P. RHODEN  
STATE OF FLORIDA  
PSM #5322

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.

| # | Date | Revisions | Field Date | Prepared for:                                       | 08051.001 |
|---|------|-----------|------------|-----------------------------------------------------|-----------|
|   |      |           | 11/22/08   | Highland Real Estate                                |           |
|   |      |           | Down by:   | Rhoden Land Surveying, Inc.                         |           |
|   |      |           | Scale:     | 1"=30'                                              |           |
|   |      |           |            | 1000 East Ave<br>Clermont, FL 34711<br>352-384-6235 |           |

LEGEND:

- Denotes found 1/2" iron rod &  
concrete footing 21" x 21" x 21"  
unless otherwise noted.
- Denotes set 1/2" iron rod &  
concrete footing 21" x 21" x 21"  
unless otherwise noted.
- ⊗ Denotes centerline
- R/W Denotes right of way



**CITY OF CLERMONT**  
**COMPREHENSIVE PLAN AMENDMENT**  
**Application**

DATE: August 25, 2014

FEE: \$500

Project Name (if applicable): \_\_\_\_\_

Applicant: SILVER FOX DEVELOPMENT, INC.

Contact Person: DALE LADD

Address: 1135 EAST AVE

City: CLERMONT State: FL Zip: 34711

Phone: 352-394-8686 Fax: 407-641-8618

E-Mail: DLADD@HIGHLANDREALESTATE.BIZ

OWNER: SILVER FOX DEVELOPMENT, INC.

Address: 1135 EAST AVE

City: CLERMONT State: FL Zip: 34711

Phone: 352-394-8686 Fax: 407-641-8618

E-Mail: DLADD@HIGHLANDREALESTATE.BIZ

General Location: NORTH OF HIGHWAY 50, APPROXIMATELY 150' EAST OF 4TH STREET

Legal Description (include copy of survey): CLERMONT LOTS 4, 5, 6, 7 BLOCK 27

Property size (in acres or square feet): \_\_\_\_\_

Flood hazard area (yes) \_\_\_\_\_ and approx. acreage 1 +/- ACRE (no) X

Existing (Actual) Land Use: VACANT

Existing Zoning: C-1

Existing Future Land Use: OFFICE

Proposed Future Land Use: COMMERCIAL

Type of development proposed: BOUTIQUE USED CAR LOT

Proposed density (dwelling units/acre) or intensity: \_\_\_\_\_

Proposed Zoning District: C-2

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

PRESENT ZONING WILL ALLOW A USED CAR LOT BUT PRESENT FUTURE LAND USE DOES NOT.

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

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

**\* \* \* \* \* NOTICE \* \* \* \* \***

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

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



APPLICANT'S AFFIDAVIT

STATE OF FLORIDA  
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Dave J. Ladd, 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 Office to Commercial 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.

Dave J. Ladd  
Affiant - Applicant Name (print)

X [Signature]  
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 26 day of Aug., 2014.



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

My Commission Expires: 8-7-17

**OWNER'S AFFIDAVIT**

STATE OF FLORIDA  
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Dale J. Ladd, 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 Office to Commercial for the property legally described on the attachment of this application.
3. That the owner of said property has appointed \_\_\_\_\_ 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.

Dale J. Ladd  
Affiant - Applicant Name (print)

X [Signature]  
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 26 day of August, 2014.



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

My Commission Expires: 8-7-17

## Property Record Card

### General Information

|                              |                                                              |                                |                           |
|------------------------------|--------------------------------------------------------------|--------------------------------|---------------------------|
| <b>Owner Name:</b>           | SILVER FOX DEVELOPMENT INC                                   | <b>Alternate Key:</b>          | 1612209                   |
| <b>Mailing Address:</b>      | 1135 EAST AVE<br>CLERMONT, FL 34711                          | <b>Parcel Number:</b>          | 24-22-25-010002700400     |
| <b>Property Location:</b>    | CLERMONT FL 34711                                            | <b>Millage Group and City:</b> | 000C (Clermont) : 17.5789 |
| <b>Property Description:</b> | CLERMONT LOTS 4, 5, 6, 7 BLK 27 PB 8 PG 17   ORB 981 PG 1580 |                                |                           |

### Land Data

| Line | Land Use                 | Frontage | Depth | Notes | No. Units | Type | Class Value | Just Value  |
|------|--------------------------|----------|-------|-------|-----------|------|-------------|-------------|
| 1    | VACANT COMMERCIAL (1000) | 0        | 0     |       | 41400     | SF   | \$0.00      | \$86,940.00 |

### Miscellaneous Improvements

There is no improvement information to display.

### Sales History

| O.R. Book / Page | Sale Date | Instrument | O/U | Vac./Imp. | Sale Price  |
|------------------|-----------|------------|-----|-----------|-------------|
| 925 / 2181       | 6/1/1987  | WD         | Q   | V         | \$38,000.00 |
| 981 / 1580       | 9/1/1988  | WD         | Q   | V         | \$40,000.00 |

### Values and Estimated Taxes

| Tax Authority                     | Just Value | Assessed Value | Taxable Value | Millage        | Estimated Taxes                    |
|-----------------------------------|------------|----------------|---------------|----------------|------------------------------------|
| LAKE COUNTY BCC                   | \$86,940   | \$86,940       | \$86,940      | 5.61240        | \$487.94                           |
| LAKE COUNTY MSTU AMBULANCE        | \$86,940   | \$86,940       | \$86,940      | 0.48230        | \$41.93                            |
| SCHOOL BOARD STATE                | \$86,940   | \$86,940       | \$86,940      | 4.99800        | \$434.53                           |
| SCHOOL BOARD LOCAL                | \$86,940   | \$86,940       | \$86,940      | 2.24800        | \$195.44                           |
| CITY OF CLERMONT                  | \$86,940   | \$86,940       | \$86,940      | 3.72900        | \$324.20                           |
| ST JOHNS RIVER FL WATER MGMT DIST | \$86,940   | \$86,940       | \$86,940      | 0.31640        | \$27.51                            |
| LAKE COUNTY VOTED DEBT SERVICE    | \$86,940   | \$86,940       | \$86,940      | 0.16000        | \$13.91                            |
| LAKE COUNTY WATER AUTHORITY       | \$86,940   | \$86,940       | \$86,940      | 0.25540        | \$22.20                            |
| SOUTH LAKE HOSPITAL DIST          | \$86,940   | \$86,940       | \$86,940      | 0.76500        | \$66.51                            |
|                                   |            |                | <b>Total:</b> | <b>18.5665</b> | <b>Total:</b><br><b>\$1,614.17</b> |

The values displayed above may NOT reflect certified values and therefore are subject to change before being finalized for ad valorem assessment purposes. The estimated tax totals are based on prior year adopted millage rates until each taxing authority certifies proposed rates (annually in mid-August) and adopts final millage rates (late September) of each year. Estimated tax totals do not reflect non-ad valorem assessments. (Fire Fees, Solid Waste, etc.) Please consult the Tax Collector for actual taxation amounts.

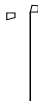
# **CITY OF CLERMONT**

## **NOTICE OF PROPOSED LAND USE CHANGE**

### **Small-Scale Comprehensive Plan Amendment**

### **ORDINANCE NO. 2014-29**

The City of Clermont will hold public hearings Tuesday, October 7, 2014 at 7 p.m. before the Planning and Zoning Commission; Tuesday, October 14, 2014 (1<sup>st</sup> reading of the adoption ordinance) and Tuesday, October 28, 2014 (final reading of the adoption ordinance) at 7 p.m. before the City Council to consider a proposed change to the City's Future Land Use Map. The map amendment would change the Future Land Use designation for the 1+/-acre parcel below from Office to Commercial. AltKey #1612209



***Location: North of S.R. 50, Between 4<sup>th</sup> Street and 2<sup>nd</sup> Street***

#### **Ordinance #2014-29:**

**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 purpose and intent of the small-scale comprehensive plan amendment; establishing the legal status of the small-scale comprehensive plan amendment; providing a severability clause; and providing an effective date.**

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

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

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

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

Tracy Ackroyd, MMC  
City Clerk

Daily Commercial  
9/22/2014 and 10/14/2014



## CITY OF CLERMONT

# AGENDA ITEM

Page 1 of 1

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                    |                                |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|--------------------------------|
| <b>Meeting Date</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                    |                                |
| Tuesday, October 14, 2014                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                    |                                |
| <b>Agenda Item Name</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                    |                                |
| Ordinance No. 2014-33; Introduction                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                    |                                |
| <b>Requested Action</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                    |                                |
| Motion to introduce Ordinance 2014-33                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                    |                                |
| <b>Staff Report</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                    |                                |
| <p>The owner is requesting a rezoning change from C-1 Light Commercial to C-2 General Commercial. The owner has indicated that the zoning change request is due to the property being proposed for development as a used car sales lot. The current C-1 zoning district does not allow this type of use, even with a conditional use permit. The C-2 zoning district permits this type of use. The 1+/- acre parcel is located along the north side of SR 50, between 4th and 2nd Street. The subject property is entirely contained within the City limits and utilities are available.</p> <p>The purpose of the C-1 district is to provide light retail sales and services. The C-2 district is intended for full-scale retail sales and service needs of the community. The C-2 zoning district allows more intensive commercial uses, including, but not limited to lounges, laundries, hotels and motels, convenience stores and gas stations. In addition, conditional uses in the C-2 zoning district offer a larger variety of uses that are not applicable in the C-1 zoning district with conditional uses. The zoning change from C-1 to C-2 provides the applicant with a broader range of options to develop the site, including the used car sales lot. However, staff believes the C-2 zoning district does not fit the character of the surrounding community and is not compatible with the area. The majority of properties in this area along SR 50 have the C-1 zoning designation. The adjacent parcels do not have the C-2 zoning designation and uses, and other C-2 properties in the vicinity are on parcels that have had these uses prior to adoption of the Land Development Code. In addition, the traffic volume of the C-2 related uses is generally more demanding, and the site is located on a main arterial roadway, SR 50. The site does not appear to have any other ingress/egress options, such as a local road or side street, and the only access point is SR 50.</p> <p>Based upon the above information, staff recommends <b><u>denial</u></b> of the rezoning change from C-1 Light Commercial to C-2 General Commercial.</p> |                                    |                                |
| <b>Legal Impact</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                    |                                |
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| <b>Additional Analysis</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                    |                                |
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| <b>Fiscal Impact Summary</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                    |                                |
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| <b>Fiscal Impact</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>Fund Number and Description</b> | <b>Available Budget Amount</b> |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                    |                                |

| Exhibits Attached (copies of original agreements) |             |                               |
|---------------------------------------------------|-------------|-------------------------------|
| 1.                                                | Ordinance   | REZ ORD 2014-33.doc           |
| 2.                                                | Maps        | Silver Fox SR50 Maps.pdf      |
| 3.                                                | Application | 2014 rezoning application.pdf |
| 4.                                                | Legal ad    | REZ legal ad.docx             |



*CITY OF CLERMONT*  
**ORDINANCE No. 2014-33**

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

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

**SECTION 1:**

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

**LEGAL DESCRIPTIONS**

Lot 4, 5, 6, and 7, all in Block 27, in the City of Clermont, Florida, according to the plat thereof, as recorded in Plat Book 8, Page 17 – 23 inclusive, Public Records of Lake County, Florida. Containing 1 acre, more or less

**From: C-1 Light Commercial**  
**To: C-2 General Commercial**

**SECTION 2:**

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

**SECTION 3:**

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

**SECTION 4:**

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

*CITY OF CLERMONT*  
**ORDINANCE No. 2014-33**



*CITY OF CLERMONT*  
**ORDINANCE No. 2014-33**

on this 28th day of October, 2014.

CITY OF CLERMONT

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Harold S. Turville, Jr., Mayor

ATTEST:

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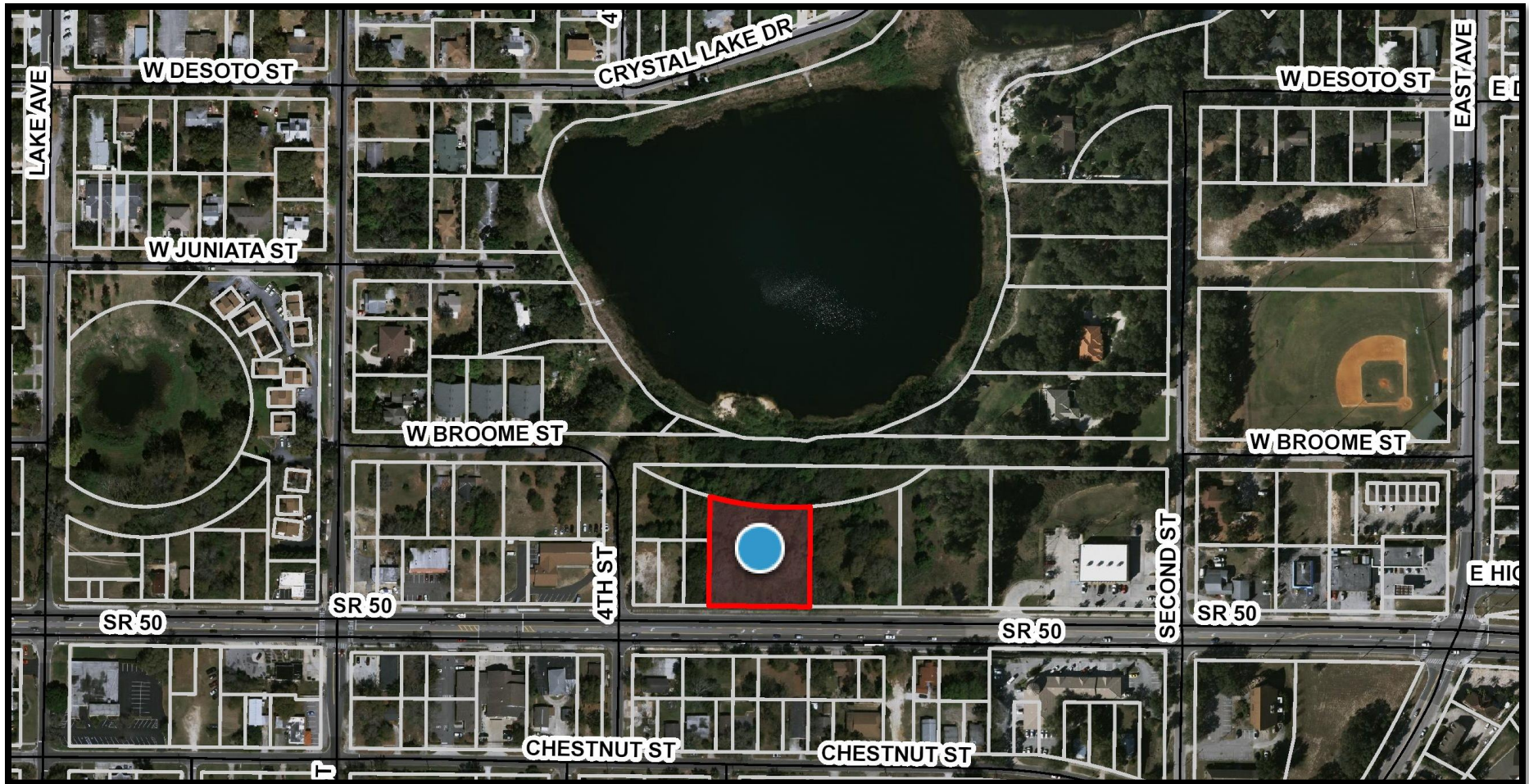
Tracy Ackroyd, City Clerk

Approved as to form:

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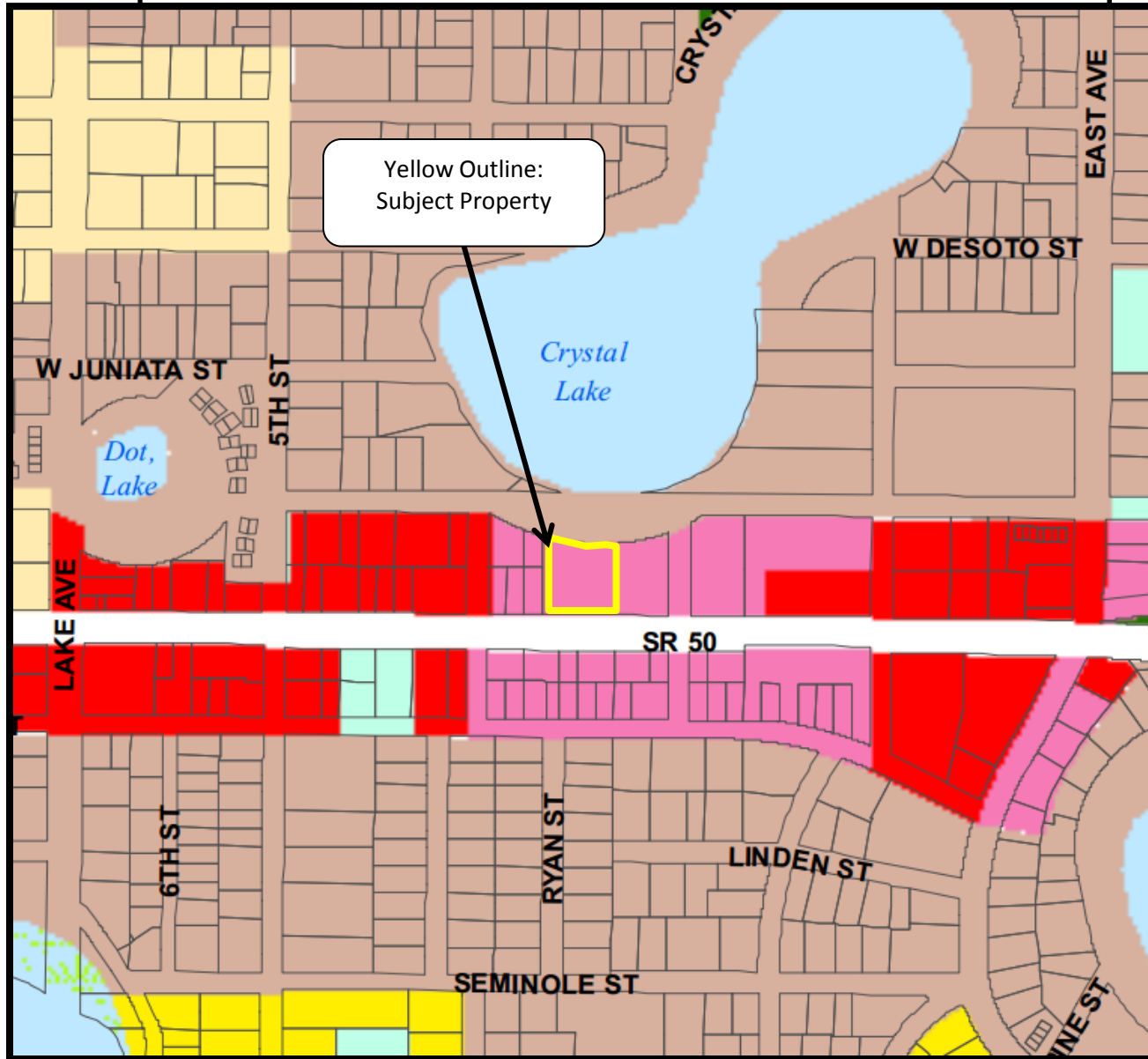
Dan Mantzaris, City Attorney

Exhibit - Location Map  
Silver Fox Development, Inc.



Red Outline:  
Subject Property

Exhibit – City of Clermont – Future Land Use Map  
Silver Fox Development, Inc.



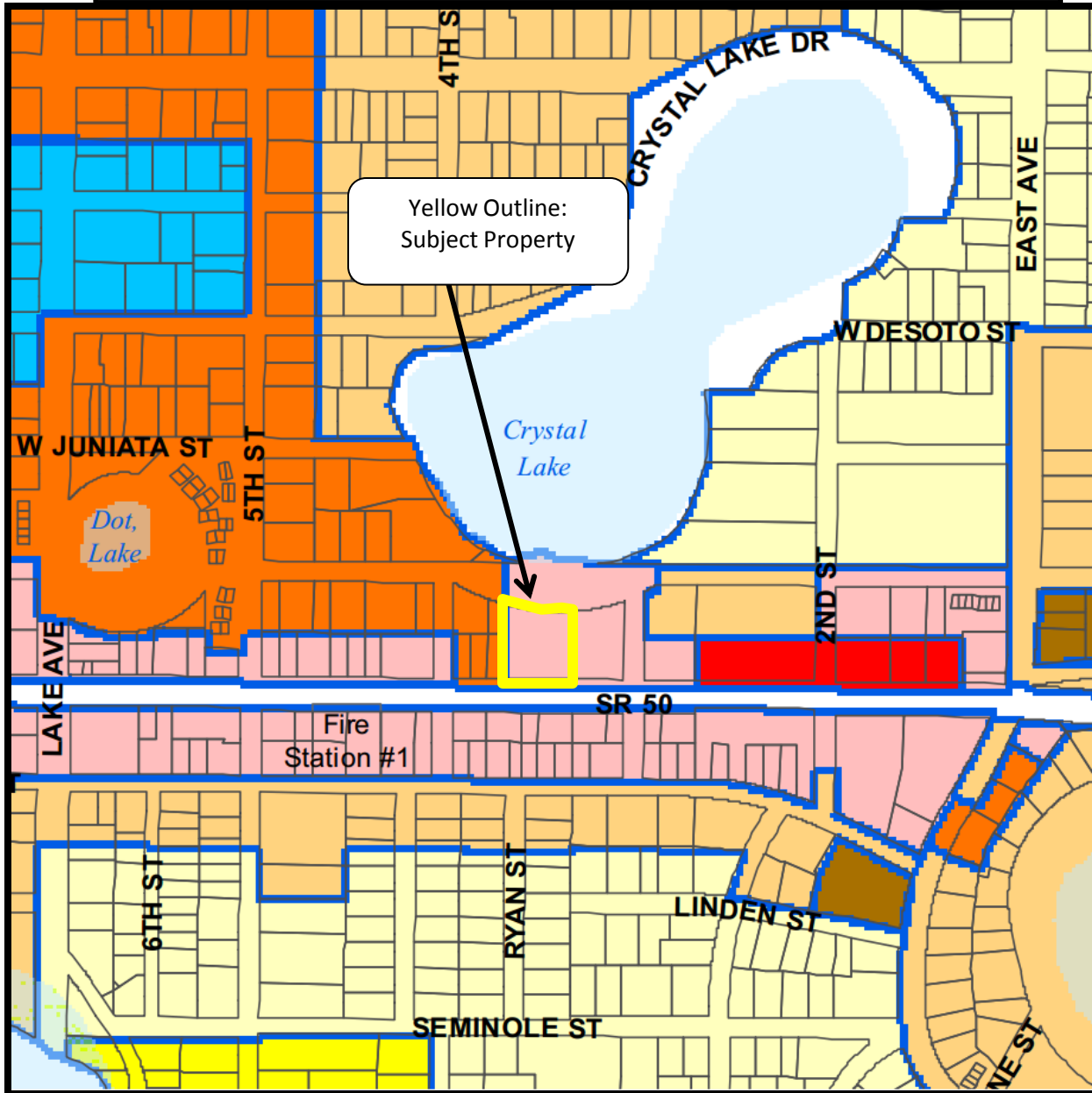
Yellow Outline:  
Subject Property

**Legend**

-  City Limits
-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Residential/Office
-  Office
-  Downtown MU
-  Commercial
-  Conservation
-  Industrial
-  Master Planned Development
-  Parks
-  Public Fac/Institutional



# Exhibit – City of Clermont – Zoning Map Silver Fox Development, Inc.



## Zoning Designations:

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



**CITY OF CLERMONT**  
**REZONING**  
**APPLICATION**

DATE: Sept 15, 2014

FEE: \$350.<sup>00</sup>

PROJECT NAME (if applicable): \_\_\_\_\_

APPLICANT: SILVER FOX DEVELOPMENT, INC.

CONTACT PERSON: DALE LADD

Address: 1135 EAST AVENUE

City: CLERMONT State: FL Zip: 34711

Phone: 352-394-8686 Fax: 407-641-8618

E-Mail: MIMI@HIGHLANDREALESTATE.BIZ

OWNER: SILVER FOX DEVELOPMENT, INC.

Address: 1135 EAST AVENUE

City: CLERMONT State: FL Zip: 34711

Phone: 352-394-8686 Fax: 407-641-8618

Address of Subject Property: N OF HWY 50, APPROXIMATELY 150' EAST OF 4TH ST

Legal Description (include copy of survey): CLERMONT LOTS 4, 5, 6, 7 BLOCK 27

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Acreage: 1+/- ACRES Land Use: PENDING LUA FOR COMMERCIAL  
(City verification required)

Present Zoning: C-1 Proposed Zoning: C-2  
(City verification required)



**CITY OF CLERMONT**  
**REZONING**  
**APPLICATION**  
Page 2

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

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

BOUTIQUE USED CAR LOT

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Dale J. Ladd  
Applicant Name (print)

x [Signature]  
Applicant Name (signature)

Dale J. Ladd  
Owner Name (print)

x [Signature]  
Owner Name (signature)

|                                                                                                                                                                                     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>City of Clermont</b><br/>Planning &amp; Zoning Department<br/>685 W. Montrose St.<br/>P.O. Box 120219<br/>Clermont, FL. 34712-0219<br/>(352) 394-4083 Fax: (352) 394-3542</p> |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

## **LEGAL NOTICE**

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

### **ORDINANCE NO. 2014-33**

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**

(Alternate Key 1612209) North of S.R. 50, Between 4th Street and 2nd Street

### **LEGAL DESCRIPTION**

Lot 4, 5, 6, and 7, all in Block 27, in the City of Clermont, Florida, according to the plat thereof, as recorded in Plat Book 8, Page 17 – 23 inclusive, Public Records of Lake County, Florida. Containing 1 acre, more or less

FROM C-1 LIGHT COMMERCIAL  
TO C-2 GENERAL COMMERCIAL

This request will be considered by the Planning & Zoning Commission on Tuesday, October 7, 2014 at 7:00 p.m.

A public meeting to consider the request will be held before the City Council on Tuesday, October 28, 2014 at 7:00 p.m. for final enactment.

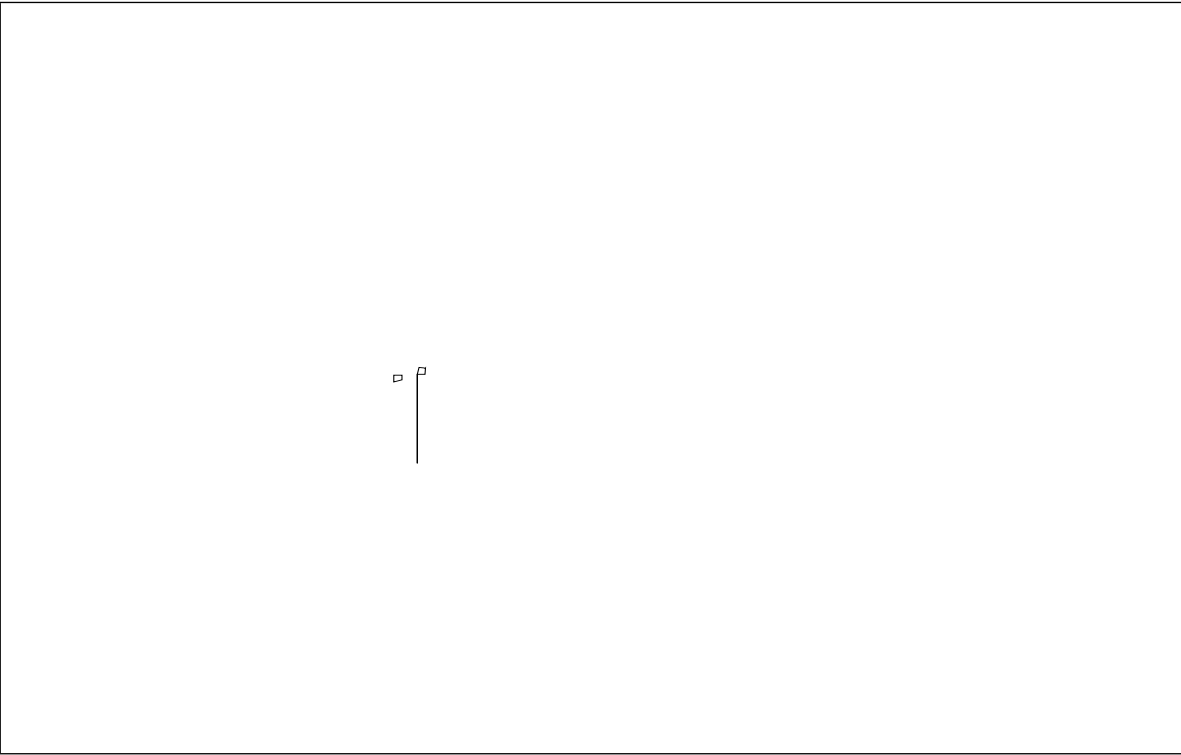
All meetings will be held at City Hall, located at 685 W. Montrose Street.

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

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

Tracy Ackroyd  
City Clerk

Daily Commercial  
September 30, 2014 and October 14, 2014





# CITY OF CLERMONT

## AGENDA ITEM

Page 1 of 1

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                    |                                |              |                     |                 |                    |                |                     |             |                   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|--------------------------------|--------------|---------------------|-----------------|--------------------|----------------|---------------------|-------------|-------------------|
| <b>Meeting Date</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                    |                                |              |                     |                 |                    |                |                     |             |                   |
| Tuesday, October 14, 2014                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                    |                                |              |                     |                 |                    |                |                     |             |                   |
| <b>Agenda Item Name</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                    |                                |              |                     |                 |                    |                |                     |             |                   |
| Ordinance No. 2014-30; Introduction                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                    |                                |              |                     |                 |                    |                |                     |             |                   |
| <b>Requested Action</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                    |                                |              |                     |                 |                    |                |                     |             |                   |
| Motion to introduce Ordinance No. 2014-30                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                    |                                |              |                     |                 |                    |                |                     |             |                   |
| <b>Staff Report</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                    |                                |              |                     |                 |                    |                |                     |             |                   |
| <p>The applicant, home builder D.R. Horton, is requesting annexation of a 19.94 +/- acre parcel located on the south side of Hartwood Marsh Road approximately ¾ mile east of the Hancock Road/Hartwood Marsh Road intersection. The property is within the City's Joint Planning Area and is contiguous to the City on two sides, east and south of subject property. Water and sewer are available to serve the site and the site would be developed to City code. The applicant also has submitted applications for a large scale comprehensive plan amendment and rezoning. Annexation of this site is consistent with the Goals, Objectives and Policies of the Comprehensive Plan.</p> <p>Staff recommends approval of the annexation.</p> |                                    |                                |              |                     |                 |                    |                |                     |             |                   |
| <b>Legal Impact</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                    |                                |              |                     |                 |                    |                |                     |             |                   |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                    |                                |              |                     |                 |                    |                |                     |             |                   |
| <b>Additional Analysis</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                    |                                |              |                     |                 |                    |                |                     |             |                   |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                    |                                |              |                     |                 |                    |                |                     |             |                   |
| <b>Fiscal Impact Summary</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                    |                                |              |                     |                 |                    |                |                     |             |                   |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                    |                                |              |                     |                 |                    |                |                     |             |                   |
| <b>Fiscal Impact</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>Fund Number and Description</b> | <b>Available Budget Amount</b> |              |                     |                 |                    |                |                     |             |                   |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                    |                                |              |                     |                 |                    |                |                     |             |                   |
| <b>Exhibits Attached</b> (copies of original agreements)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                    |                                |              |                     |                 |                    |                |                     |             |                   |
| <table border="0"> <tr> <td>1. Ordinance</td> <td>ANN ORD 2014-30.doc</td> </tr> <tr> <td>2. Location map</td> <td>Annexation Map.pdf</td> </tr> <tr> <td>3. Application</td> <td>ANN application.pdf</td> </tr> <tr> <td>4. Legal ad</td> <td>ANN legal ad.docx</td> </tr> </table>                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                    |                                | 1. Ordinance | ANN ORD 2014-30.doc | 2. Location map | Annexation Map.pdf | 3. Application | ANN application.pdf | 4. Legal ad | ANN legal ad.docx |
| 1. Ordinance                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | ANN ORD 2014-30.doc                |                                |              |                     |                 |                    |                |                     |             |                   |
| 2. Location map                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Annexation Map.pdf                 |                                |              |                     |                 |                    |                |                     |             |                   |
| 3. Application                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | ANN application.pdf                |                                |              |                     |                 |                    |                |                     |             |                   |
| 4. Legal ad                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | ANN legal ad.docx                  |                                |              |                     |                 |                    |                |                     |             |                   |

*CITY OF CLERMONT*  
**ORDINANCE No. 2014-30**

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

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

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

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

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

**SECTION 1.**

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

Legal Description

Parcel 2

A parcel of land lying in the southeast quarter of Section 10, Township 23 South, Range 26 East being described as follows:

Commence at the northwest corner of Lot 28, Southern Fields Phase 1, according to the plat thereof as recorded Plat Book 53, Pages 30-32, Public Records of Lake County, Florida for a point of reference; thence run south 89°58'20" east, along the north line of said Southern Fields Phase 1, 663.08 feet to the point of beginning; thence run north 00°47'10" east, 1294.52 feet to the south right-of-way line of Hartwood Marsh Road; thence run north 89°59'36" east, along said south right-of-way line, 671.06 feet to the west line of aforesaid Southern Fields Phase 1; thence departing said south right-of-way line, run south 00°47'10" west, along said west line,

*CITY OF CLERMONT*  
**ORDINANCE No. 2014-30**

1294.92 feet to the north line of aforesaid plat of Southern Fields Phase 1; thence run north 89°58'20" west, along said north line, 671.06 feet to the point of beginning.

The above described parcel of land lies in Lake County, Florida and contains 19.944 acres more or less.

**SECTION 2.**

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

**SECTION 3.**

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

**SECTION 4.**

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

**SECTION 5.**

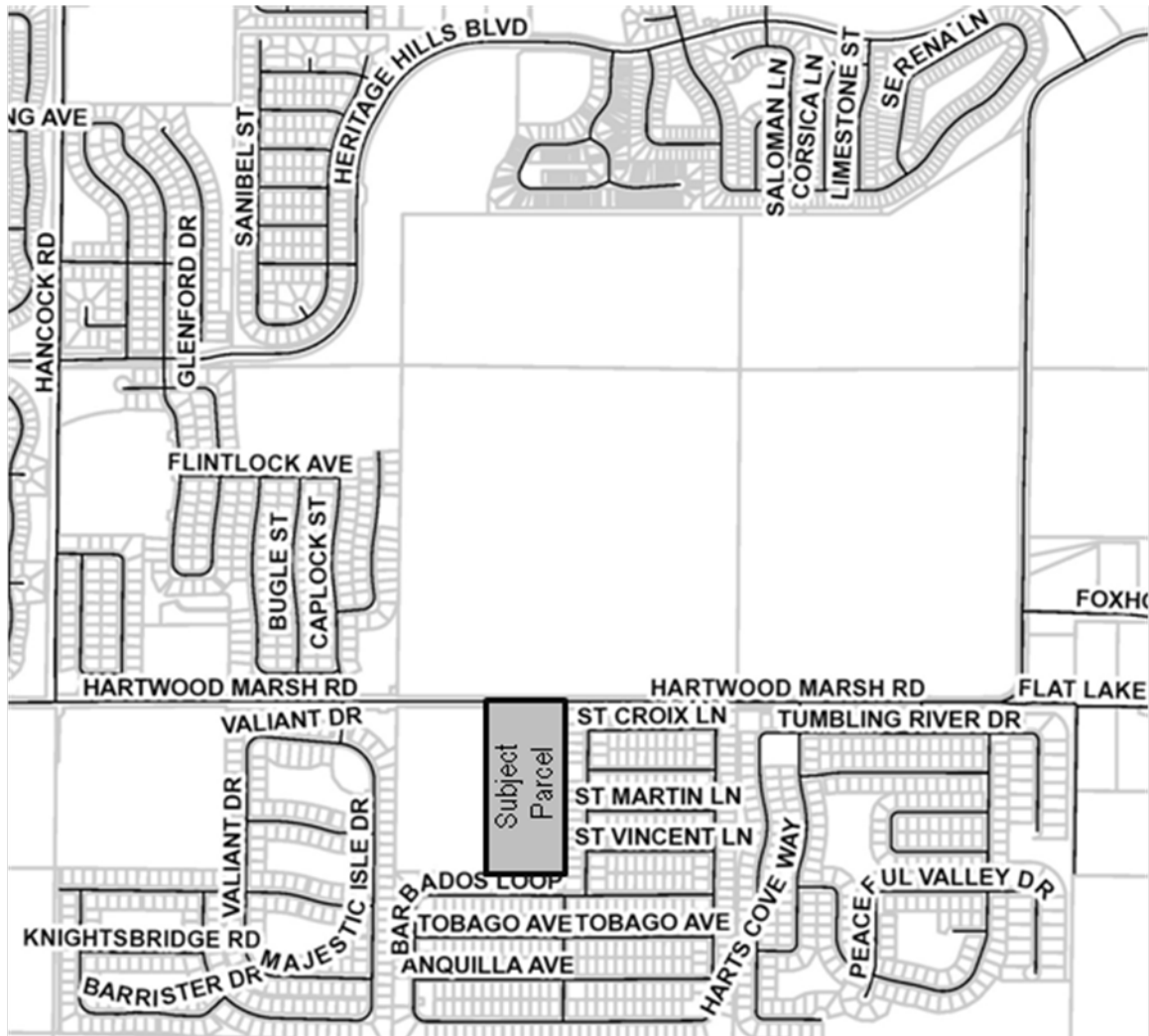
This Ordinance shall be recorded in the public records of Lake County, Florida.

**SECTION 6.**

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

*CITY OF CLERMONT*  
**ORDINANCE No. 2014-30**

Location map:





*CITY OF CLERMONT*  
**ORDINANCE No. 2014-30**

**PASSED AND ADOPTED** by the City Council of the City of Clermont, Lake County, Florida on this 9th day of December, 2014.

CITY OF CLERMONT

---

Harold S. Turville, Jr., Mayor

ATTEST:

---

Tracy Ackroyd, City Clerk

Approved as to form and legality:

---

Dan Mantzaris, City Attorney

# Location Map Hartwood Marsh Subdivision





**CITY OF CLERMONT  
ANNEXATION  
APPLICATION & PETITION**

DATE: 8/28/2014

FEE: \$50.<sup>00</sup>

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

PROJECT NAME (if applicable): Hartwood Marsh Subdivision

APPLICANT: D. R. Horton, Inc.

Address: 6200 Lee Vista Blvd., Suite 400

City: Orlando State: FL Zip: 32822

Phone: 407/468-3054 Fax: 888/691-2996

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

OWNER: Sharon Bongard

Address: 193 Pascack Road

City: Woodcliff Lake State: NJ Zip: 07677

Phone: 201/391-2434 Fax:

AGENT NAME (Affidavit required): IBI Group, Inc.

Address: 2300 Maitland Center Parkway, Suite 101

City: Maitland State: FL Zip: 32751

Phone: 407/662-2120 Fax:

E-Mail: matt.young@ibigroup.com

Property address and/or general location: The subject property is located approximatey  
1.33 miles east of U.S. Highway 27 on Hartwood Marsh Road.

Area of property: 19.94 +/- acres, and/or  +/- sq. ft.

The property is PRESENTLY used for: Agriculture Timber



The property is PROPOSED to be used for: Single Family Subdivision

Existing Lake County Land Use\* : Urban Low Density

Existing Lake County Zoning\* : Agriculture

**\* 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: None

State the reason or basis for this request: The subject property is an enclave within the City of Clermont comprehensive plan, annexation is required to provide the developed property with city utility services.

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

Section 10, Township 23 South, Range 26 East

Sheet attached Exhibit "A"

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

**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 28 day of August, 2014.

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

Sharon Bongard

Sharon Bongard  
Landowner (Petitioner)

8/28/2014  
Date

Fariba Negahban  
Notary Public

My Commission Expires



OWNER / AGENT AFFIDAVIT (ANNEXATION)

Date: 8/28/2014

Before me, the undersigned authority personally appeared Sharon Bongard  
(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:  
Development of the property to utilize City of Clermont utility services.
3. That said authority (owner) has appointed (agent's name)  
Matt R. Young IBI Group, Inc. to act in its behalf to accomplish the above, and before me the undersigned authorized agent personally appeared and being by me duly sworn on oath, deposes and says:

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

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

x Sharon Bongard  
Owner (signature)

x [Signature]  
Agent's (signature)

Sworn to and subscribed before me this 28 day of August, 2014.

Sworn to and subscribed before me this 28<sup>th</sup> day of August, 2014.

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

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

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

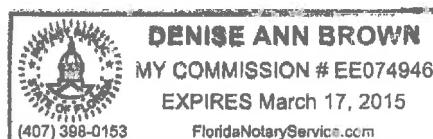


Exhibit 'A'

Legal Description  
Parcel 2

A Parcel of Land Lying in the Southeast Quarter of Section 10, Township 23 South, Range 26 East Being Described as Follows:

Commence At the Northwest Corner of Lot 28, Southern Fields Phase 1, According To the Plat Thereof As Recorded Plat Book 53, Pages 30-32, Public Records of Lake County Florida for a Point Of Reference; Thence Run South 80°58'20" East, Along The north Line of Said Southern Fields Phase 1, 663.08 Feet to The Point Of Beginning; Thence Run North 00°47'10" East, 1294.52 Feet to The South Right-Of-Way Line Of Hartwood Marsh Road; Thence Run North 89°59'36" East, Along Said South Right-Of-Way Line, 671.06 Feet To The West Line of Aforesaid Southern Fields Phase 1; Thence Departing Said South Right-Of-Way Line, Run South 00°47'10" West, Along Said West Line, 1294.92 Feet To The North Line Of Aforesaid Plat Of Southern Fields Phase 1; Thence Run North 89°58'20" West, Along Said North Line, 671.06 Feet To The Point Of Beginning.

The Above Described Parcel of Land Lies In Lake County, Florida and Contains 19.944 Acres More Or Less.



**BOB McKEE**

LAKE COUNTY TAX COLLECTOR

**NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**

2013 Paid Real Estate

| ACCOUNT NUMBER       | ESCROW CODE | ALTERNATE KEY | MILLAGE CODE |
|----------------------|-------------|---------------|--------------|
| 1023260004-000-00600 |             | 1412293       | 0003         |

BONGARD SHARON G  
193 PASCACK RD  
WOODCLIFF LAKE, NJ 07677

NW 1/4 OF SE 1/4--LESS N 33 FT--ORB  
3583 PG 2164

**PAY IN U.S. FUNDS TO BOB McKEE, TAX COLLECTOR • PO BOX 327 • TAVARES, FL 32778-0327 • 352-343-9602****AD VALOREM TAXES**

| TAXING AUTHORITY       | ASSESSED VALUE | EXEMPTION AMT | TAXABLE VALUE | MILLAGE RATE | TAXES LEVIED |
|------------------------|----------------|---------------|---------------|--------------|--------------|
| LAKE COUNTY GENERAL    | 60,450         | 46,800        | 13,650        | 4.7309       | 64.58        |
| AMBULANCE MSTU         | 60,450         | 46,800        | 13,650        | 0.3853       | 5.26         |
| STORMWATER ROADS PARKS | 60,450         | 46,800        | 13,650        | 0.4984       | 6.80         |
| ENVIRON LAND PURCHASE  | 60,450         | 46,800        | 13,650        | 0.1900       | 2.59         |
| FIRE MSTU              | 60,450         | 46,800        | 13,650        | 0.3222       | 4.40         |
| LAKE CO SCHOOL BOARD   |                |               |               |              |              |
| CURRENT                | 60,450         | 46,800        | 13,650        | 5.6700       | 77.40        |
| CAPITAL OUTLAY         | 60,450         | 46,800        | 13,650        | 1.5000       | 20.48        |
| ST JOHNS WATER MGMT    | 60,450         | 46,800        | 13,650        | 0.3283       | 4.48         |
| LAKE CO WATER AUTH     | 60,450         | 46,800        | 13,650        | 0.2554       | 3.49         |
| S LAKE CNTY HOSP       | 60,450         | 46,800        | 13,650        | 0.7900       | 10.78        |
| <b>TOTAL:</b>          |                |               |               | 14.6705      | \$200.26     |

**NON-AD VALOREM ASSESSMENTS**

| LEVYING AUTHORITY                  | RATE | AMOUNT |
|------------------------------------|------|--------|
| <b>NON-AD VALOREM ASSESSMENTS:</b> |      |        |
|                                    |      | \$0.00 |

**COMBINED TAXES AND ASSESSMENTS: \$200.26**

|            |              |
|------------|--------------|
| If Paid By | Mar 31, 2014 |
| Please Pay | \$0.00       |

Paid 03/17/2014 Receipt # 2013-00255645 \$200.26

**BOB McKEE**

LAKE COUNTY TAX COLLECTOR

**NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**

2013 Paid Real Estate

**PAY IN U.S. FUNDS TO BOB McKEE, TAX COLLECTOR • PO BOX 327 • TAVARES, FL 32778-0327 • 352-343-9602**

|            |              |
|------------|--------------|
| If Paid By | Mar 31, 2014 |
| Please Pay | \$0.00       |

NW 1/4 OF SE 1/4--LESS N 33 FT--ORB 3583  
PG 2164

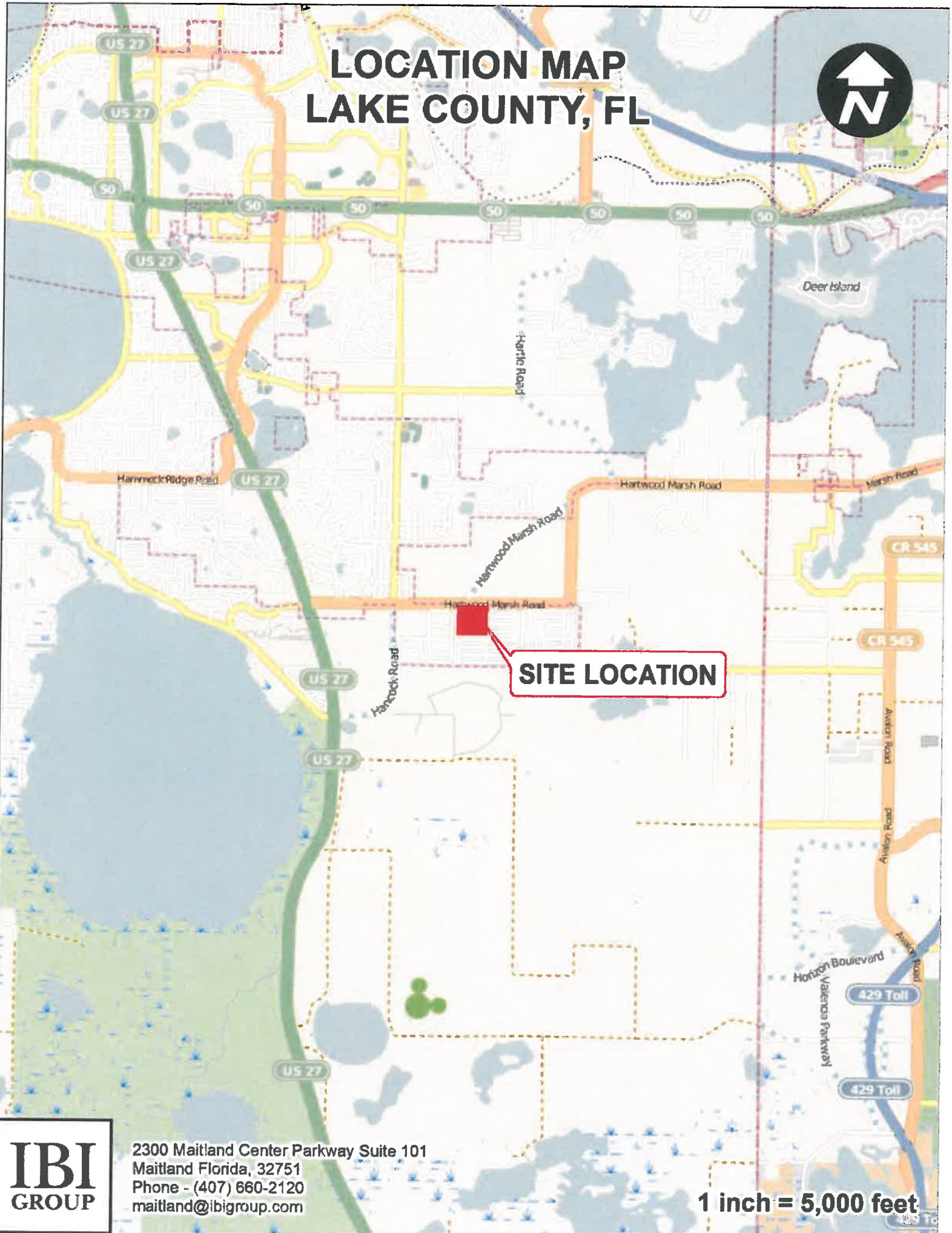
BONGARD SHARON G  
193 PASCACK RD  
WOODCLIFF LAKE, NJ 07677

| ACCOUNT NUMBER       | ESCROW CODE | ALTERNATE KEY | MILLAGE CODE |
|----------------------|-------------|---------------|--------------|
| 1023260004-000-00600 |             | 1412293       | 0003         |

Paid 03/17/2014 Receipt # 2013-00255645 \$200.26



# LOCATION MAP LAKE COUNTY, FL



**IBI**  
GROUP

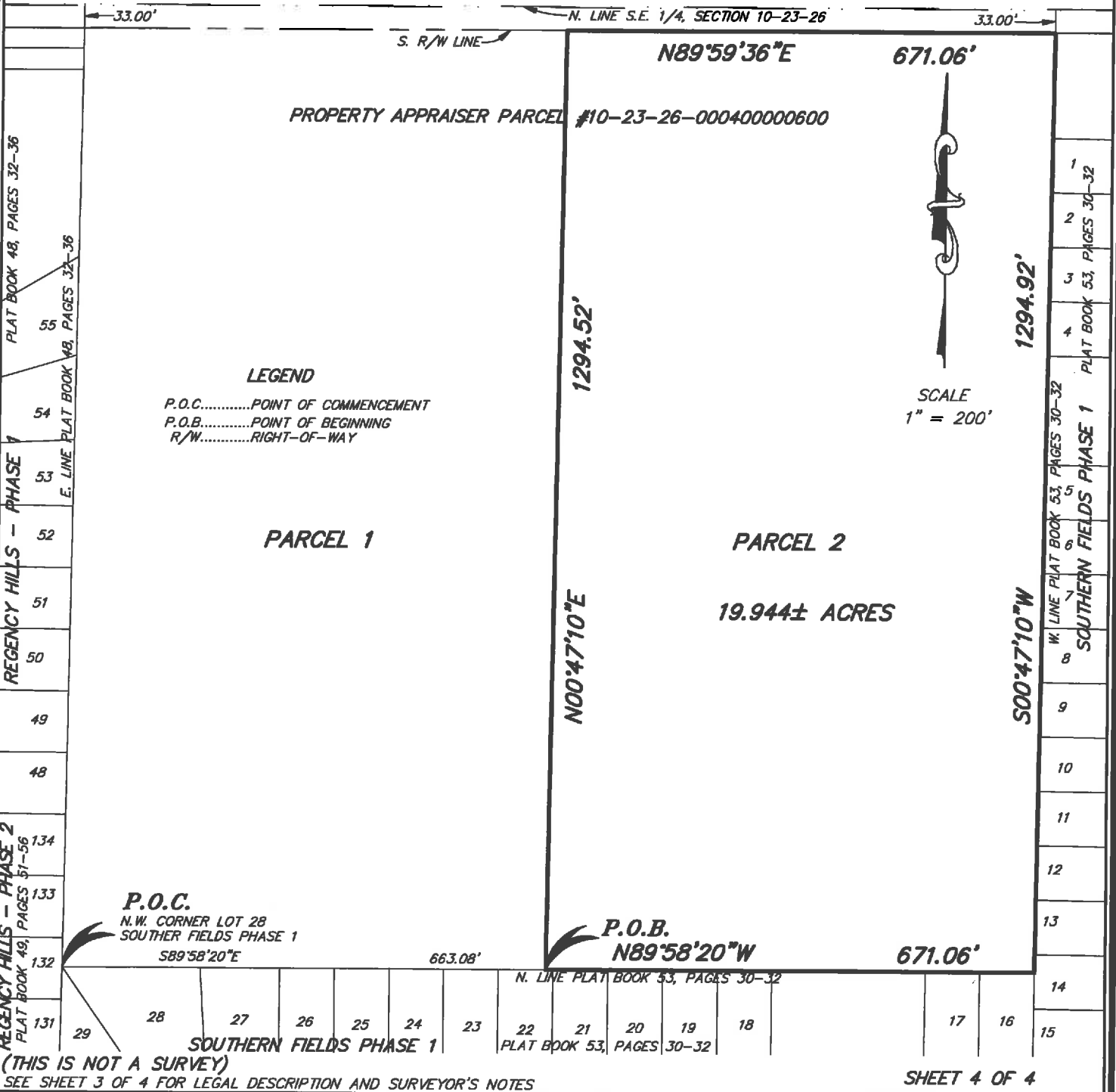
2300 Maitland Center Parkway Suite 101  
Maitland Florida, 32751  
Phone - (407) 660-2120  
maitland@ibigroup.com

**1 inch = 5,000 feet**

# LEGAL DESCRIPTION

LOT SPLIT EXHIBIT  
PROPERTY APPRAISER PARCEL  
#10-23-26-000400000600

HARTWOOD MARSH ROAD  
66' RIGHT-OF-WAY WIDTH



**PEC**

**SURVEYING AND MAPPING, LLC**

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808

2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967

WWW.PECONLINE.COM

**SECTION 10, TOWNSHIP 23 SOUTH, RANGE 26 EAST**

DATE: SEPTEMBER 4, 2014

PREP BY: T.W.B.

DRAWN BY: T.W.B.

JOB #: 14-052

O: 14-052 DR Horton Heartwood Marsh Road Lot Split 14-052 Lot Split.dwg Sep 08, 2014 - 12:24pm

## **LEGAL NOTICE**

The City Council of the City of Clermont will consider the enactment of the following proposed Ordinance at the regularly scheduled meeting to be held Tuesday December 9, 2014 at 7:00 P.M. at City Hall located at 685 West Montrose Street. All interested parties will be given an opportunity to express their views on this matter.

### **ORDINANCE NO. 2014-30**

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:**

South of Hartwood Marsh Rd, approx.  $\frac{3}{4}$  mile  
east of Hancock Road and Hartwood Marsh Road Intersection

#### **LEGAL DESCRIPTION:**

Parcel 2

A parcel of land lying in the southeast quarter of Section 10, Township 23 South, Range 26 East being described as follows:

Commence at the northwest corner of Lot 28, Southern Fields Phase 1, according to the plat thereof as recorded Plat Book 53, Pages 30-32, Public Records of Lake County, Florida for a point of reference; thence run south 89°58'20" east, along the north line of said Southern Fields Phase 1, 663.08 feet to the point of beginning; thence run north 00°47'10" east, 1294.52 feet to the south right-of-way line of Hartwood Marsh Road; thence run north 89°59'36" east, along said south right-of-way line, 671.06 feet to the west line of aforesaid Southern Fields Phase 1; thence departing said south right-of-way line, run south 00°47'10" west, along said west line, 1294.92 feet to the north line of aforesaid plat of Southern Fields Phase 1; thence run north 89°58'20" west, along said north line, 671.06 feet to the point of beginning.

The above described parcel of land lies in Lake County, Florida and contains 19.944 acres more or less.

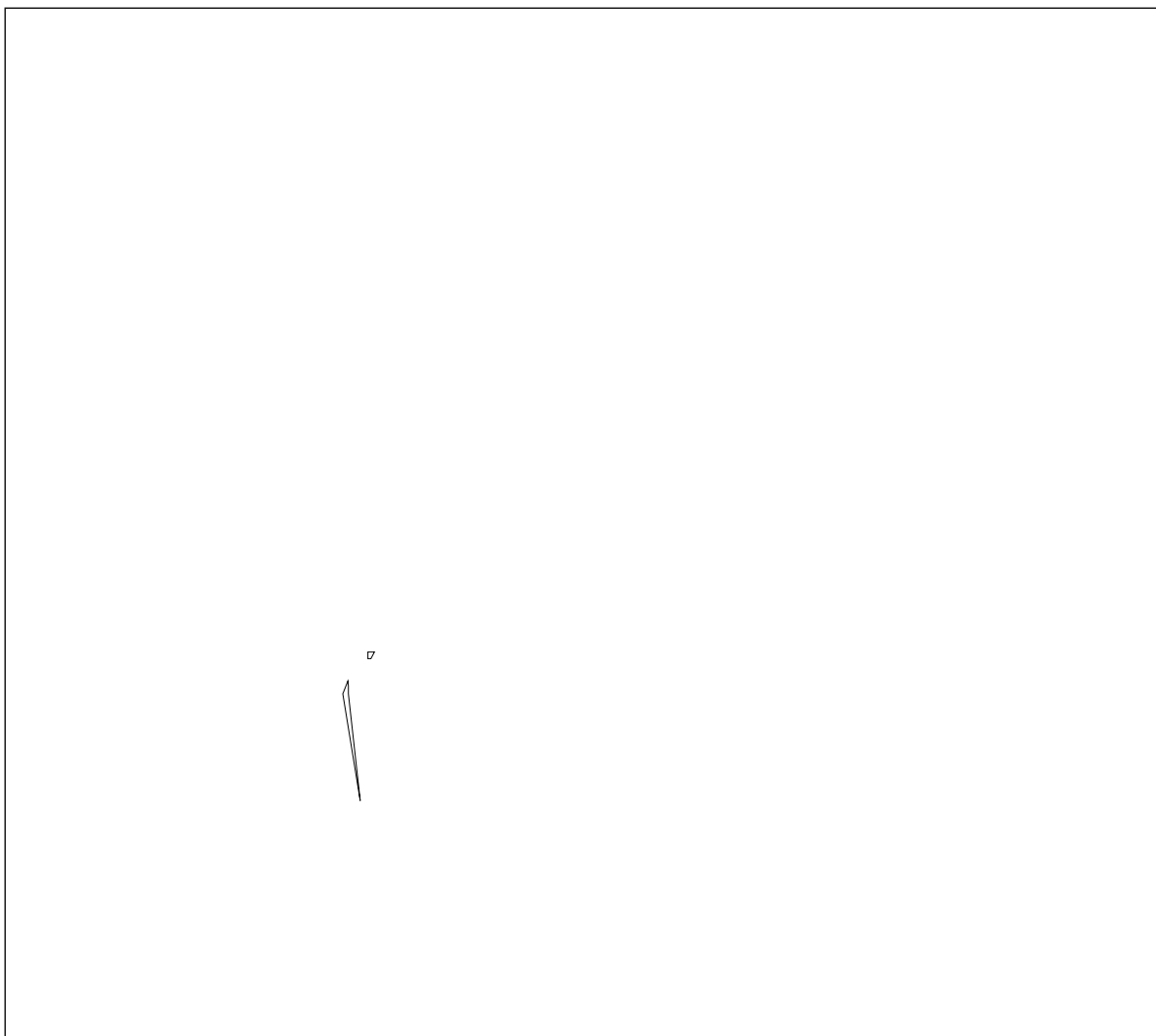
#### **See Map Below**

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

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

Tracy Ackroyd, MMC

City Clerk  
Daily Commercial  
October 7 and November 25, 2014





## CITY OF CLERMONT

# AGENDA ITEM

Page 1 of 1

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                    |                                |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|--------------------------------|
| <b>Meeting Date</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                    |                                |
| Tuesday, October 14, 2014                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                    |                                |
| <b>Agenda Item Name</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                    |                                |
| Ordinance No. 2014-31; Introduction                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                    |                                |
| <b>Requested Action</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                    |                                |
| Motion to introduce Ordinance No. 2014-31 and to transmit to DEO                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                    |                                |
| <b>Staff Report</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                    |                                |
| <p>The applicant, home builder D.R. Horton, is requesting a future land use map amendment to change from Lake County Urban Low Density to the City's Low Density Residential Future Land Use Category. The subject parcel is located on the south side of Hartwood Marsh Road approximately <math>\frac{3}{4}</math> mile east of the Hancock Road/Hartwood Marsh Road intersection. The property is currently in planted pines. The property has been previously included in the Wellness Way Sector Plan; however, the applicant would like to move forward on this request due to timing of the market. The applicant is proposing to develop the eastern half of the overall 40-acre site, or 19.94 +/- acres. At this time, the western 20 acres of the parent parcel is being retained by the current owner. The applicant also has submitted applications for annexation and rezoning to R-2.</p> <p>The subject parcel is surrounded by the City of Clermont and is adjoined on two sides by the City. The existing Future Land Use in this area is predominantly City of Clermont Low Density Residential. Under Lake County's Urban Low Density Future Land Use designation, the maximum density allowable is 4 dwelling units per acre. The City's Low Density Residential Land Use is 3 dwelling units per acre. The City's Future Land Use caps density at a lower level. The density proposed by the applicant is 2.66 units per acre. The property has City utilities available and would be developed to City standards. The City of Clermont's comprehensive plan policies support this request.</p> <p>Should the large-scale comprehensive plan amendment be approved by the City Council, the proposed amendment would be sent to the Florida Department of Economic Opportunity (DEO) and the reviewing agencies for review. DEO would then issue an Objections, Recommendations and Comments letter to the City, and the amendment would then be scheduled for a final public hearing in December.</p> <p>Staff recommends approval of the transmittal of the proposed Future Land Use Map amendment from Lake County Urban Low to City of Clermont's Low Density Residential Future Land Use Category.</p> |                                    |                                |
| <b>Legal Impact</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                    |                                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                    |                                |
| <b>Additional Analysis</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                    |                                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                    |                                |
| <b>Fiscal Impact Summary</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                    |                                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                    |                                |
| <b>Fiscal Impact</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>Fund Number and Description</b> | <b>Available Budget Amount</b> |

|                                                          |               |                                         |  |
|----------------------------------------------------------|---------------|-----------------------------------------|--|
|                                                          |               |                                         |  |
| <b>Exhibits Attached</b> (copies of original agreements) |               |                                         |  |
| 1.                                                       | Ordinance     | CPA ORD 2014-31.doc                     |  |
| 2.                                                       | Maps          | Hartwood Marsh DR Horton Maps.pdf       |  |
| 3.                                                       | School impact | Hartwod Marsh School Board comments.pdf |  |
| 4.                                                       | Application   | CPA application.pdf                     |  |
| 5.                                                       | Legal ad      | CPA Legal Ad.docx                       |  |



*CITY OF CLERMONT*  
**ORDINANCE No. 2014-31**

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

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

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

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

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

**Section 1.**

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

**LEGAL DESCRIPTION**

**Parcel 2**

A parcel of land lying in the southeast quarter of Section 10, Township 23 South, Range 26 East being described as follows:

Commence at the northwest corner of Lot 28, Southern Fields Phase 1, according to the plat thereof as recorded Plat Book 53, Pages 30-32, Public Records of Lake County,

*CITY OF CLERMONT*  
**ORDINANCE No. 2014-31**

Florida for a point of reference; thence run south 89°58'20" east, along the north line of said Southern Fields Phase 1, 663.08 feet to the point of beginning; thence run north 00°47'10" east, 1294.52 feet to the south right-of-way line of Hartwood Marsh Road; thence run north 89°59'36" east, along said south right-of-way line, 671.06 feet to the west line of aforesaid Southern Fields Phase 1; thence departing said south right-of-way line, run south 00°47'10" west, along said west line, 1294.92 feet to the north line of aforesaid plat of Southern Fields Phase 1; thence run north 89°58'20" west, along said north line, 671.06 feet to the point of beginning.

The above described parcel of land lies in Lake County, Florida and contains 19.944 acres more or less.

**CHANGE IN FUTURE LAND USE CLASSIFICATION  
FROM LAKE COUNTY – URBAN LOW DENSITY  
TO CITY OF CLERMONT LOW 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.

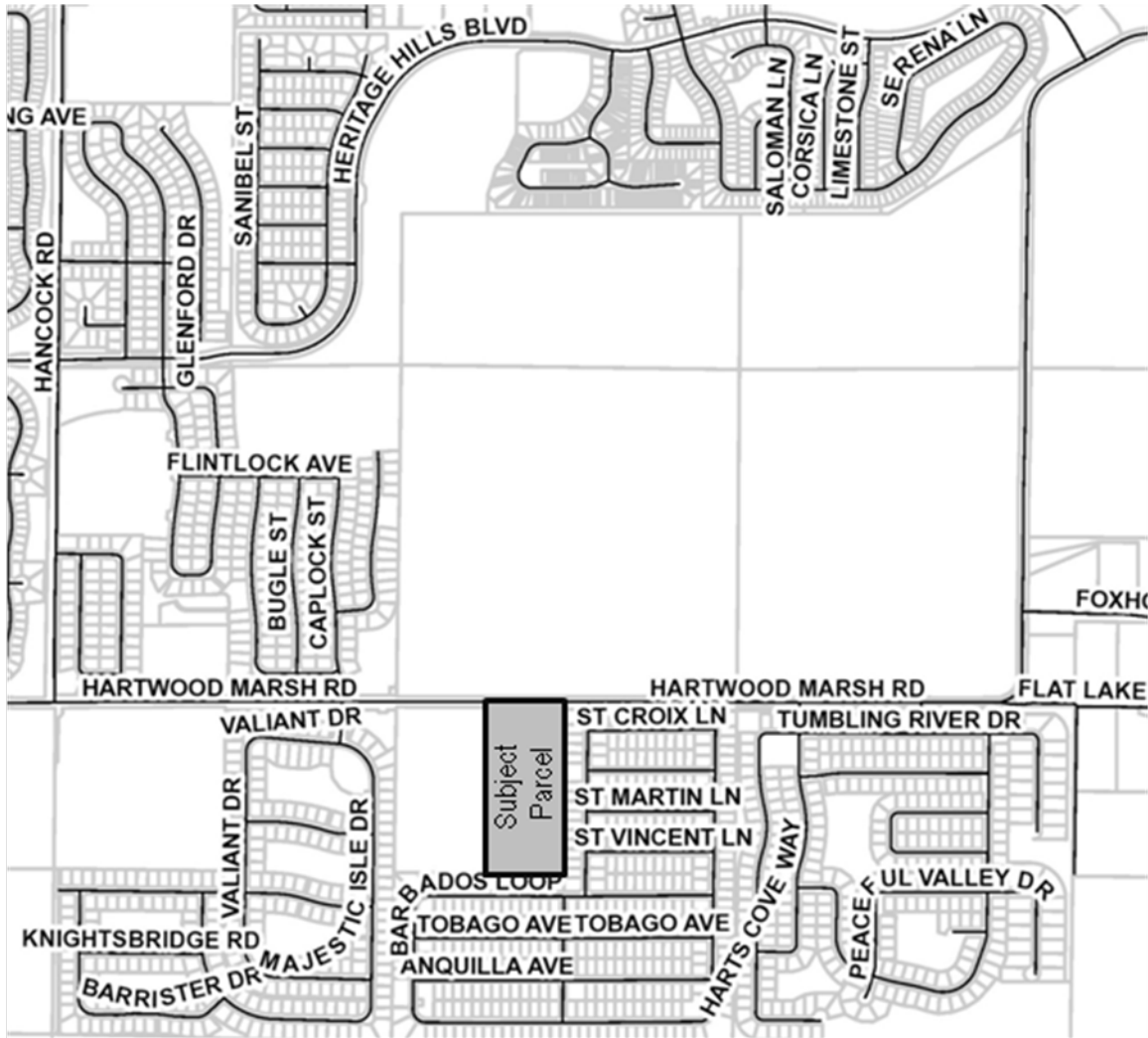
**Section 3.**

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.

*CITY OF CLERMONT*  
**ORDINANCE No. 2014-31**



*CITY OF CLERMONT*  
**ORDINANCE No. 2014-31**

**PASSED AND ADOPTED** by the City Council of the City of Clermont, Lake County, Florida, this 9th day of December, 2014.

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Harold S. Turville, Jr., Mayor

ATTEST:

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Tracy Ackroyd, City Clerk

Approved as to form and legality:

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Daniel F. Mantzaris, City Attorney

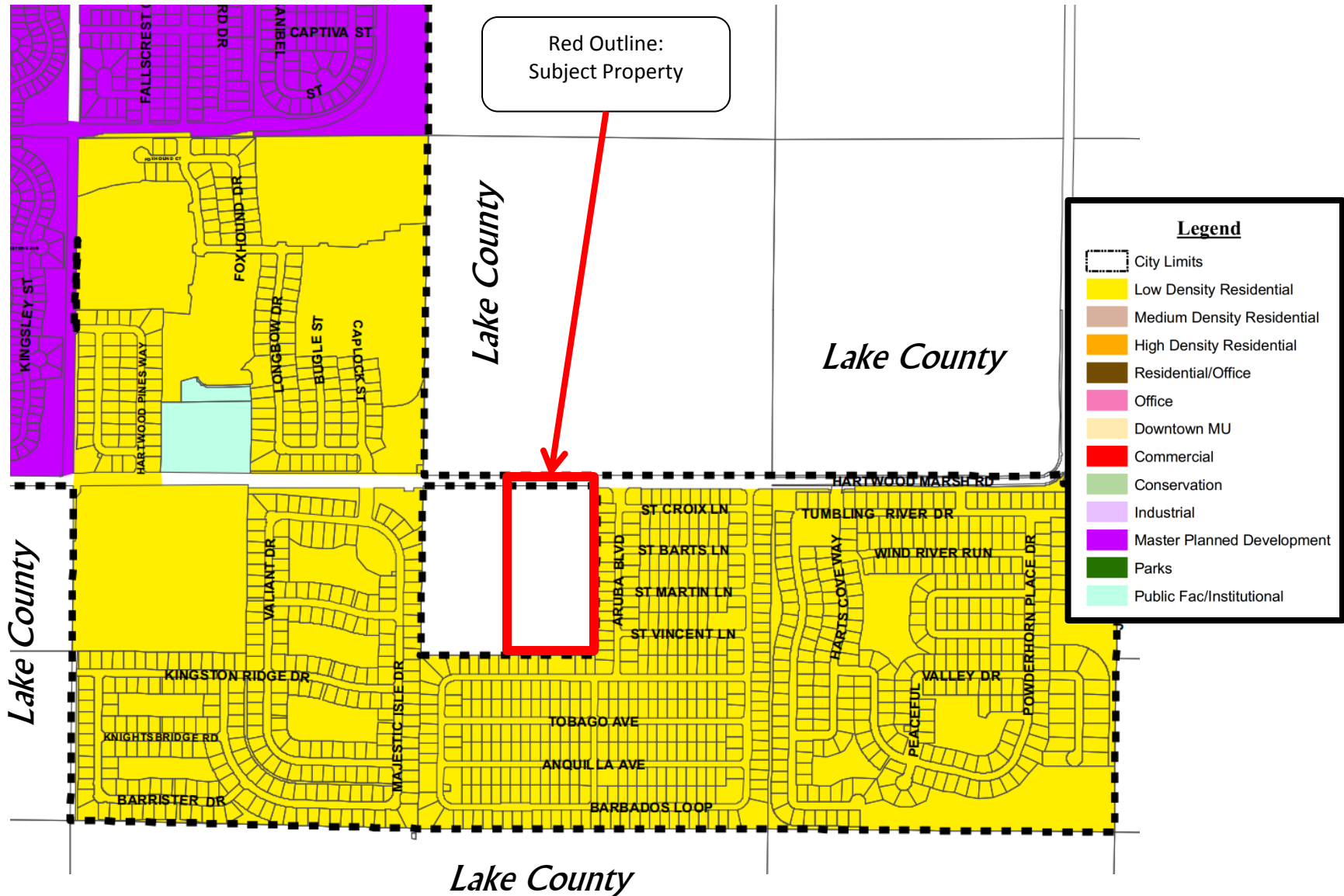


Exhibit - Location Map  
Hartwood Marsh Subdivision

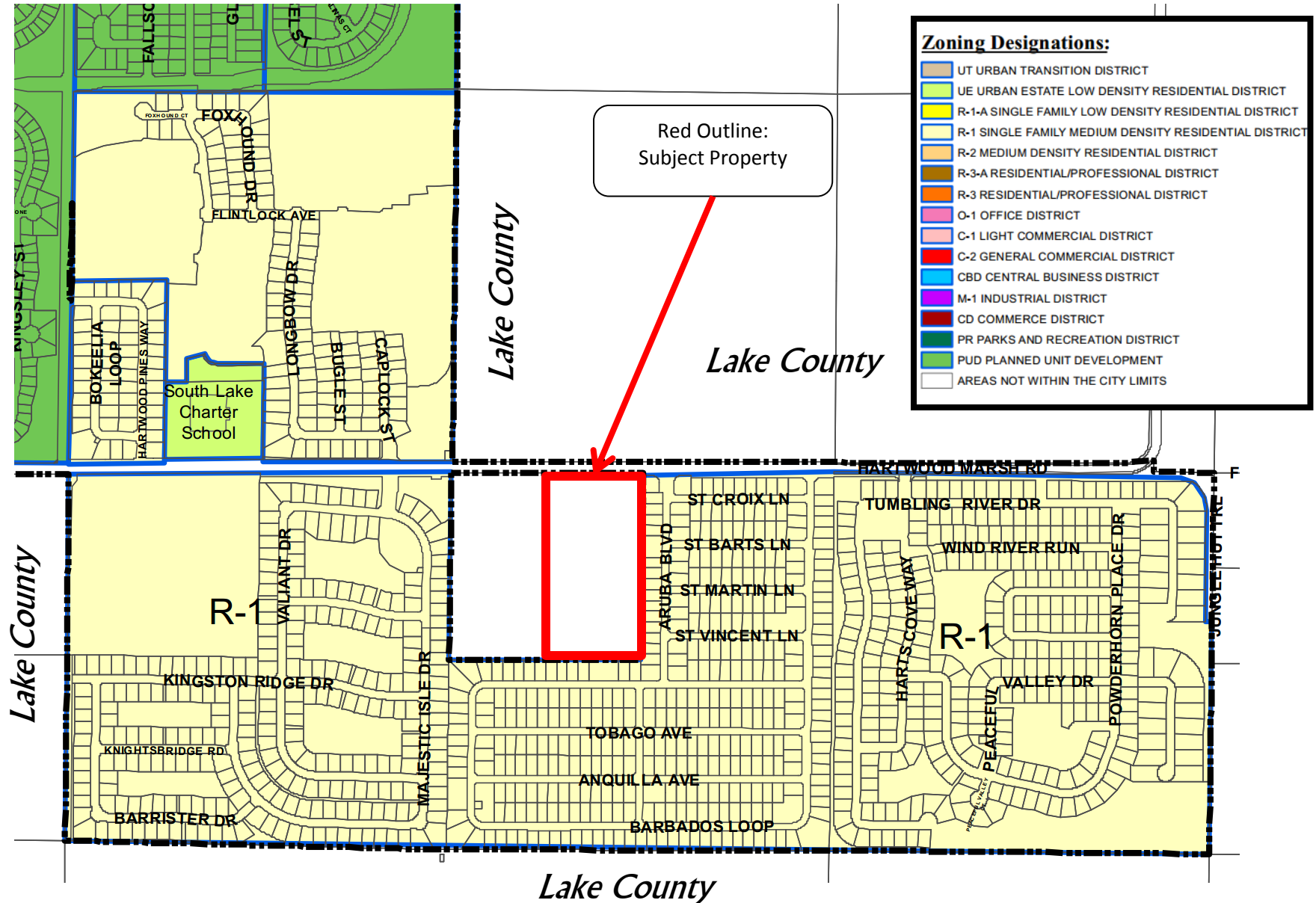




# Exhibit – City of Clermont – Future Land Use Map Hartwood Marsh Subdivision



# Exhibit – City of Clermont – Zoning Map Hartwood Marsh Subdivision







***Leading our Children to Success***

201 West Burleigh Boulevard • Tavares • FL 32778-2496  
(352) 253-6500 • Fax: (352) 343-0198 • [www.lake.k12.fl.us](http://www.lake.k12.fl.us)

**Superintendent:**  
**Susan Moxley, Ed.D.**

**School Board Members:**  
**District 1**  
**Bill Mathias**  
**District 2**  
**Rosanne Brandenburg**  
**District 3**  
**Tod Howard**  
**District 4**  
**Debbie Stivender**  
**District 5**  
**Kyleen Fischer**

September 24, 2014

Ms. Barbara Hollerand, Planning & Zoning Director  
Community Development Department  
City of Clermont  
685 West Montrose Street  
Clermont, Florida 34711

RE: City of Clermont Hartwood Marsh Rezoning Case

Dear Ms. Hollerand:

The City is currently reviewing an applicant's request to rezone 19.94 acres from Lake County Agriculture District to City of Clermont Medium Density Residential (R-2). As the School Board of Lake County's authorized representative, I am forwarding the School Board's comments to your attention so they can be included with your planning report.

The School Board of Lake County Florida believes the rezoning will have an adverse impact on Lake County Public Schools. The following School Board comments reflect projected enrollment data from the District's Five-Year Facilities Master Plan, FY 2014-2018, and student generation rates from the Impact Fee Study.

The proposed rezoning has the potential to add 53 new single-family dwelling units that will contribute 20 new students to the Lake County School system. Based on current school attendance zones, schools that will be adversely affected by the rezoning and their projected five-year capacity status are as follows:

- |                                      |                           |
|--------------------------------------|---------------------------|
| • <b>Lost Lake Elementary School</b> | <b>9% Under Capacity</b>  |
| • <b>Windy Hill Middle School</b>    | <b>13% Over Capacity</b>  |
| • <b>East Ridge High School</b>      | <b>12% Under Capacity</b> |

Please see the attached District Growth Impact Report, which indicates the potential impact of the proposed rezoning on the public schools which currently serve the area under consideration. Should you have any questions or need additional information please contact me at (352) 253-6694.

Sincerely,

Dawn McDonald, Senior Planner  
Growth Planning Department

Enclosure

**REVIEWING AUTHORITY**

**City of Clermont Community Development Department, Planning & Zoning Division**

**NAME / CASE NUMBER**

**Hartwood Marsh Rezoning Case**

**DEVELOPER/OWNER**

**D.R. Horton, Inc. / Sharon Bongard**

**ITEM DESCRIPTION**

The applicant proposes a Future Land Use Map change from Lake County Urban Low Residential (4 dwelling units/1 acre) to City of Clermont Low Density Residential (3 dwelling units/1 acre) and a rezoning from Lake County Agriculture District to City of Clermont Medium Density Residential (R-2) on 19.94 acres.

**LOCATION**

Section 10, Township 23S, Range 26E

Located north of Barbados Loop, south of Hartwood Marsh Road, east of Majestic Isle Drive, and west of Aruba Boulevard

**CURRENT LAND USE**

Lake County Urban Low Residential (4 dwelling units/1 acre)

**PROPOSED LAND USE**

City of Clermont Low Density Residential (3 dwelling units/1 acre)

**CURRENT ZONING**

Lake County Agriculture District

**PROPOSED ZONING**

City of Clermont Medium Density Residential (R-2)

**NEW DU IMPACT****STUDENT GENERATION**

Elementary School

Middle School

High School

| SF-DU | MF-DU | Mobile | SF Impacts |                       |
|-------|-------|--------|------------|-----------------------|
|       |       |        | <b>53</b>  | <b>Dwelling Units</b> |
| 0.374 | 0.235 | 0.126  | 20         |                       |
| 0.172 | 0.133 | 0.065  | 9          |                       |
| 0.085 | 0.051 | 0.029  | 5          |                       |
| 0.117 | 0.051 | 0.032  | 6          |                       |

**SCHOOL NAME**

Lost Lake Elementary

Windy Hill Middle

East Ridge High

| Projected Enrollment 2017-2018* | Permanent Student Capacity* | Projected Five-Year Capacity % | Student Enrollment w/ Impact | % of Perm. Capacity w/ Impact | Planned Capacity On Site |
|---------------------------------|-----------------------------|--------------------------------|------------------------------|-------------------------------|--------------------------|
| 1,008                           | 1,112                       | 91%                            | 1,017                        | 91%                           | No                       |
| 1,295                           | 1,149                       | 113%                           | 1,300                        | 113%                          | No                       |
| 2,332                           | 2,648                       | 88%                            | 2,338                        | 88%                           | No                       |

*\*Lake County School District Five-Year Facilities Master Plan, Fiscal Year 2014-2018*

**CSA 14**

Elementary School

Middle School

High School

| Student Enrollment 2017-2018* | Permanent Student Capacity* | % of Permanent Capacity |
|-------------------------------|-----------------------------|-------------------------|
| 1,291                         | 1,420                       | 91%                     |
| 1,295                         | 1,149                       | 113%                    |
| 0                             | 0                           | 0%                      |

*\*Lake County School District Five-Year Facilities Master Plan, Fiscal Year 2014-2018*

**COMMENTS:**

The proposed rezoning will add 53 single-family dwelling units, which will adversely impact area schools.

*School Concurrency became effective in Lake County on June 1, 2008. Subsequent development orders, including but not limited to, site plans and subdivisions are subject to the school concurrency process. This Growth Impact Report (adequate public facilities analysis) is not intended to be an approval of, or an exemption from, any school concurrency regulations, including the school concurrency requirements in the Lake County School Concurrency Interlocal Agreement.*

**Prepared By:** Dawn McDonald, Senior Planner, Lake County School District

**Date:** 9/23/2014



**CITY OF CLERMONT**  
**COMPREHENSIVE PLAN AMENDMENT**  
**Application**

DATE: 9/2/2014

FEE: \$1,500.00

**Project Name (if applicable):** Hartwood Marsh Subdivision

**Applicant:** D. R. Horton, Inc.

**Contact Person:** Broc L. Althafer

**Address:** 6200 Lee Vista Blvd., Suite 400

**City:** Orlando **State:** FL **Zip:** 32822

**Phone:** 407/856-6039 **Fax:** 888/691-2996

**E-Mail:** wginghram@drhorton.com

**OWNER:** Sharon Bongard

**Address:** 193 Pascack Road

**City:** Woodcliff Lake **State:** NJ **Zip:** 07677

**Phone:** 201/391-2434 **Fax:** 201/391-2434

**E-Mail:** Sharonbongard@aol.com

**General Location:** The subject property is located approximately 1.33 miles east of U.S. Highway 27 on Hartwood Marsh Road.

**Legal Description (include copy of survey):** See attached Exhibit 'A'.

**Property size (in acres or square feet):** 19.94 acres

**Flood hazard area (yes) \_\_\_\_\_ and approx. acreage \_\_\_\_\_ (no) x**

**Existing (Actual) Land Use:** Timber

**Existing Zoning:** Agriculture (Lake County)

**Existing Future Land Use:** Urban Low (Lake County)

**Proposed Future Land Use:** Low Density Residential (City of Clermont)

**Type of development proposed:** Gated single family subdivision consisting of 53 lots.

**Proposed density (dwelling units/acre) or intensity:** 2.66

**Proposed Zoning District:** Medium Density Residential (R-2)

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

The subject property is currently under Lake County Jurisdiction and is enclave bounded by City of Clermont. The parcel is currently in review for annexation into the City of Clermont to develop the property in a manner that is consistent with the surrounding area.

The existing Lake County future land use is Urban Low Residential. The request future land use is Low Density Residential.

A comprehensive plan amendment is required for the annexation of the property into the City of Clermont.

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

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

\*\*\*\*\* NOTICE \*\*\*\*\*

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

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

## APPLICANT'S AFFIDAVIT

STATE OF FLORIDA  
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Broc L. Althafer, D. R. Horton, Inc., who being

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

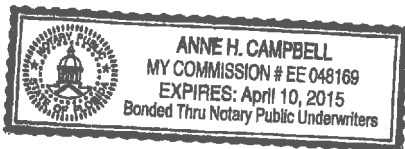
1. That he (she) affirms and certifies that he (she) understands and will comply with all ordinances, regulations and policies of Lake County, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his (her) knowledge and belief, and further, that this application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

X   
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by BROC L. ALTHAFER

or personally known by me this 2ND day of September, 2014.

X   
Notary Public, State of Florida at Large



My Commission Expires: April 10, 2015

## OWNER'S AFFIDAVIT

STATE OF FLORIDA  
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

**Sharon Bongard**

, who being

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

1. That he (she) is the fee-simple owner of the property legally described on the attachment of this application.
2. That he (she) desires a Future Land Use Amendment from Urban Low Density (Lake County) to Low Density Residential for the property legally described on the attachment of this application.
3. That the owner of said property has appointed IBI Group (Florida), Inc. to act as agent on his (her) behalf to accomplish the above. The owner is required to complete the APPLICANT'S AFFIDAVIT of this application if no agent is appointed to act in his (her) stead.

x Sharon Bongard  
Affiant – Owner's Name (signature)

SWORN to and SUBSCRIBED before me by Sharon Bongard  
or personally known by me this 28 day of August, 2014.

x Fariba Negahban  
Notary Public, State of ~~Florida~~ New Jersey

My Commission Expires: \_\_\_\_\_



Exhibit 'A'

Legal Description  
Parcel 2

A Parcel of Land Lying in the Southeast Quarter of Section 10, Township 23 South, Range 26 East Being Described as Follows:

Commence At the Northwest Corner of Lot 28, Southern Fields Phase 1, According To the Plat Thereof As Recorded Plat Book 53, Pages 30-32, Public Records of Lake County Florida for a Point Of Reference; Thence Run South 80°58'20" East, Along The north Line of Said Southern Fields Phase 1, 663.08 Feet to The Point Of Beginning; Thence Run North 00°47'10" East, 1294.52 Feet to The South Right-Of-Way Line Of Hartwood Marsh Road; Thence Run North 89°59'36" East, Along Said South Right-Of-Way Line, 671.06 Feet To The West Line of Aforesaid Southern Fields Phase 1; Thence Departing Said South Right-Of-Way Line, Run South 00°47'10" West, Along Said West Line, 1294.92 Feet To The North Line Of Aforesaid Plat Of Southern Fields Phase 1; Thence Run North 89°58'20" West, Along Said North Line, 671.06 Feet To The Point Of Beginning.

The Above Described Parcel of Land Lies In Lake County, Florida and Contains 19.944 Acres More Or Less.



**BOB McKEE**

LAKE COUNTY TAX COLLECTOR

**NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**

2013 Paid Real Estate

| ACCOUNT NUMBER       | ESCROW CODE | ALTERNATE KEY | MILLAGE CODE |
|----------------------|-------------|---------------|--------------|
| 1023260004-000-00600 |             | 1412293       | 0003         |

BONGARD SHARON G  
193 PASCACK RD  
WOODCLIFF LAKE, NJ 07677

NW 1/4 OF SE 1/4--LESS N 33 FT--ORB  
3583 PG 2164

**PAY IN U.S. FUNDS TO BOB McKEE, TAX COLLECTOR • PO BOX 327 • TAVARES, FL 32778-0327 • 352-343-9602**

| AD VALOREM TAXES       |                |               |               |              |              |
|------------------------|----------------|---------------|---------------|--------------|--------------|
| TAXING AUTHORITY       | ASSESSED VALUE | EXEMPTION AMT | TAXABLE VALUE | MILLAGE RATE | TAXES LEVIED |
| LAKE COUNTY GENERAL    | 60,450         | 46,800        | 13,650        | 4.7309       | 64.58        |
| AMBULANCE MSTU         | 60,450         | 46,800        | 13,650        | 0.3853       | 5.26         |
| STORMWATER ROADS PARKS | 60,450         | 46,800        | 13,650        | 0.4984       | 6.80         |
| ENVIRON LAND PURCHASE  | 60,450         | 46,800        | 13,650        | 0.1900       | 2.59         |
| FIRE MSTU              | 60,450         | 46,800        | 13,650        | 0.3222       | 4.40         |
| LAKE CO SCHOOL BOARD   |                |               |               |              |              |
| CURRENT                | 60,450         | 46,800        | 13,650        | 5.6700       | 77.40        |
| CAPITAL OUTLAY         | 60,450         | 46,800        | 13,650        | 1.5000       | 20.48        |
| ST JOHNS WATER MGMT    | 60,450         | 46,800        | 13,650        | 0.3283       | 4.48         |
| LAKE CO WATER AUTH     | 60,450         | 46,800        | 13,650        | 0.2554       | 3.49         |
| S LAKE CNTY HOSP       | 60,450         | 46,800        | 13,650        | 0.7900       | 10.78        |
| <b>TOTAL:</b>          |                |               |               | 14.6705      | \$200.26     |

| NON-AD VALOREM ASSESSMENTS         |      |        |
|------------------------------------|------|--------|
| LEVYING AUTHORITY                  | RATE | AMOUNT |
|                                    |      |        |
| <b>NON-AD VALOREM ASSESSMENTS:</b> |      | \$0.00 |

**COMBINED TAXES AND ASSESSMENTS: \$200.26**

|            |              |
|------------|--------------|
| If Paid By | Mar 31, 2014 |
| Please Pay | \$0.00       |

Paid 03/17/2014 Receipt # 2013-00255645 \$200.26

**BOB McKEE**

LAKE COUNTY TAX COLLECTOR

**NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**

2013 Paid Real Estate

**PAY IN U.S. FUNDS TO BOB McKEE, TAX COLLECTOR • PO BOX 327 • TAVARES, FL 32778-0327 • 352-343-9602**

|            |              |
|------------|--------------|
| If Paid By | Mar 31, 2014 |
| Please Pay | \$0.00       |

NW 1/4 OF SE 1/4--LESS N 33 FT--ORB 3583  
PG 2164

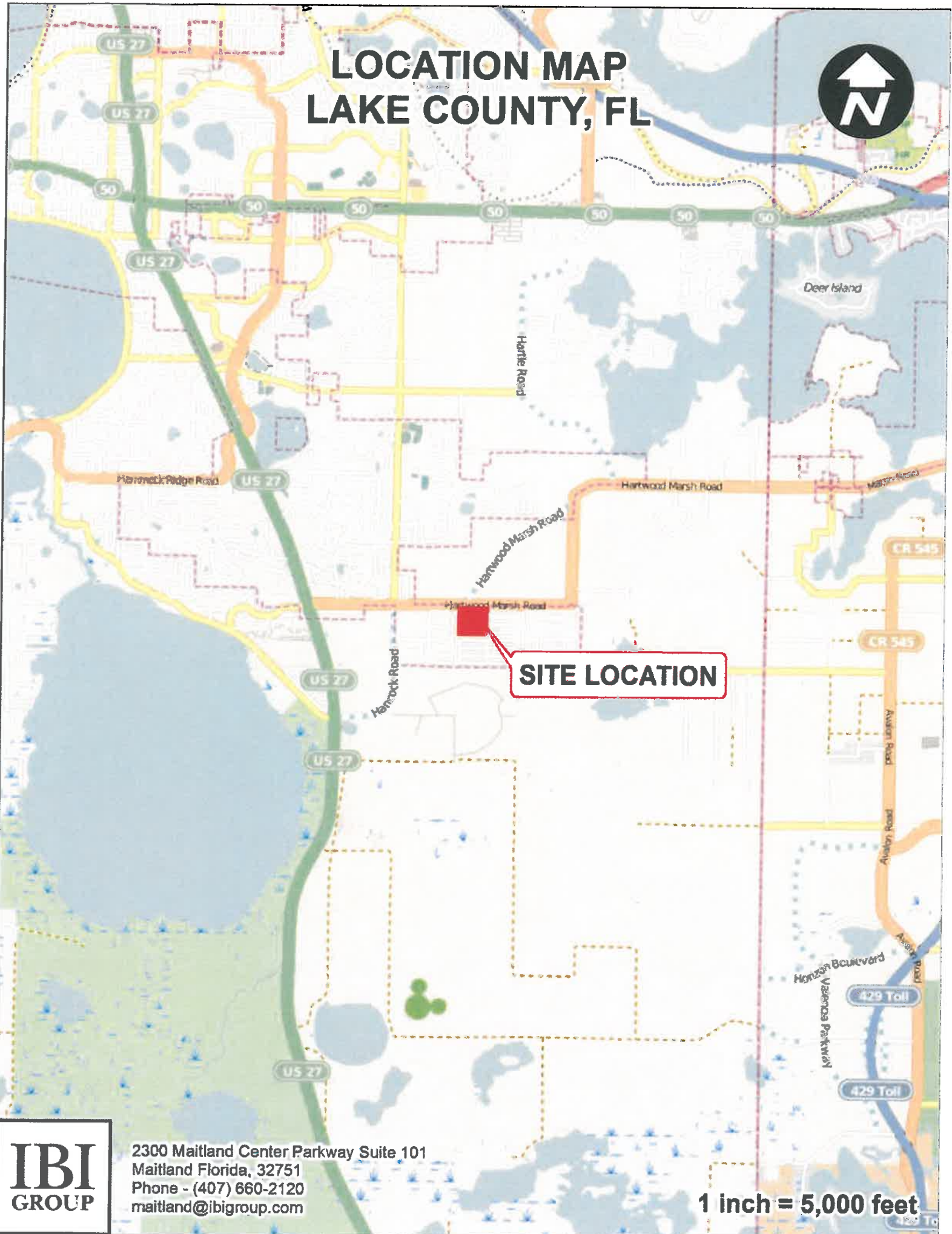
BONGARD SHARON G  
193 PASCACK RD  
WOODCLIFF LAKE, NJ 07677

| ACCOUNT NUMBER       | ESCROW CODE | ALTERNATE KEY | MILLAGE CODE |
|----------------------|-------------|---------------|--------------|
| 1023260004-000-00600 |             | 1412293       | 0003         |

Paid 03/17/2014 Receipt # 2013-00255645 \$200.26



# LOCATION MAP LAKE COUNTY, FL



**IBI**  
GROUP

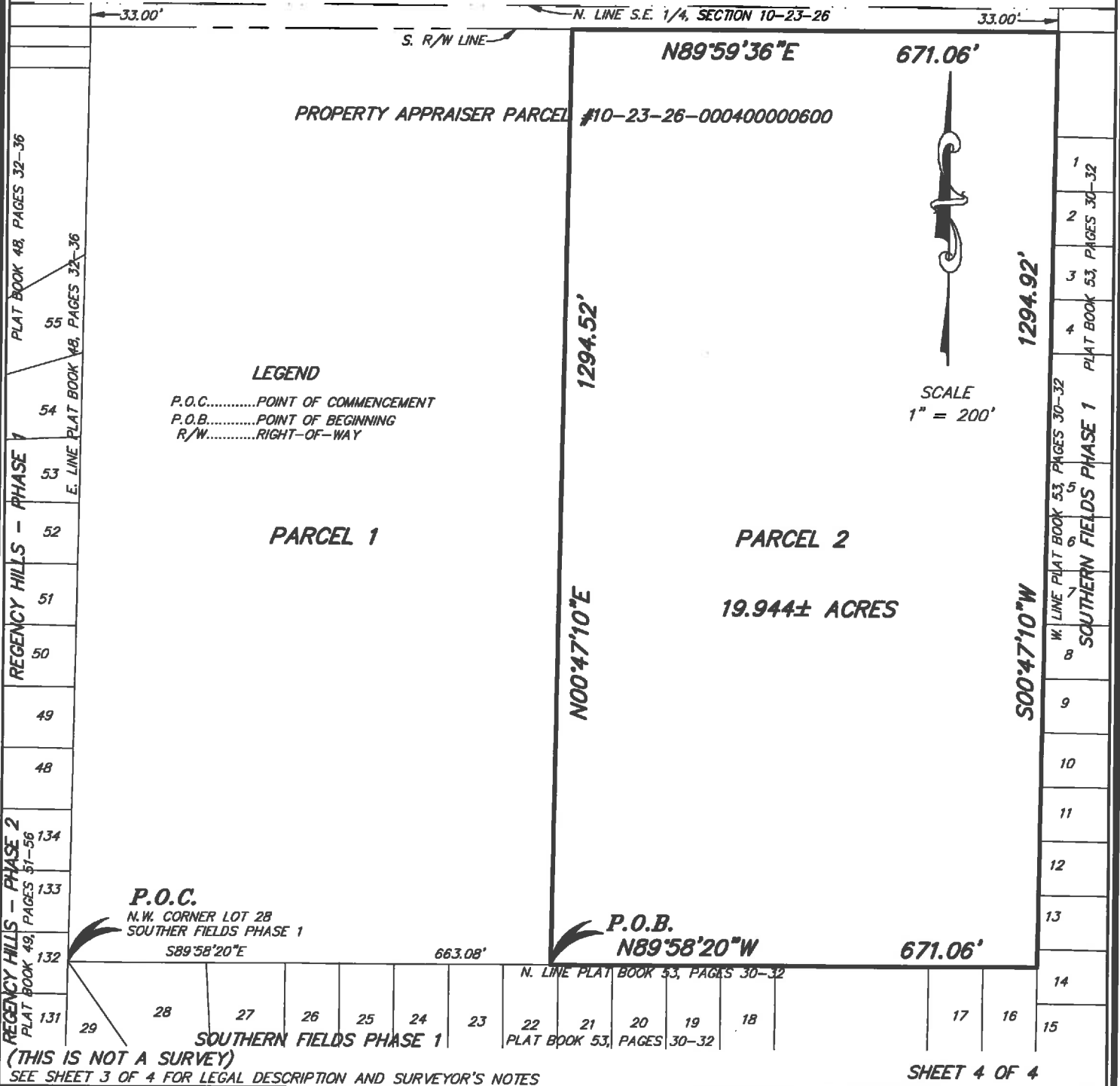
2300 Maitland Center Parkway Suite 101  
Maitland Florida, 32751  
Phone - (407) 660-2120  
maitland@ibigroup.com

1 inch = 5,000 feet

# LEGAL DESCRIPTION

LOT SPLIT EXHIBIT  
PROPERTY APPRAISER PARCEL  
#10-23-26-000400000600

HARTWOOD MARSH ROAD  
66' RIGHT-OF-WAY WIDTH



(THIS IS NOT A SURVEY)

SEE SHEET 3 OF 4 FOR LEGAL DESCRIPTION AND SURVEYOR'S NOTES

SHEET 4 OF 4

**PEC**

**SURVEYING AND MAPPING, LLC**

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808

2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967

WWW.PECONLINE.COM

**SECTION 10, TOWNSHIP 23 SOUTH, RANGE 26 EAST**

DATE: SEPTEMBER 4, 2014

PREP BY: T.W.B.

DRAWN BY: T.W.B.

JOB #: 14-052

O: 14-052 DR Horton Heartwood Marsh Road Lot Split 14-052 Lot Split.dwg Sep 08, 2014 - 12:24pm

# **CITY OF CLERMONT**

## **NOTICE OF PROPOSED LAND USE CHANGE**

### **Large-Scale Comprehensive Plan Amendment**

### **ORDINANCE NO. 2014-31**

The City of Clermont will hold public hearings Tuesday, October 7, 2014 at 7 p.m. before the Planning and Zoning Commission and Tuesday, October 14, 2014 (transmittal and 1<sup>st</sup> reading of the adoption ordinance) and Tuesday, December 9, 2014 (final reading of the adoption ordinance) at 7 p.m. before the City Council to consider a proposed change to the City's Future Land Use Map. The map amendment would change the Future Land Use designation for the 19.94 +/-acre parcel below from Lake County – Urban Low Density to City of Clermont – Low Density Residential.



***Location: South of Hartwood Marsh Rd,  
approx. ¾ mile east of Hancock Road and Hartwood Marsh Road Intersection***

**Ordinance #2014-31:**

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

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

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

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

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

Tracy Ackroyd, MMC  
City Clerk

Daily Commercial  
9/22/2014 and 11/25/2014



## CITY OF CLERMONT

# AGENDA ITEM

Page 1 of 1

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                    |                                |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|--------------------------------|
| <b>Meeting Date</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                    |                                |
| Tuesday, October 14, 2014                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                    |                                |
| <b>Agenda Item Name</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                    |                                |
| Ordinance No. 2014-32; Introduction                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                    |                                |
| <b>Requested Action</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                    |                                |
| Motion to introduce Ordinance 2014-32                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                    |                                |
| <b>Staff Report</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                    |                                |
| <p>The applicant, home builder D.R. Horton, is proposing a single-family residential development consisting of 53 lots on 19.94 +/- acres. The subject parcel is located on the south side of Hartwood Marsh Road approximately ¾ mile east of the Hancock Road/Hartwood Marsh Road intersection. The property is currently in planted pines and is in Lake County. The applicant is proposing to develop the eastern half of the overall 40-acre site, or 19.94 +/- acres. At this time, the western 20 acres of the parent parcel is being retained by the current owner. The applicant also has submitted applications for annexation and a large-scale comprehensive plan amendment. Upon annexation into the City, the property would receive the default zoning of Urban Estate (UE).</p> <p>The subject parcel has existing developments to the west, south, and east. The single-family development to the west is Regency Hills with 85-foot-wide lots. The single-family development to the south and east is Southern Fields, and it has 75-foot-wide lots. The surrounding zoning is R-1 Single-Family Medium Density Residential. The applicant would like to develop the property with 75-foot-wide lots to be consistent with the existing development to the south and east. However, R-1 zoning requires 85-foot-wide lots. Therefore, the applicant is requesting R-2 Medium Density Residential zoning in order to develop 75-foot wide lots. The Southern Fields development was annexed into the City with the approved lot sizes in place. The density proposed is 2.66 units per acre. The property has City utilities available.</p> <p>Staff feels that the proposed R-2 zoning would be consistent with the existing development pattern that surrounds the property to the east and south and would provide infill to the existing development. Based upon the above information, staff recommends approval of the rezoning change from UE Urban Estate Low Density Residential to R-2 Medium Density Residential District.</p> |                                    |                                |
| <b>Legal Impact</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                    |                                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                    |                                |
| <b>Additional Analysis</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                    |                                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                    |                                |
| <b>Fiscal Impact Summary</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                    |                                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                    |                                |
| <b>Fiscal Impact</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>Fund Number and Description</b> | <b>Available Budget Amount</b> |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                    |                                |

**Exhibits Attached** (copies of original agreements)

- |    |               |                                         |
|----|---------------|-----------------------------------------|
| 1. | Ordinance     | REZ ORD 2014-32.doc                     |
| 2. | Maps          | Hartwood Marsh DR Horton Maps.pdf       |
| 3. | School impact | Hartwod Marsh School Board comments.pdf |
| 4. | Application   | REZ application.pdf                     |
| 5. | Legal ad      | REZ legal ad.docx                       |



*CITY OF CLERMONT*  
**ORDINANCE No. 2014-32**

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

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

**SECTION 1:**

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

**LEGAL DESCRIPTIONS**

**Parcel 2**

A parcel of land lying in the southeast quarter of Section 10, Township 23 South, Range 26 East being described as follows:

Commence at the northwest corner of Lot 28, Southern Fields Phase 1, according to the plat thereof as recorded Plat Book 53, Pages 30-32, Public Records of Lake County, Florida for a point of reference; thence run south 89°58'20" east, along the north line of said Southern Fields Phase 1, 663.08 feet to the point of beginning; thence run north 00°47'10" east, 1294.52 feet to the south right-of-way line of Hartwood Marsh Road; thence run north 89°59'36" east, along said south right-of-way line, 671.06 feet to the west line of aforesaid Southern Fields Phase 1; thence departing said south right-of-way line, run south 00°47'10" west, along said west line, 1294.92 feet to the north line of aforesaid plat of Southern Fields Phase 1; thence run north 89°58'20" west, along said north line, 671.06 feet to the point of beginning.

The above described parcel of land lies in Lake County, Florida and contains 19.944 acres more or less.

**From:   UE Urban Estate**  
**To:       R-2 Medium Density Residential**

**SECTION 2:**

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

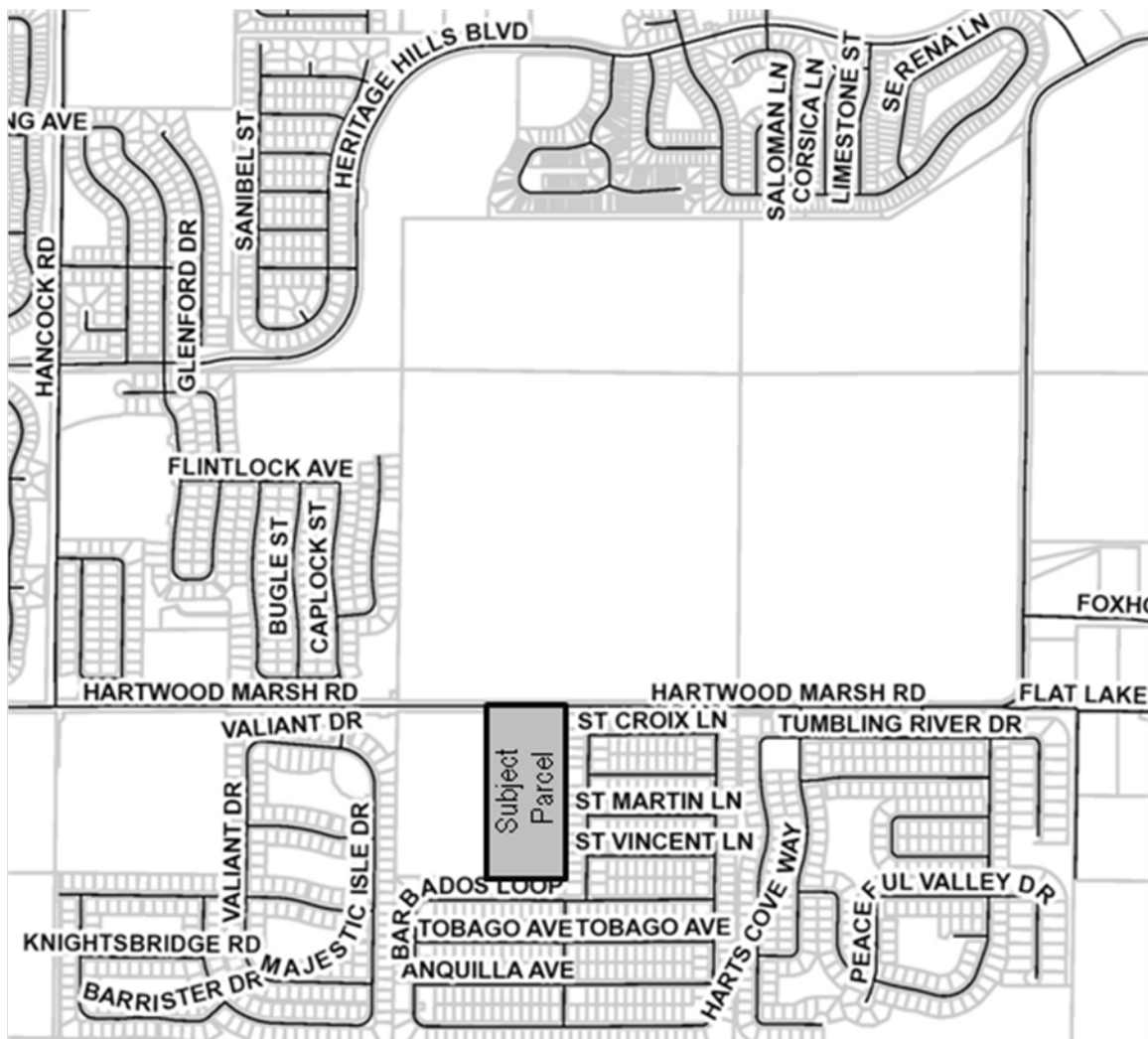
**SECTION 3:**

*CITY OF CLERMONT*  
**ORDINANCE No. 2014-32**

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

**SECTION 4:**

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



*CITY OF CLERMONT*  
**ORDINANCE No. 2014-32**

CITY OF CLERMONT

---

Harold S. Turville, Jr., Mayor

ATTEST:

---

Tracy Ackroyd, City Clerk

Approved as to form:

---

Dan Mantzaris, City Attorney

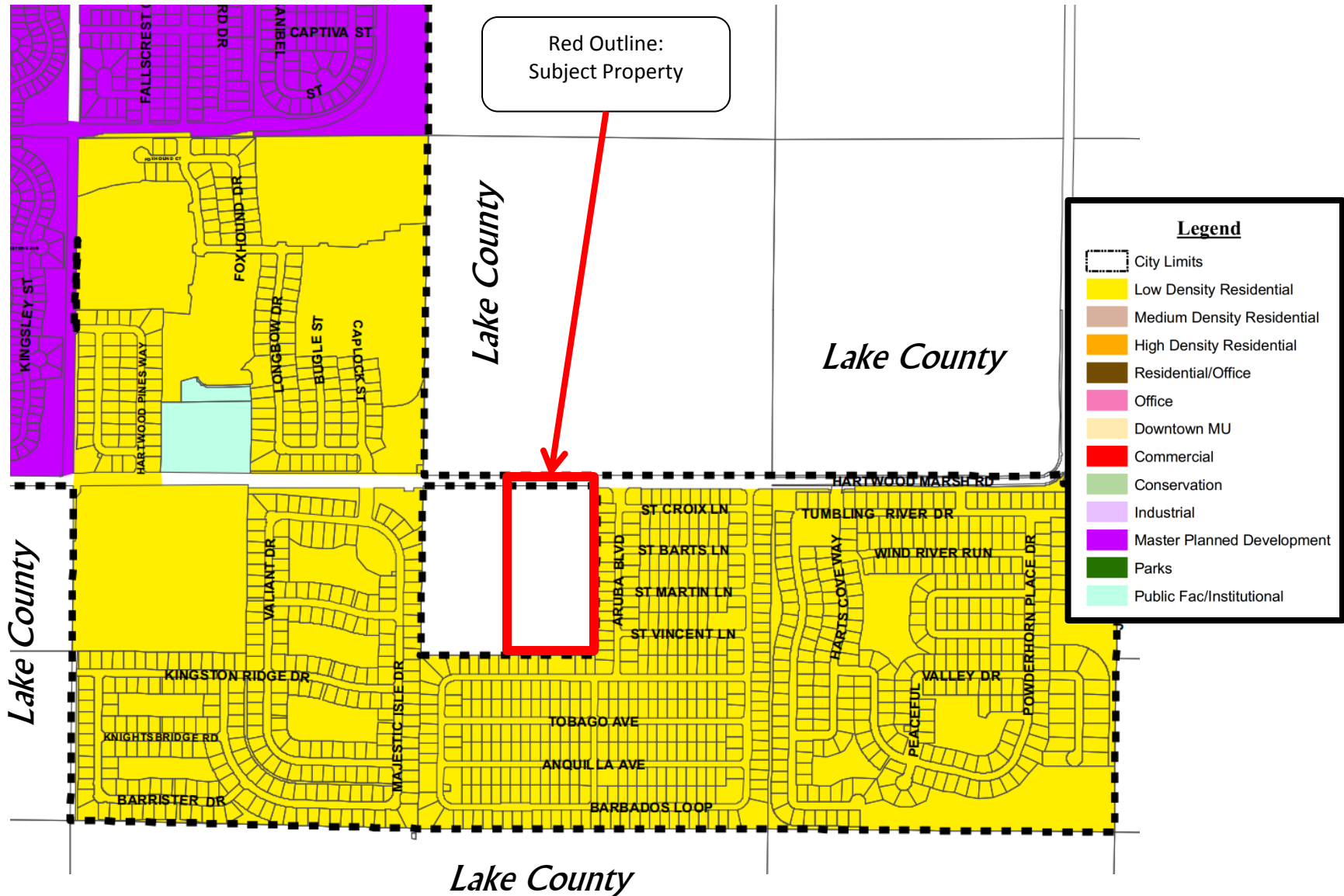


Exhibit - Location Map  
Hartwood Marsh Subdivision

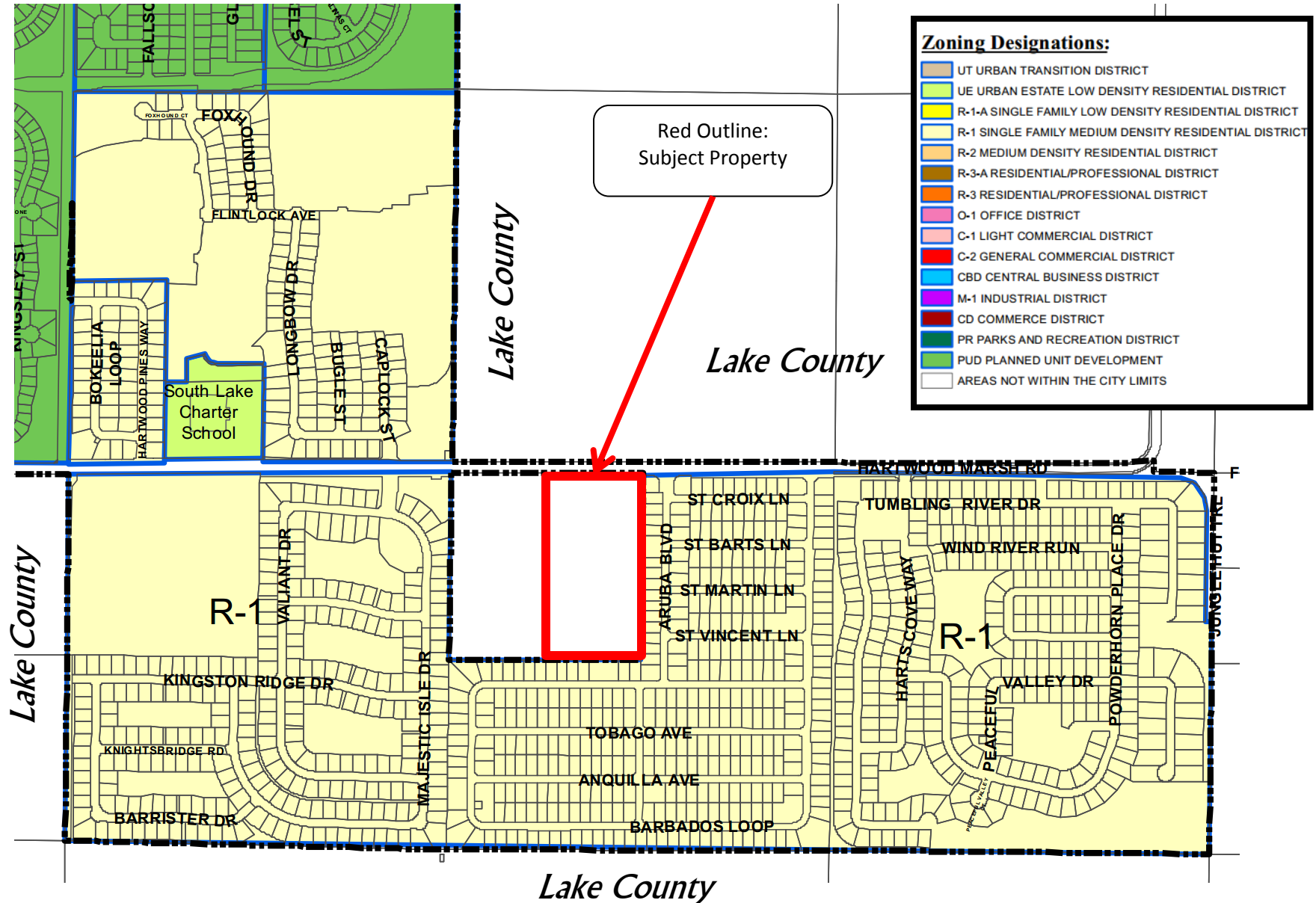




# Exhibit – City of Clermont – Future Land Use Map Hartwood Marsh Subdivision



# Exhibit – City of Clermont – Zoning Map Hartwood Marsh Subdivision





***Leading our Children to Success***

201 West Burleigh Boulevard • Tavares • FL 32778-2496  
(352) 253-6500 • Fax: (352) 343-0198 • [www.lake.k12.fl.us](http://www.lake.k12.fl.us)

**Superintendent:**  
**Susan Moxley, Ed.D.**

**School Board Members:**  
**District 1**  
**Bill Mathias**  
**District 2**  
**Rosanne Brandenburg**  
**District 3**  
**Tod Howard**  
**District 4**  
**Debbie Stivender**  
**District 5**  
**Kyleen Fischer**

September 24, 2014

Ms. Barbara Hollerand, Planning & Zoning Director  
Community Development Department  
City of Clermont  
685 West Montrose Street  
Clermont, Florida 34711

RE: City of Clermont Hartwood Marsh Rezoning Case

Dear Ms. Hollerand:

The City is currently reviewing an applicant's request to rezone 19.94 acres from Lake County Agriculture District to City of Clermont Medium Density Residential (R-2). As the School Board of Lake County's authorized representative, I am forwarding the School Board's comments to your attention so they can be included with your planning report.

The School Board of Lake County Florida believes the rezoning will have an adverse impact on Lake County Public Schools. The following School Board comments reflect projected enrollment data from the District's Five-Year Facilities Master Plan, FY 2014-2018, and student generation rates from the Impact Fee Study.

The proposed rezoning has the potential to add 53 new single-family dwelling units that will contribute 20 new students to the Lake County School system. Based on current school attendance zones, schools that will be adversely affected by the rezoning and their projected five-year capacity status are as follows:

- |                                      |                           |
|--------------------------------------|---------------------------|
| • <b>Lost Lake Elementary School</b> | <b>9% Under Capacity</b>  |
| • <b>Windy Hill Middle School</b>    | <b>13% Over Capacity</b>  |
| • <b>East Ridge High School</b>      | <b>12% Under Capacity</b> |

Please see the attached District Growth Impact Report, which indicates the potential impact of the proposed rezoning on the public schools which currently serve the area under consideration. Should you have any questions or need additional information please contact me at (352) 253-6694.

Sincerely,

Dawn McDonald, Senior Planner  
Growth Planning Department

Enclosure



**REVIEWING AUTHORITY**

**City of Clermont Community Development Department, Planning & Zoning Division**

**NAME / CASE NUMBER**

**Hartwood Marsh Rezoning Case**

**DEVELOPER/OWNER**

**D.R. Horton, Inc. / Sharon Bongard**

**ITEM DESCRIPTION**

The applicant proposes a Future Land Use Map change from Lake County Urban Low Residential (4 dwelling units/1 acre) to City of Clermont Low Density Residential (3 dwelling units/1 acre) and a rezoning from Lake County Agriculture District to City of Clermont Medium Density Residential (R-2) on 19.94 acres.

**LOCATION**

Section 10, Township 23S, Range 26E

Located north of Barbados Loop, south of Hartwood Marsh Road, east of Majestic Isle Drive, and west of Aruba Boulevard

**CURRENT LAND USE**

Lake County Urban Low Residential (4 dwelling units/1 acre)

**PROPOSED LAND USE**

City of Clermont Low Density Residential (3 dwelling units/1 acre)

**CURRENT ZONING**

Lake County Agriculture District

**PROPOSED ZONING**

City of Clermont Medium Density Residential (R-2)

**NEW DU IMPACT****STUDENT GENERATION**

Elementary School

Middle School

High School

| SF-DU | MF-DU | Mobile | SF Impacts |                       |
|-------|-------|--------|------------|-----------------------|
|       |       |        | <b>53</b>  | <b>Dwelling Units</b> |
| 0.374 | 0.235 | 0.126  | 20         |                       |
| 0.172 | 0.133 | 0.065  | 9          |                       |
| 0.085 | 0.051 | 0.029  | 5          |                       |
| 0.117 | 0.051 | 0.032  | 6          |                       |

**SCHOOL NAME**

Lost Lake Elementary

Windy Hill Middle

East Ridge High

| Projected Enrollment 2017-2018* | Permanent Student Capacity* | Projected Five-Year Capacity % | Student Enrollment w/ Impact | % of Perm. Capacity w/ Impact | Planned Capacity On Site |
|---------------------------------|-----------------------------|--------------------------------|------------------------------|-------------------------------|--------------------------|
| 1,008                           | 1,112                       | 91%                            | 1,017                        | 91%                           | No                       |
| 1,295                           | 1,149                       | 113%                           | 1,300                        | 113%                          | No                       |
| 2,332                           | 2,648                       | 88%                            | 2,338                        | 88%                           | No                       |

*\*Lake County School District Five-Year Facilities Master Plan, Fiscal Year 2014-2018*

**CSA 14**

Elementary School

Middle School

High School

| Student Enrollment 2017-2018* | Permanent Student Capacity* | % of Permanent Capacity |
|-------------------------------|-----------------------------|-------------------------|
| 1,291                         | 1,420                       | 91%                     |
| 1,295                         | 1,149                       | 113%                    |
| 0                             | 0                           | 0%                      |

*\*Lake County School District Five-Year Facilities Master Plan, Fiscal Year 2014-2018*

**COMMENTS:**

The proposed rezoning will add 53 single-family dwelling units, which will adversely impact area schools.

*School Concurrency became effective in Lake County on June 1, 2008. Subsequent development orders, including but not limited to, site plans and subdivisions are subject to the school concurrency process. This Growth Impact Report (adequate public facilities analysis) is not intended to be an approval of, or an exemption from, any school concurrency regulations, including the school concurrency requirements in the Lake County School Concurrency Interlocal Agreement.*

**Prepared By:** Dawn McDonald, Senior Planner, Lake County School District

**Date:** 9/23/2014



**CITY OF CLERMONT**  
**REZONING**  
**APPLICATION**

DATE: 9/8/2014

FEE: \$350.<sup>00</sup>

PROJECT NAME (if applicable): Hartwood Marsh Subdivision

APPLICANT: D. R. Horton, Inc.

CONTACT PERSON: Broc Althafer

Address: 6200 Lee Vista Blvd., Suite 400

City: Orlando State: FL Zip: 32822

Phone: 407/856-6039 Fax: 888/691-2996

E-Mail: balthafer@drhorton.com

OWNER: Sharon Bongard

Address: 193 Pascack Road

City: Woodcliff Lake State: NJ Zip: 07677

Phone: 201/391-2434 Fax: 201/391-2434

Address of Subject Property: Hartwood Marsh Road, Lake County

Legal Description (include copy of survey): See Exhibit 'A'

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Acreage: 19.94 Land Use: Timber  
(City verification required)

Present Zoning: Agriculture (Lake County) Proposed Zoning: Medium Density Residential  
(City verification required)

**\*\*\*\*\* NOTICE \*\*\*\*\***

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

**CITY OF CLERMONT  
REZONING  
APPLICATION  
Page 2**

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

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

The subject agriculture property will be developed into a single family subdivision consistent with the surrounding area. The proposed zoning of Medium Density Residential (R-2) is being requested. The proposed subdivision plan is a gated community that incorporates 53 lots with a density of 2.66 lots/acre consistent with the future land use of Low Density Residential. The typical lot size is 75' x 137 with a total parcel area of 10,331 sq. ft., which is consistent with neighboring development to the east.

BZOC ALTHAFER  
Applicant Name (print)

x BZ  
Applicant Name (signature)

Sharon Bongard  
Owner Name (print)

x Sharon Bongard  
Owner Name (signature)

\*\*\*\*\* NOTICE \*\*\*\*\*

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

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

Exhibit 'A'

Legal Description  
Parcel 2

A Parcel of Land Lying in the Southeast Quarter of Section 10, Township 23 South, Range 26 East Being Described as Follows:

Commence At the Northwest Corner of Lot 28, Southern Fields Phase 1, According To the Plat Thereof As Recorded Plat Book 53, Pages 30-32, Public Records of Lake County Florida for a Point Of Reference; Thence Run South 80°58'20" East, Along The north Line of Said Southern Fields Phase 1, 663.08 Feet to The Point Of Beginning; Thence Run North 00°47'10" East, 1294.52 Feet to The South Right-Of-Way Line Of Hartwood Marsh Road; Thence Run North 89°59'36" East, Along Said South Right-Of-Way Line, 671.06 Feet To The West Line of Aforesaid Southern Fields Phase 1; Thence Departing Said South Right-Of-Way Line, Run South 00°47'10" West, Along Said West Line, 1294.92 Feet To The North Line Of Aforesaid Plat Of Southern Fields Phase 1; Thence Run North 89°58'20" West, Along Said North Line, 671.06 Feet To The Point Of Beginning.

The Above Described Parcel of Land Lies In Lake County, Florida and Contains 19.944 Acres More Or Less.

**BOB MCKEE**

LAKE COUNTY TAX COLLECTOR

**NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**

2013 Paid Real Estate

| ACCOUNT NUMBER       | ESCROW CODE | ALTERNATE KEY | MILLAGE CODE |
|----------------------|-------------|---------------|--------------|
| 1023260004-000-00600 |             | 1412293       | 0003         |

BONGARD SHARON G  
193 PASCACK RD  
WOODCLIFF LAKE, NJ 07677

NW 1/4 OF SE 1/4--LESS N 33 FT--ORB  
3583 PG 2164

**PAY IN U.S. FUNDS TO BOB MCKEE, TAX COLLECTOR - PO BOX 327 - TAVARES, FL 32778-0327 - 352-343-9602**

| AD VALOREM TAXES       |                |               |               |              |              |
|------------------------|----------------|---------------|---------------|--------------|--------------|
| TAXING AUTHORITY       | ASSESSED VALUE | EXEMPTION AMT | TAXABLE VALUE | MILLAGE RATE | TAXES LEVIED |
| LAKE COUNTY GENERAL    | 60,450         | 46,800        | 13,650        | 4.7309       | 64.58        |
| AMBULANCE MSTU         | 60,450         | 46,800        | 13,650        | 0.3853       | 5.26         |
| STORMWATER ROADS PARKS | 60,450         | 46,800        | 13,650        | 0.4984       | 6.80         |
| ENVIRON LAND PURCHASE  | 60,450         | 46,800        | 13,650        | 0.1900       | 2.59         |
| FIRE MSTU              | 60,450         | 46,800        | 13,650        | 0.3222       | 4.40         |
| LAKE CO SCHOOL BOARD   |                |               |               |              |              |
| CURRENT                | 60,450         | 46,800        | 13,650        | 5.6700       | 77.40        |
| CAPITAL OUTLAY         | 60,450         | 46,800        | 13,650        | 1.5000       | 20.48        |
| ST JOHNS WATER MGMT    | 60,450         | 46,800        | 13,650        | 0.3283       | 4.48         |
| LAKE CO WATER AUTH     | 60,450         | 46,800        | 13,650        | 0.2554       | 3.49         |
| S LAKE CNTY HOSP       | 60,450         | 46,800        | 13,650        | 0.7900       | 10.78        |
| <b>TOTAL:</b>          |                |               |               | 14.6705      | \$200.26     |

| NON-AD VALOREM ASSESSMENTS         |      |        |
|------------------------------------|------|--------|
| LEVYING AUTHORITY                  | RATE | AMOUNT |
|                                    |      |        |
|                                    |      |        |
|                                    |      |        |
| <b>NON-AD VALOREM ASSESSMENTS:</b> |      | \$0.00 |

**COMBINED TAXES AND ASSESSMENTS: \$200.26**

|            |              |
|------------|--------------|
| If Paid By | Mar 31, 2014 |
| Please Pay | \$0.00       |

Paid 03/17/2014 Receipt # 2013-00255645 \$200.26

**BOB MCKEE**

LAKE COUNTY TAX COLLECTOR

**NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**

2013 Paid Real Estate

**PAY IN U.S. FUNDS TO BOB MCKEE, TAX COLLECTOR - PO BOX 327 - TAVARES, FL 32778-0327 - 352-343-9602**

|            |              |
|------------|--------------|
| If Paid By | Mar 31, 2014 |
| Please Pay | \$0.00       |

NW 1/4 OF SE 1/4--LESS N 33 FT--ORB 3583  
PG 2164

BONGARD SHARON G  
193 PASCACK RD  
WOODCLIFF LAKE, NJ 07677

| ACCOUNT NUMBER       | ESCROW CODE | ALTERNATE KEY | MILLAGE CODE |
|----------------------|-------------|---------------|--------------|
| 1023260004-000-00600 |             | 1412293       | 0003         |

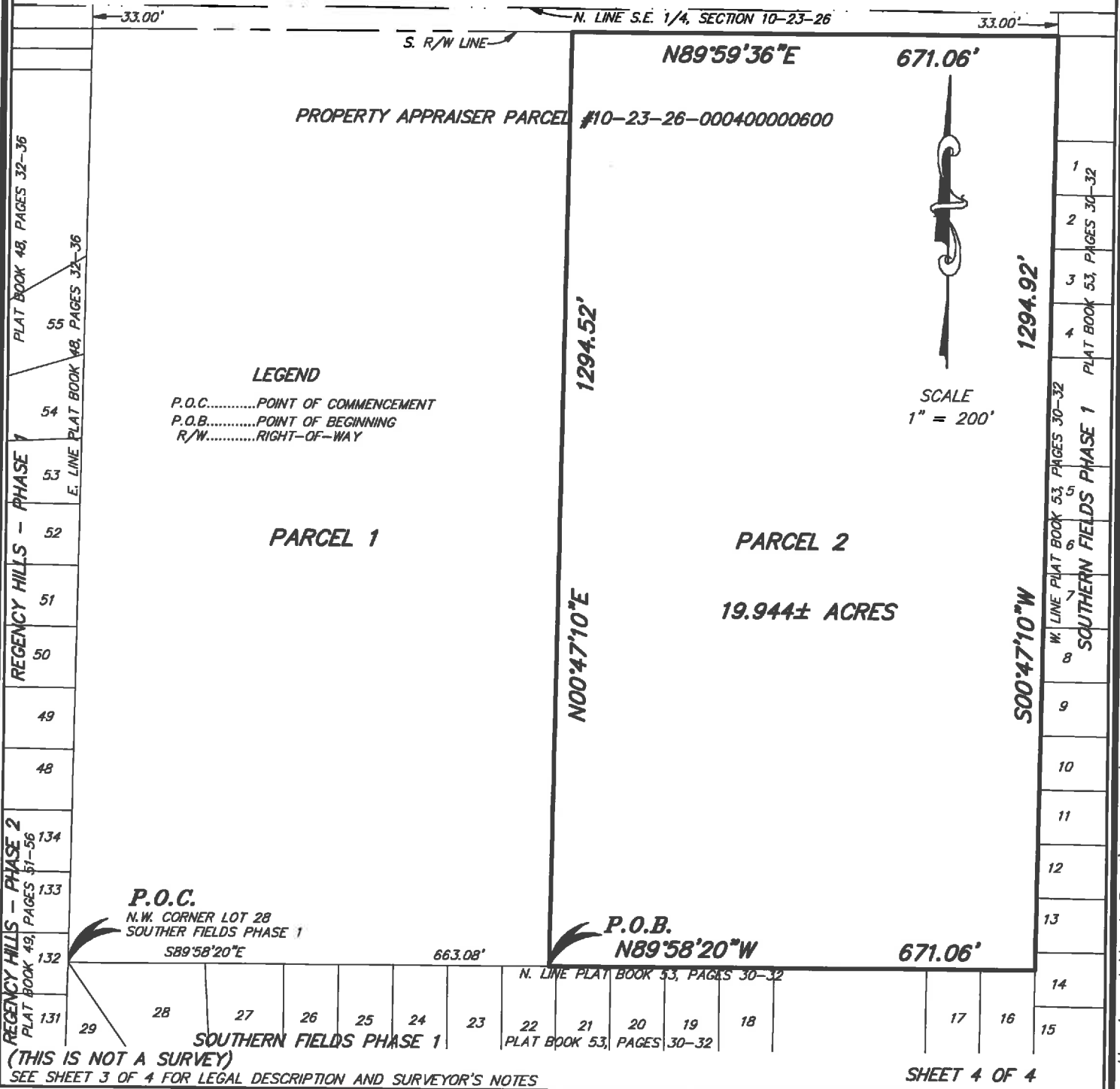
Paid 03/17/2014 Receipt # 2013-00255645 \$200.26



# LEGAL DESCRIPTION

LOT SPLIT EXHIBIT  
PROPERTY APPRAISER PARCEL  
#10-23-26-000400000600

HARTWOOD MARSH ROAD  
66' RIGHT-OF-WAY WIDTH



**PEC**

**SURVEYING AND MAPPING, LLC**

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808

2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967

WWW.PECONLINE.COM

**SECTION 10, TOWNSHIP 23 SOUTH, RANGE 26 EAST**

DATE: SEPTEMBER 4, 2014

PREP BY: T.W.B.

DRAWN BY: T.W.B.

JOB #: 14-052

O: 14-052 DR Horton Heartwood Marsh Road Lot Split 14-052 Lot Split.dwg Sep 08, 2014 - 12:24pm

## **LEGAL NOTICE**

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

### **ORDINANCE NO. 2014-32**

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

### **LOCATION**

Vacant property  
South of Hartwood Marsh Rd, approx.  $\frac{3}{4}$  mile east of Hancock  
Road and Hartwood Marsh Road Intersection

### **LEGAL DESCRIPTION**

A parcel of land lying in the southeast quarter of Section 10, Township 23 South, Range 26 East being described as follows:

Commence at the northwest corner of Lot 28, Southern Fields Phase 1, according to the plat thereof as recorded Plat Book 53, Pages 30-32, Public Records of Lake County, Florida for a point of reference; thence run south 89°58'20" east, along the north line of said Southern Fields Phase 1, 663.08 feet to the point of beginning; thence run north 00°47'10" east, 1294.52 feet to the south right-of-way line of Hartwood Marsh Road; thence run north 89°59'36" east, along said south right-of-way line, 671.06 feet to the west line of aforesaid Southern Fields Phase 1; thence departing said south right-of-way line, run south 00°47'10" west, along said west line, 1294.92 feet to the north line of aforesaid plat of Southern Fields Phase 1; thence run north 89°58'20" west, along said north line, 671.06 feet to the point of beginning.

The above described parcel of land lies in Lake County, Florida and contains 19.944 acres more or less.

FROM UE URBAN ESTATE  
TO R-2 MEDIUM DENSITY RESIDENTIAL

This request will be considered by the Planning & Zoning Commission on Tuesday, October 7, 2014 at 7:00 p.m.

A public meeting to consider the request will be held before the City Council on Tuesday, December 9, 2014 at 7:00 p.m. for final enactment.



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

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

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

Tracy Ackroyd  
City Clerk

Daily Commercial  
9/30/2014 and November 25, 2014

7





## AGENDA ITEM

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                    |                                |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|--------------------------------|
| <b>Meeting Date</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                    |                                |
| Tuesday, October 14, 2014                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                    |                                |
| <b>Agenda Item Name</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                    |                                |
| Ordinance No. 2014-34; Introduction                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                    |                                |
| <b>Requested Action</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                    |                                |
| Move to introduce Ordinance 2014-34.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                    |                                |
| <b>Staff Report</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                    |                                |
| <p>Staff is proposing language to the landscape code to clarify issues with required canopy trees. The existing code is not clear regarding what shall happen to existing canopy trees that have been damaged by severe pruning. If the lot has additional canopy trees above and beyond the minimum code requirement, the removal of a severely pruned tree would not be required under the amended language. An example of this situation would be when a homeowner has three canopy trees on their lot, and they are only required to maintain two of them. The homeowner decides to create a topiary out of the third canopy tree and to maintain that tree as a sub-standard tree that is not part of the minimum code requirement. This proposal would allow the "sub-standard" tree to remain, provided all other tree requirements on the lot are met.</p> |                                    |                                |
| <b>Legal Impact</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                    |                                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                    |                                |
| <b>Additional Analysis</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                    |                                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                    |                                |
| <b>Fiscal Impact Summary</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                    |                                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                    |                                |
| <b>Fiscal Impact</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>Fund Number and Description</b> | <b>Available Budget Amount</b> |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                    |                                |
| <b>Exhibits Attached</b> (copies of original agreements)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                    |                                |
| <ol style="list-style-type: none"> <li>Ordinance 2014-34 Maint Prune w strikes.docx</li> <li>Legal ad LDC amendments -Tree trimming 10-2014.doc</li> </ol>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                    |                                |

*CITY OF CLERMONT*  
**ORDINANCE No. 2014-34**

**AN ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING THE CODE OF ORDINANCES, CHAPTER 118 VEGETATION, SECTION 118-35 MAINTENANCE AND PRUNING; PROVIDING FOR CODIFICATION; SEVERABILITY; EFFECTIVE DATE; AND PUBLICATION.**

**WHEREAS**, pursuant to the provisions of Chapter 163, Florida Statutes, the City of Clermont Planning and Zoning Commission, acting as the Local Planning Agency of the City, has held a public hearing on October 7, 2014 and following such hearing found this Ordinance to be in the best interest of the City of Clermont, and recommended that the City Council adopt this Ordinance; and

**WHEREAS**, the City Council of the City of Clermont desires to amend Chapter 118 Vegetation, Section 118-35 Maintenance and Pruning; of the City of Clermont's Code of Ordinances;

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Clermont, Florida as follows:

**SECTION 1.**

The City Council of the City of Clermont has the authority to adopt this Ordinance pursuant to Article VIII of the Constitution of the State of Florida and Chapter 163 and 166, Florida Statutes.

**SECTION 2.**

The Land Development Code of the City of Clermont Code of Ordinances is hereby amended to read as follows (note strikethrough indicates removed words and underlined indicates added):

**CHAPTER 118        VEGETATION**

**Section 118-35        Maintenance and Pruning**

*Maintenance.* The owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping, which shall be maintained in good condition so as to present a healthy, neat and orderly appearance and shall be kept free from refuse and debris. All required landscaping shall be maintained in perpetuity. For purposes of this Section "required landscaping" shall mean that landscaping that is required by any provision of the LDC, any approved conditional use permit, development order or building permit or any approved landscaping plan.

*CITY OF CLERMONT*  
**ORDINANCE No. 2014-34**

- (a) *Replacement.* All unhealthy and dead plant material shall be replaced within 30 days in conformance with the approved site/landscaping plan for the property or in conformance with the provisions of this article if an approved plan is not on file with the city. The size of replacement trees shall be as specified in section 118-113(d)(2).
- (b) *Pruning.* Vegetation and trees required by this Code shall only be pruned to maintain health and vigor. Pruning shall be in accordance with "Standard Practice for Trees, Shrubs and Other Woody Plant Maintenance ANSI 300" of the National Arborist Association. Required trees shall not be severely pruned in order to permanently maintain growth at a reduced height or spread. A trees natural growth habit shall be considered in advance of conflicts which might arise; such as view, signage, lighting and similar conflicts. Excessive pruning, hatracking, topping, etcetera, of required trees shall be considered tree abuse and a violation of this Code.
- (c) *Violations.* A person who violates any provision of this article, and fails to correct the violation as provided herein, may be subject to penalties pursuant to the city Code of Ordinances. Tree abuse offenses shall be considered a separate offense for each tree damaged or destroyed contrary to the provisions of this article.

*CITY OF CLERMONT*  
**ORDINANCE No. 2014-34**

**PASSED AND ADOPTED** by the City Council of the City of Clermont, Lake County, Florida on this 28th day of October, 2014.

CITY OF CLERMONT

---

Harold S. Turville, Jr., Mayor

ATTEST:

---

Tracy Ackroyd, City Clerk

Approved as to form and legality:

---

Daniel F. Mantzaris, City Attorney

## **LEGAL NOTICE**

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

### **ORDINANCE NO. 2014-34**

**An Ordinance of the Code of Ordinances of the City Council of the City of Clermont, Lake County, Florida, amending the Code of Ordinances, Chapter 118, Vegetation, Section 118-35 Maintenance and Pruning; Providing for codification, severability; effective date; and publication.**

This ordinance will be considered by the Planning & Zoning Commission on Tuesday, October 7, 2014 at 7:00 P.M.

A public meeting to consider the ordinance will be held before the City Council on Tuesday, October 28, 2014 at 7:00 p.m. for final enactment.

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

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

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

Tracy Ackroyd  
City Clerk

Daily Commercial  
September 30, 2014 and October 14, 2014