



**CITY OF CLERMONT
CITY COUNCIL MEETING
LOCATION: CLERMONT CITY HALL
AGENDA
6:30 PM, Tuesday, May 11, 2021**

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

CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

PRESENTATIONS

Chris Carmody - Legislative Update

Clermont Youth Council

Fire Department Awards

Mural Update

PROCLAMATION

Energy Efficiency

World Cultural Diversity Day

Law Enforcement Month

Election

PUBLIC COMMENTS

REPORTS

CONSENT AGENDA

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

Item No. 1 - Plat Approval

Consider approval of Hartwood
Landing Phase 1 Plat - 173 lots

Item No. 2 - Surplus Request

Consider declaring end of life inventory
as surplus from Parks and Recreation
and Information Technology and
dispose of in accordance with the
Purchasing Policy.

Item No. 3 - Piggyback Agreement

Consider request to piggyback the
Sarasota County contract with
NAFECO of Florida to provide Fire
Department Uniforms in the annual
budgeted amount of \$75,000.

**CITY OF CLERMONT
CITY COUNCIL MEETING
LOCATION: CLERMONT CITY HALL
AGENDA
6:30 PM, Tuesday, May 11, 2021**

Item No. 4 - Piggyback Purchase and Budget Amendment

Consider piggyback purchase of Florida State contract no. 25100000-19-1 with Duval Ford to purchase one vehicle in the amount of \$44,952.75 and a budget amendment in the amount of \$55,000 in the Fire Impact Fund.

Item No. 5 - Lease Agreement

Consider first amendment to the South Lake Chamber of Commerce lease agreement.

Item No. 6 - Resolution No. 2021-035R

Consider resolution to oppose mining in the Green Swamp.

UNFINISHED BUSINESS

Item 7 - Ordinance No. 2021-010 *Final Graff Building*

Consider rezoning from Central Business District to Planned Unit Development for a Mixed-use Residential and Office project located at 872 West Minneola Avenue.

Item 8 - Ordinance No. 2021-013 *Final Disston Duplexes PUD*

Consider rezoning from R-3 Residential, C-1 Light Commercial and C-2 General Commercial to a Planned Unit Development for vacant parcels located at the corner of Disston Avenue and Almond Street.

NEW BUSINESS

Item No. 9 - Variance Request
DWW Squared
Table to May 25, 2021

Consider request to allow for (5) five variances to the Land Development Code for vacant property located on Highway 50, west of Second Street and North of Chestnut Street.

Item No. 10 - Variance Request
1066 Nathan Ridge Road

Consider allowing a rear yard setback of 14 feet instead of the required 20 feet.

Item No. 11 - Boat Ramp and Jet Ski Update

Discussion

Item No. 12 - Ordinance No. 2021-014
Introduction

Consider ordinance of no wake zone/idle speed of canoe and kayak launching area of Lake Hiawatha and Boat Ramp.

**CITY OF CLERMONT
CITY COUNCIL MEETING
LOCATION: CLERMONT CITY HALL
AGENDA
6:30 PM, Tuesday, May 11, 2021**

ADJOURN

Public Notice

Any opening invocation that is offered before the official start of the Council meeting shall be the voluntary offering of a private person, to and for the benefit of the Council. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the City Council or the city staff, and the City is not allowed by law to endorse the religious or non-religious beliefs or views of such speaker. Persons in attendance at the City Council meeting are invited to stand during the opening invocation and to stand and recite the Pledge of Allegiance. However, such invitation shall not be construed as a demand, order, or any other type of command. No person in attendance at the meeting shall be required to participate in any opening invocation that is offered or to participate in the Pledge of Allegiance. You may remain seated within the City Council Chambers or exit the City Council Chambers and return upon completion of the opening invocation and/or Pledge of Allegiance if you do not wish to participate in or witness the opening invocation and/or the recitation of the Pledge of Allegiance.

Meeting agendas are available on the city website and are posted within the first floor of City Hall.

Should any person desire to appeal any decision of the City Council with respect to any matter to be considered at this meeting, that person shall ensure that a verbatim record of the proceedings is made including all testimony and evidence upon which any appeal may be based (F.S. 286.0105).

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodations to participate in this proceeding may contact the Office of the City Clerk at (352) 241-7331 (Voice) no later than two (2) business days prior to the proceeding or by contacting the City Clerk's Office at cityclerk@clermontfl.org. TTY users may call via 711 (Florida Relay Service) no later than two (2) business days prior to the proceeding.

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.

PROCLAMATION

Whereas, energy efficiency is the most economical, quickest and cleanest way to meet the City of Clermont's energy needs, avoid pollution and reduce utility bills for residents and businesses in our community; and

Whereas, the City of Clermont, Florida, has completed several energy efficient projects for the betterment of the environment and actively pursues such grants; and

Whereas, completed city projects include converting to LED lighting, updating air conditioning units, equipping new buildings with energy efficient approved products, and updating light switches, water faucets and flush valves to be censored and automatic; and

Whereas, the City of Clermont installed electric vehicle charging stations at City Hall; and

Whereas, implementing energy efficiency and other clean energy policies and programs can help boost economic opportunities and job creation; and

Whereas, smarter energy use reduces the electricity needed to power our lives, helping avoid power plant emissions that can harm our health, pollute our air and warm our climate; and

Whereas, for cities and like ours that are trying to tackle harmful pollution, energy efficiency can get us moving towards emissions reduction goals; and

Whereas, cutting energy waste saves U.S. households billions of dollars on their utility bills every year, up to \$500 per household from appliance efficiency standards alone; and

Whereas, together we can continue to contribute to our sustainability efforts in our daily lives;

Now, Therefore, I, Tim Murry, Mayor of the City of Clermont in the State of Florida, do hereby proclaim the month of May, Two Thousand and Twenty One as:

Energy Efficiency Month

In Witness Whereof, I have hereunto set my hand and caused the Great Seal of the City of Clermont to be affixed this 11th Day of May in the year Two Thousand and Twenty One.

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

PROCLAMATION

Whereas, the City of Clermont, Florida, is committed to promoting diversity, inclusion and equality for the mental and physical well-being of all of its citizens; and

Whereas, the city commits to developing and upholding a comprehensive strategy aimed at ensuring that city employees at all levels of the organization are aware of, sensitive to and behave in accordance with fairness and justice to all citizens; and

Whereas, Clermont's residents are urged to expand community engagement that will empower each person with the ability and desire to help create a society that condemns racism, hatred, intolerance, discrimination and oppression toward any person; and

Whereas, the city commits to including citizens from all races, ethnicities, socio-economic status, genders, religions and sexual orientations, and ensuring all voices are heard and the needs of our community are addressed; and

Whereas, the City of Clermont, Florida, commits to cultivating an atmosphere and organizational culture that encourages self-awareness and reflection to ensure Clermont is a place where all citizens can safely live and prosper regardless of their backgrounds; and

Whereas, it is recognized that everyone has the right to be provided every opportunity to learn, grow and thrive in nurturing environments that do not violate their dignity and humanity.

Now, Therefore, I, Tim Murry, Mayor of the City of Clermont in the State of Florida, do hereby proclaim the 21st Day of May, Two Thousand and Twenty One as:

WORLD DAY FOR CULTURAL DIVERSITY

In Witness Whereof, I have hereunto set my hand and caused the Great Seal of the City of Clermont to be affixed this 11th Day of May in the year Two Thousand and Twenty One.

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

PROCLAMATION

Whereas, Law Enforcement Officers are dedicated men and women who have sworn to serve and protect the citizens of Clermont; and,

Whereas, the fundamental duty of a Law Enforcement Officer is to respect the Constitutional rights of liberty, equality, and justice for all people, to serve mankind, to safeguard lives and property, to protect the innocent against deception, to defend the weak against oppression or intimidation, and to shelter the peaceful from violence and disorder; and,

Whereas, the Law Enforcement Officer plays an intricate role in the protection, safety and well-being of the citizens of Clermont; and,

Whereas, the Law Enforcement Officer is a symbol of public faith and trust; and,

Whereas, the citizens of Clermont are hereby called upon to recognize the dedication and contributions of the Clermont Police Department and the Lake County Sheriff's Office.

Now, Therefore, I, Tim Murry, Mayor of the City of Clermont in the State of Florida, do hereby proclaim the Month of May, Two Thousand and Twenty One as:

Law Enforcement Month

In Witness Whereof, I have hereunto set my hand and caused the Great Seal of the City of Clermont to be affixed this 11th Day of May in the year Two Thousand and Twenty One.

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

City of Clermont

Mayor's Proclamation

The General Election of the City of Clermont shall be held on the 2nd day of November, 2021, between the hours of 7:00 a.m. and 7:00 p.m. Eastern Standard Time at the Clermont City Center, 620 W. Montrose Street; Kings Ridge Clubhouse, 1900 Kings Ridge Boulevard; Legends Clubhouse, 1690 Legendary Boulevard; Cooper Memorial Library, 2525 Oakley Seaver Drive; Family Christian Center, 2500 S. US Hwy. 27, Summit Greens Clubhouse, 1190 Summit Greens Boulevard; Heritage Hills Clubhouse, 3195 Heritage Hills Boulevard; Clermont Arts and Recreation Center, 3700 S. US Hwy 27; and Clermont Baptist Church, 16115 Old Highway 50. The purpose of this election is to elect:

City Council Member Seat 2 (Two Year Term)

City Council Member Seat 4 (Two Year Term)

A primary election will be held on the 17th day of August 2021, if there are more than two candidates who qualify for any one of the above seats.

Election Qualifying begins on Monday, June 7, 2021 at 12:00p.m.
and closes on Friday, June 11, 2021 at 12:00p.m.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Clermont to be affixed on this 11th day of May 2021.

Mayor Tim Murry

ATTEST: _____
Tracy Ackroyd Howe, City Clerk

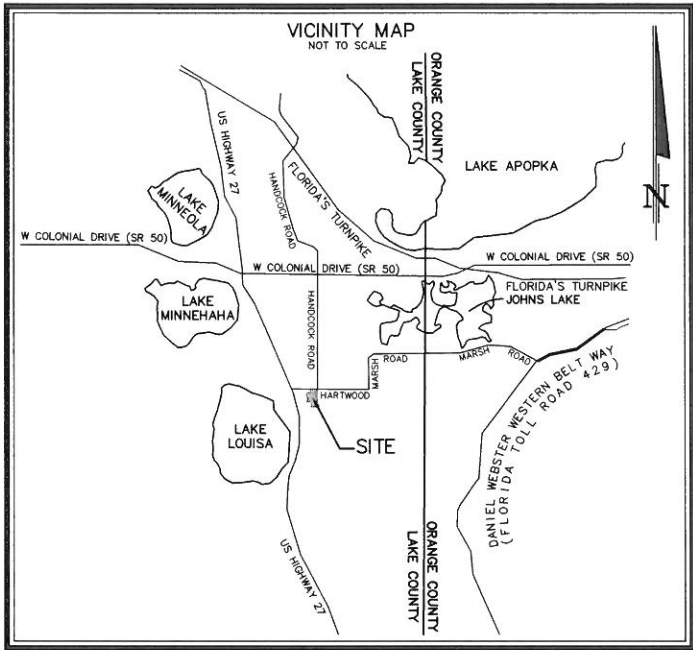


CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, May 11, 2021		
Agenda Item Name		
Plat Approval		
Requested Action		
Recommend approval of Phase 1 Plat of the Hartwood Landing Subdivision.		
Staff Report		
The applicant has submitted for City's approval of the Phase 1 Plat for the Hartwood Landing Subdivision located southwest of the Hancock Road and Hartwood Marsh Road intersection. Phase 1 consists of 173 single-family residential lots. The plat has been reviewed and approved by the City's engineering and surveying firm.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	FINAL Hartwood Landing Plat 11 x 17 Sheets Phase 1 - 173 lots	FINAL Hartwood Landing Plat 11 x 17 Sheets Phase 1 - 173 lots.pdf



HARTWOOD LANDING

LOCATED IN SECTIONS 9 & 16 TOWNSHIP 23 SOUTH, RANGE 26 EAST,
CITY OF CLERMONT, LAKE COUNTY, FLORIDA.

SHEET 1 OF 11

PLAT
BOOK

PAGE

HARTWOOD LANDING DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that JEN FL 39 LLC, a Florida limited liability company, being the owner in fee simple of the lands described in the foregoing caption to this plat located in the City of Clermont, Lake County, Florida, hereby dedicates said lands and plat for the uses and purposes therein expressed. Tract A (Roadway) is hereby dedicated to the perpetual use of the Public. Tract J (Lift Station) shown hereon is hereby dedicated to the City of Clermont. A Utility Easement over Tracts R, T and V is hereby dedicated to the City of Clermont. A Drainage Easement over Tracts E and F is hereby dedicated to the City of Clermont. Drainage Easement #2 lying within Tract D is hereby dedicated to the City of Clermont.

IN WITNESS WHEREOF, have caused these presents to be signed by the individual named below this ____ day of _____

JEN FL 39, LLC,
a Florida limited liability company
1750 West Broadway,
Suite 111, Oviedo, FL 32765

Signed and sealed in
the presence of:

By: _____

Printed Name: _____

By: _____

Printed Name: _____

STATE OF FLORIDA
LAKE COUNTY

The foregoing instrument was acknowledged before me by means of
(_____) physical presence or (_____) online notarization, this
_____ by Richard Jerman as Vice President of JEN FL
39 LLC, a Florida limited liability company, on behalf of the limited
liability company. He is personally known to me or has produced
_____ as identification.

IN WITNESS WHEREOF, I have hereto set
my hand and seal on the above date.

Signature of Person Taking Acknowledgment

Print Name: _____
Notary Public
Commission No. _____
My Commission Expires: _____

CERTIFICATE OF APPROVAL BY 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
_____, 2021, 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.

JENNINGS E. GRIFFIN, PLS#4486 Date

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 supervision, and that this plat complies with
all the Survey Requirements of Chapter 177.091, Part I, Platting,
Florida Statutes.

DONALD W. MCINTOSH ASSOCIATES, INC.
2200 Park Avenue North, Winter Park, FL 32789
Certificate of Authorization Number LB68

Rocky L. Carson Registration # 4285 Date: _____

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

DESCRIPTION:

That part of Sections 9 and 16, Township 23 South, Range 26 East, Lake County, Florida, described as follows:

COMMENCE at the East 1/4 corner of said Section 9, thence run S00°25'15"W along the East line of the Southeast 1/4 of said Section 9 for a distance of 229.00 feet to the Southeast corner of lands described in Official Records Book 4131, Page 139, of the Public Records of Lake County, Florida and the POINT OF BEGINNING; thence continue S00°25'15"W along said East line 2357.45 feet to the Southeast corner of said Section 9; thence S00°26'49"W along the East line of the Northeast 1/4 of said Section 16, for a distance of 662.26 feet to the Southeast corner of the North 1/2 of the Northeast 1/4 of the Northeast 1/4 of said Section 16; thence N89°32'02"W along the South line of said North 1/2 of the Northeast 1/4 of the Northeast 1/4 for a distance of 1121.46 feet; thence leaving said South line run N00°27'58"E, 529.08 feet; thence N50°15'49"W, 606.67 feet; thence N18°55'15"E, 15.13 feet; thence N06°26'42"W, 28.59 feet; thence N31°04'08"W, 24.54 feet; thence N57°16'34"W, 38.82 feet; thence N79°19'14"W, 22.50 feet; thence S72°14'43"W, 23.58 feet; thence S25°50'57"W, 30.74 feet; thence S66°47'05"W, 81.79 feet; thence S55°09'08"W, 65.04 feet; thence S70°14'29"W, 16.30 feet; thence N77°06'37"W, 14.04 feet; thence N56°24'53"W, 10.66 feet; thence N21°01'30"W, 101.88 feet; thence N04°17'39"E, 27.39 feet; thence N16°05'04"E, 33.97 feet; thence N28°56'59"E, 43.34 feet; thence N61°30'08"E, 44.26 feet; thence N43°55'27"E, 43.91 feet; thence N20°42'07"E, 56.29 feet; thence N06°27'57"E, 101.43 feet; thence N02°36'01"W, 121.76 feet; thence N03°11'49"E, 54.97 feet; thence N14°54'49"E, 44.67 feet; thence N36°16'47"E, 24.84 feet; thence N68°05'38"E, 28.33 feet; thence S76°04'07"E, 30.37 feet; thence S64°20'08"E, 25.40 feet to the point of curvature of a curve concave Northwesterly having a radius of 25.00 feet and a chord bearing of N41°37'57"E; thence Northeasterly along the arc of said curve through a central angle of 148°03'50" for a distance of 64.61 feet to the point of tangency; thence N32°23'58"W, 72.00 feet; thence N46°19'25"W, 35.85 feet; thence N73°14'47"W, 36.84 feet; thence N88°48'33"W, 90.46 feet; thence S79°46'13"W, 30.52 feet; thence N85°12'21"W, 36.97 feet; thence N45°06'17"W, 26.84 feet; thence N02°32'14"W, 197.47 feet; thence N06°51'20"E, 199.46 feet; thence N10°32'32"W, 40.47 feet; thence N25°48'53"W, 31.53 feet; thence N46°57'10"W, 23.08 feet; thence N30°34'13"W, 20.75 feet; thence N15°51'21"W, 43.08 feet; thence N07°19'12"W, 66.15 feet; thence N02°11'09"E, 52.90 feet; thence N09°45'40"E, 49.13 feet; thence N16°35'39"E, 43.95 feet; thence N44°07'53"E, 55.81 feet; thence N60°09'01"E, 42.42 feet; thence N74°46'16"E, 40.33 feet; thence N80°48'18"E, 53.28 feet; thence N87°41'33"E, 82.14 feet; thence N00°23'35"E, 86.68 feet to the North line of the South 1/2 of the Northwest 1/4 of the Southeast 1/4 of said Section 9; thence S89°36'25"E along said North line 382.81 feet to the Northeast corner of said South 1/2 of the Northwest 1/4 of the Southeast 1/4; thence N00°20'29"E along the West line of the Southeast 1/4 of said Section 9 for a distance of 629.48 feet to the South line of a 15 foot platted road easement located along the North boundary of Tract 34, MONTE VISTA PARK FARMS, according to the plat thereof, as recorded in Plat Book 2, Page 27, of said Public Records; thence run S89°42'00"E along said South line, 215.41 feet to the West right-of-way line of Hartwood Marsh Road, as recorded in Maintenance Map Book 8, Pages 21 through 23, of said Public Records; thence S00°18'00"W along said West right-of-way line 11.00 feet to the South right-of-way line of said Hartwood Marsh Road; thence S89°42'00"E along said South right-of-way line, 984.83 feet to the West line of the aforesaid lands described in Official Records Book 4131, Page 139; thence S44°34'45"E along said West line, 49.67 feet; thence S00°25'15"W along said West line, 167.00 feet to the South line of said lands; thence S89°07'15"E along said South line, 80.00 feet to the POINT OF BEGINNING.

Containing 115.370 acres more or less.

NOTES:

- Bearings shown hereon are based on the East line of the Southeast 1/4 of Section 9, Township 23 South, Range 26 East, Lake County, Florida being S00°25'15"W (assumed meridian).
- All lot lines shown hereon are RADIAL to curves unless otherwise noted (NR) NON-RADIAL.
- Per Chapter 177.091(28) Florida Statutes: 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. Such construction, installation, maintenance, and operation shall comply with the National Electrical Safety Code, as adopted by the Florida Public Service Commission.
- Elevations shown hereon are based on Lake County Benchmark #LK 172; being a brass disk stamped "LK 172", located 750.00± feet North from the intersection of Hartwood Marsh Road and Hancock Road, 38.70± feet West of the centerline of Hancock Road; Elevation 166.811 (NAVD 88 Datum per Lake County Engineering Department).
- According to Flood Insurance Rate Map Community Panel No. 120421 0675 E, Lake County, Florida, (map revised) December 18, 2012, the lands described hereon lie in Zones "X" (unshaded) and "AE".
- The coordinates shown hereon relate to Florida State Plane Coordinate System East Zone, North American Datum of 1983 (2011 adjustment) with an applied combined scale factor of 0.999999702. This datum was established relative to the National Spatial Reference System through redundant, static, GNSS observations processed with methods that utilize the data provided by the National Geodetic Survey's geodetic network.
- Tract A is a Roadway tract hereby dedicated to the City of Clermont.
- Tracts C, I, L, and P are Open Space/Buffer tracts hereby dedicated to the Hartwood Landing Property Owners Association, Inc.
- Tract D is a Recreation tract hereby dedicated to the Hartwood Landing Property Owners Association, Inc.
- Tracts E and F are Stormwater/Open Space tracts hereby dedicated to the Hartwood Landing Property Owners Association, Inc.
- Tracts G, H and W are Conservation tracts hereby dedicated to the Hartwood Landing Property Owners Association, Inc.
- Tract J is a Lift Station tract hereby dedicated to the City of Clermont.
- Tract K is a future right-of-way tract owned by JEN FL 39, a Florida limited liability company, (Owner), its successors, and assigns.
- Tracts Q, S and U are Landscape/Irrigation/Wall tracts hereby dedicated to the Hartwood Landing Property Owners Association, Inc.
- Tracts R, T and V are Trail tracts dedicated to Lake County, Florida with a utility easement thereover dedicated to the City of Clermont.
- A Drainage Easement over the entirety of Tracts E and F is dedicated to the City of Clermont and to Lake County, Florida.
- Drainage Easement #1 lying within Tract C, as shown hereon, is dedicated to Lake County, Florida.
- Drainage Easement #2 lying within Tract D, as shown hereon, is dedicated to the City of Clermont and to Lake County, Florida.
- Lands described hereon are subject to a blanket Sumter Electric Cooperative Inc. right-of-way and easement recorded in Official Records Book 666, Page 364 and Official Records Book 666, Page 370 of the Public Records of Lake County, Florida.

LEGEND

C53 = CURVE NUMBER (SEE TABLE)
L14 = LINE NUMBER (SEE TABLE)
Δ = CENTRAL ANGLE
R = RADIUS
L = ARC LENGTH
CB = CHORD BEARING
C = CENTERLINE
APPROX = APPROXIMATE
CCR = CERTIFIED CORNER RECORD
CM = CONCRETE MONUMENT
DE = DRAINAGE EASEMENT
EL = ELEVATION
ESMT = EASEMENT
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
FND = FOUND
GOVT = GOVERNMENT
GNSS = GLOBAL NAVIGATION SATELLITE SYSTEM
IRC = IRON ROD & CAP
IP = IRON PIPE
LB = LICENSED BUSINESS
MB = MINUTE BOOK
N&D = NAIL & DISK
NAD 83 = NORTH AMERICAN DATUM OF 1983
NR = NON-TANGENT
NAVD 88 = NORTH AMERICAN VERTICAL DATUM OF 1988
NW = NORTHWEST
NE = NORTHEAST
OPUS = ONLINE POSITIONING USER SERVICE
ORB = OFFICIAL RECORD BOOK
OS,LS&S = OPEN SPACE, LANDSCAPE AND SIGNAGE
PI = POINT OF INTERSECTION
PT = POINT OF TANGENCY
PC = POINT OF CURVATURE
PCC = POINT OF COMPOUND CURVATURE
PRC = POINT OF REVERSE CURVATURE
PRM = PERMANENT REFERENCE MONUMENT
PB = PLAT BOOK
PG(S) = PAGE(S)
PLS = PROFESSIONAL LAND SURVEYOR
(R) = RADIAL
(NR) = NON-RADIAL
R/W = RIGHT-OF-WAY
RP = RADIUS POINT
SSMC = SOUTHEASTERN SURVEYING AND MAPPING COMPANY
SEC = SECTION
TBM = TEMPORARY BENCHMARK
TRAV = TRAVERSE
(TYP) = TYPICAL
UE = UTILITY EASEMENT
W = WEST
WE = WALL EASEMENT
WIT MON = WITNESS MONUMENT
SEC. 9-23-26 = SECTION 9, TOWNSHIP 23 SOUTH,
RANGE 26 EAST

— DENOTES PERMANENT REFERENCE MONUMENT
(FOUND 4"x4" CONCRETE MONUMENT STAMPED
"PRM LB 68" UNLESS OTHERWISE NOTED)
PER CHAPTER 177, FLORIDA STATUTES.

— DENOTES PERMANENT REFERENCE MONUMENT
(SET 4"x4" CONCRETE MONUMENT STAMPED
"PRM LB 68" UNLESS OTHERWISE NOTED)
PER CHAPTER 177, FLORIDA STATUTES.

— DENOTES PERMANENT CONTROL POINT
(SET NAIL AND DISK STAMPED "PCP LB 68"
UNLESS OTHERWISE NOTED)
PER CHAPTER 177, FLORIDA STATUTES.

— DENOTES PERMANENT REFERENCE MONUMENT
(SET NAIL AND DISK IN ASPHALT OR CONCRETE AS NOTED,
STAMPED "PRM LB 68" UNLESS OTHERWISE NOTED)
PER CHAPTER 177, FLORIDA STATUTES.
ALL LINES INTERSECTING CURVES ARE RADIAL
UNLESS OTHERWISE NOTED AS NON-RADIAL (NR).

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.

DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068

Printed: Wed 31-Mar-2021 - 03:37PM
F:\Proj2020\20554\Sdwg\NAVD88\plat\Hartwood Marsh Phase 1 Plat.dwg

F:\Proj2006\26086\...\SL16013desc.docx

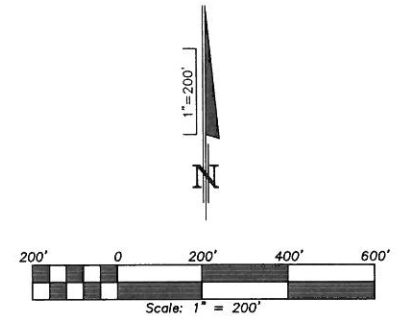
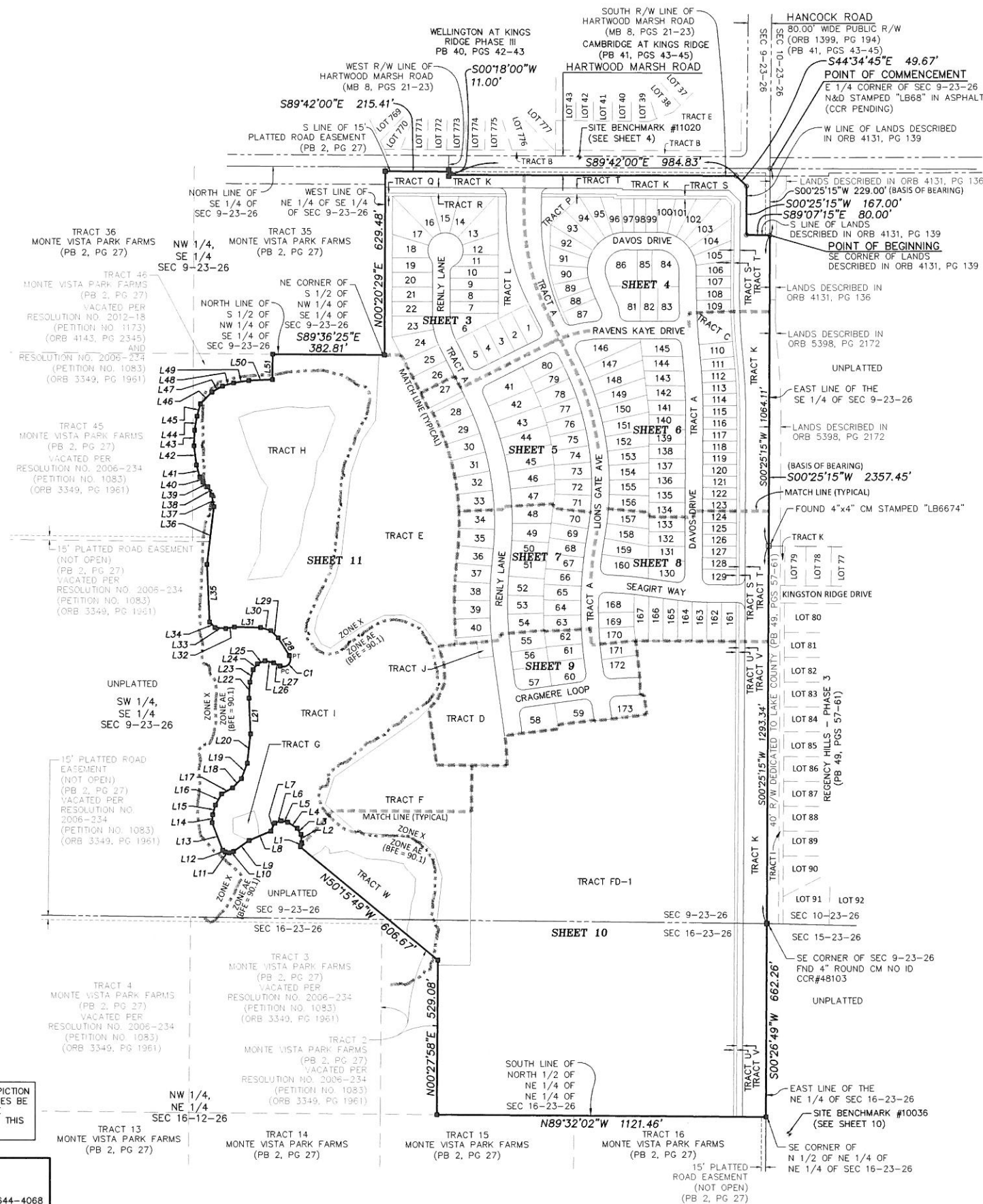
HARTWOOD LANDING

LOCATED IN SECTIONS 9 & 16 TOWNSHIP 23 SOUTH, RANGE 26 EAST,
CITY OF CLERMONT, LAKE COUNTY, FLORIDA.

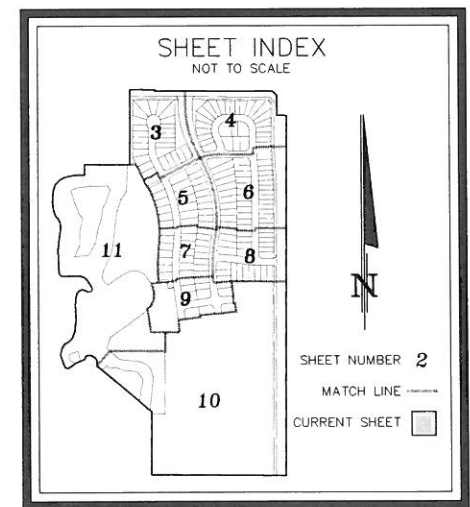
SHEET 2 OF 11

PLAT
BOOK

PAGE



TRACT	USE
TRACT A	ROADWAY
TRACT C	OPEN SPACE/BUFFER
TRACT D	RECREATION
TRACT E	STORMWATER/OPEN SPACE
TRACT F	STORMWATER/OPEN SPACE
TRACT G	CONSERVATION
TRACT H	CONSERVATION
TRACT I	OPEN SPACE/BUFFER
TRACT J	LIFT STATION
TRACT K	RIGHT-OF-WAY
TRACT L	OPEN SPACE/BUFFER
TRACT P	OPEN SPACE/BUFFER
TRACT Q	LANDSCAPE/IRRIGATION/WALL
TRACT R	TRAIL
TRACT S	LANDSCAPE/IRRIGATION/WALL
TRACT T	TRAIL
TRACT U	LANDSCAPE/IRRIGATION/WALL
TRACT V	TRAIL
TRACT W	CONSERVATION



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.

DONALD W. McINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068

Printed: Wed 31-Mar-2021 - 03:37PM
F:\Proj2020\20554\SDwg\NAVD88\plat\Hartwood Marsh Phase 1 Plat.dwg

Printed: Wed 31-Mar-2021 - 03:37PM
F:\Proj2020\20554\SDwg\NAVD88\plat\Hartwood Marsh Phase 1 Plat.dwg

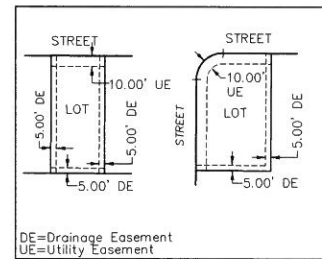
HARTWOOD LANDING

LOCATED IN SECTIONS 9 & 16 TOWNSHIP 23 SOUTH, RANGE 26 EAST,
CITY OF CLERMONT, LAKE COUNTY, FLORIDA.

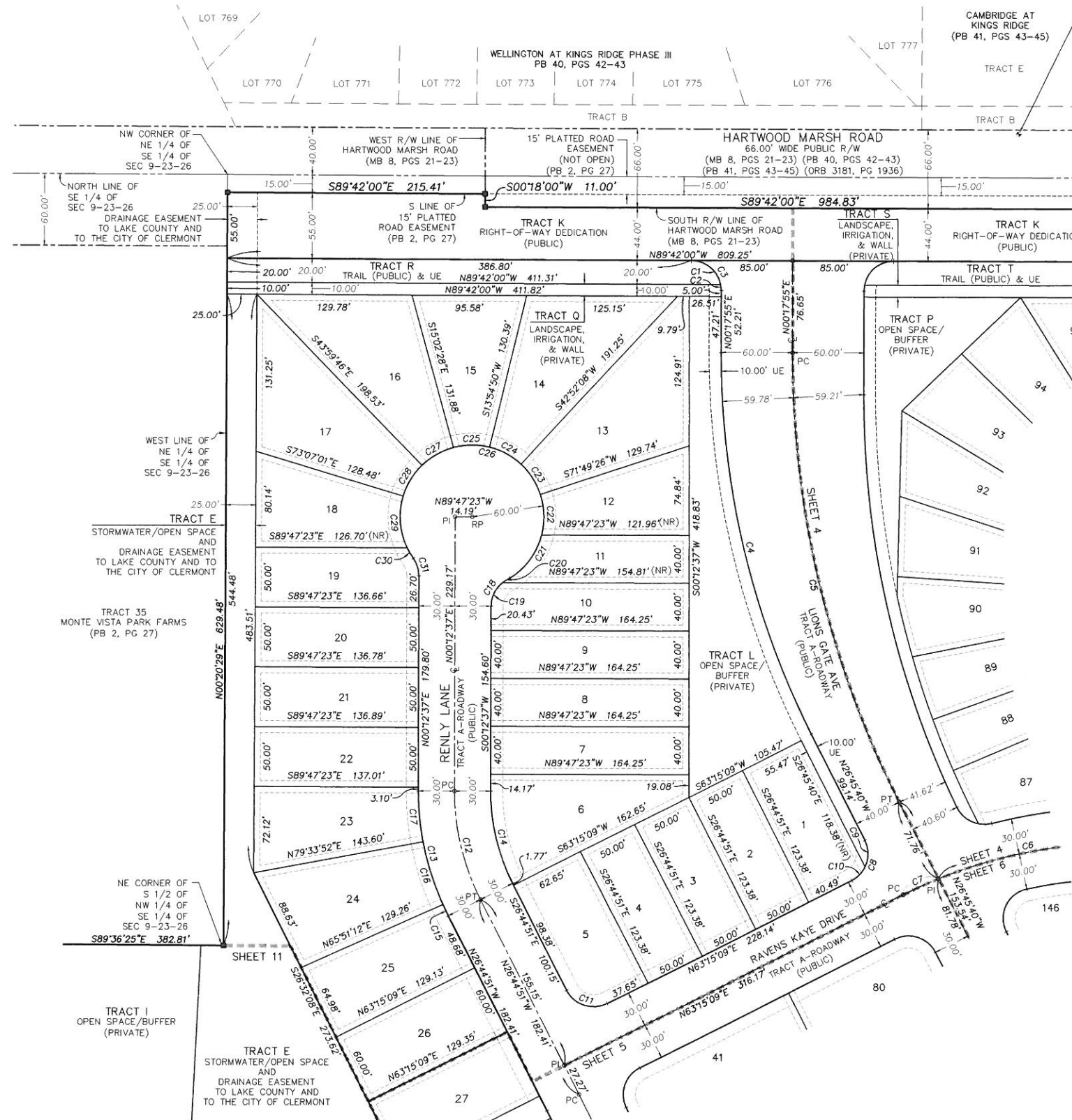
SHEET 3 OF 11

PLAT
BOOK

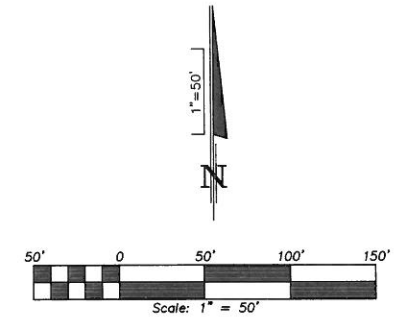
PAGE



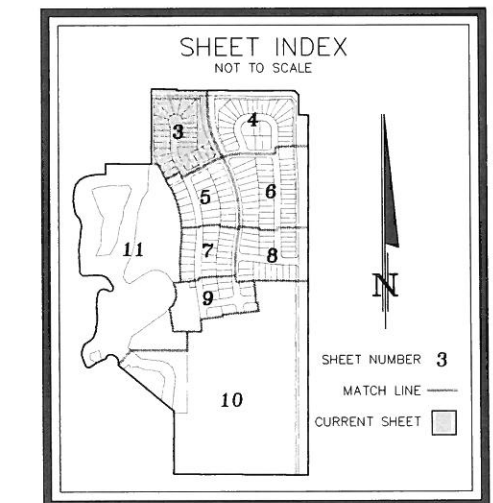
DE=Drainage Easement
UE=Utility Easement
TYPICAL EASEMENT DETAIL
(EXCEPT AS SHOWN OTHERWISE)
NOT TO SCALE



SITE BENCHMARK #11020:
IRC "TRAV LB68"
FLORIDA STATE PLANE
EAST ZONE COORDINATES:
NORTHING: 1515115.26
EASTING: 428412.56
ELEVATION: 121.70' (NAVD88)



CURVE TABLE (THIS SHEET ONLY)					
NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	25.00'	78°27'47"	34.24'	31.62'	N50°28'07"W
C2	25.00'	11°32'08"	5.03'	5.02'	N05°28'09"W
C3	25.00'	89°59'54"	39.27'	35.35'	N44°42'02"W
C4	700.00'	27°03'35"	330.60'	327.53'	S13°13'53"E
C5	825.00'	27°03'35"	389.63'	386.02'	S13°13'53"E
C6	400.00'	22°27'29"	156.79'	155.79'	S79°04'05"W
C7	400.00'	4°35'12"	32.02'	32.01'	S65°32'45"W
C8	25.00'	90°00'49"	39.28'	35.36'	N18°14'45"E
C9	25.00'	53°07'48"	23.18'	22.36'	N00°11'46"W
C10	25.00'	36°53'01"	16.09'	15.82'	N44°48'39"E
C11	25.00'	90°00'00"	39.27'	35.36'	S71°44'51"E
C12	200.00'	26°57'28"	94.10'	93.23'	S13°16'07"E
C13	230.00'	26°57'28"	108.22'	107.22'	S13°16'07"E
C14	170.00'	26°57'28"	79.99'	79.25'	S13°16'07"E
C15	230.00'	2°36'03"	10.44'	10.44'	S25°26'49"E
C16	230.00'	1°42'40"	55.04'	54.91'	S17°17'28"E
C17	230.00'	10°38'45"	42.74'	42.67'	S05°06'45"E
C18	25.00'	61°18'38"	26.75'	25.49'	S30°51'57"W
C19	25.00'	51°30'40"	22.48'	21.73'	S25°57'58"W
C20	25.00'	9°47'58"	4.28'	4.27'	S56°37'17"W
C21	60.00'	46°50'11"	49.05'	47.69'	N38°06'10"E
C22	60.00'	32°51'39"	34.41'	33.94'	N01°44'45"W
C23	60.00'	28°57'18"	30.32'	30.00'	N32°39'13"W
C24	60.00'	28°57'18"	30.32'	30.00'	N61°36'31"W
C25	60.00'	28°57'18"	30.32'	30.00'	S89°26'11"W
C26	60.00'	27°48'59"	289.88'	79.66'	N76°53'14"W
C27	60.00'	28°57'18"	30.32'	30.00'	S60°28'53"W
C28	60.00'	29°07'14"	30.50'	30.17'	S31°26'36"W
C29	60.00'	42°25'18"	44.42'	43.42'	S04°19'40"E
C30	60.00'	9°45'25"	10.22'	10.21'	S30°25'01"E
C31	25.00'	35°30'21"	15.49'	15.25'	N17°32'33"W



DONALD W. McINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068

Printed: Wed 31-Mar-2021 - 03:37PM
F:\Proj2020\20554\SDwg\NAVD88\plat\Hartwood Marsh Phase 1 Plat.dwg

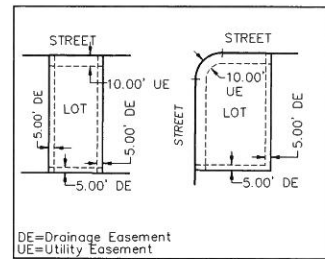
NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT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

HARTWOOD LANDING
LOCATED IN SECTIONS 9 & 16 TOWNSHIP 23 SOUTH, RANGE 26 EAST,
CITY OF CLERMONT, LAKE COUNTY, FLORIDA.

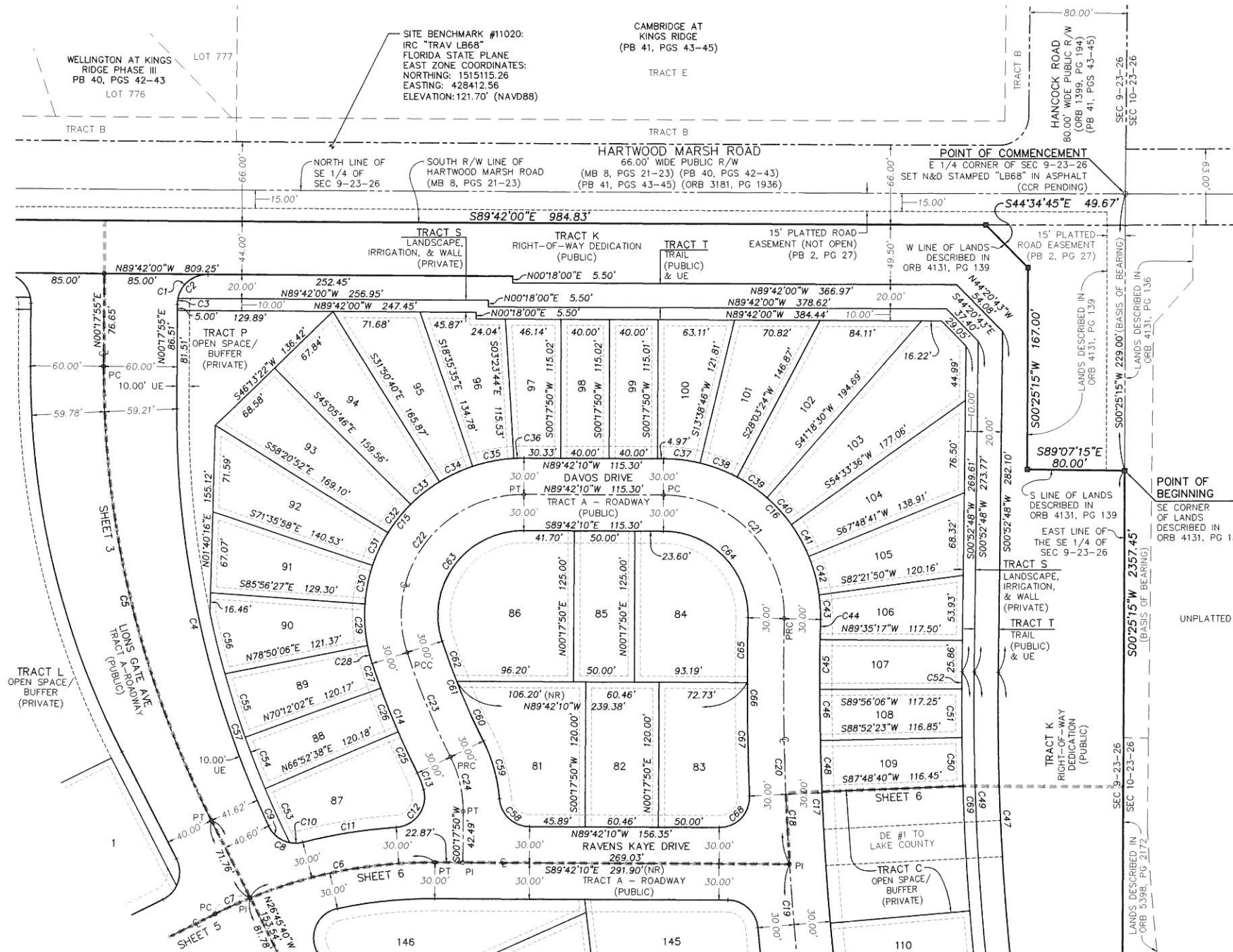
SHEET 4 OF 11

PLAT
BOOK

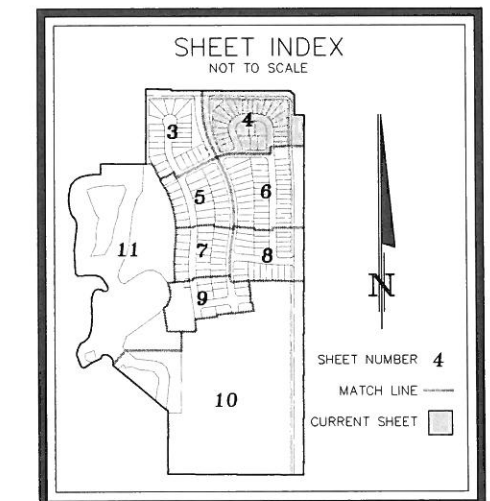
PAGE



CURVE TABLE (THIS SHEET ONLY)					
NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	25.00'	90°00'03"	39.27'	35.36'	S45°17'57"W
C2	25.00'	78°27'47"	34.24'	31.62'	S51°04'06"W
C3	25.00'	11°32'18"	5.03'	5.03'	S06°04'04"W
C4	800.00'	25°30'55"	356.26'	353.33'	S12°27'33"E
C5	825.00'	27°03'35"	389.63'	386.02'	S13°13'53"E
C6	400.00'	22°27'29"	156.79'	155.79'	S79°04'05"W
C7	400.00'	4°35'12"	32.02'	32.01'	S65°32'45"W
C8	25.00'	79°08'55"	34.54'	31.85'	S64°47'28"E
C9	25.00'	53°51'57"	23.50'	22.65'	S52°08'59"E
C10	25.00'	25°16'58"	11.03'	10.94'	N88°16'33"E
C11	430.00'	10°25'57"	78.29'	78.19'	S80°51'03"W
C12	25.00'	100°16'35"	43.75'	38.38'	N35°55'44"E
C13	70.00'	12°07'39"	14.82'	14.79'	N20°16'23"W
C14	669.50'	8°22'44"	97.91'	97.82'	S22°08'51"E
C15	130.00'	108°15'19"	245.62'	210.68'	S36°10'11"W
C16	130.00'	91°05'10"	206.67'	185.58'	N44°09'35"W
C17	2285.00'	7°11'32"	286.83'	286.64'	S02°12'46"E
C18	2315.00'	7°11'32"	290.60'	290.41'	S02°12'46"E
C19	2315.00'	2°09'44"	87.37'	87.36'	S04°43'40"E
C20	2315.00'	5°01'48"	203.23'	203.17'	S01°07'54"E
C21	100.00'	91°05'10"	158.98'	142.76'	N44°09'35"W
C22	100.00'	108°15'19"	188.94'	162.06'	S36°10'11"W
C23	639.50'	8°22'44"	93.52'	93.44'	S22°08'51"E
C24	100.00'	26°38'03"	46.49'	46.07'	N13°01'11"W
C25	669.50'	3°12'51"	37.56'	37.55'	S24°43'47"E
C26	669.50'	3°19'24"	38.83'	38.83'	S21°27'40"E
C27	669.50'	1°50'29"	21.52'	21.52'	S18°52'44"E
C28	130.00'	6°47'35"	15.41'	15.40'	S14°33'41"E
C29	130.00'	15°13'27"	34.54'	34.44'	S03°33'10"E
C30	130.00'	14°20'29"	32.54'	32.45'	S11°13'47"W
C31	130.00'	13°15'06"	30.07'	30.00'	S25°01'35"W
C32	130.00'	13°15'06"	30.07'	30.00'	S38°16'41"W
C33	130.00'	13°15'06"	30.07'	30.00'	S51°31'47"W
C34	130.00'	13°15'06"	30.07'	30.00'	S64°46'52"W
C35	130.00'	15°11'51"	34.48'	34.38'	S79°00'21"W
C36	130.00'	3°41'34"	8.38'	8.38'	S88°27'03"W
C37	130.00'	13°20'56"	30.29'	30.22'	N83°01'42"W
C38	130.00'	14°24'38"	32.70'	32.61'	N69°08'55"W
C39	130.00'	13°15'06"	30.07'	30.00'	N55°19'03"W
C40	130.00'	13°15'06"	30.07'	30.00'	N42°03'57"W
C41	130.00'	13°15'06"	30.07'	30.00'	N28°48'51"W
C42	130.00'	14°33'09"	33.02'	32.93'	N14°54'44"W
C43	130.00'	9°01'10"	20.46'	20.44'	N03°07'35"W
C44	2285.00'	0°25'08"	16.70'	16.70'	S01°10'26"W
C45	2285.00'	1°01'46"	41.06'	41.06'	S00°26'59"W
C46	2285.00'	1°03'43"	42.35'	42.35'	S00°35'45"E
C47	2143.48'	6°30'00"	243.17'	243.04'	S02°22'12"E
C48	2285.00'	1°03'43"	42.35'	42.35'	S01°39'28"E
C49	2163.48'	6°30'00"	245.44'	245.31'	S02°22'12"E
C50	2173.48'	1°03'34"	40.19'	40.19'	S01°05'02"E



CURVE TABLE (THIS SHEET ONLY)					
NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C51	2173.48'	1°03'34"	40.19'	40.19'	S00°01'29"E
C52	2173.48'	0°22'30"	14.22'	14.22'	S00°41'33"W
C53	790.00'	3°34'07"	49.20'	49.20'	S24°53'49"E
C54	790.00'	3°19'19"	45.80'	45.80'	S21°27'06"E
C55	790.00'	3°59'51"	55.12'	55.11'	S17°47'31"E
C56	790.00'	3°46'45"	52.11'	52.10'	S13°54'13"E
C57	790.00'	14°40'02"	202.23'	201.68'	S19°20'52"E
C58	25.00'	85°22'12"	37.25'	33.90'	S47°01'04"E
C59	130.00'	22°00'15"	49.93'	49.62'	N15°20'05"W
C60	609.50'	5°04'18"	53.95'	53.93'	S23°48'03"E
C61	609.50'	8°22'44"	89.13'	89.05'	S22°08'51"E
C62	609.50'	3°18'25"	35.18'	35.17'	S19°36'42"E
C63	70.00'	108°15'19"	132.26'	113.45'	S36°10'11"W
C64	70.00'	91°05'10"	111.28'	99.93'	N44°09'35"W
C65	2345.00'	1°18'41"	53.68'	53.67'	S00°43'40"W
C66	2345.00'	3°36'24"	147.61'	147.59'	S00°25'12"E
C67	2345.00'	2°17'42"	93.93'	93.93'	S01°04'32"E
C68	25.00'	92°31'13"	40.37'	36.12'	N44°02'13"E
C69	2173.48'	6°30'00"	246.57'	246.44'	S02°22'12"E



DONALD W. McINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068
Printed: Wed 31-Mar-2021 03:38PM
F:\Proj2020\20554\Swg\NAVD88\plat\Hartwood Marsh Phase 1 Plat.dwg

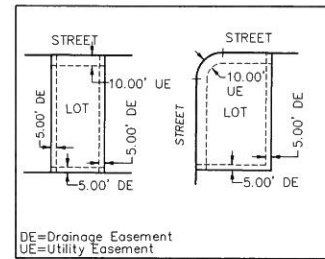
NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT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

HARTWOOD LANDING
LOCATED IN SECTIONS 9 & 16 TOWNSHIP 23 SOUTH, RANGE 26 EAST,
CITY OF CLERMONT, LAKE COUNTY, FLORIDA.

SHEET 5 OF 11

PLAT
BOOK

PAGE



DE=Drainage Easement
UE=Utility Easement

TYPICAL EASEMENT DETAIL
(EXCEPT AS SHOWN OTHERWISE)
NOT TO SCALE

CURVE TABLE (THIS SHEET ONLY)					
NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	970.00'	33°47'35"	572.11'	563.85'	N09°51'03"W
C2	1000.00'	33°47'35"	589.80'	581.29'	N09°51'03"W
C3	1030.00'	32°17'12"	580.41'	572.76'	N09°05'52"W
C4	25.00'	88°29'37"	38.61'	34.89'	S19°00'21"W
C5	25.00'	89°59'11"	39.26'	35.35'	N71°45'15"W
C6	400.00'	22°27'29"	156.79'	155.79'	S79°04'05"W
C7	400.00'	4°35'12"	32.02'	32.01'	S65°32'45"W
C8	920.00'	37°10'11"	596.83'	586.42'	N08°10'35"W
C9	950.00'	37°10'11"	616.30'	605.54'	N08°10'35"W
C10	970.00'	3°57'06"	66.90'	66.89'	N24°20'53"W
C11	970.00'	3°57'06"	66.90'	66.89'	N20°23'46"W
C12	970.00'	3°57'06"	66.90'	66.89'	N16°26'40"W
C13	970.00'	3°57'06"	66.90'	66.89'	N12°29'34"W
C14	970.00'	3°57'06"	66.90'	66.89'	N08°32'28"W
C15	970.00'	3°57'06"	66.90'	66.89'	N04°35'21"W
C16	1030.00'	3°16'24"	58.85'	58.84'	N04°47'03"W
C17	1030.00'	3°16'24"	58.85'	58.84'	N08°03'27"W
C18	1030.00'	3°16'24"	58.85'	58.84'	N11°19'51"W
C19	1030.00'	3°16'24"	58.85'	58.84'	N14°36'15"W
C20	1030.00'	3°16'24"	58.85'	58.84'	N17°52'39"W
C21	1030.00'	3°16'30"	58.88'	58.87'	N21°09'06"W
C22	1030.00'	2°27'06"	44.07'	44.07'	N24°00'55"W
C23	920.00'	0°31'05"	8.32'	8.32'	N26°30'08"W
C24	920.00'	2°52'30"	46.16'	46.16'	N24°48'21"W
C25	920.00'	4°16'02"	68.52'	68.50'	N21°14'05"W
C26	920.00'	3°33'49"	57.22'	57.21'	N17°19'09"W
C27	920.00'	3°33'49"	57.22'	57.21'	N13°45'19"W
C28	920.00'	3°33'49"	57.22'	57.21'	N10°11'30"W
C29	920.00'	3°33'49"	57.22'	57.21'	N06°37'41"W
C30	920.00'	3°33'49"	57.22'	57.21'	N03°03'51"W
C31	920.00'	3°33'49"	57.22'	57.21'	N00°29'58"E
C32	920.00'	3°33'49"	57.22'	57.21'	N04°03'47"E
C33	970.00'	0°25'25"	7.17'	7.17'	N26°32'08"W

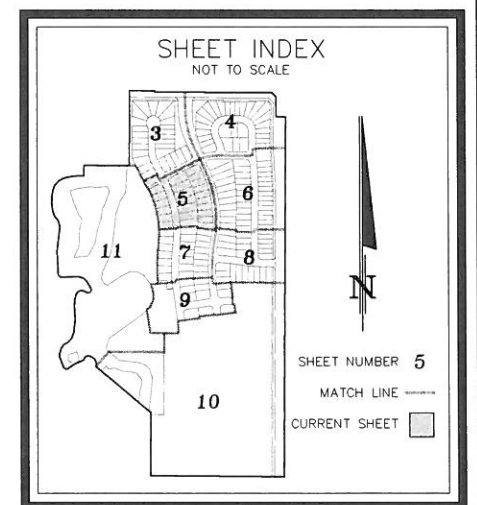
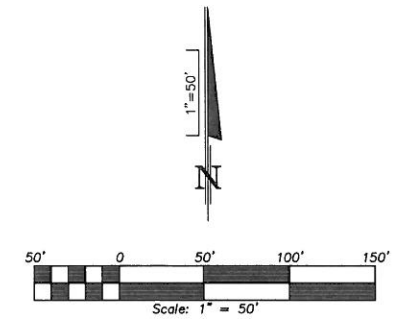


TRACT E
STORMWATER/OPEN SPACE
AND
DRAINAGE EASEMENT
TO LAKE COUNTY AND
TO THE CITY OF CLERMONT

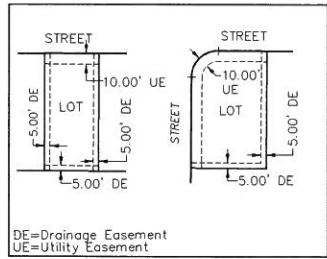
NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT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

DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068

Printed: Wed 31-Mar-2021 - 03:38PM
F:\Proj2020\20554\SDwg\NAVD88\plat\Hartwood Marsh Phase 1 Plat.dwg



Printed: Wed 31-Mar-2021 - 03:38PM
F:\Proj2020\20554\SDwg\NAVD88\plat\Hartwood Marsh Phase 1 Plat.dwg



TYPICAL EASEMENT DETAIL
(EXCEPT AS SHOWN OTHERWISE)
NOT TO SCALE

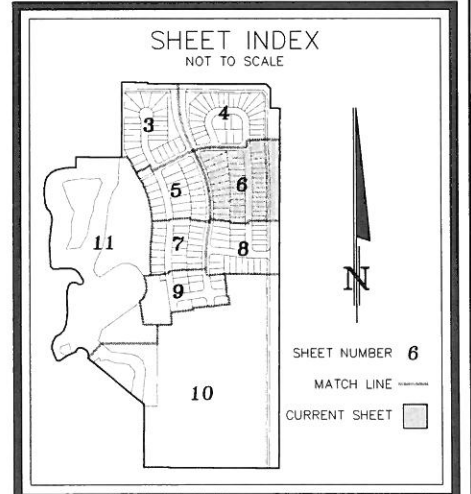
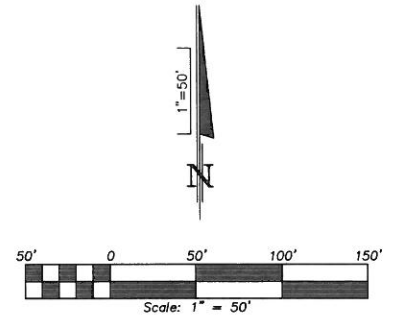
NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	980.00'	37°10'11"	635.76'	624.67'	N08°10'35"W
C2	980.00'	2°54'12"	49.66'	49.66'	N03°23'11"E
C3	980.00'	2°54'12"	49.66'	49.66'	N00°28'59"E
C4	980.00'	2°54'12"	49.66'	49.66'	N02°25'13"W
C5	980.00'	2°54'12"	49.66'	49.66'	N05°19'25"W
C6	400.00'	22°27'29"	156.79'	155.79'	S79°04'05"W
C7	400.00'	4°35'12"	32.02'	32.01'	S65°32'45"W
C8	980.00'	2°54'12"	49.66'	49.66'	N08°13'38"W
C9	950.00'	37°10'11"	616.30'	605.54'	N08°10'35"W
C10	980.00'	2°54'12"	49.66'	49.66'	N11°07'50"W
C11	980.00'	2°54'12"	49.66'	49.66'	N14°02'02"W
C12	980.00'	2°54'12"	49.66'	49.66'	N16°56'14"W
C13	980.00'	2°54'12"	49.66'	49.66'	N19°50'26"W
C14	980.00'	2°53'40"	49.51'	49.50'	N22°44'23"W
C15	980.00'	2°34'27"	44.03'	44.03'	N25°28'26"W
C16	25.00'	104°37'12"	45.65'	39.57'	S25°32'56"W
C17	2285.00'	7°11'32"	286.83'	286.64'	S02°12'46"E
C18	2315.00'	7°11'32"	290.60'	290.41'	S02°12'46"E
C19	2315.00'	2°09'44"	87.37'	87.36'	S04°43'40"E
C20	2315.00'	5°01'48"	203.23'	203.17'	S01°07'54"E
C21	370.00'	12°26'18"	80.32'	80.17'	S84°04'41"W
C22	25.00'	84°48'51"	37.01'	33.72'	N47°17'45"W
C23	2345.00'	0°55'12"	37.66'	37.66'	S05°20'56"E
C24	1820.00'	6°13'47"	197.89'	197.79'	N02°41'38"W
C25	1820.00'	1°29'42"	47.49'	47.48'	N00°19'35"W
C26	1820.00'	1°34'31"	50.04'	50.04'	N01°51'42"W
C27	1820.00'	1°34'40"	50.12'	50.11'	N03°26'17"W
C28	1820.00'	1°34'52"	50.23'	50.23'	N05°01'03"W
C29	1793.33'	0°00'02"	0.02'	0.02'	N05°48'31"W
C30	1850.00'	6°13'47"	201.15'	201.05'	N02°41'38"W
C31	1880.00'	6°13'47"	204.41'	204.31'	N02°41'38"W
C32	1880.00'	0°53'26"	29.22'	29.22'	N00°01'28"W
C33	1880.00'	1°12'22"	39.58'	39.58'	N01°04'22"W
C34	1880.00'	1°12'22"	39.58'	39.58'	N02°16'44"W
C35	1880.00'	1°12'22"	39.58'	39.58'	N03°29'07"W
C36	1880.00'	1°12'22"	39.58'	39.58'	N04°41'29"W
C37	1880.00'	0°30'52"	16.88'	16.88'	N05°33'06"W
C38	2285.00'	0°53'07"	35.31'	35.31'	S05°21'58"E
C39	2285.00'	1°11'56"	47.81'	47.81'	S04°19'26"E
C40	2285.00'	0°45'08"	30.00'	30.00'	S03°20'54"E
C41	2285.00'	2°44'05"	109.06'	109.05'	S03°33'22"E
C42	2285.00'	0°47'01"	31.25'	31.25'	S02°34'50"E
C43	2173.48'	0°47'26"	29.99'	29.99'	S02°00'32"E
C44	2173.48'	2°43'45"	103.53'	103.52'	S02°58'42"E
C45	2173.48'	0°47'27"	30.00'	30.00'	S02°47'59"E
C46	2173.48'	1°08'52"	43.54'	43.54'	S03°46'08"E
C47	2143.48'	6°30'00"	243.17'	243.04'	S02°22'12"E
C48	2143.48'	0°48'07"	30.00'	30.00'	S02°47'59"E
C49	2163.48'	6°30'00"	245.44'	245.31'	S02°22'12"E
C50	2173.48'	1°16'37"	48.44'	48.44'	S04°58'53"E
C51	1993.48'	0°05'10"	3.00'	3.00'	N05°34'37"W
C52	1993.48'	1°12'26"	42.00'	42.00'	N04°55'49"W
C53	1993.48'	1°12'26"	42.01'	42.00'	N03°43'23"W
C54	1993.48'	1°12'27"	42.01'	42.01'	N02°30'56"W
C55	1993.48'	1°12'27"	42.01'	42.01'	N01°18'29"W
C56	1993.48'	1°08'12"	39.55'	39.55'	N00°08'10"W
C57	1993.48'	6°03'08"	210.58'	210.48'	N02°35'38"W
C58	2003.48'	6°03'08"	211.63'	211.53'	N02°35'38"W
C59	2023.48'	6°03'08"	213.74'	213.64'	N02°35'38"W
C60	2173.48'	6°30'00"	246.57'	246.44'	S02°22'12"E



SHEET 6 OF 11

PLAT BOOK

PAGE



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.

DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068

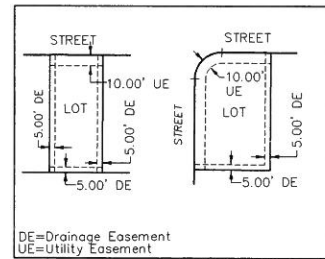
Printed: Wed 31-Mar-2021 03:39PM
F:\Proj2020\20554\Sdwg\NAVD88\plat\Hartwood Marsh Phase 1 Plat.dwg

HARTWOOD LANDING
LOCATED IN SECTIONS 9 & 16 TOWNSHIP 23 SOUTH, RANGE 26 EAST,
CITY OF CLERMONT, LAKE COUNTY, FLORIDA.

SHEET 7 OF 11

PLAT
BOOK

PAGE



TYPICAL EASEMENT DETAIL
(EXCEPT AS SHOWN OTHERWISE)
NOT TO SCALE

CURVE TABLE (THIS SHEET ONLY)					
NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	970.00'	33°47'35"	572.11'	563.85'	N09°51'03"W
C2	970.00'	3°57'06"	66.90'	66.89'	N00°38'15"W
C3	970.00'	3°57'06"	66.90'	66.89'	N03°18'51"E
C4	970.00'	1°45'20"	29.72'	29.72'	N06°10'04"E
C5	1305.00'	1°19'48"	30.29'	30.29'	S06°22'50"W
C6	1305.00'	2°36'03"	59.24'	59.23'	S04°24'55"W
C7	1305.00'	2°35'39"	59.09'	59.08'	S01°49'04"W
C8	1305.00'	2°35'39"	59.09'	59.08'	S00°46'35"E
C9	1305.00'	2°35'39"	59.09'	59.08'	S03°22'14"E
C10	1305.00'	0°52'41"	20.00'	20.00'	S05°06'24"E
C11	1305.00'	14°54'19"	339.49'	338.54'	S00°24'25"E
C12	1275.00'	14°54'19"	331.69'	330.75'	S00°24'25"E
C13	1000.00'	33°47'35"	589.80'	581.29'	N09°51'03"W
C14	1030.00'	32°17'12"	580.41'	572.76'	N09°05'52"W
C15	1245.00'	14°54'19"	323.88'	322.97'	S00°24'25"E
C16	1030.00'	3°16'24"	58.85'	58.84'	N01°30'38"W
C17	1030.00'	3°16'24"	58.85'	58.84'	N01°45'46"E
C18	1030.00'	3°16'24"	58.85'	58.84'	N05°02'10"E
C19	1030.00'	0°22'22"	6.70'	6.70'	N06°51'33"E
C20	1245.00'	2°38'05"	57.25'	57.25'	S05°43'42"W
C21	1245.00'	3°00'19"	65.30'	65.29'	S02°54'29"W
C22	1245.00'	3°00'09"	65.24'	65.24'	S00°05'45"E
C23	1245.00'	3°00'09"	65.24'	65.24'	S03°05'54"E
C24	1430.00'	19°21'03"	482.96'	480.67'	S00°43'59"W
C25	1400.00'	14°58'08"	365.76'	364.72'	S03°48'59"E
C26	1400.00'	21°42'33"	530.46'	527.29'	S00°26'46"E
C27	1400.00'	6°44'26"	164.70'	164.60'	S07°02'18"W
C28	950.00'	37°10'11"	616.30'	605.54'	N08°10'35"W
C29	920.00'	37°10'11"	596.83'	586.42'	N08°10'35"W
C30	1430.00'	1°58'32"	49.31'	49.30'	S01°50'46"E
C31	1430.00'	1°58'32"	49.31'	49.30'	S00°07'46"W
C32	1430.00'	1°58'32"	49.31'	49.30'	S02°06'18"W
C33	1430.00'	1°58'32"	49.31'	49.30'	S04°04'50"W
C34	1430.00'	1°58'32"	49.31'	49.30'	S06°03'22"W
C35	1430.00'	1°58'32"	49.31'	49.30'	S08°01'54"W
C36	1430.00'	1°23'20"	34.67'	34.67'	S09°42'50"W
C37	920.00'	3°33'49"	57.22'	57.21'	N07°37'37"E
C38	920.00'	0°59'59"	16.05'	16.05'	N09°54'31"E

TRACT E
STORMWATER/OPEN SPACE
AND
DRAINAGE EASEMENT
TO LAKE COUNTY AND
TO THE CITY OF CLERMONT

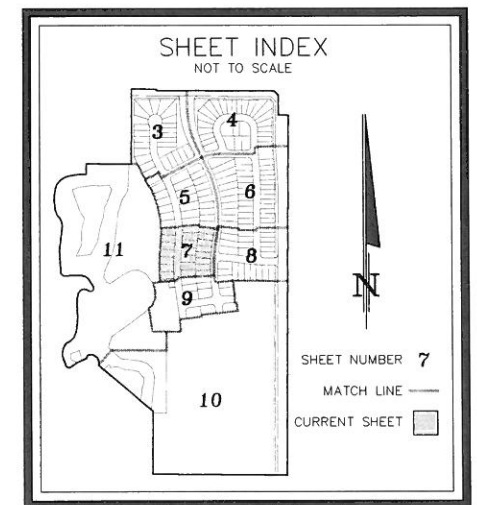
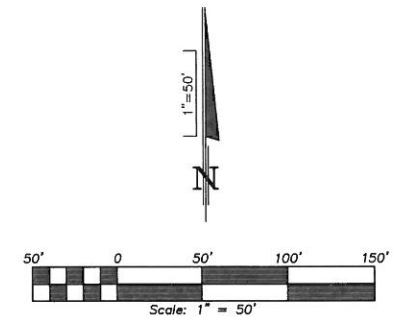
TRACT I
OPEN SPACE/BUFFER
(PRIVATE)

TRACT J
LIFT STATION
(PUBLIC)

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.

DONALD W. McINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068

Printed: Wed 31-Mar-2021 03:39PM
F:\Proj2020\20554\SDwg\NAVDB8\plat\Hartwood Marsh Phase 1 Plat.dwg

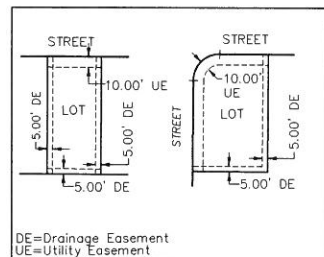


HARTWOOD LANDING
LOCATED IN SECTIONS 9 & 16 TOWNSHIP 23 SOUTH, RANGE 26 EAST,
CITY OF CLERMONT, LAKE COUNTY, FLORIDA.

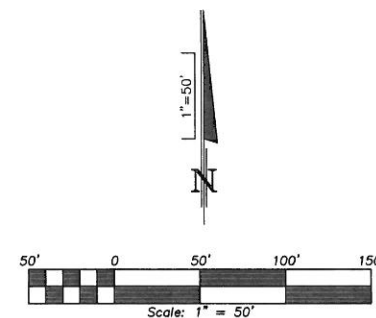
SHEET 8 OF 11

PLAT
BOOK

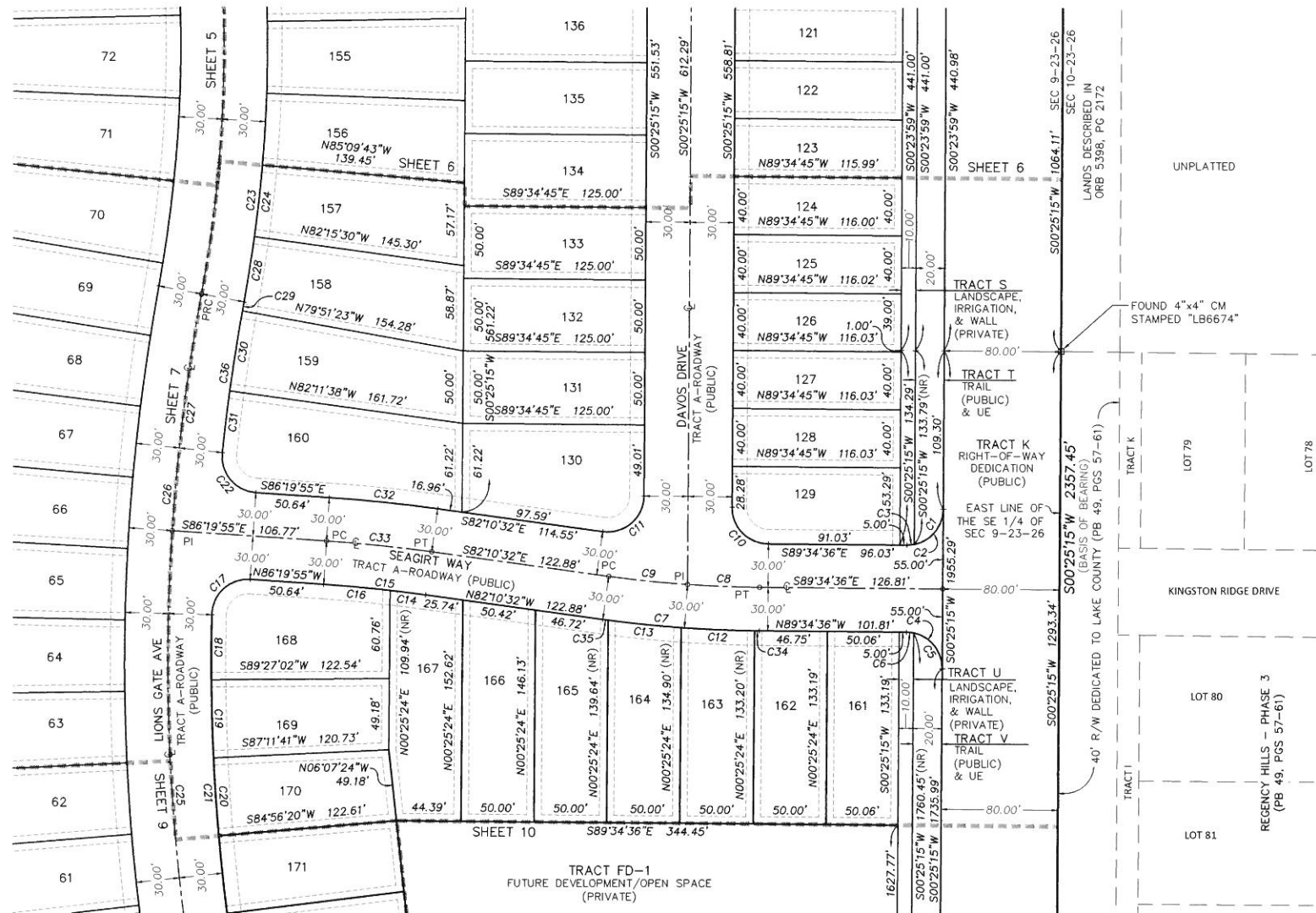
PAGE



TYPICAL EASEMENT DETAIL
(EXCEPT AS SHOWN OTHERWISE)
NOT TO SCALE



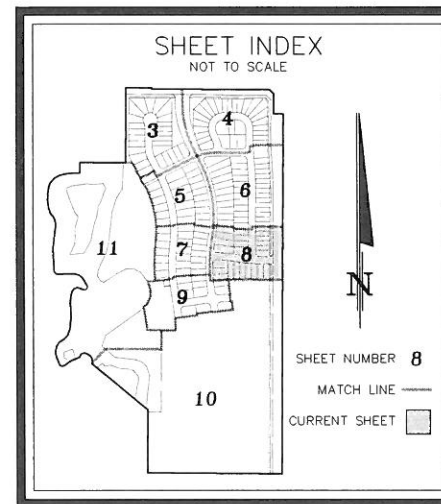
CURVE TABLE (THIS SHEET ONLY)					
NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	25.00'	78°27'48"	34.24'	31.62'	N39°39'09"E
C2	25.00'	90°00'08"	39.27'	35.36'	N45°25'20"E
C3	25.00'	11°32'22"	5.04'	5.03'	N84°39'13"E
C4	25.00'	89°59'50"	39.27'	35.35'	N44°34'40"W
C5	25.00'	78°33'19"	34.28'	31.65'	N38°51'24"W
C6	25.00'	11°26'31"	4.99'	4.98'	N83°51'19"W
C7	830.00'	7°24'04"	107.21'	107.14'	S85°52'34"E
C8	800.00'	3°31'40"	49.26'	49.25'	S87°48'46"E
C9	800.00'	3°52'24"	54.08'	54.07'	S84°06'44"E
C10	25.00'	89°59'51"	39.27'	35.35'	S44°34'40"E
C11	25.00'	97°24'12"	42.50'	37.56'	N49°07'22"E
C12	830.00'	3°27'15"	50.04'	50.03'	S87°37'31"E
C13	830.00'	3°28'03"	50.23'	50.22'	S84°09'52"E
C14	970.00'	1°27'20"	24.64'	24.64'	N82°54'12"W
C15	970.00'	4°09'23"	70.37'	70.35'	N84°15'14"W
C16	970.00'	2°42'03"	45.72'	45.72'	N84°58'54"W
C17	25.00'	92°20'37"	40.29'	36.07'	S47°29'46"W
C18	1370.00'	1°52'26"	44.80'	44.80'	S00°23'15"W
C19	1370.00'	2°15'21"	53.94'	53.93'	S01°40'38"E
C20	1370.00'	2°15'21"	53.94'	53.93'	S03°55'59"E
C21	1370.00'	10°32'18"	251.98'	251.62'	S03°56'41"E
C22	25.00'	92°20'37"	40.29'	36.07'	S40°09'37"E
C23	980.00'	37°10'11"	635.76'	624.67'	N08°10'35"W
C24	980.00'	2°54'12"	49.66'	49.66'	N06°17'24"E
C25	1400.00'	14°58'08"	365.76'	364.72'	S03°48'59"E
C26	1400.00'	21°42'33"	530.46'	527.29'	S00°26'46"E
C27	1400.00'	6°44'26"	164.70'	164.60'	S07°02'18"W
C28	980.00'	2°40'01"	45.62'	45.61'	N09°04'30"E
C29	1370.00'	0°15'54"	6.33'	6.33'	S10°16'34"W
C30	1370.00'	2°20'15"	55.89'	55.89'	S08°58'29"W
C31	1370.00'	1°47'40"	42.90'	42.90'	S06°54'32"W
C32	1030.00'	4°09'23"	74.72'	74.70'	N84°15'14"W
C33	1000.00'	4°09'23"	72.54'	72.53'	N84°15'14"W
C34	830.00'	0°13'27"	3.25'	3.25'	S89°27'52"E
C35	830.00'	0°15'19"	3.70'	3.70'	S82°18'12"E
C36	1370.00'	4°23'49"	105.13'	105.11'	N08°12'36"E



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.

DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068

Printed: Wed 31-Mar-2021 03:39PM
F:\Proj\2020\20554\dwg\NAVD88\plat\Hartwood Marsh Phase 1 Plat.dwg



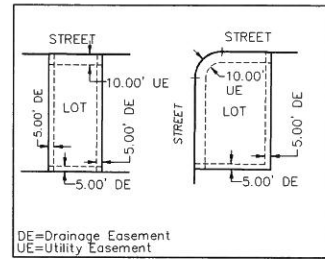
Printed: Wed 31-Mar-2021 03:39PM
F:\Proj\2020\20554\dwg\NAVD88\plat\Hartwood Marsh Phase 1 Plat.dwg

HARTWOOD LANDING
LOCATED IN SECTIONS 9 & 16 TOWNSHIP 23 SOUTH, RANGE 26 EAST,
CITY OF CLERMONT, LAKE COUNTY, FLORIDA.

SHEET 9 OF 11

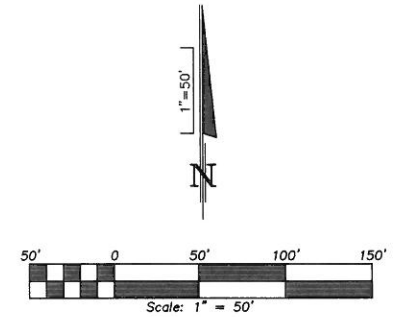
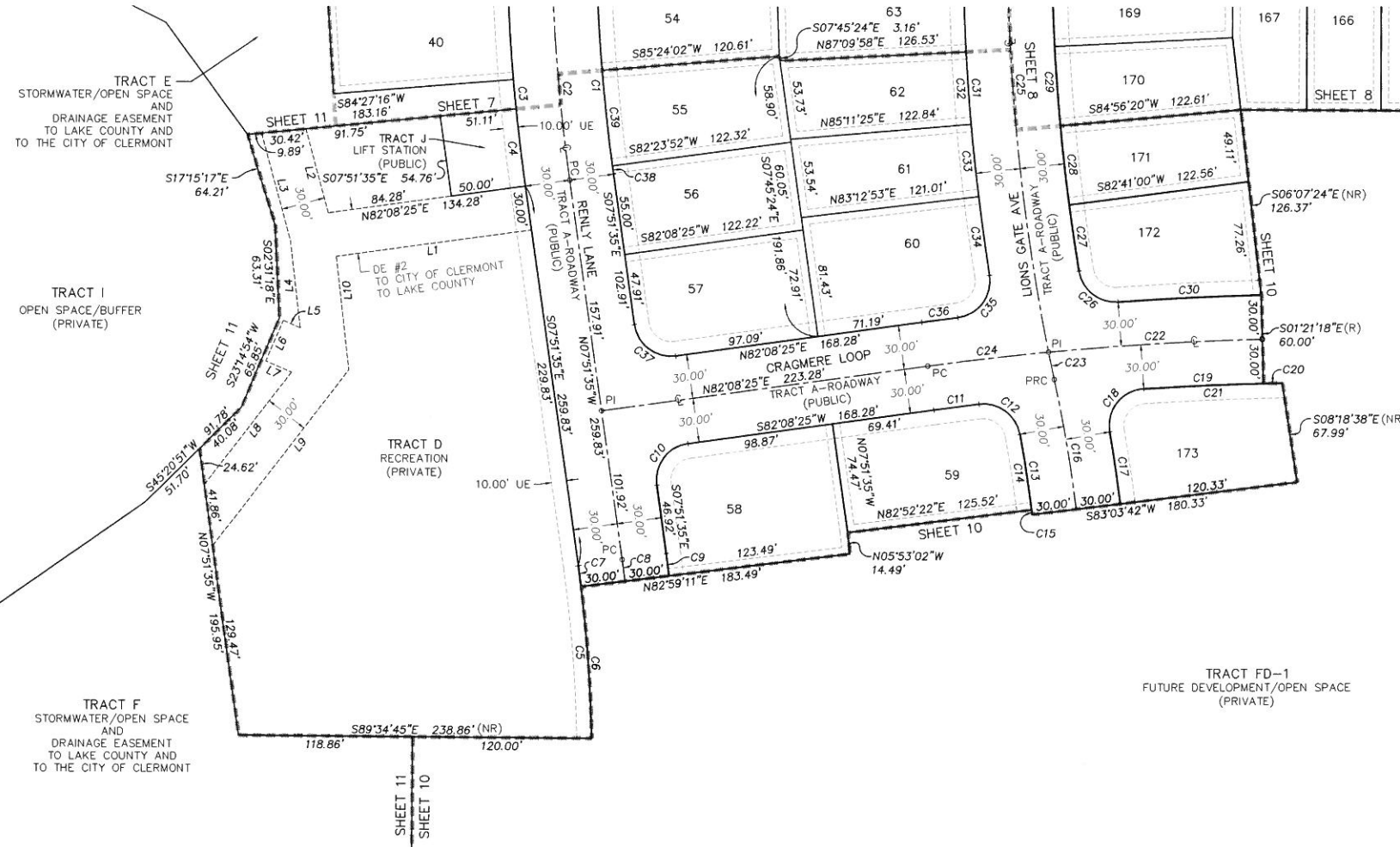
PLAT
BOOK

PAGE

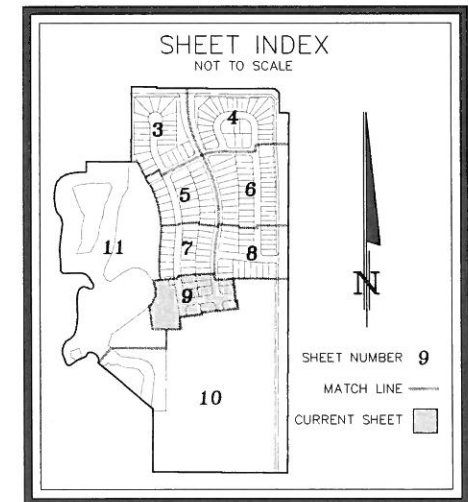


TYPICAL EASEMENT DETAIL
(EXCEPT AS SHOWN OTHERWISE)
NOT TO SCALE

CURVE TABLE (THIS SHEET ONLY)					
NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	1245.00'	14°54'19"	323.88'	322.97'	S00°24'25"E
C2	1275.00'	14°54'19"	331.69'	330.75'	S00°24'25"E
C3	1305.00'	14°54'19"	339.49'	338.54'	S00°24'25"E
C4	1305.00'	2°18'51"	52.71'	52.70'	S08°42'10"E
C5	970.00'	6°56'25"	117.50'	117.43'	N04°23'22"W
C6	970.00'	6°05'40"	103.18'	103.13'	N03°58'00"W
C7	970.00'	0°50'46"	14.32'	14.32'	N07°26'12"W
C8	1000.00'	0°50'46"	14.77'	14.77'	N07°26'12"W
C9	1030.00'	0°50'46"	15.21'	15.21'	N07°26'12"W
C10	25.00'	90°00'00"	39.27'	35.36'	S37°08'25"W
C11	1970.00'	0°53'43"	30.78'	30.78'	S82°35'16"W
C12	25.00'	86°45'26"	37.86'	34.34'	N53°35'09"W
C13	965.00'	3°16'08"	55.05'	55.05'	N08°34'22"W
C14	965.00'	3°04'47"	51.87'	51.87'	N08°40'02"W
C15	965.00'	0°11'20"	3.18'	3.18'	N07°01'58"W
C16	995.00'	5°08'15"	89.22'	89.19'	N09°30'26"W
C17	1025.00'	2°45'28"	49.33'	49.33'	N08°19'02"W
C18	25.00'	95°58'58"	41.88'	37.15'	S38°17'43"W
C19	1970.00'	2°21'29"	81.08'	81.08'	S87°27'57"W
C20	1970.00'	0°22'14"	12.74'	12.74'	S88°49'49"W
C21	1970.00'	2°43'43"	93.82'	93.81'	S87°39'04"W
C22	2000.00'	4°08'55"	144.81'	144.78'	S86°34'15"W
C23	1400.00'	0°46'30"	18.94'	18.94'	S11°41'18"E
C24	2000.00'	2°21'22"	82.24'	82.24'	S83°19'06"W
C25	1400.00'	14°58'08"	365.76'	364.72'	S03°48'59"E
C26	25.00'	84°52'38"	37.03'	33.74'	S51°39'09"E
C27	1370.00'	1°53'49"	45.36'	45.36'	S08°15'55"E
C28	1370.00'	2°15'21"	53.94'	53.93'	S06°11'20"E
C29	1370.00'	10°32'18"	251.98'	251.62'	S03°56'41"E
C30	2030.00'	2°44'10"	96.94'	96.93'	S87°16'37"W
C31	1430.00'	19°21'03"	482.96'	480.67'	S00°43'59"W
C32	1430.00'	1°58'32"	49.31'	49.30'	S03°49'19"E
C33	1430.00'	1°58'32"	49.31'	49.30'	S05°47'51"E
C34	1430.00'	2°09'26"	53.84'	53.84'	S07°51'50"E
C35	25.00'	91°46'42"	40.05'	35.90'	N36°56'49"E
C36	2030.00'	0°41'45"	24.65'	24.65'	S82°29'17"W
C37	25.00'	90°00'00"	39.27'	35.36'	S52°51'35"E
C38	1245.00'	0°15'28"	5.60'	5.60'	S07°43'51"E
C39	1245.00'	3°00'09"	65.24'	65.24'	S06°06'03"E



LINE TABLE (THIS SHEET ONLY)		
NUMBER	BEARING	DISTANCE
L1	N82°08'25"E	132.86'
L2	N15°04'08"W	58.93'
L3	S15°04'08"E	76.05'
L4	S06°27'47"E	58.93'
L5	S66°46'07"E	12.66'
L6	S23°13'53"W	30.00'
L7	S66°46'07"E	19.05'
L8	S37°54'50"W	96.97'
L9	S37°54'50"W	151.73'
L10	S06°27'47"E	77.36'



DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068

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.

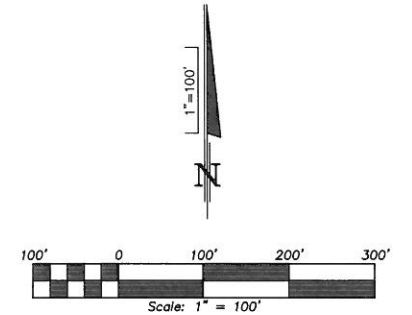
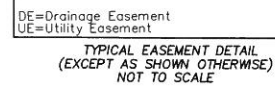
Printed: Wed 31-Mar-2021 03:40PM
F:\Proj2020\20554\SDwg\NAVD88\plat\Hartwood Marsh Phase 1 Plat.dwg

Printed: Wed 31-Mar-2021 03:40PM
F:\Proj2020\20554\SDwg\NAVD88\plat\Hartwood Marsh Phase 1 Plat.dwg

LOCATED IN SECTIONS 9 & 16 TOWNSHIP 23 SOUTH, RANGE 26 EAST,
CITY OF CLERMONT, LAKE COUNTY, FLORIDA.

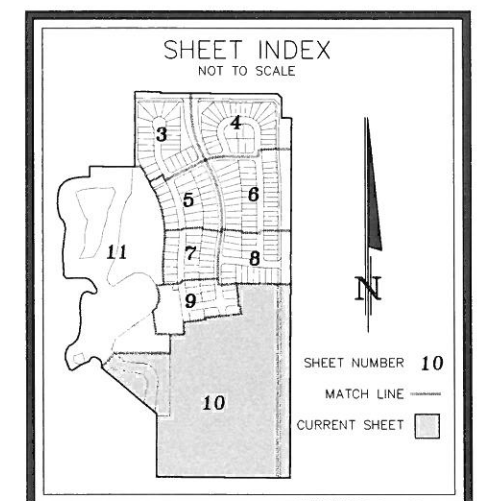
PLAT
BOOK

PAGE



LINE TABLE (THIS SHEET ONLY)		
NUMBER	BEARING	DISTANCE
L1	N01°17'46"E	27.26'
L2	N14°42'28"E	29.00'
L3	N06°52'19"E	53.25'
L4	N17°04'21"E	37.64'
L5	N03°55'12"E	29.65'
L6	N00°19'47"E	19.75'
L7	N40°07'19"W	26.26'
L8	N43°15'20"W	20.67'
L9	N30°40'23"W	17.51'
L10	N76°35'42"W	34.93'
L11	N77°33'23"W	18.53'
L12	N85°32'44"W	44.82'
L13	S84°59'01"W	6.35'
L14	N82°04'52"W	22.42'
L15	N67°57'23"W	56.48'
L16	N71°55'17"W	7.95'
L17	N52°18'43"W	5.09'
L18	S81°21'05"W	61.59'
L19	N02°15'14"W	14.20'
L20	N52°00'01"W	17.85'
L21	S39°06'33"W	20.52'
L22	S59°05'14"W	38.59'

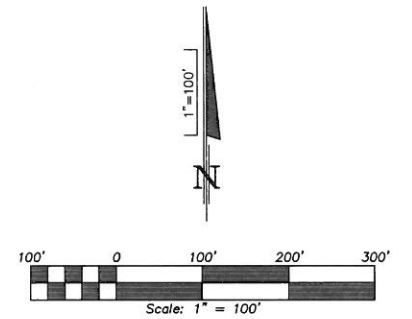
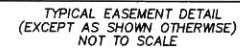
CURVE TABLE (THIS SHEET ONLY)					
NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	1970.00'	0°22'14"	12.74'	12.74'	S88°49'49"W
C2	965.00'	3'16"08"	55.05'	55.05'	N08°34'22"W
C3	970.00'	6'05"40"	103.18'	103.13'	N03°58'00"W



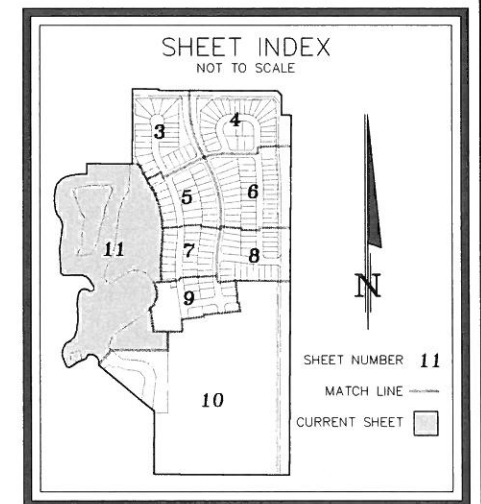
NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT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

LOCATED IN SECTIONS 9 & 16 TOWNSHIP 23 SOUTH, RANGE 26 EAST,
CITY OF CLERMONT, LAKE COUNTY, FLORIDA.

PAGE



NUMBER	BEARING	DISTANCE
L1	N04°32'23"W	38.98'
L2	N15°49'32"W	48.46'
L3	S69°09'59"W	35.68'
L4	S71°41'30"W	42.55'
L5	S01°21'48"E	49.91'
L6	S64°30'38"E	56.59'
L7	N78°10'43"E	6.41'
L8	N66°47'06"E	34.27'
L9	N36°12'48"W	94.04'
L10	N63°00'16"W	67.52'
L11	S89°09'26"W	66.45'
L12	S63°21'46"W	83.20'
L13	S55°29'22"W	132.79'
L14	N63°51'52"W	33.93'
L15	N28°01'02"W	48.97'
L16	N11°12'42"E	51.08'
L17	N23°10'35"E	66.84'
L18	N25°26'51"E	80.97'
L19	N15°00'37"E	84.44'
L20	N06°32'53"E	275.31'
L21	N18°19'54"E	116.78'
L22	N33°45'48"E	85.90'
L23	N03°04'41"E	224.59'
L24	N29°14'42"E	122.94'
L25	N10°16'08"E	119.23'
L26	N18°42'59"E	92.72'
L27	N06°53'06"E	84.54'
L28	N32°01'59"E	39.74'
L29	N19°16'25"E	72.27'
L30	N21°07'35"E	49.78'
L31	N30°08'08"W	44.66'
L32	S84°33'35"W	75.38'
L33	N85°36'04"W	65.23'
L34	S81°50'48"W	117.97'
L35	S69°37'45"W	58.07'
L36	S18°00'52"E	104.26'
L37	S22°21'05"E	111.72'
L38	S36°02'34"E	44.07'
L39	S13°49'23"W	93.57'
L40	S01°49'42"W	134.43'
L41	S25°04'13"W	102.98'
L42	N84°04'19"E	119.89'



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.



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date																				
Tuesday, May 11, 2021																				
Agenda Item Name																				
Surplus Request																				
Requested Action																				
Recommend approval and declare end of life inventory as surplus from the Parks and Recreation Department and Information Technology Department and dispose of in accordance with the Purchasing Policy.																				
Staff Report																				
The Procurement Services Department, on behalf of the the Parks and Recreation Department and Information Technology recommends approval of the above action. The following inventory have reached their end of life service and approval to surplus these items is being requested. <u>Parks and Recreation Department</u> <table border="0"> <tr> <td>Qty.</td> <td>Property Description</td> </tr> <tr> <td>(50)</td> <td>Yellow Cushion Chairs</td> </tr> <tr> <td>(1)</td> <td>Metal Locker</td> </tr> <tr> <td>(1)</td> <td>Maxx Cold Freezer</td> </tr> <tr> <td>(1)</td> <td>Dell 5480 Latitude Laptop</td> </tr> </table> <u>Information Technology Department</u> <table border="0"> <tr> <td>Qty.</td> <td>Property Description</td> </tr> <tr> <td>(1)</td> <td>Integrated AV Controller</td> </tr> <tr> <td>(1)</td> <td>Conference System Digital Signal Processor</td> </tr> <tr> <td>(1)</td> <td>IP Link Accessory Relay</td> </tr> </table>			Qty.	Property Description	(50)	Yellow Cushion Chairs	(1)	Metal Locker	(1)	Maxx Cold Freezer	(1)	Dell 5480 Latitude Laptop	Qty.	Property Description	(1)	Integrated AV Controller	(1)	Conference System Digital Signal Processor	(1)	IP Link Accessory Relay
Qty.	Property Description																			
(50)	Yellow Cushion Chairs																			
(1)	Metal Locker																			
(1)	Maxx Cold Freezer																			
(1)	Dell 5480 Latitude Laptop																			
Qty.	Property Description																			
(1)	Integrated AV Controller																			
(1)	Conference System Digital Signal Processor																			
(1)	IP Link Accessory Relay																			
Additional Analysis																				
Fiscal Impact Summary																				
Surplus property is anticipated to be sold for approximately \$1,000.																				
Fiscal Impact	Fund Number and Description	Available Budget Amount																		
Exhibits Attached (copies of original agreements)																				
1.	Information Technology Disposal Forms	Information Technology Disposal Forms.pdf																		
2.	Parks and Recreation Disposal Form	Parks and Recreation Disposal Form.pdf																		



PROPERTY DISPOSAL FORM

Dept. / Division: P&R/ARC Property Tag #:
Contact Person: Suzanne O'Shea Phone: 352 708-5998
Year / Make / Model: Vehicle No.
Miles / Hours: Serial / VIN:
Description of Property 50 yellow cushion chairs

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

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

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

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

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

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

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

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

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

☐ **OTHER:** Chairs originally from CCC. No use for chairs. Most are stained/in poor condition.

Director Signature: 

Date: 4/12/21

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

Date Approved by City Council:

Agenda Item:

Method of Disposal:

Date Disposed:

Purchasing Director:

Date:

Munis Asset Number:



PROPERTY DISPOSAL FORM

Dept. / Division: P&R/ARC Property Tag #:
Contact Person: Suzanne O'Shea Phone: 352 708-5998
Year / Make / Model: Vehicle No.
Miles / Hours: Serial / VIN:
Description of Property metal locker - 24"W x 78"H x 15"D

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

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

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

Director Signature: 

Date: 4/14/21

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

Date Approved by City Council:

Agenda Item:

Method of Disposal:

Date Disposed:

Purchasing Director:

Date:

Munis Asset Number:



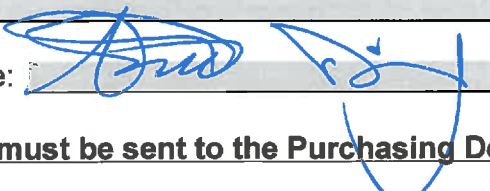
PROPERTY DISPOSAL FORM

Dept. / Division: P&R/ARC Property Tag #: 10365
Contact Person: Suzanne O'Shea Phone: 352 708-5998
Year / Make / Model: Model MXCF-23FD Vehicle No.
Miles / Hours: purchased in 2015 Serial / VIN: 4023373
Description of Property Maxx cold freezer

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

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

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

Director Signature: 

Date: 4/20/21

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

Date Approved by City Council:

Agenda Item:

Method of Disposal:

Date Disposed:

Purchasing Director:

Date:

Munis Asset Number:



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, May 11, 2021		
Agenda Item Name		
Piggyback Agreement		
Requested Action		
Recommend to approve a piggyback contract number 2019-103 from Sarasota County with NAFECO of Florida to provide Fire Department Uniforms.		
Staff Report		
The Procurement Services Department and the Fire Department recommend approval of the above action. At the request of the Fire Department, the Procurement Services Department sought a contract from Sarasota County number 2019-103, to obtain the services of Fire Department uniforms. In accordance with the direction of City Council, the Procurement Services Department issued a Request for Interest (RFI) number 2104-004 to notify local vendors of the City's intent to utilize other governmental entities' contract. The RFI was posted on the City's website for seven (7) business days. At the completion of the RFI, the Procurement Services Department received no interest. Based on this, staff recommends that Council approve to piggyback the Sarasota County contract number 2019-103. The Sarasota County contract was obtained through a fully competitive solicitation and complies with the City of Clermont Procurement Services Policy. The award includes an initial 1-year agreement with 2 additional 1-year renewals at the option of the city.		
Additional Analysis		
Fiscal Impact Summary		
The estimated annual amount of this contract is \$75,000 and is included in the current year approved budget. Account Code: 10522-55203		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. RFI 2104-004	RFI 2104-004.pdf	
2. PR - Bid Tabulation Report - SR 186884 - - FIRE DEPARTMENT UNIFORMS - - - 12-12-2018	PR - Bid Tabulation Report - SR 186884 - - FIRE DEPARTMENT UNIFORMS - - - 12-12-2018.pdf	



REQUEST FOR INFORMATION

Intent to Utilize the Sarasota County Contract for Fire Dept Uniforms

CONTACT INFORMATION: Freddy L. Suarez, MPA, CPPB Procurement Services Director EMAIL: fsuarez@clermontfl.org Phone: (352) 241-7350	RFI No. 2104-004	ISSUED DATE: April 23, 2021
	NOTICE OF INTENT TO PIGGYBACK A CONTRACT NOTICE END DATE: <u>May 3rd, 2021 at 2:00 P.M. (EST)</u> DEADLINE FOR WRITTEN QUESTIONS: <u>Not Applicable</u>	

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

Responses may be submitted electronically to the Procurement Services Director by email.

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

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

1 – PIGGYBACK CONTRACT INFORMATION

(a) Department: Fire Department

(b) Company Information: North America Fire Equipment Co., Inc dba NAFECO of Florida

(c) Contract Number and Title: Fire Department Uniforms / 2019-103

(d) Length of Contract: 1 Year(s) w/2 optional 1-year renewals.

(e) Product or Service Provided: Uniforms for Fire Department

(f) Annual Expenditure: \$100,000/year

2 – ACTION TO BE TAKEN

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

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

	IFB 186884JF Fire Department Uniforms <u>ADDENDUM 1 - REVISED BID FORM</u>					GALLS		NAFECO	
LINE ITEM	DESCRIPTION	MANUFACTURE R ITEM #	UNIT OF MEASU RE	SIZES	ESTIMATED ANNUAL QUANTITY	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE
1	Dress Pants, navy, male, as specified in Exhibit A, 1.1.	Flying Cross #47280	Each	28-42	50	\$52.40	\$2,620.00	\$56.85	\$2,842.50
2	Dress Pants, navy, male, as specified in Exhibit A, 1.1.	Flying Cross #47280	Each	44+	10	\$52.40	\$524.00	\$64.71	\$647.10
3	Dress Pants, navy, female, as specified in Exhibit A, 1.2.	Flying Cross #47280W	Each	4-22	10	\$52.40	\$524.00	\$56.85	\$568.50
4	Dress Pants, navy, male, as specified in Exhibit A, 1.3.	Flying Cross #3900	Each	28-42	75	\$28.97	\$2,172.75	\$30.21	\$2,265.75
5	Dress Pants, navy, male, as specified in Exhibit A, 1.3.	Flying Cross #3900	Each	44+	10	\$28.97	\$289.70	\$39.57	\$395.70
6	Dress Pants, navy, female, as specified in Exhibit A, 1.4.	Flying Cross #3900W	Each	4-22	25	\$28.97	\$724.25	\$30.21	\$755.25
7	Pants, any color, male, embroidery SCFD on back left pocket, as specified in Exhibit A, 1.5. Embroidery as specified in Exhibit B, 1A.	VERTEX #VTX 8600	Each	28-42	1500	\$51.40	\$77,100.00	\$46.76	\$70,140.00
8	Pants, any color, male, embroidery SCFD on back left pocket, as specified in Exhibit A, 1.5. Embroidery as specified in Exhibit B, 1A.	VERTEX #VTX 8600	Each	44+	20	\$51.40	\$1,028.00	\$51.12	\$1,022.40
9	Pants, any color, female, embroidery SCFD on back left pocket, as specified in Exhibit A, 1.6. Embroidery as specified in Exhibit B, 1A.	VERTEX #VTX 8050/8051	Each	4-22	100	\$41.00	\$4,100.00	\$46.76	\$4,676.00
10	Shorts, any color, male, embroidery SCFD on back left pocket, as specified in Exhibit A, 1.7. Embroidery as specified in Exhibit B, 1A.	TruSpec Ascent #1114	Each	30-44	25	\$47.46	\$1,186.50	\$38.67	\$966.75
11	Bike Shorts, navy, unisex, as specified in Exhibit A, 1.8.	Mocean #1081 B	Each	S-XL	25	\$24.67	\$616.75	\$59.00	\$1,475.00
12	Long-sleeved shirt, white, male, apply Maltese Cross patch on left arm, as specified in Exhibit A, 1.9. Patch as specified in Exhibit B, 2B.	Flying Cross #35W54	Each	XS-XL	50	\$33.35	\$1,667.50	\$29.19	\$1,459.50
13	Long-sleeved shirt, white, male, apply Maltese Cross patch on left arm, as specified in Exhibit A, 1.9. Patch as specified in Exhibit B, 2B.	Flying Cross #35W54	Each	2X-4X	10	\$33.35	\$333.50	\$33.35	\$333.50
14	Long-sleeved shirt, white, female, apply Maltese Cross patch on left arm, as specified in Exhibit A, 1.10. Patch as specified in Exhibit B, 2B.	Flying Cross #126R45	Each	XS-XL	25	\$33.35	\$833.75	\$29.19	\$729.75

	IFB 186884JF Fire Department Uniforms ADDENDUM 1 - REVISED BID FORM					GALLS		NAFECO	
LINE ITEM	DESCRIPTION	MANUFACTURE R ITEM #	UNIT OF MEASU RE	SIZES	ESTIMATED ANNUAL QUANTITY	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE
15	Long-sleeved shirt, white, female, apply Maltese Cross patch on left arm, as specified in Exhibit A, 1.10. Patch as specified in Exhibit B, 2B.	Flying Cross #126R45	Each	2X-4X	5	\$33.35	\$166.75	\$33.35	\$166.75
16	Short-sleeved shirt, white, male, apply Maltese Cross patch on left arm, apply Specialty patch (EMT, Paramedic, Special Ops or Reverse Flying Flag) on right arm, as specified in Exhibit A, 1.11. Patches as specified in Exhibit B, 2.	Flying Cross #85R54	Each	XS-XL	25	\$29.56	\$739.00	\$25.60	\$640.00
17	Short-sleeved shirt, white, male, apply Maltese Cross patch on left arm, apply specialty patch (EMT, Paramedic, Special Ops or Reverse Flying Flag) on right arm, as specified in Exhibit A, 1.11. Patches as specified in Exhibit B, 2.	Flying Cross #85R54	Each	2X-4X	10	\$29.56	\$295.60	\$20.19	\$201.90
18	Short-sleeved shirt, blue, male, apply Maltese Cross patch on left arm, apply specialty patch (EMT, Paramedic, Special Ops or Reverse Flying Flag) on right arm , as specified in Exhibit A, 1.11. Patches as specified in Exhibit B, 2.	Flying Cross #85R5435	Each	XS-XL	25	\$29.56	\$739.00	\$25.60	\$640.00
19	Short-sleeved shirt, blue, male, apply Maltese Cross patch on left arm, apply specialty patch (EMT, Paramedic, Special Ops or Reverse Flying Flag) on right arm , as specified in Exhibit A, 1.11. Patches as specified in Exhibit B, 2.	Flying Cross #85R5435	Each	2X-4X	10	\$29.56	\$295.60	\$20.19	\$201.90
20	Short-sleeved shirt, white, female, apply Maltese Cross patch on left arm, apply specialty patch (EMT, Paramedic, Special Ops or Reverse Flying Flag) on right arm , as specified in Exhibit A, 1.12. Patches as specified in Exhibit B, 2.	Flying Cross #176R54	Each	XS-XL	10	\$29.56	\$295.60	\$25.60	\$256.00
21	Short-sleeved shirt, white, female, apply Maltese Cross patch on left arm, apply specialty patch (EMT, Paramedic, Special Ops or Reverse Flying Flag) on right arm , as specified in Exhibit A, 1.12. Patches as specified in Exhibit B, 2.	Flying Cross #176R54	Each	2X-4X	5	\$29.56	\$147.80	\$20.19	\$100.95

	IFB 186884JF Fire Department Uniforms ADDENDUM 1 - REVISED BID FORM					GALLS		NAFECO	
LINE ITEM	DESCRIPTION	MANUFACTURE R ITEM #	UNIT OF MEASU RE	SIZES	ESTIMATED ANNUAL QUANTITY	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE
22	Short-sleeved shirt, blue, female, apply Maltese Cross patch on left arm, apply specialty patch (EMT, Paramedic, Special Ops or Reverse Flying Flag) on right arm , as specified in Exhibit A, 1.12. Patches as specified in Exhibit B, 2.	Flying Cross #176R5435	Each	XS-XL	10	\$29.56	\$295.60	\$25.60	\$256.00
23	Short-sleeved shirt, blue, female, apply Maltese Cross patch on left arm, apply specialty patch (EMT, Paramedic, Special Ops or Reverse Flying Flag) on right arm , as specified in Exhibit A, 1.12. Patches as specified in Exhibit B, 2.	Flying Cross #176R5435	Each	2X-4X	5	\$29.56	\$147.80	\$20.19	\$100.95
24	Short-sleeved bike polo shirt, unisex, Color: HiVis/Navy. Embroidery Maltese Cross on left chest, embroidery Name on right chest, as specified in Exhibit A, 1.13. Embroidery as specified in Exhibit B, 1B.	Mocean #0402B #0354	Each	S-XL	25	\$46.05	\$1,151.25	\$51.51	\$1,287.75
25	Short-sleeved bike polo shirt, unisex, Color: HiVis/Navy. Embroidery Maltese Cross on left chest, embroidery Name on right chest, as specified in Exhibit A, 1.13. Embroidery as specified in Exhibit B, 1B.	Mocean #0402B #0354	Each	2X-4X	10	\$46.05	\$460.50	\$58.19	\$581.90
26	Polo Shirt, white, unisex. Embroidery Maltese Cross on left chest, embroidery Name on right chest, silkscreen Sarasota County Fire Dept. on back, as specified in Exhibit A, 1.14. Embroidery as specified in Exhibit B, 1B; silkscreen as specified in Exhibit B, 3A.	VERTX #4000 Reg	Each	XS-XL	275	\$59.99	\$16,497.25	\$40.70	\$11,192.50
27	Polo Shirt, white, unisex. Embroidery Maltese Cross on left chest, embroidery Name on right chest, Silkscreen Sarasota County Fire Dept. on back, as specified in Exhibit A, 1.14. Embroidery as specified in Exhibit B, 1B; silkscreen as specified in Exhibit B, 3A.	VERTX #4000 Reg	Each	2X-4X	100	\$59.99	\$5,999.00	\$49.62	\$4,962.00
28	Polo Shirt, navy, unisex. Embroidery Maltese Cross on left chest, embroidery Name on right chest, Silkscreen Sarasota County Fire Dept. on back, as specified in Exhibit A, 1.14. Embroidery as specified in Exhibit B, 1B; silkscreen as specified in Exhibit B, 3A.	VERTX #4000 Reg	Each	XS-XL	275	\$59.99	\$16,497.25	\$40.70	\$11,192.50

	IFB 186884JF Fire Department Uniforms <u>ADDENDUM 1 - REVISED BID FORM</u>					GALLS		NAFECO	
LINE ITEM	DESCRIPTION	MANUFACTURE R ITEM #	UNIT OF MEASU RE	SIZES	ESTIMATED ANNUAL QUANTITY	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE
29	Polo Shirt, navy, unisex. Embroidery Maltese Cross on left chest, embroidery Name on right chest, Silkscreen Sarasota County Fire Dept. on back, as specified in Exhibit A, 1.14. Embroidery as specified in Exhibit B, 1B; silkscreen as specified in Exhibit B, 3A.	VERTX #4000 Reg	Each	2X-4X	100	\$59.99	\$5,999.00	\$49.62	\$4,962.00
30	Polo Shirt, white, unisex, long torso. Embroidery Maltese Cross on left chest, embroidery Name on right chest, Silkscreen Sarasota County Fire Dept. on back, as specified in Exhibit A, 1.14. Embroidery as specified in Exhibit B, 1B; silkscreen as specified in Exhibit B, 3A.	VERTX #4000 Long	Each	XS-XL	275	\$61.99	\$17,047.25	\$43.36	\$11,924.00
31	Polo Shirt, white, unisex, long torso. Embroidery Maltese Cross on left chest, embroidery Name on right chest, Silkscreen Sarasota County Fire Dept. on back, as specified in Exhibit A, 1.14. Embroidery as specified in Exhibit B, 1B; silkscreen as specified in Exhibit B, 3A.	VERTX #4000 Long	Each	2X-4X	100	\$61.99	\$6,199.00	\$53.10	\$5,310.00
32	Polo Shirt, navy, unisex, long torso. Embroidery Maltese Cross on left chest, embroidery Name on right chest, Silkscreen Sarasota County Fire Dept. on back, as specified in Exhibit A, 1.14. Embroidery as specified in Exhibit B, 1B; silkscreen as specified in Exhibit B, 3A.	VERTX #4000 Long	Each	XS-XL	275	\$61.99	\$17,047.25	\$43.36	\$11,924.00
33	Polo Shirt, navy, unisex, long torso. Embroidery Maltese Cross on left chest, embroidery Name on right chest, Silkscreen Sarasota County Fire Dept. on back, as specified in Exhibit A, 1.14. Embroidery as specified in Exhibit B, 1B; silkscreen as specified in Exhibit B, 3A.	VERTX #4000 Long	Each	2X-4X	100	\$61.99	\$6,199.00	\$53.10	\$5,310.00
34	Polo Shirt, navy, unisex. Embroidery Maltese Cross on left chest, embroidery Name on right chest, embroidery bugles on lapels. Silkscreen Sarasota County Fire Dept. on back, as specified in Exhibit A, 1.14. Embroidery as specified in Exhibit B, 1B, 1E, 1G; silkscreen as specified in Exhibit B, 3A.	VERTX #4000	Each	XS-XL	150	\$65.50	\$9,825.00	\$41.70	\$6,255.00

	IFB 186884JF Fire Department Uniforms <u>ADDENDUM 1 - REVISED BID FORM</u>					GALLS		NAFECO	
LINE ITEM	DESCRIPTION	MANUFACTURE R ITEM #	UNIT OF MEASU RE	SIZES	ESTIMATED ANNUAL QUANTITY	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE
35	Polo Shirt, navy, unisex. Embroidery Maltese Cross on left chest, embroidery Name on right chest, embroidery bugles on lapels. Silkscreen Sarasota County Fire Dept. on back, as specified in Exhibit A, 1.14. Embroidery as specified in Exhibit B, 1B, 1E, 1G; silkscreen as specified in Exhibit B, 3A.	VERTX #4000	Each	2X-4X	50	\$65.50	\$3,275.00	\$50.62	\$2,531.00
36	Polo Shirt, navy, unisex, long torso. Embroidery Maltese Cross on left chest, embroidery Name on right chest, embroidery bugles on lapels. Silkscreen Sarasota County Fire Dept. on back, as specified in Exhibit A, 1.14. Embroidery as specified in Exhibit B, 1B, 1E, 1G; silkscreen as specified in Exhibit B, 3A.	VERTX #4000 Long	Each	XS-XL	150	\$67.50	\$10,125.00	\$44.36	\$6,654.00
37	Polo Shirt, navy, unisex, long torso. Embroidery Maltese Cross on left chest, embroidery Name on right chest, embroidery bugles on lapels. Silkscreen Sarasota County Fire Dept. on back, as specified in Exhibit A, 1.14. Embroidery as specified in Exhibit B, 1B, 1E, 1G; silkscreen as specified in Exhibit B, 3A.	VERTX #4000 Long	Each	2X-4X	50	\$67.50	\$3,375.00	\$54.10	\$2,705.00
38	Polo Shirt, any color, unisex. Embroidery Maltese Cross on left chest, embroidery Name on right chest, as specified in Exhibit A, 1.15. Embroidery as specified in Exhibit B, 1B.	VERTX #4000 Reg any color	Each	XS-XL	20	\$54.99	\$1,099.80	\$35.70	\$714.00
39	Polo Shirt, any color, long, unisex. Embroidery Maltese Cross on left chest, embroidery Name on right chest, as specified in Exhibit A, 1.15. Embroidery as specified in Exhibit B, 1B.	VERTX #4000 Reg any color	Each	2X-4X	5	\$56.99	\$284.95	\$44.62	\$223.10
40	Polo Shirt, any color, unisex, long. Embroidery Maltese Cross on left chest, embroidery Name on right chest, as specified in Exhibit A, 1.15. Embroidery as specified in Exhibit B, 1B.	VERTX #4000 Long any color	Each	XS-XL	20	\$56.99	\$1,139.80	\$38.36	\$767.20
41	Polo Shirt, any color, unisex, long. Embroidery Maltese Cross on left chest, embroidery Name on right chest, as specified in Exhibit A, 1.15. Embroidery as specified in Exhibit B, 1B.	VERTX #4000 Long any color	Each	2X-4X	5	\$56.99	\$284.95	\$48.10	\$240.50

	IFB 186884JF Fire Department Uniforms <u>ADDENDUM 1 - REVISED BID FORM</u>					GALLS		NAFECO	
LINE ITEM	DESCRIPTION	MANUFACTURE R ITEM #	UNIT OF MEASU RE	SIZES	ESTIMATED ANNUAL QUANTITY	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE
42	T-Shirt, any color, unisex. Silkscreen Maltese Cross on left chest, silkscreen Sarasota County Fire Dept. on back as specified in Exhibit A, 1.16. Silkscreen as specified in Exhibit B, 3C, 3D.	Gildan #G2000 (any color)	Each	XS-XL	325	\$14.53	\$4,722.25	\$6.68	\$2,171.00
43	T-Shirt, any color, unisex. Silkscreen Maltese Cross on left chest, silkscreen Sarasota County Fire Dept. on back as specified in Exhibit A, 1.16. Silkscreen as specified in Exhibit B, 3C, 3D.	Gildan #G2000 (any color)	Each	2X-4X	325	\$14.53	\$4,722.25	\$8.00	\$2,600.00
44	T-Shirt, white, unisex. Silkscreen Maltese Cross on left chest, as specified in Exhibit A, 1.17. Silkscreen as specified in Exhibit B, 3C.	Gildan #G2000 (white)	Each	XS-XL	400	\$9.53	\$3,812.00	\$4.00	\$1,600.00
45	T-Shirt, white unisex. Silkscreen Maltese Cross on left chest, as specified in Exhibit A, 1.17. Silkscreen as specified in Exhibit B, 3C.	Gildan G#2000 (white)	Each	2X-4X	400	\$9.53	\$3,812.00	\$6.23	\$2,492.00
46	Short-sleeve T-shirt, white, unisex. Silkscreen Maltese Cross on left chest, as specified in Exhibit A, 1.18. Silkscreen as specified in Exhibit B, 3C.	Gildan #G42000	Each	XS-XL	250	\$9.53	\$2,382.50	\$6.23	\$1,557.50
47	Short-sleeve T-shirt, white, unisex. Silkscreen Maltese Cross on left chest, as specified in Exhibit A, 1.18. Silkscreen as specified in Exhibit B, 3C.	Gildan #G42000	Each	2X-4X	50	\$9.53	\$476.50	\$7.17	\$358.50
48	Short-sleeve T-shirt, any color, unisex. Silkscreen Maltese Cross on left chest, silkscreen Sarasota County Fire Dept. on back, as specified in Exhibit A, 1.19. Silkscreen as specified in Exhibit B, 3C & 3D.	Gildan #G42000	Each	XS-XL	250	\$14.53	\$3,632.50	\$8.35	\$2,087.50
49	Short-sleeve T-shirt, any color, unisex. Silkscreen Maltese Cross on left chest, silkscreen Sarasota County Fire Dept. on back, as specified in Exhibit A, 1.19. Silkscreen as specified in Exhibit B, 3C & 3D.	Gildan #G42000	Each	2X-4X	50	\$14.53	\$726.50	\$9.23	\$461.50
50	Long-sleeve T-shirt, white, unisex. Silkscreen Maltese Cross on left chest, as specified in Exhibit A, 1.20. Silkscreen as specified in Exhibit B, 3C.	Gildan #G42400	Each	XS-XL	250	\$12.50	\$3,125.00	\$10.67	\$2,667.50
51	Long-sleeve T-shirt, white, unisex. Silkscreen Maltese Cross on left chest, as specified in Exhibit A, 1.20. Silkscreen as specified in Exhibit B, 3C.	Gildan #G42400	Each	2X-4X	50	\$12.50	\$625.00	\$12.62	\$631.00

	IFB 186884JF Fire Department Uniforms ADDENDUM 1 - REVISED BID FORM					GALLS		NAFECO	
LINE ITEM	DESCRIPTION	MANUFACTURE R ITEM #	UNIT OF MEASU RE	SIZES	ESTIMATED ANNUAL QUANTITY	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE
52	Long-sleeve T-shirt, any color, unisex. Silkscreen Maltese Cross on left chest, silkscreen Sarasota County Fire Dept. on back, as specified in Exhibit A, 1.21. Silkscreen as specified in Exhibit B, 3C and 3D.	Gildan #G42400	Each	XS-XL	250	\$17.50	\$4,375.00	\$13.35	\$3,337.50
53	Long-sleeve T-shirt, any color, unisex. Silkscreen Maltese Cross on left chest, silkscreen Sarasota County Fire Dept. on back, as specified in Exhibit A, 1.21. Silkscreen as specified in Exhibit B, 3C and 3D.	Gildan #G42400	Each	2X-4X	50	\$17.50	\$875.00	\$15.30	\$765.00
54	Jacket - Hi Vis Soft Shell. Embroidery Maltese Cross on left chest, embroidery Name on right chest, as specified in Exhibit A, 1.22. Embroidery as specified in Exhibit B, 1C.	#SHVSSJ	Each	XS-XL	10	\$130.00	\$1,300.00	\$149.00	\$1,490.00
55	Jacket - Hi Vis Soft Shell. Embroidery Maltese Cross on left chest, embroidery Name on right chest, as specified in Exhibit A, 1.22. Embroidery as specified in Exhibit B, 1C.	# SHVSSJ	Each	2X-4X	10	\$130.00	\$1,300.00	\$149.00	\$1,490.00
56	Job Shirt, navy. Embroidery Maltese Cross on left chest, embroidery Name on right chest, silkscreen Sarasota County Fire Dept. on back, as specified in Exhibit A, 1.23. Embroidery as specified in Exhibit B, 1C; silkscreen as specified in Exhibit B, 3D.	5.11 Tactical #72363	Each	XS-XL	150	\$72.04	\$10,806.00	\$78.19	\$11,728.50
57	Job Shirt, navy. Embroidery Maltese Cross on left chest, embroidery Name on right chest, silkscreen Sarasota County Fire Dept. on back, as specified in Exhibit A, 1.23. Embroidery as specified in Exhibit B, 1C; silkscreen as specified in Exhibit B, 3D.	5.11 Tactical #72363	Each	2X-4X	50	\$72.04	\$3,602.00	\$87.34	\$4,367.00
58	Belt, unisex - 1.5" wide leather, solid brass snaps, solid brass Sam Browne buckles, chrome finish. Black basket weave finish, as specified in Exhibit A, 1.24.	Boston Leather	Each	22-42	100	\$17.80	\$1,780.00	\$39.56	\$3,956.00
59	Belt, unisex - 1.5" wide leather, solid brass snaps, solid brass Sam Browne buckles, chrome finish. Black basket weave finish, as specified in Exhibit A, 1.24.	Boston Leather	Each	44 +	75	\$19.59	\$1,469.25	\$43.31	\$3,248.25

	IFB 186884JF Fire Department Uniforms <u>ADDENDUM 1 - REVISED BID FORM</u>					GALLS		NAFECO	
LINE ITEM	DESCRIPTION	MANUFACTURE R ITEM #	UNIT OF MEASU RE	SIZES	ESTIMATED ANNUAL QUANTITY	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE
60	Belt - 1.5" wide Tactical Duty Uniform (TDU), non-metallic buckle, as specified in Exhibit A, 1.25.	5.11 Tactical TDU Belt #59551	Each	28-42	250	\$15.29	\$3,822.50	\$14.38	\$3,595.00
61	Women's Crossover Tie, navy - 100% polyester, Adjustable band with button snap as specified in Exhibit A, 1.26.	N/A	Each	One size fits all	10	\$4.16	\$41.60	\$4.90	\$49.00
62	Men's Tie, navy - 57" long, as specified in Exhibit A, 1.27.	N/A	Each	57"	50	\$3.79	\$189.50	\$4.90	\$245.00
63	Hat - FlexFit Athletic Pro-Mesh Cap, any color. Embroidery SCFD on center panel, as specified in Exhibit A, 1.28. Embroidery as specified in Exhibit B, 1F.	FlexFit #6777	Each	One size fits all	100	\$12.50	\$1,250.00	\$17.00	\$1,700.00
64	Hat - Adjustable, Athletic Pro-Mesh Adjustable Cap, any color. Embroidery SCFD on center panel, as specified in Exhibit A, 1.29. Embroidery as specified in Exhibit B, 1F.	#6008	Each	One size fits all	25	\$19.15	\$478.75	\$14.00	\$350.00
65	Hat - Boonie Style, any color, embroidery SCFD , as specified in Exhibit A, 1.30. Embroidery as specified in Exhibit B, 1F.	Tru Spec Adjustable #3311000	Each	One size fits all	50	\$14.31	\$715.50	\$13.81	\$690.50
66	Vest - Class II Traffic Vest, as specified in Exhibit A, 1.31.	N/A	Each	M - L	50	\$23.75	\$1,187.50	\$34.58	\$1,729.00
67	Vest - Class II Traffic Vest, as specified in Exhibit A, 1.31.	N/A	Each	XL-2XL	50	\$23.75	\$1,187.50	\$37.85	\$1,892.50
68	Embroidery work not specified in Exhibit A. Price to include all costs including labor, machining, and thread, for up to 20,000 stitches per applique.	N/A	Each	N/A	5	\$5.00	\$25.00	\$7.00	\$35.00
69	Patch application not specified in Exhibit A. Price to include all costs including labor, machining, and supplies to apply patch.	N/A	Each	N/A	5	\$5.00	\$25.00	\$3.00	\$15.00
70	Silkscreen not specified in Exhibit A. Price to include all costs including labor, machining, and supplies to apply patch.	N/A	Each	N/A	5	\$5.00	\$25.00	\$5.00	\$25.00

	IFB 186884JF Fire Department Uniforms <u>ADDENDUM 1 - REVISED BID FORM</u>					GALLS		NAFECO	
LINE ITEM	DESCRIPTION	MANUFACTURE R ITEM #	UNIT OF MEASU RE	SIZES	ESTIMATED ANNUAL QUANTITY	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE
71	DISCOUNT OFF CATALOG PRICE: Enter a percentage discount off catalog price for the purchase of additional uniform items not listed in the individual bid line items (1-67).	N/A	Percent	N/A	\$30,000.00	15.00%	\$25,500.00	25.00%	\$22,500.00
	TOTAL EXTENDED BID PRICE						\$307,341.30		\$259,413.35

Incorrect Total
manually
entered by
Galls \$281,841.30



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, May 11, 2021		
Agenda Item Name		
Piggyback Purchase and Budget Amendment		
Requested Action		
Recommend to approve a piggyback to the Florida State contract no. 25100000-19-1 with Duval Ford to purchase one vehicle in the amount of \$44,952.75 and approve a budget amendment in the amount of \$55,000 in the Fire Impact Fund.		
Staff Report		
The Procurement Services Department and the Fire Department recommend approval of the above action. The requested vehicle will be purchased with impact fees in lieu of the boathouse project, which will allow the department to expand the fleet and dedicate a vehicle to rapidly deploy the fire boat (Marine 101) from Fire Station 1. In accordance with the direction of City Council, the Procurement Services Department issued a Request for Interest (RFI) number 2104-002 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 Procurement Services Department received no interest. Based on this, staff recommends that Council approve to piggyback the Florida State contract no. 25100000-19-1. The Florida State contract was obtained through a fully competitive solicitation and complies with the City of Clermont Procurement Services Policy. A budget amendment in the amount of \$55,000 (Fire Impact Fund) is being requested, this will cover the vehicle purchase as well as other equipment to outfit the vehicle, such as the light package.		
Additional Analysis		
Fiscal Impact Summary		
The current year approved budget does not have funds budgeted for this purchase. A budget amendment to the Fire Impact Fund in the amount of \$55,000 is recommended to cover the vehicle purchase in the amount of \$44,952.75 along with other needed equipment to outfit the vehicle for emergency service.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. CLERMONT FIRE SSV	CLERMONT FIRE SSV.pdf	
2. RFI 2104-002	RFI 2104-002.pdf	

Motor Vehicles (25100000-19-1)					
Price Quote Form (PQF)					
(STATE AGENCIES MUST ALSO SUBMIT MP6301)					
AWARDED CONTRACTOR INFORMATION					
Vendor Name:	DUVAL FLEET				
Street Address:	5203 WATERSIDE DR				
City, State, Zip:	JACKSONVILLE FL 32210				
Contact Person:	BAMBI DARR	Title:			
Original Quote Date:	4/2/21	Revised Quote Date:		Est. Delivery:	
Phone #s:	Primary: 904-381-6596	Secondary:			
Email Address:	BAMBI.DARR@DUVALFLEET.COM				
Fax #:	904-387-6816				
Vendor Purchase Order No.					
REQUESTING CUSTOMER INFORMATION					
Agency/Organization Name:	CLERMONT FIRE				
Contact Person:	BILL HARRISON	Title:			
Phone #s:	352-241-2212				
Email Address:	WHarrison@clermontfl.org				
Fax #:					
SECONDARY CUSTOMER CONTACT (OPTIONAL)					
Contact Person:		Title:			
Phone #s:					
Email Address:					
Fax #:					
THE INFORMATION IN THIS SECTION MUST MATCH THE AWARDED CONTRACTOR'S PRICE SHEET					
UNSPSC* Commodity Code	Vehicle Group	Line No.	Sub-Group		
25101702	Group 4: POLICE VEHICLES	18	D		
Representative Model Description			Base Vehicle Price	OEM Options Discount %	
2021 FORD EXPEDITION 4WD 4DR XL SSV (U1G 102A)			\$37,538.00	5%	
Manufacturer's OEM Option Code(s)	Description	MSRP ###.##	OEM Options Discount %	Total Discount Dollars	Option Total Cost with Applied Discount
99T	3.5L ECO BOOST V6 ENGINE	\$ -		\$ -	\$ -
44U	10-SPEED AUTOMATIC TRANSMISSION	\$ -		\$ -	\$ -
102A	EQUIPMENT GROUP: XL SSV	\$ -		\$ -	\$ -
	NO THIRD ROW	\$ -		\$ -	\$ -
	COLUMN SHIFTER	\$ -		\$ -	\$ -
	VINYL FLOOR	\$ -		\$ -	\$ -
	3.73 ELECTRONIC LIMITED SLIP	\$ -		\$ -	\$ -
	18" MACHINED FACE ALUMINUM (REQ TOW PACKAGE)	\$ -		\$ -	\$ -
536	TRAILER TOW PACKAGE	\$ 1,570.00	5.00%	\$ 78.50	\$ 1,491.50
	HD ENGINE RADIATOR	\$ -		\$ -	\$ -
	PRO TRAILER BACKUP ASSIST	\$ -		\$ -	\$ -
	INTEGRATED TRAILER BRAKE CONTROLLER	\$ -		\$ -	\$ -
41K.INCL	SKID PLATES	\$ -		\$ -	\$ -
INCL	CONFIGURABLE DAYTIME RUNNING LAMPS	\$ -		\$ -	\$ -
18B	RUNNING BOARDS	\$ 405.00	5.00%	\$ 20.25	\$ 384.75
66R	REVERSE SENSING SYSTEM	\$ 110.00	5.00%	\$ 5.50	\$ 104.50
153	FRONT LICENSE PLATE BRACKET			\$ -	\$ -
				\$ -	\$ -
				\$ -	\$ -
				\$ -	\$ -
				\$ -	\$ -
PQ	EXTERIOR: RACE RED			\$ -	\$ -
JH	INTERIOR: EBONY CLOTH FRONT/ VINYL REAR SEATS			\$ -	\$ -
	NO CONSOLE			\$ -	\$ -
	VINYL FLOOR			\$ -	\$ -
				\$ -	\$ -
				\$ -	\$ -
OEM OPTIONS TOTAL COST:				\$ 104.25	\$ 1,980.75
Identified Aftermarket Option Code(s)	Description	MSRP ###.##	MSRP Discount %	Total Discount Dollars	Option Total Cost with Applied Discount
				\$ -	\$ -
				\$ -	\$ -
				\$ -	\$ -
				\$ -	\$ -
				\$ -	\$ -
				\$ -	\$ -
				\$ -	\$ -
				\$ -	\$ -
				\$ -	\$ -
				\$ -	\$ -



REQUEST FOR INFORMATION

Intent to Utilize the State of FL Contract to Purchase Vehicle

CONTACT INFORMATION: Freddy L. Suarez, MPA, CPPB Procurement Services Director EMAIL: fsuarez@clermontfl.org Phone: (352) 241-7350	RFI No. 2104-002	ISSUED DATE: April 12, 2021
	NOTICE OF INTENT TO PIGGYBACK A CONTRACT NOTICE END DATE: <u>April 20, 2021 at 2:00 P.M. (EST)</u> DEADLINE FOR WRITTEN QUESTIONS: <u>Not Applicable</u>	

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

Responses may be submitted electronically to the Procurement Services Director by email.

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

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

1 – PIGGYBACK CONTRACT INFORMATION

- (a) Department: Fire Department
- (b) Company Information: Duval Ford, LLC
- (c) Contract Number and Title: 25100000-19-1 / Motor Vehicles
- (d) Length of Contract: 6 Months
- (e) Product or Service Provided: Purchase of Motor Vehicles
- (f) Annual Expenditure: \$44,952.75

2 – ACTION TO BE TAKEN

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

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



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, May 11, 2021		
Agenda Item Name		
Lease Agreement		
Requested Action		
Recommend approval of the First Amendment to South Lake Chamber of Commerce Lease Agreement.		
Staff Report		
During the February 14, 2017 City Council Meeting, the City Council approved a lease agreement with the South Lake Chamber of Commerce ("SLCC") to utilize the Clermont City Center for their daily operations for a term of five (5) years expiring on March 31, 2022. It has been a positive relationship between the City and SLCC. The lease grants the tenant an option to renew for an additional period of five (5) years. SLCC has provided notification that they wish to exercise their option for an additional five (5) years to expire on March 31, 2027.		
Additional Analysis		
Fiscal Impact Summary		
\$13,254.17 per year plus an increase equal to the annual CPI or 2%.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Southlake Chamber First Amend 2021	Southlake chamber First Amend 2021.pdf	

**FIRST AMENDMENT TO LEASE BETWEEN CITY OF CLERMONT
AND SOUTH LAKE CHAMBER OF COMMERCE, INC.**

THIS FIRST AMENDMENT TO LEASE is made and entered into this _____ day of _____, 2021, by and between CITY OF CLERMONT, a Florida municipal corporation whose address is 685 W. Montrose Street, Clermont, FL 34711, hereinafter "Landlord" and SOUTH LAKE CHAMBER OF COMMERCE, INC. a Florida Non-Profit Corporation, whose address is 620 W. Montrose St., Clermont, FL , 34711, hereinafter "Tenant".

WHEREAS, that certain Lease dated the February 14, 2017, hereinafter referred to as "the Lease" expires on March 31, 2022;

WHEREAS, the Lease grants to Tenant one option to renew the term of the Lease for a period of five (5) years;

WHEREAS, Tenant is not currently in default of the terms of the Lease and has exercised its option to extend the term of the Lease by five (5) years;

WHEREAS, both Landlord and Tenant desire and agree to amend said Lease as set forth herein.

NOW THEREFORE, the parties, in exchange for the mutual covenants contained herein and in the Lease, agree as follows:

1. This addendum expressly modifies the Lease and in the event of a conflict, the terms and conditions of this Addendum shall prevail.

2. Unless otherwise terminated as provided in the Lease, the Term of the Lease is hereby extended to and shall expire on March 31, 2027, hereinafter the "Renewal Term". Notwithstanding any thing in the Lease to the contrary, Tenant shall have no additional options to renew the Term and any additional extensions of the Term shall be subject to mutual agreement of the parties.

3. Effective April 1, 2022 the annual rental for the Premises shall be thirteen thousand two hundred fifty four DOLLARS and 17/100 (\$13,254.17) per year payable in equal monthly installments of one thousand one hundred four DOLLARS and 51/100 (\$1,104.51) plus applicable sales tax, without offset or deduction except as otherwise set forth in this Lease. Each year during the Renewal Term, as of the anniversary of the Commencement Date, the rental amount as set forth above, shall be adjusted and increased by the lesser of the applicable Consumer Price Index for Urban Wage Earners and Clerical Workers, U.S. City Average, published by the Bureau of Labor Statistics of the United States Department of Labor (the Price Index) as of the anniversary date or TWO PERCENT (2%).

4. All other terms and conditions set forth in the Lease shall remain in full force and

{Remainder of Page Intentionally Left Blank}

effect and unchanged as agreed to by the parties.

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: _____
Tim Murry, Mayor

Date: _____

South Lake Chamber of Commerce, Inc.

Witness

By: _____
_____, President

Printed Name

Date: _____

Witness

Printed Name



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, May 11, 2021		
Agenda Item Name		
Resolution No. 2021-035R		
Requested Action		
Consider resolution to oppose mining in the Green Swamp.		
Staff Report		
At the April 20, 2021 City Council Workshop the City Council received a presentation by the Lake County Water Authority who highlighted several areas of concern to the Clermont Chain of Lakes. One such area was the development of the Green Swamp State Area of Critical Concern which has potential for open pit mining. The Lake County Water Authority passed a resolution opposing the mining and requested that the City of Clermont due so as well for the preservation of the Clermont Chain of Lakes.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. 2021-035R - Green Swamp Protection	2021-035R - Green Swamp Protection.pdf	



CITY OF CLERMONT
RESOLUTION NO. 2021-35R

A RESOLUTION OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA OPPOSING ANY COMPREHENSIVE PLAN OR ADDITIONAL LAND USE CHANGES THAT WOULD AUTHORIZE ADDITIONAL MINING OR DESTRUCTIVE DEVELOPMENT WITHIN THE GREEN SWAMP AREA OF CRITICAL STATE CONCERN. PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, water levels in the Clermont Chain of Lakes and flows within the Palatlakaha River are dependent on discharges from Big and Little Creeks; and,

WHEREAS, Big and Little Creeks derive all their flows from the Green Swamp Area of Critical State Concern; and,

WHEREAS, flows and water levels within the Clermont Chain and the Palatlakaha River are required to maintain the ecological integrity of the lakes and wetlands; and,

WHEREAS, the lakes and connecting waterbodies of the Clermont Chain serve an important economic role in the City by providing recreational opportunities, economic impact and valuable navigation to local businesses and users; and,

WHEREAS, the alteration of water recharging upland hills to manmade lakes used in mining and other development results in increased evaporative losses causing decreases in groundwater seepage to the adjoining wetlands and creeks; and,

WHEREAS, the combined increases in the alteration of water contributing uplands to manmade waterbodies will collectively contribute to decreased flow in Little and Big Creeks causing impacts to water levels of the Clermont Chain and flows within the Palatlakaha River, and,

WHEREAS, such alteration to the water resources of Lake County is in direct conflict with the efforts of the City of Clermont and the Lake County Water Authority to improve water quality, fisheries, and public recreation within South Lake County.

WHEREAS, the City of Clermont has identified the Green Swamp Area of Critical State Concern as being within its Joint Planning Area (JPA) and has adopted comprehensive policy plans stating that the City shall coordinate with the agencies that directly oversee the Green Swamp to establish regulations that protect the Green Swamp from the negative impacts of development.

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

SECTION 1:

- A. That the above recitals are true and stated as fact and so incorporated herein.



CITY OF CLERMONT
RESOLUTION NO. 2021-35R

- B. That maintenance of the ecological function of the lakes and their natural vegetative communities is critical to the protection of Clermont and Lake County's vital water resources, upon which much of the quality of life, recreational opportunity, economic vitality, wildlife habitat, and natural beauty depend.
- C. That the City of Clermont opposes the adoption of any comprehensive plan changes or additional land use changes that would authorize additional mining or destructive development within the Green Swamp Area of Critical State Concern because of cumulative impacts to wetlands and creeks that provide water to the Clermont Chain of Lakes and the Palatlakaha River.
- D. That the City of Clermont will cooperate to provide whatever assistance it can in support of the Lake Board of County Commissioners in this effort to protect its water resources.
- E. That a copy of this Resolution shall be sent to the Lake County Board of County Commissioners.

SECTION 2: CONFLICT

All resolutions or parts of resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

SECTION 3: SEVERABILITY

If any portion of this Resolution is declared invalid, the invalidated portion shall be severed from the remainder of the Resolution, and the remainder of the Resolution 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 Resolution as a whole.

SECTION 4: ADMINISTRATIVE CORRECTION

This Resolution may be re-numbered or re-lettered, and/or corrected for typographical and/or scrivener's errors which do not affect the intent of said resolution, as authorized by the City Manager or designee, without need of public hearing, by filing a corrected copy of same with the City Clerk.

SECTION 5: PUBLICATION AND AN EFFECTIVE DATE

This Resolution shall be published as provided by law and it shall become law and shall take effect immediately upon its final passage.



CITY OF CLERMONT
RESOLUTION NO. 2021-35R

DONE AND RESOLVED by the Mayor and the City Council of the City of Clermont, Lake County, Florida, this 11th day of May, 2021.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to Form and Legality:

Daniel F. Mantzaris, City Attorney



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date	
Tuesday, May 11, 2021	
Agenda Item Name	
Ordinance No. 2021-010 <i>Final</i> <i>Graff Building</i>	
Requested Action	
Recommend approval of Ordinance 2021-010	
Staff Report	
The applicant, Mark Graff, is requesting a rezoning to a Planned Unit Development (PUD) to redevelop the subject parcel into a three-story mixed-use project consisting of 10 residential apartments and office use. The property is located at 872 West Minneola Avenue and is approximately 13,500 square feet in size. Each floor in the building will be 4,540 square feet, for a total of 13,620 square feet in the building. The applicant has provided a concept site plan showing the proposed building, parking, landscape area and other aspects of the project. The first floor will be office use and common use, such as elevator, electrical rooms, etc. The second and third story will consist of five residential units on each floor, ranging from one-bedroom apartments starting at 600 square feet up to two-bedroom apartments at 944 square feet. The proposed square footage meets the minimum for dwelling unit size in the Central Business District. The applicant is requesting the use of a density bonus in the Central Business District, as outlined in Section 122-249 of the Land Development Code. The applicant is requesting three additional units through the density bonus over the seven units permitted under the code. Bonus density may be awarded to a project based upon successful compliance with one or more of the eight criteria listed in Section 122-249 through a Community Benefit Agreement (CBA). The applicant, in his community benefit agreement offer, has agreed to fully contribute to the cost and installation of nine public parking spaces along Minneola Ave. The City's costs for these spaces has been calculated to be \$29,286. The nine spaces will not be reserved for the project and will be open to the public. The CBA is included in the packet. The applicant is requesting three waivers to the land development code. The waivers include a reduction of five (5) on-site parking spaces, a reduction in the landscape buffer from ten feet to seven feet around the parking area, and the ability to irrigate the landscape from the potable water system. The Staff Analysis Report has a more in-depth review of the project and is attached. Staff has reviewed the application and proposed project in regards to Section 122-315 Review Criteria for a Planned Unit Development. The location is suitable for a mixed-use project consisting of residential and office use since the future land use of Downtown Mixed Use allows this type of land use. The property has access to major road networks and the trail system. The City's water and sewer service will be required in order to develop the property and capacity is available to serve the project. The project is located within walking distance to many of the amenities and services offered by downtown. School concurrency shall be met as a requirement prior to site plan approval. The proposed project allows redevelopment of an obsolete structure and site to an urban setting. Staff is able to support the request and recommends approval of Ordinance 2021-010. <i>The Planning and Zoning Commission recommended 6-1 for approval.</i>	
Additional Analysis	
Fiscal Impact Summary	

Fiscal Impact		Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)			
1.	Staff Analysis Graff Building	Staff Analysis Graff Building.docx	
2.	Maps	Maps.pdf	
3.	Ord 2021-010 - Graff Building PUD (04.19.2021 V5) - R&F BL	Ord 2021-010 - Graff Building PUD (04.19.2021 V5) - R&F BL.pdf	
4.	3-29-21 site plan parking calculation-GB FINAL	3-29-21 site plan parking calculation-GB FINAL.pdf	
5.	Graff Community Benefit Agreement V3	Graff Community Benefit Agreement V3.docx	
6.	3-23-21 community benefit purchased parking	3-23-21 community benefit purchased parking.pdf	
7.	8-10-20 South Color Elevation-GB	8-10-20 South Color Elevation-GB.pdf	
8.	8-10-20 North Color Elevation-GB	8-10-20 North Color Elevation-GB.pdf	
9.	3-11-21 space plan 1st floor-GB	3-11-21 space plan 1st floor-GB.pdf	
10.	3-11-21 space plan 2nd & 3rd floor-GB	3-11-21 space plan 2nd & 3rd floor-GB.pdf	
11.	Application	Application.pdf	
12.	2-27-20 Survey-872 MA signed & certified	2-27-20 Survey-872 MA signed & certified.pdf	
13.	Legal Ad	Legal Ad.pdf	



CITY OF CLERMONT Staff Analysis Report

OWNER: GH Residential, LLC

APPLICANT: Mark Graff

PROJECT NAME: Graff Building

REQUESTED ACTION: Consider a request for a rezoning to Planned Unit Development (PUD) for a mixed-use project consisting of 10 residential units and office use

SIZE OF PARCEL: 0.31 +/- acres or 13,504 SF lot

LOCATION: 872 West Minneola Ave

EXISTING ZONING: Central Business District (CBD)

EXISTING LAND USE: Four-plex constructed in 1949

FUTURE LAND USE CATEGORY: Downtown Mixed-Use

ANALYSIS:

The applicant is requesting a rezoning to a Planned Unit Development (PUD) to redevelop the subject parcel into a three-story mixed-use project consisting of 10 residential units and office uses. Each floor will consist of 4,540 square feet for a total of 13,620 square feet. The applicant has provided a concept site plan, dated 03-29-21 prepared by Germana Engineering, showing the proposed building, parking, landscape area and other aspects of the project.

The applicant has indicated the first floor will consist of 2,898 square feet of office space. The remaining space, 1,642 square foot, is common area for the offices and residential use, such as elevator, two stair wells, two HVAC and electric panel closets, two restrooms, exercise room and conference room. The second and third story will consist of five residential units on each floor, ranging from one-bedroom apartments starting at 600 square feet up to two-bedroom apartments up to 944 square feet. The proposed square footage meets the minimum for dwelling unit size in the Central Business District.

The applicant is requesting the use of a density bonus in the Central Business District, as outlined in Section 122-249 of the Land Development Code. The current permitted density is 25 dwelling units per acre, or 7 units in this case based upon the square

footage of the property. The applicant is requesting three additional units through the density bonus. This would equate to 32.5 dwelling units per acre.

The mandatory requirements for any project in the central business district greater than 12 dwelling units per acre under Section 122-249 includes durable high-quality construction material, urban design and architectural features, pedestrian improvements and a trail connection. The applicant has demonstrated through the site plan and elevations, these items will be met. In addition, the applicant has indicated at the end of this report his position on these items.

Bonus density may be awarded to a project based upon successful compliance with one or more of the eight criteria listed in Section 122-249 through a Community Benefit Agreement. The applicant, in his community benefit agreement offer, has agreed to fully contribute to the cost and installation of nine public parking spaces along Minneola Ave. The City's costs for these spaces has been calculated to be \$29,286. The nine spaces will not be reserved for the project and will be open to the public. This has been captured in the Community Benefit Agreement to ensure the requirements are memorialized offered by the applicant.

WAIVERS:

The applicant is requesting three waivers to the land development code in order to develop the project. The three waivers include:

1. A reduction of five on-site parking spaces. The applicant is required to have 24 on-site parking spaces based upon the proposed use. Since the project is being redeveloped, the applicant is provided credit under Section 98-17 (d) (1) for eight spaces since it is a four-plex with eight parking spaces available. With the 11 on-site provided on the site plan and the 8 credited, the applicant will need a waiver for 5 spaces to achieve the 24 required parking spaces. The applicant has offered, through the Community Benefit Agreement, to fully fund 9 public parking spaces.
2. A reduction in the landscaping buffer around the parking area. Section 118-37 (d) requires a ten foot landscape buffer, specifically around the parking area. The applicant is requesting a reduction to seven feet consisting of understory trees, shrubs and mulch.
3. The ability to irrigate from the City's potable supply system instead of an irrigation well. Section 114-4 requires the installation of a well for irrigation. With the limited amount of landscaping and the inability to place a well on-site, the applicant is requesting this waiver.

STAFF RECOMMENDATION:

Staff has reviewed the application and proposed project in regards to Section 122-315 Review Criteria for a Planned Unit Development. The location is suitable for a mixed-use project consisting of residential and office use since the future land use of Downtown

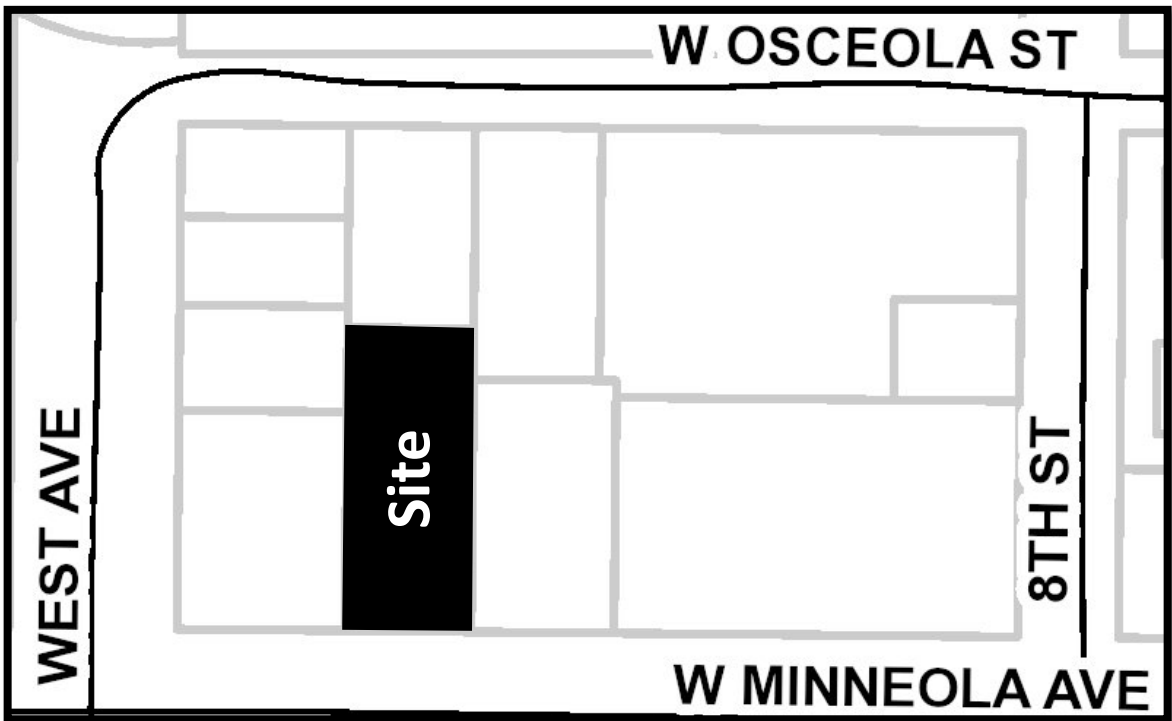
Mixed Use allows this type of land use. The property has access to major road networks and the trail system. The City's water and sewer service will be required in order to develop the property and capacity is available to serve the project. The project is located within walking distance to many of the amenities and services offered by downtown. School concurrency shall be met as a requirement prior to site plan approval. The proposed project allows redevelopment of an obsolete structure and site to a more urban setting. Staff is able to support the request and recommends approval of Ordinance 2021-010.

Applicant's response to Section 122-249:

Mandatory Requirement for Residential Development in the CBD for greater than 12 Units Per Acre:

1. Construction materials. The Graff Building will be constructed out of block, steel, glass, precast concrete and wood. The materials will wrap around all sides of the building visible to the public realm. The first floor will be masonry block construction. The exterior finish will be brick, stucco and glass.
2. Urban design/architecture. The Graff Building reinforces the walkability of downtown and embraces the desired pedestrian/building relationships as it is directly on the Legacy Loop connection to the Coast to Coast trail. The primary building entrance has three story brick columns on either side and has a metal awning over the double glass door. All four sides of the building are articulated by overhangs, balconies with railings, brick, stucco, awnings and color variations that complement the downtown and are of the same architectural style as City Hall. The brick towers which incorporate the apartment balconies emphasize their prominent location.
3. Pedestrian improvements. The Graff Building incorporates sidewalks to all entrances with connectivity to all public right-of ways and has a pedestrian access plan for the internal movement throughout the project.
4. Trail connection. The Graff Building, as stated earlier, is directly on the, soon to be constructed, Legacy Loop which brings people to and from the Coast to Coast Trail into and out of the Clermont City Center.

Location Map – Graff Building



Current Site – Graff Building





CITY OF CLERMONT
ORDINANCE NO. 2021-010

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 CONFLICT, SEVERABILITY, THE ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, RECORDING, PUBLICATION AND AN EFFECTIVE DATE.

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

SECTION 1

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

LEGAL DESCRIPTION

The South 30 feet of the West 1/2 of Lot 13, the West 1/2 of Lot 14, the South 30 feet of Lot 15, and all of Lot 16, Block 93, THE CITY OF CLERMONT, according to the map or plat thereof as recorded in Plat Book 8, Page 17, Public Records of Lake County, Florida

LOCATION

872 West Minneola Ave.
AK 1615135
0.31 +/- Acres

**FROM: Central Business District (CBD)
TO: Planned Unit Development (PUD) for a
Mixed-use Residential and Commercial Project**

SECTION 2: GENERAL CONDITIONS

This application for a Planned Unit Development (PUD) to allow for a mixed-use project consisting of ten residential units and CBD Central Business District Commercial uses be granted subject to the following conditions:

1. The conditions as set forth in this Planned Unit Development shall be legally binding upon any heirs, assigns and successors in title or interest.
2. The property shall be developed in substantial accordance with Exhibit A – Concept Site Plan prepared by Germana Engineering, dated 3-29-2021. Formal construction plans incorporating all conditions stated in this permit shall be submitted for review and approved

CITY OF CLERMONT
ORDINANCE NO. 2021-010

by the Site Review Committee prior to the issuance of a Zoning Clearance or other development permits.

3. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.
4. Fiber optic conduit and pull boxes may be required to be installed by the developer in the utility easements to extend the City's fiber optic network. The City will reimburse the developer at 100 percent for all costs including design, permitting, materials and construction of the fiber optic conduit and pull boxes. At the time of site plan review, the City's Information Technology Director or authorized designee will make this determination.
5. The development shall comply with all applicable City, County and Florida Department of Transportation access management requirements. The Developer shall timely complete all required mitigation and other improvements as may be applicable.

SECTION 3: LAND USES AND SPECIFIC CONDITIONS

1. A total of up to 10 residential dwelling units (d.u) may be permitted on the site, not to exceed a base density of 32.5 dwelling units/acre. A separate Community Benefit Agreement shall be required since the project has exceeded the 25 dwelling units per acre and is presented in Exhibit C – Community Benefit Agreement. If the Community Benefit Agreement is not properly fulfilled, this PUD becomes null and void.
2. The project shall be constructed in a manner that closely resembles the architectural style and elevations as presented in Exhibit B – Elevations, and shall meet the City of Clermont's Architectural Standards.
3. Maximum building height shall be up to 55 feet, measured at the highest point.
4. The applicant is requesting a waiver to Section 98-14 to allow a reduction in parking for the project by five on-site parking spaces.
5. The applicant is requesting a waiver to Section 118-37 (d) to allow a reduced landscape buffer of seven (7) feet around the parking area consisting of shrubs and understory trees meeting Section 118-37 (3).
6. The applicant is requesting a waiver to Section 114-4 to allow landscape irrigation from the City's potable supply.



CITY OF CLERMONT
ORDINANCE NO. 2021-010

7. The developer shall be fully responsible for any and all costs associated with moving the trail and the addition of the four parking spaces adjacent to the project. These incurred costs (change orders, etc.) shall include, but not limited to; design, engineering, construction, landscaping and any other costs associated with utilities, street lighting, driveway, and parking spaces due to modification of the existing City of Clermont Streetscape Plans, Phase Two.
8. The project shall be developed according to the Central Business District (CBD) zoning designation in the Land Development Code, unless expressly stated above.
9. School concurrency shall be met before final site plan approval in accordance with the Comprehensive Plan and Land Development Code.
10. This Planned Unit Development shall become null and void if substantial construction work has not begun within two (2) years of the date that this Planned Unit Development 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. If the Planned Unit Development becomes null and void, the property will revert to the CBD Central Business District Zoning Designation.

SECTION 4: CONFLICT

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

SECTION 5: SEVERABILITY

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

SECTION 6: ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR

Sections of this Ordinance may be re-numbered or re-lettered and the correction of typographical and/or scrivener's errors which do not affect the intent may be authorized by the City Manager or designee, without need of public hearing, by filing a corrected or re-codified copy of same with the City Clerk.

SECTION 7: RECORDING

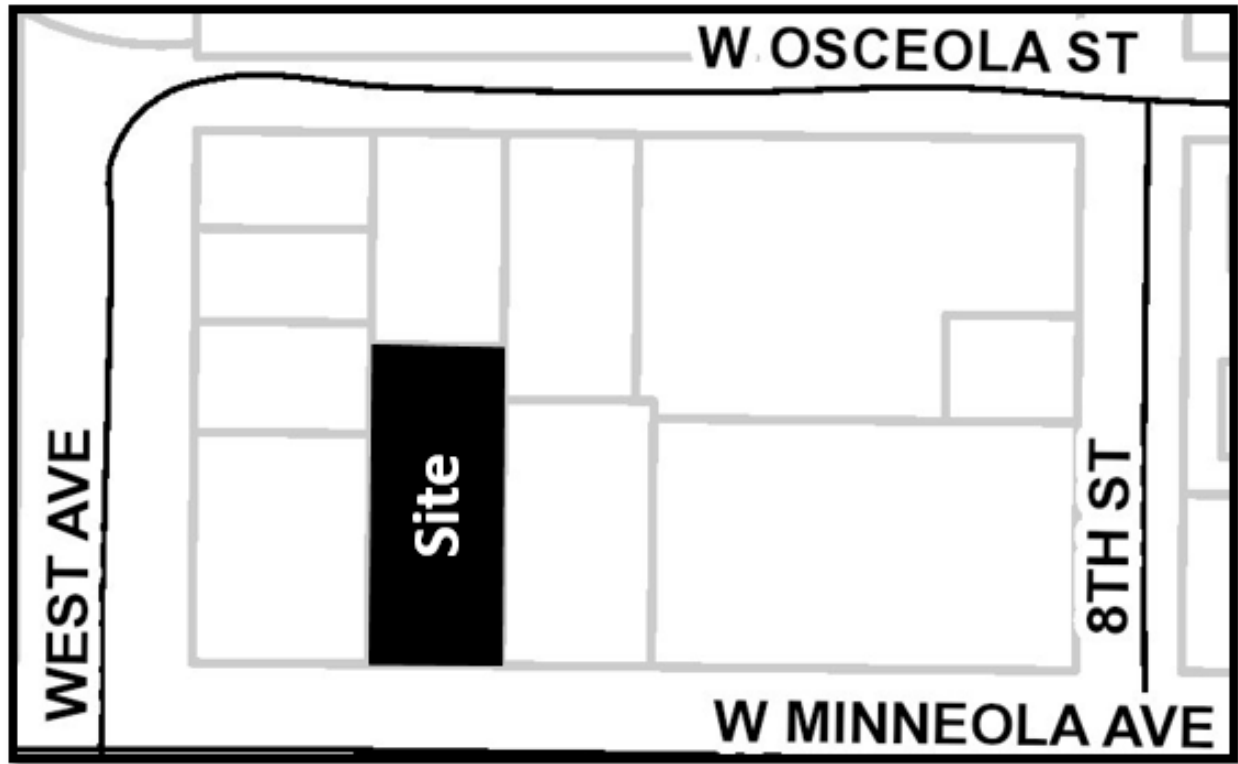
This Ordinance shall be recorded in the Public Records of Lake County, Florida.

SECTION 8: PUBLICATION AND EFFECTIVE DATE

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. 2021-010

Location Map:





CITY OF CLERMONT
ORDINANCE NO. 2021-010

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 11th day of May, 2021.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

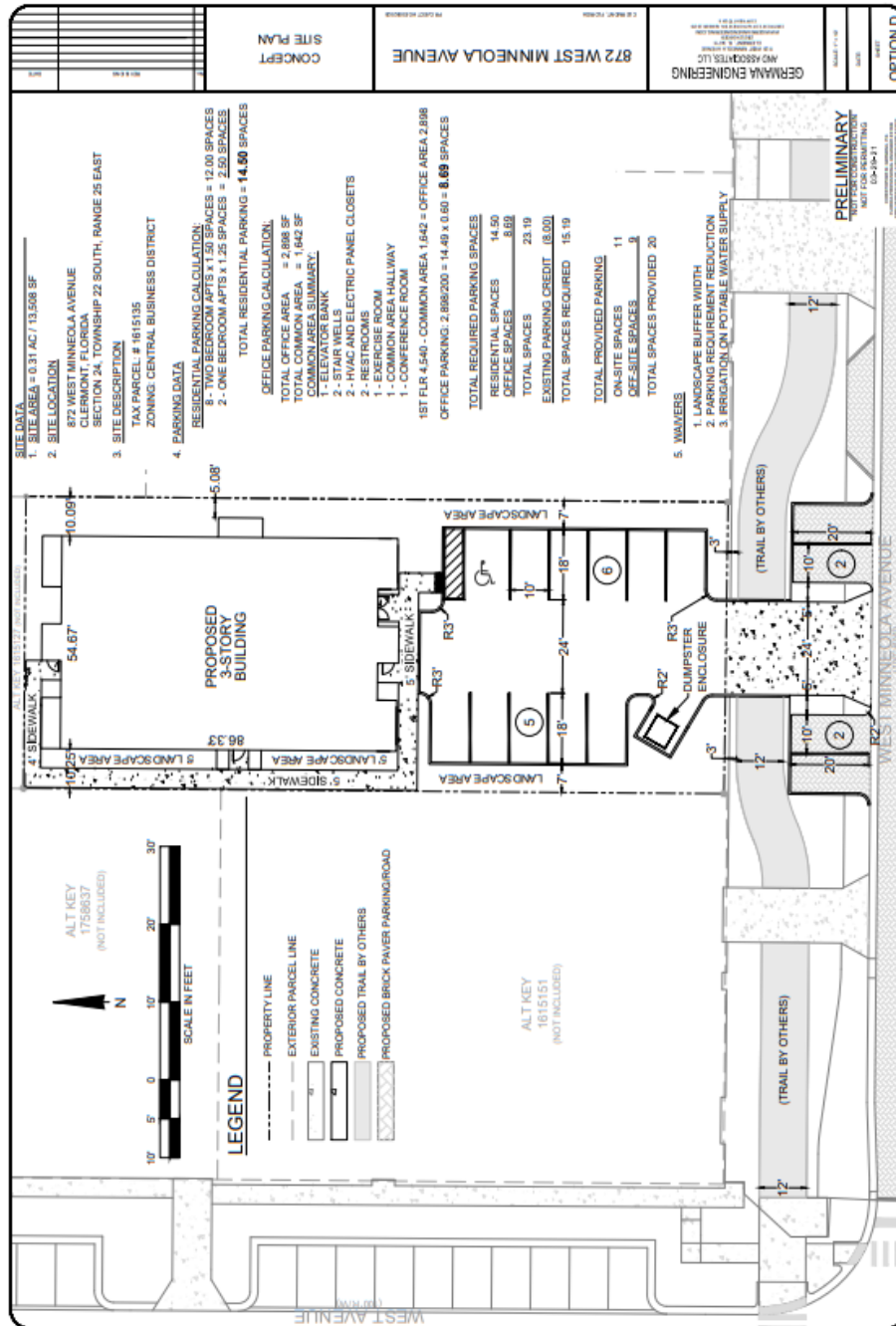
Tracy Ackroyd Howe, MMC, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

CITY OF CLERMONT
ORDINANCE NO. 2021-010

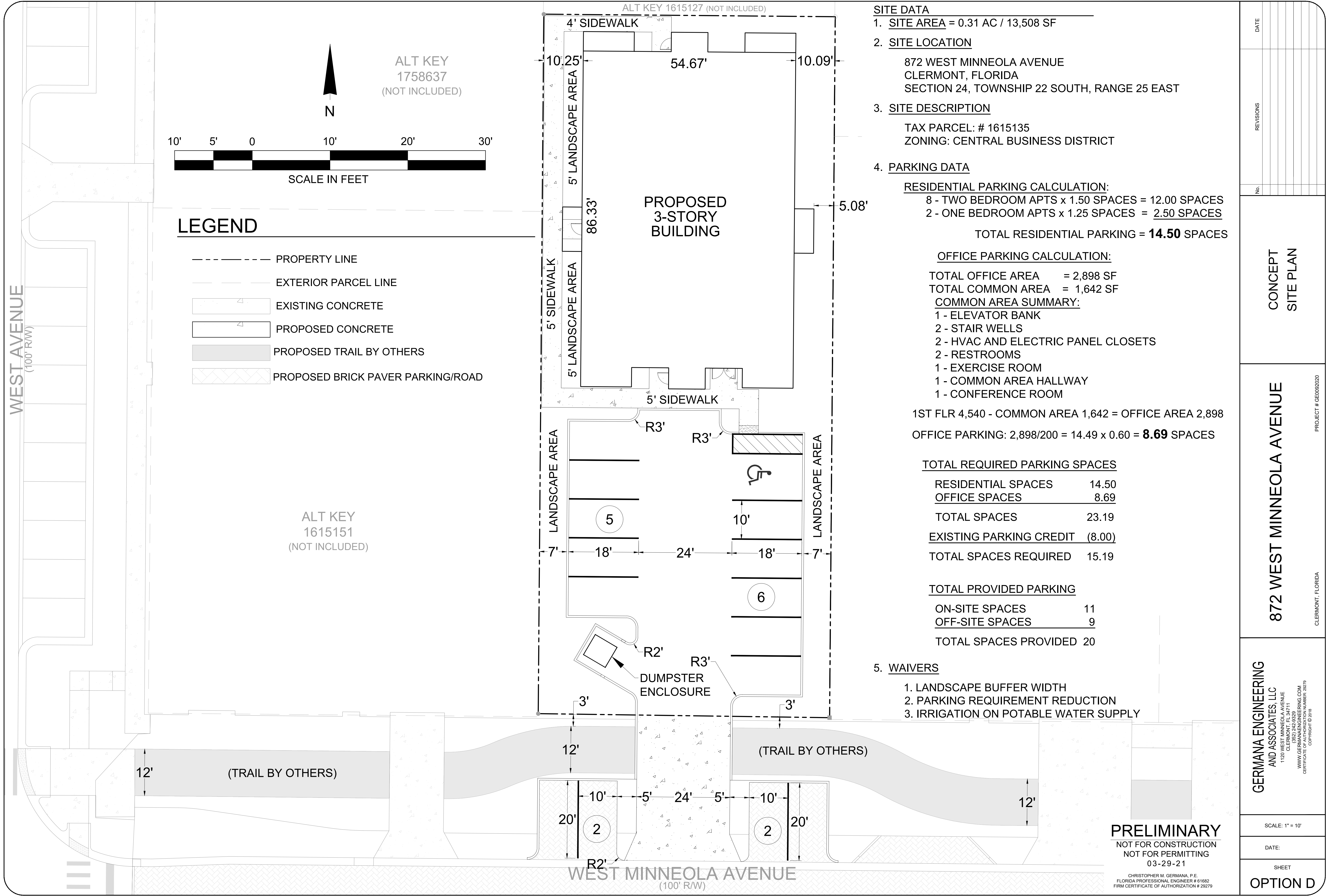
Exhibit A – Concept Plan



CITY OF CLERMONT
ORDINANCE NO. 2021-010

Exhibit B – Elevations





SITE DATA

1. SITE AREA = 0.31 AC / 13,508 SF
2. SITE LOCATION
- 872 WEST MINNEOLA AVENUE
CLERMONT, FLORIDA
SECTION 24, TOWNSHIP 22 SOUTH, RANGE 25 EAST
3. SITE DESCRIPTION
- TAX PARCEL: # 1615135
ZONING: CENTRAL BUSINESS DISTRICT

4. PARKING DATA

RESIDENTIAL PARKING CALCULATION:
8 - TWO BEDROOM APTS x 1.50 SPACES = 12.00 SPACES
2 - ONE BEDROOM APTS x 1.25 SPACES = 2.50 SPACES

TOTAL RESIDENTIAL PARKING = **14.50** SPACES

OFFICE PARKING CALCULATION:

TOTAL OFFICE AREA = 2,898 SF
TOTAL COMMON AREA = 1,642 SF
COMMON AREA SUMMARY:
1 - ELEVATOR BANK
2 - STAIR WELLS
2 - HVAC AND ELECTRIC PANEL CLOSETS
2 - RESTROOMS
1 - EXERCISE ROOM
1 - COMMON AREA HALLWAY
1 - CONFERENCE ROOM

1ST FLR 4,540 - COMMON AREA 1,642 = OFFICE AREA 2,898
OFFICE PARKING: 2,898/200 = 14.49 x 0.60 = **8.69** SPACES

TOTAL REQUIRED PARKING SPACES

RESIDENTIAL SPACES	14.50
OFFICE SPACES	8.69
TOTAL SPACES	23.19
EXISTING PARKING CREDIT	(8.00)
TOTAL SPACES REQUIRED	15.19

TOTAL PROVIDED PARKING

ON-SITE SPACES	11
OFF-SITE SPACES	9
TOTAL SPACES PROVIDED	20

5. WAIVERS

1. LANDSCAPE BUFFER WIDTH
2. PARKING REQUIREMENT REDUCTION
3. IRRIGATION ON POTABLE WATER SUPPLY

DATE	
REVISIONS	
No	
CONCEPT SITE PLAN	
872 WEST MINNEOLA AVENUE	
GERMANA ENGINEERING AND ASSOCIATES, LLC 1120 WEST MINNEOLA AVENUE CLERMONT, FL 34711 (352) 242-9329 WWW.GERMANAENGINEERING.COM GERMANA ENGINEERING, INC. 11/20/18 COPYRIGHT © 2018	
SCALE: 1" = 10'	
DATE:	
SHEET	
OPTION D	

PRELIMINARY
NOT FOR CONSTRUCTION
NOT FOR PERMITTING
03-29-21
CHRISTOPHER M. GERMANA, P.E.
FLORIDA PROFESSIONAL ENGINEER # 61682
FIRM CERTIFICATE OF AUTHORIZATION # 29279

GH RESIDENTIAL LLC, COMMUNITY BENEFIT AGREEMENT

THIS AGREEMENT is entered into as of the 27th day of April, 2021, between THE CITY OF CLERMONT, a Florida municipal corporation, whose address is 685 W. Montrose St. Clermont, Florida 34711 (the “City”), and GH RESIDENTIAL, LLC, a Florida Limited Liability Company, whose mailing address is 1200 Oakley Seaver Drive, Suite 203, Clermont, Florida 34711 (the “Owner”).

RECITALS

1. Owner desires to develop approximately 0.31 acres of property currently located in the City of Clermont, described and depicted in Exhibit “A” attached to and incorporated in this Agreement (hereinafter referred to as the “Property”).
2. The Property is currently zoned Central Business District “CBD.”
3. Owner has filed an application for a rezoning to Planned Unit Development “PUD” for a mixed-use residential and commercial project.
4. Owner has requested a density bonus in the project above the permitted 25 residential dwelling units per acre.
5. Owner’s application for PUD zoning indicates a residential density of 32.5 residential dwelling units per acre.
6. Section 122-249 in the City’s Land Development Code, Density Bonus Criteria, requires the Owner to provide Density Bonus Elements in order to be considered for an increase above 25 dwelling units per acre.
7. Owner has elected the Density Bonus Element of Public Parking as the justification for the density bonus.
8. In order to receive the density bonus, the Owner will be obligated to fully fund the costs of nine (9) public parking spaces along West Minneola Avenue as shown on Exhibit B: 3-23-21 Community Benefit Purchased Parking. The cost of these spaces has been determined by the City to be \$29, 286.00 (Twenty-Nine Thousand, Two-Hundred and Eighty-Six Dollars). The costs include and are not limited to: surveying engineering, and construction and any other costs associated with the installation of these spaces.
9. Owner acknowledges that the City will install the nine (9) public parking spaces at the time of the City’s streetscape project, which is anticipated to commence by September 27, 2021.
10. Owner shall pay the City in full within sixty (60) days from the date of the execution of this agreement to ensure delivery and satisfaction of the Community Benefit Agreement. Failure to timely pay the obligation shall render the density bonus null and void.

11. Owner understands the nine (9) parking spaces are not exclusive to the use of the proposed development and that they will be available for use by the public with no limitation and may be used by the City for any lawfully permitted activity within the public right-of-way, such as special events or other temporary use.
12. Owner has the full power and authority to make, deliver, enter into and perform pursuant to the terms and conditions of this Agreement and has taken all necessary action to authorize the execution, delivery, and performance of the terms and conditions of this Agreement.
13. The City of Clermont has determined that the proposal for development of the Property represents, among other things, an opportunity for the City to secure quality planning and growth and a strengthened and revitalized tax base in the CBD.

ACCORDINGLY, 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 recitals are true and correct, are hereby incorporated herein by reference, and form a material part of this Agreement. All exhibits to this Agreement are hereby deemed a part thereof.

Section 2. Legal Description / Ownership. The Property has approximately 0.31 acres of land currently located in the City of Clermont, Lake County, Florida, described and depicted in Exhibit "A" attached. The Property is owned by GH RESIDENTIAL, LLC, a Florida Limited Liability Company, whose mailing address is 1200 Oakley Seaver Drive, Suite 203, Clermont, Florida 34711.

Section 3. Exhibits. All exhibits attached hereto are hereby incorporated in and made a part of this Agreement as if set forth in full herein.

Section 4. Amendment. Amendments to the provisions of this Agreement shall be made by the parties only in writing by formal amendment and shall be presented and approved by City Council.

IN WITNESS WHEREOF, the parties hereto have entered into this Agreement as of the date first above written.

CITY OF CLERMONT, FLORIDA
A Florida Municipal Corporation

Attest:

By: _____

City Clerk

Name: _____

As its: _____

Date: _____

Date: _____

Approved as to form:

Daniel F. Mantzaris, City Attorney

GH RESIDENTIAL, LLC,
A Florida Limited Liability Company

Witnesses:

By: _____

Name: _____

Name: Mark J. Graff

As its: Manager

Name: _____

Date: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2021, by **Mark J. Graff** on behalf of **GH RESIDENTIAL LLC, a Florida Limited Liability Company**. He is personally known to me or has produced _____ (type _____ of identification) as identification and (did/did not) take an oath.

Signature of Notary Public

Type or Print Name

My Commission Expires: _____

Commission No. _____

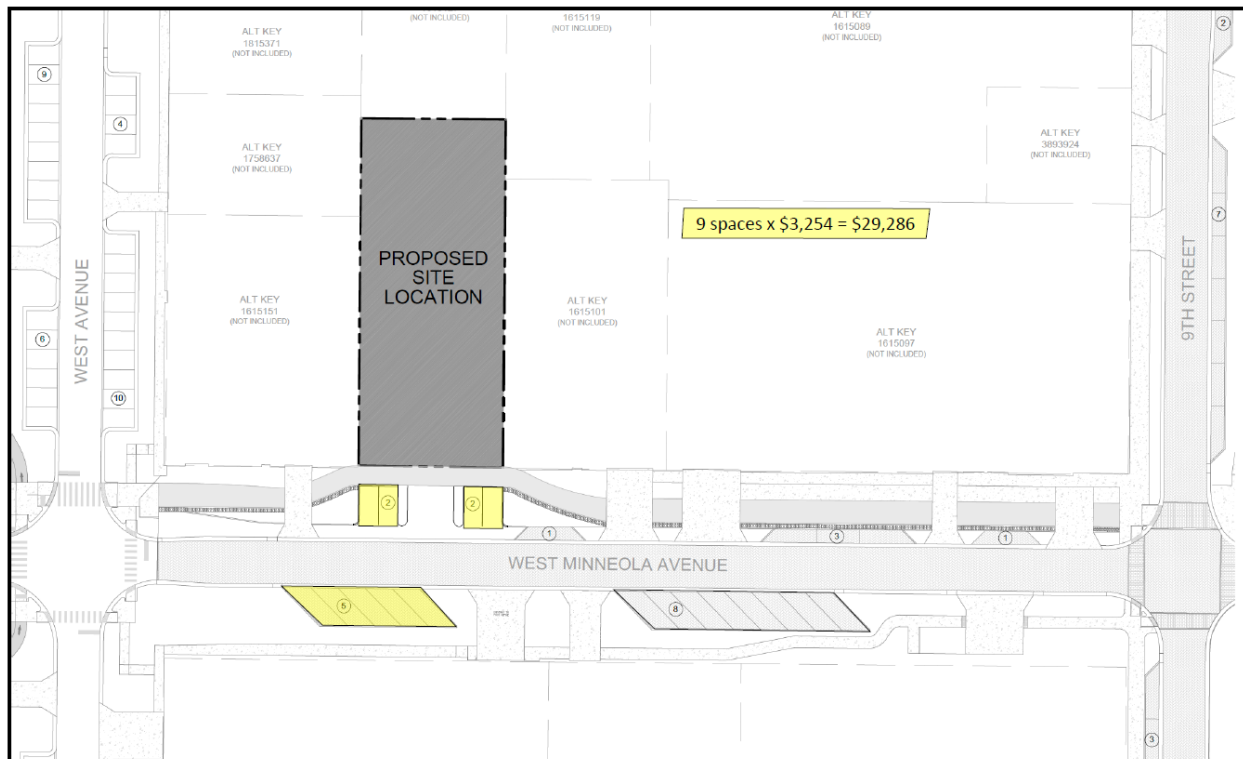
Seal

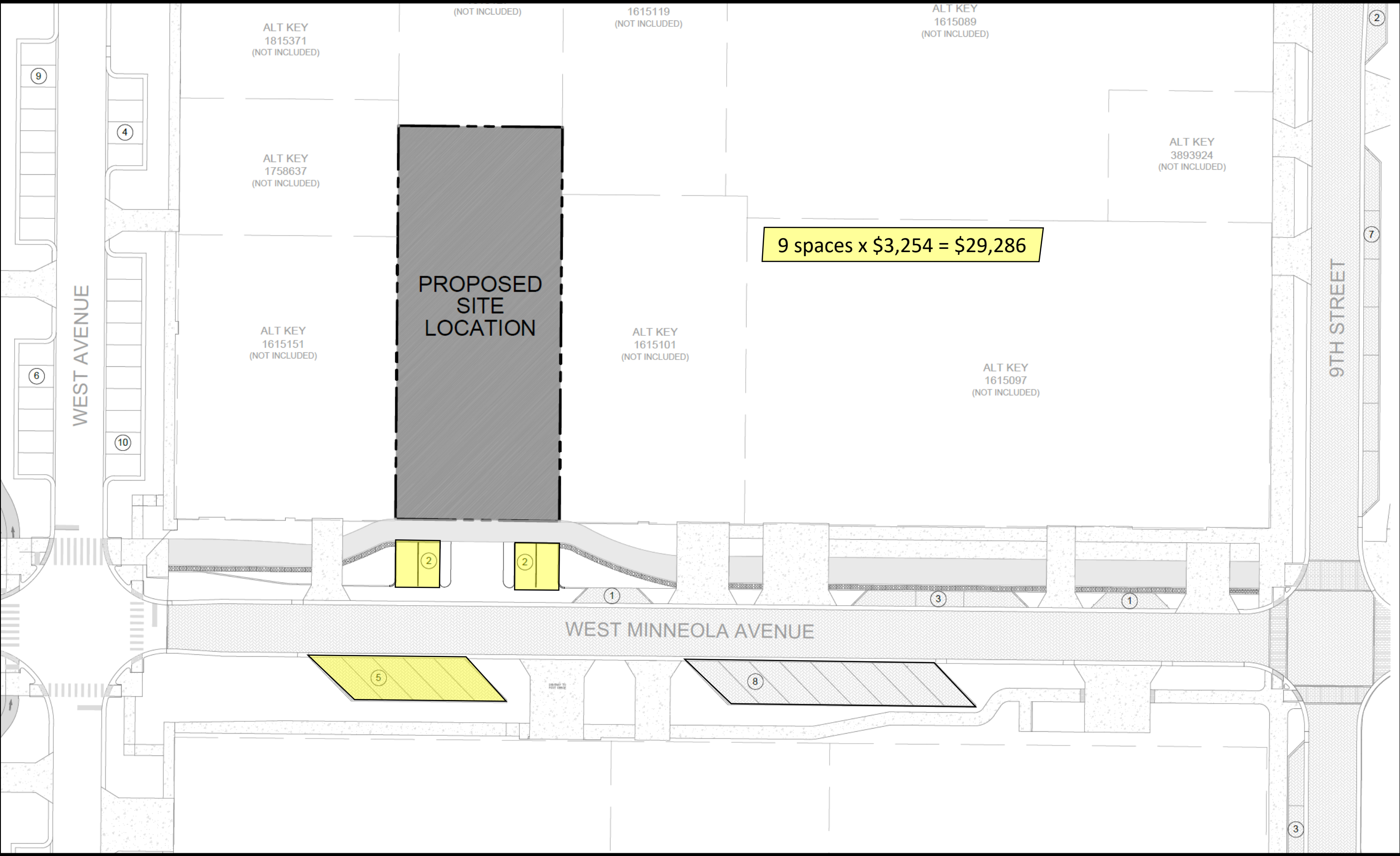
EXHIBIT "A"

LEGAL DESCRIPTION:

The South 30 feet of the West 1/2 of Lot 13, the West 1/2 of Lot 14, the South 30 feet of Lot 15, and all of Lot 16, Block 93, THE CITY OF CLERMONT, according to the map or plat thereof as recorded in Plat Book 8, Page 17, Public Records of Lake County, Florida. AK 1615135 0.31 +/- Acres

EXHIBIT "B"







GRAFF BUILDING





GRAFF BUILDING









CITY OF CLERMONT REZONING APPLICATION

DATE August 5, 2020		FEE: \$542.00 + cost of advertisement + cost of traffic review, if necessary	
Project Name (if applicable) Graff Building			
Applicant Mark Graff			
Contact Person Mark Graff			
Address 1200 Oakley Seaver Dr, Suite 203		City Clermont	State FL Zip 34711
Telephone 352-516-1580		Fax	
Email mgraфф@graффholdings.com			
OWNER INFORMATION			
Owner's Name Mark Graff			
Owner Address 1200 Oakley Seaver Dr, Suite 203		City Clermont	State FL Zip 34711
Telephone 352-516-1580		Email mgraфф@graффholdings.com	
PROPERTY INFORMATION			
Address of Subject Property 872 Minneola Ave.		City Clermont	State FL Zip 34711
Legal Description (include copy of survey) The South 30.00 feet of the West 1/2 of Lot 13, the West 1/2 of Lot 14, the South 30.00 feet of Lot 15, and all of Lot 16, Block 93, Official Map of the City of Clermont, according to the plat thereof, as recorded in Plat Book 8, Page 17, Public Records of Lake County, Florida.			
Acreage 0.31		Land Use (City verification required) CBD	
Present Zoning (City verification required) CBD		Proposed Zoning PUD	



CITY OF CLERMONT REZONING APPLICATION

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

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

We would like to construct a mixed use three story building with a 4,540 square feet per floor. The first floor would be the Graff Development offices and others. The second and third floors would consist of twelve apartments - three 1 bedroom and three 2 bedroom apartments per floor.

Check box to indicate additional materials are provided via attachment. ☒

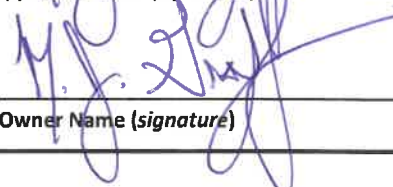
Mark J. Graff

Applicant Name (print)

x 
Applicant Name (signature)

Mark J. Graff

Owner Name (print)

x 
Owner Name (signature)

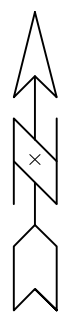
City of Clermont
Development Services Department
685 W. Montrose St.
P.O. Box 120219
Clermont, FL 34712-0219
(352) 394-4083 Fax: (352) 394 3542

5/22/2020

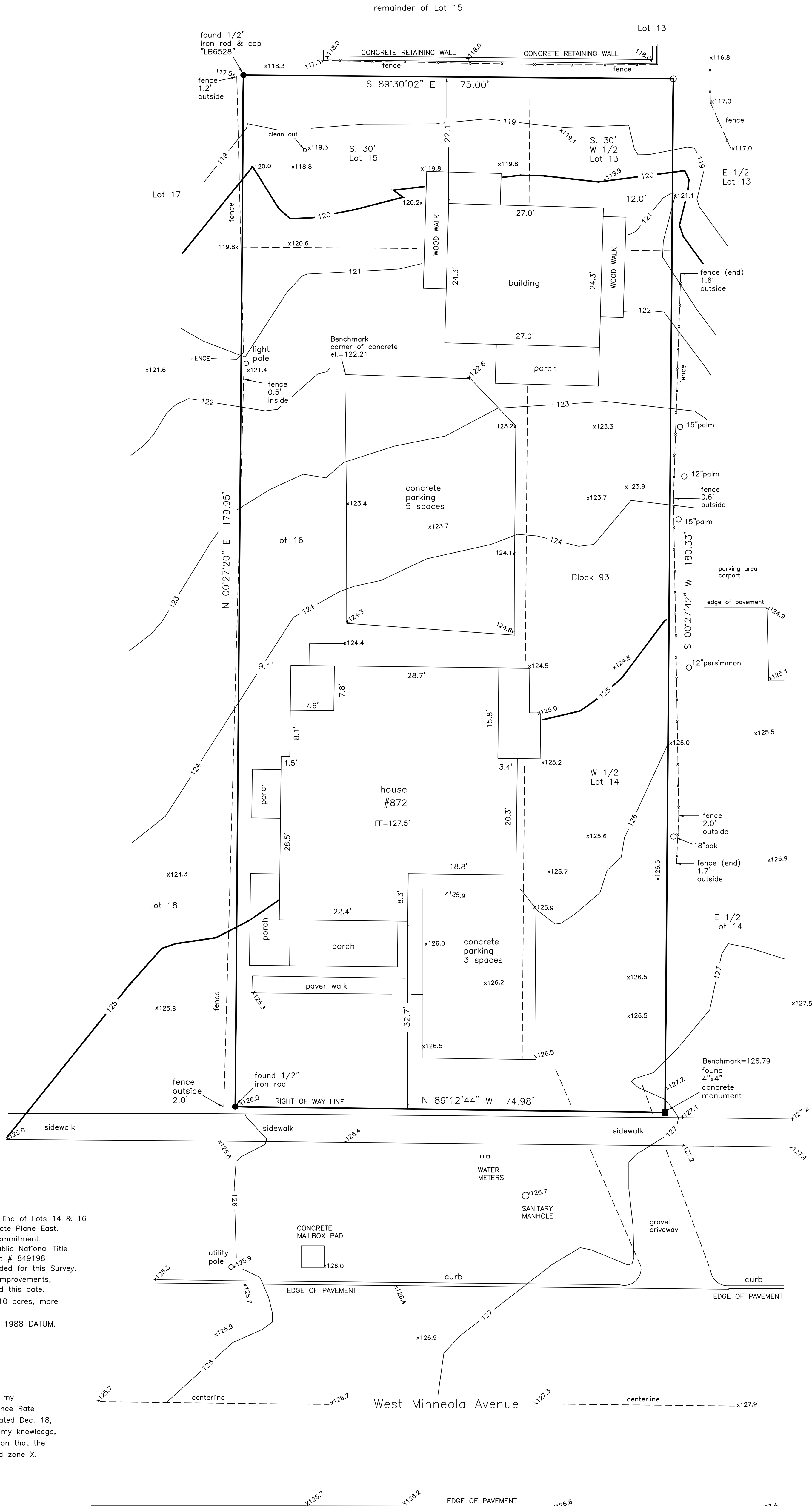
Map of Boundary & Topographic Survey

Description:
The South 30 feet of the West 1/2 of Lot 13, the West 1/2 of Lot 14,
the South 30 feet of Lot 15, and all of Lot 16, Block 93,
THE CITY OF CLERMONT, according to the map or plat thereof as recorded in
Plat Book 8, Page 17, Public Records of Lake County, Florida.

property address: 872 West Minneola Avenue
Clermont, Florida 34711



Scale = 1"=10'

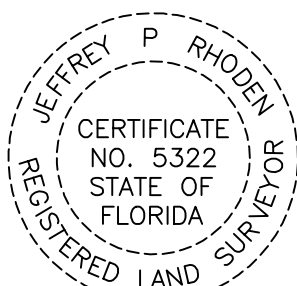


Notes:
-Bearings based on the South line of Lots 14 & 16
as being N 89°12'44" W, FL State Plane East.
-Legal description from title commitment.
-Title commitment by Old Republic National Title
Insurance Company Commitment # 849198
dated Feb. 20, 2020 was provided for this Survey.
-No adjacent or underground improvements,
other than those shown, located this date.
-Subject property contains 0.310 acres, more
or less.
-ELEVATIONS BASED ON NAVD 1988 DATUM.

City of Clermont
I hereby declare that based on my
examination of the Flood Insurance Rate
Map number 12069C 0570 E dated Dec. 18,
2012, and that to the best of my knowledge,
belief and my professional opinion that the
subject property lies within flood zone X.

Surveyor's Certification
I hereby certify to GH Residential, LLC, a Florida limited liability company,
Gasdick Stanton Early, P.A.,
and Old Republic National Title Insurance Company
that this Map of Boundary & Topographic Survey
meets the Standards of Practice for surveys
as set forth in Chapter 5J-17 Florida
Administrative Code, pursuant to
Section 472.027, Florida Statutes.

Jeffrey P. Rhoden 02/27/20
JEFFREY P. RHODEN PSM #5322
STATE OF FLORIDA
UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND
MAPPER, THIS MAP/REPORT IS FOR INFORMATIONAL
PURPOSES ONLY AND IS NOT VALID.



LEGEND: ○ Denotes set 1/2" iron rod & cap marked "LB 6980"	
Prepared for:	17035.002 GRAFF DEVELOPMENT
Rhoden Land Surveying, Inc. LB #6980 420 E. Minnehaha Ave. Clermont, FL 34711 352-394-6255	

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. 2021-010

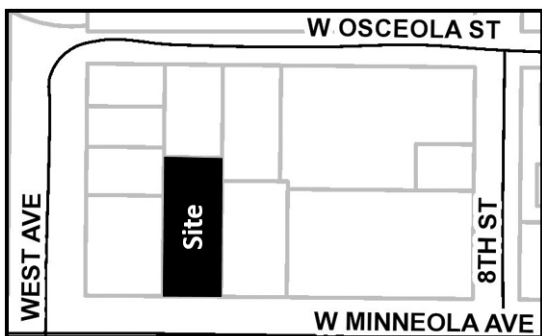
AN ORDINANCE UNDER THE CODE OF ORDINANCES OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF CLERMONT, REFERRED TO IN CHAPTER 122 OF ORDINANCE NO. 289-C, CODE OF ORDINANCES; REZONING THE REAL PROPERTIES DESCRIBED HEREIN AS SHOWN BELOW, PROVIDING FOR CONFLICT,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

LOCATION:

872 West Minneola Ave.
AK 1615135
0.31 +/- Acres

LEGAL DESCRIPTION

THE SOUTH 30 FEET OF THE WEST 1/2 OF LOT 13, THE WEST 1/2 OF LOT 14, THE SOUTH 30 FEET OF LOT 15, AND ALL OF LOT 16, BLOCK 93, THE CITY OF CLERMONT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 17, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.



REQUESTED ACTION - CHANGE THE ZONING

FROM: Central Business District (CBD)

**TO: Planned Unit Development (PUD) for a
Mixed-use Residential and Commercial Project**

This ordinance will be considered by the Planning & Zoning Commission on Tuesday, March 2, 2021 at 6:30 P.M.

A public meeting to consider this request will be held before the City Council on Tuesday, March 23, 2021 for final enactment.

All meetings will be held at City Hall, first floor Council Chambers, located at 685 W. Montrose Street, Clermont FL 34711.

This Ordinance is available for public inspection in the office of the City Clerk, 685 W. Montrose Street, Clermont FL, 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. Persons with disabilities who need assistance should contact the City Clerk's office, (352) 241-7330, at least 48 hours prior to the public hearings.

Tracy Ackroyd Howe, MMC
City Clerk



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date	
Tuesday, May 11, 2021	
Agenda Item Name	
Ordinance No. 2021-013 <i>Final</i> <i>Disston Duplexes PUD</i>	
Requested Action	
Recommend denial of Ordinance No. 2021-013	
Staff Report	
The applicant is requesting a rezoning to a Planned Unit Development (PUD) to allow for development of six (6) two-family styled housing units, with the maximum not to exceed 12 units for the entire site. The applicant has provide a Conceptual Site Plan prepared by Germana Engineering, showing the proposed buildings, parking, landscape areas and access points for the property. The conceptual site plan identifies that each unit will be two bedrooms with an attached single car garage and provides approximately 1,300 square feet of living space. The Land Development Code, Section 98-14 requires two parking spaces for each two-bedroom residential unit. The applicant has identified the garages and a driveway to meet the parking requirements. The proposed project layout as designed does not comply with the Land Development Codes. The Future Land Use is Commercial, which allows the maximum of 12 units per acre. The proposed project is similar in design and comparable to a smaller apartment community, which is required to provide onsite dumpsters with enclosures to meet the refuse and collection needs of the proposed housing development. The project as designed does not provide any onsite dumpsters. The applicant is requesting the 12 units use curbside pickup from the adjacent streets, therefore, each week the residents would be required to place City trash containers and recycling bins at the curbside of the local streets for collection. The very large containers located curbside each week may be considered a nuisance to adjacent property owners and the community. In addition, the proposed development concept plan has proposed the internal access streets and curbs are 21 feet wide, and the code requires all internal access streets/egress points including the curb must be a minimum of 24 feet wide. The proposed 21 feet width for the internal streets are less than the permitted development standards and may not be able to accommodate large trucks and emergency vehicles in the community. The code requirements for the minimum 24 feet width for streets and access points will provide a safe traffic flow pattern, which allows vehicles the ability to safely maneuver and exit the property. <u>STAFF RECOMMENDATION:</u> Staff has reviewed the application and proposed project in regards to Section 122-315 Review Criteria for a Planned Unit Development. The proposed project as designed does not comply with the Land Development Regulations and general requirements for granting a Planned Unit Development (PUD). The Code requires all PUD Site Development Plans be designed in a manner that provide a complete living environment that is designed to provide quality development that will enhance and creates a uniform development pattern that complies with the general requirements and regulatory process for approval of the project. Staff recommends denial of Ordinance No. 2021-013, or Staff can make a recommendation to approve the PUD with the conditions contained in the PUD Ordinance which requires the proposed development shall be constructed in compliance with all building and fire safety code requirements and all provision of the Land Development Regulations. <i>The Planning and Zoning Commission at their meeting, voted 7-0 to make a recommendation of denial for</i>	

Ordinance No. 2021-013.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	Staff Analysis Disston Duplexes PUD -	Staff Analysis Disston Duplexes PUD -.pdf
2.	Ord 2021-013 - Disston Duplexs PUD (03.31.2021 V1)	Ord 2021-013 - Disston Duplexs PUD (03.31.2021 V1).pdf
3.	Disston Duplexes Maps	Disston Duplexes Maps.pptx
4.	Final Almond Street Multi-Family - Concept Plan	Final Almond Street Multi-Family - Concept Plan.pdf
5.	Boundary Survey	Boundary Survey.pdf
6.	Elevation - Disston ST. DUPLEX-OPTION 03.24.21	Elevation - Disston ST. DUPLEX-OPTION 03.24.21.pdf
7.	Application	Application.pdf
8.	Disston Duplexes Legal Ad PROOF	Disston Duplexes Legal Ad PROOF.pdf



CITY OF CLERMONT Staff Analysis Report

OWNER: Lake Acquisitions Inc.

APPLICANT: Robert Thompson

PROJECT NAME: Disston Duplexes PUD

REQUESTED ACTION: Consider a request for a rezoning to Planned Unit Development (PUD) for six (6) two-family duplex-style housing units, not to exceed the maximum of 12 units for the site.

SIZE OF PARCEL: 1.39 +/- acres

LOCATION: Vacant parcel located at the corner of Disston and Almond Street, adjacent to the Suntrust Bank Building.

EXISTING ZONING: R-3 Residential/Professional, C-1 Light Commercial and C-2 General Commercial.

EXISTING LAND USE: Vacant property

FUTURE LAND USE CATEGORY: Commercial

ANALYSIS:

The applicant is requesting a rezoning to a Planned Unit Development (PUD) to allow for development of six (6) two-family styled housing units, with the maximum not to exceed 12 units for the entire site. The applicant has provide a Conceptual Site Plan prepared by Germana Engineering, showing the proposed buildings, parking, landscape areas and access points for the property.

The conceptual site plan identifies that each unit will be two bedrooms with an attached single car garage and provide approximately 1,300 square feet of living space. The Land Development Code, Section 98-14 requires two parking spaces for each two-bedroom residential unit. The applicant has identified the garages and a driveway to meet the parking requirements. The proposed project layout as designed does not comply with the Land Development Codes. The Future Land Use is Commercial, which allows the maximum of 12 units per acre. The proposed project is similar in design and comparable to a smaller apartment community, which is required to provide onsite dumpsters with enclosures to meet the refuse and collection needs of the proposed

housing development. The project as designed does not provide any onsite dumpsters. The applicant is requesting the 12 units use curbside pickup from the adjacent streets, therefore, each week the residents would be required to place City trash containers and recycling bins at the curbside of the local streets for collection. The very large containers located curbside each week may be considered a nuisance to adjacent property owners and the community.

In addition, the proposed development concept plan has proposed the internal access streets and curbs are 21 feet wide, and the code requires all internal access streets/egress points including the curb must be a minimum of 24 feet wide. The proposed 21 feet width for the internal streets are less than the permitted development standards and may not be able to accommodate large trucks and emergency vehicles in the community. The code requirements for the minimum 24 feet width for streets and access points will provide a safe traffic flow pattern, which allows vehicles the ability to safely maneuver and exit the property.

STAFF RECOMMENDATION:

Staff has reviewed the application and proposed project in regards to Section 122-315 Review Criteria for a Planned Unit Development. The proposed project as designed does not comply with the Land Development Regulations and general requirements for granting a Planned Unit Development (PUD). The Code requires all PUD Site Development Plans be designed in a manner that provide a complete living environment that is designed to provide quality development that will enhance and creates a uniform development pattern that complies with the general requirements and regulatory process for approval of the project.

Staff recommends denial of Ordinance No. 2021-013, or Staff can make a recommendation to approve the PUD with the conditions contained in the PUD Ordinance that requires the proposed project complies with the Land Development Regulations for parking, onsite dumpster requirements, street width and other requirements as identified in Ordinance No. 2021-013.



CITY OF CLERMONT
ORDINANCE NO. 2021-013

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 CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, RECORDING, AN EFFECTIVE DATE AND PUBLICATION.

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

SECTION 1:

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

LEGAL DESCRIPTION

Lots 127 and 128, CLERMONT HEIGHTS, according to the plat thereof, as recorded in Plat Book 4, Page 1, Public Records of Lake County, Florida AND

Lots 11 and 12 and the West 1/2 of Lot 10, FAIRVIEW PLACE, according to the plat thereof, as recorded in Plat Book 9, Page 6, Public Records of Lake County, Florida

LOCATION

Vacant property Southeast of Almond Street and
Disston Avenue Intersection, adjacent to SunTrust Bank
(Alternate Key 1617995, 1618002, and 2827092)
1.393+/- acres

**FROM: “R-3” Residential /Professional, “C-1” Light Commercial
And “C-2” General Commercial**

**TO: Planned Unit Development (PUD)
To allow up to six (6) two-family style dwelling units (duplex)**

SECTION 2: GENERAL CONDITIONS

This application is for a Planned Unit Development (PUD) to allow up to six (6) two-family duplex style-housing units; that may be developed on the 1.393 +/-acre parcels, not to exceed the maximum of 12 dwelling units for the entire site; shall be granted subject to the following conditions:

1. The conditions as set forth in this Planned Unit Development shall be legally binding upon any heirs, assigns and successors in title or interest.

CITY OF CLERMONT
ORDINANCE NO. 2021-013

2. The property shall be developed in substantial accordance with the Conceptual Site Plan prepared by Germana Engineering and Associates, identified as (Exhibit A). Formal construction plans incorporating all conditions stated in this permit must be submitted for review and approved by the Site Review Committee prior to the issuance of a zoning clearance or other development permits. The Conceptual Site Plan does not grant any development entitlements.
3. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.

SECTION 3: LAND USES AND SPECIFIC CONDITIONS

1. This application is for a Planned Unit Development (PUD) to allow up to six (6) two-family duplex style-housing units; and not to exceed the maximum allowed of 12 dwelling units for subject property.
2. All Building setbacks shall comply with R-3-A Residential/Professional zoning Land Development Regulations.
3. The maximum building height shall be up to 35 feet, measured at the highest point.
4. The developer will be required to comply with City vehicular and pedestrian circulation requirements for the project. Internal streets and access points must meet the minimum pavement width (including curb) of 24 feet as required in the Land Development Code, Section 110. The City Engineer will review any required driveway permits at the time of final Engineering.
5. The maximum height of any retaining walls shall be up to 6 feet in height as allowed by the Land Development Regulations. Any fences shall be decorative and meet the requirements of the code.
6. The project will be required to comply with Clermont Solid Waste Collection and Disposal requirements for any onsite dumpsters and refuse collection to meet the solid waste demands for the project. The project will require a minimum of one (1) onsite dumpster and enclosure that comply with the Land Development Regulations.
7. The site may be developed to allow up to six (6) two family (duplex) style housing units, not to exceed the maximum of 12 units per acre. The two family one bedroom dwelling units must provide a minimum of 700 square feet of living space per dwelling unit, exclusive of any garages, carports, and screened areas. The two bedroom units must provide a minimum of 1,000 square foot of living space for each unit, exclusive of any garages, carports, and screened areas.



CITY OF CLERMONT
ORDINANCE NO. 2021-013

8. The buildings shall be constructed to meet the City of Clermont's Architectural Design Standards.
9. The developer may be required to provide installation of fiber optic conduit and pull boxes in the utility easements to extend the City's fiber optic network. The City's Information Technology Director will work with the developer at the time of site plan review to determine the extent of fiber optic conduit. The City will reimburse the developer at 100 percent for all costs including design, permitting, materials, and construction of the fiber optic conduit and pull boxes.
10. The residential project must meet school concurrency requirements before final site plan approval in accordance with the Comprehensive Plan and Land Development Codes for Concurrency Management.
11. The project shall be developed according to the R-3-A Residential/Professional zoning designation in the Land Development Code, unless expressly stated above. The site may be used for any other permitted uses in the R-3 A Residential/Professional zoning district.
12. Sidewalks and pedestrian cross access shall be designed and constructed to meet ADA requirements and provide pedestrian safety within the project. Sidewalks are required for all street rights of way for the entire length of the subject parcels.
14. Street lighting is required for this project to provide pedestrian safety. A photometric plan that includes the location and foot candle at ground level will be reviewed during final site plan approval.

SECTION 4: CONFLICT

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

SECTION 5: SEVERABILITY

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 6: ADMINISTRATIVE CORRECTION

This Ordinance may be re-numbered or re-lettered and the correction of typographical and/or scrivener's errors which do not affect the intent may be authorized by the City Manager or designee, without need of public hearing, by filing a corrected or re-codified copy of same with the City Clerk.

SECTION 7: RECORDING

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



CITY OF CLERMONT
ORDINANCE NO. 2021-013

SECTION 8: PUBLICATION & EFFECTIVE DATE

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. 2021-013

Location map:





CITY OF CLERMONT
ORDINANCE NO. 2021-013

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 11th day of May.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

Exhibit - Location Map – Disston Duplexes

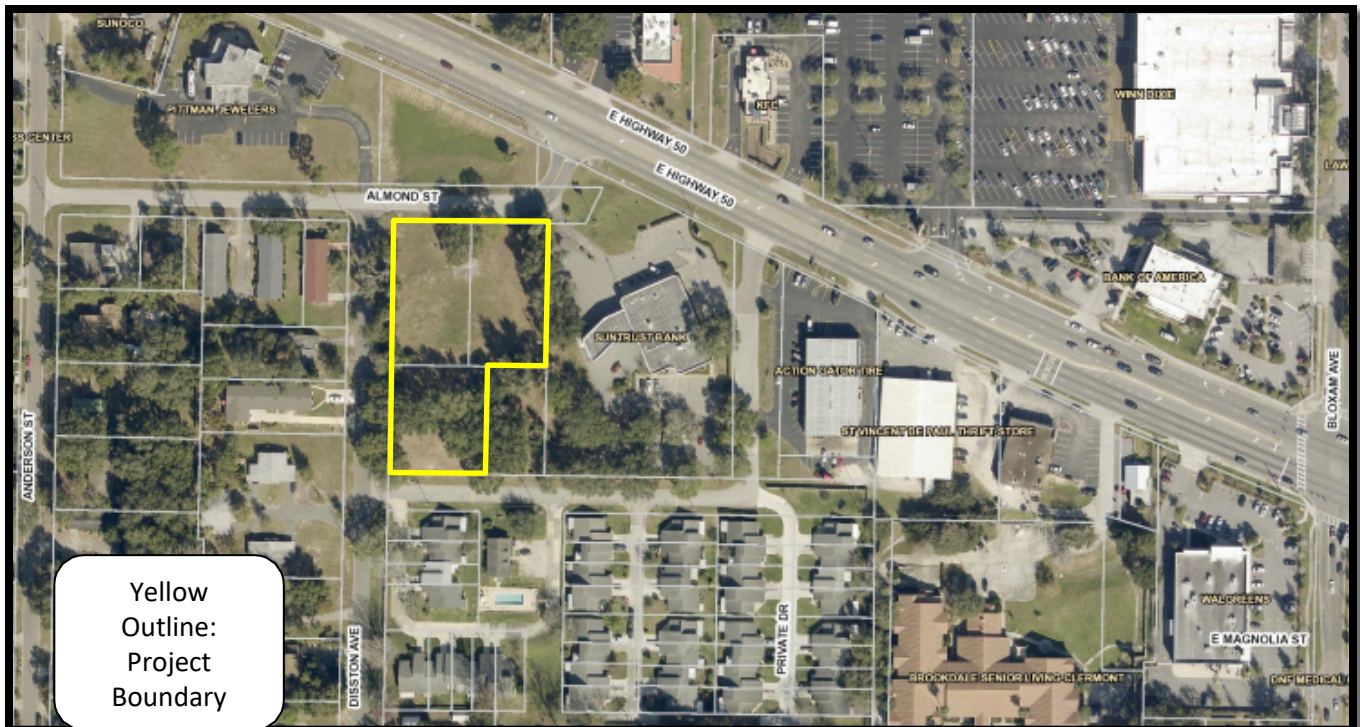
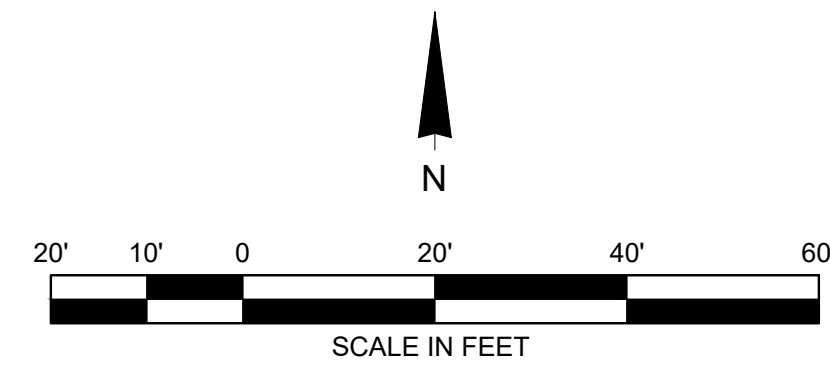


Exhibit – Zoning – Disston Duplexes

Current
Zoning

Proposed
Zoning

ALMOND STREET
(50' RIGHT OF WAY)



NOTES

1. THE SITE CONSTRUCTION STAKEOUT SHALL BE PERFORMED UNDER THE DIRECTION OF A FLORIDA REGISTERED SURVEYOR. AUTOCAD FILE WILL BE PROVIDED TO AID IN THE SITE CONSTRUCTION STAKEOUT. ANY DISCREPANCIES FOUND BETWEEN THE AUTOCAD FILES SHALL BE BROUGHT TO THE ENGINEERS ATTENTION FOR CLARIFICATION PRIOR TO THAT STAKEOUT.
2. PROJECT SITE SHALL COMPLY WITH THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION (FBC) 2017 EDITION

SITE DATA

1. **TOTAL SITE AREA** = 60,683 SF (1.39 AC)
2. **SITE LOCATION**
501 ALMOND STREET
CLERMONT, FLORIDA 34711
TAX PARCEL: ALT KEY # 1617995 / # 1618002 / # 2827092 / # 2795425
SECTION 30, TOWNSHIP 22 SOUTH, RANGE 26 EAST
3. **SITE DESCRIPTION**
EXISTING ZONING: C-1 LIGHT COMMERCIAL / C-2 GENERAL COMMERCIAL / R-3 RESIDENTIAL/PROFESSIONAL
FUTURE LAND USE: COMMERCIAL
PROPOSED ZONING: PUD
4. **SITE REQUIREMENTS**
MAXIMUM ISR: 80%
MAXIMUM BUILDING HEIGHT: 55 FEET
ALMOND STREET LANDSCAPE BUFFER: 15 FEET
DISSTON AVENUE (WEST) LANDSCAPE BUFFER: 15 FEET
DISSTON AVENUE (SOUTH) LANDSCAPE BUFFER: 10 FEET
EAST LANDSCAPE BUFFER: 10 FEET
SOUTH LANDSCAPE BUFFER: 10 FEET
ALMOND STREET SETBACK: 25 FEET
DISSTON AVENUE (WEST) SETBACK: 25 FEET
DISSTON AVENUE (WEST) SETBACK: 25 FEET
EAST SETBACK: 12 FEET
SOUTH SETBACK: 12 FEET
5. **BUILDING DATA**
USE TYPE: DUPLEX RESIDENTIAL
UNIT COUNT: 12 UNITS
CONSTRUCTION TYPE:
FINISHED FLOOR: TBD
BUILDING AREA: 1,330 SF PER UNIT
MAXIMUM HEIGHT: 25'
6. **PARKING DATA**
(2 SPACES PER TWO BEDROOM UNIT)
REQUIRED PARKING = 24 SPACES
PROVIDED PARKING = 26 SPACES
7. **IMPERVIOUS DATA**
BUILDING FOOTPRINT = 15,960 SF
ASPHALT (PARKING) = 9,429 SF
CONCRETE = 420 SF
TOTAL IMPERVIOUS = 25,809 SF (42.53% ISR)
TOTAL OPEN SPACE = 34,874 SF (57.47% ISR)

LEGEND

- PROPERTY LINE
- EXTERIOR PARCEL LINE
- BUILDING SETBACK
- LANDSCAPE BUFFER
- PROPOSED CONCRETE

DISSTON AVENUE
(50' RIGHT OF WAY)

PRELIMINARY
NOT FOR CONSTRUCTION
NOT FOR PERMITTING
03-29-21

CHRISTOPHER M. GERMANA, P.E.
FLORIDA PROFESSIONAL ENGINEER # 61682
FIRM CERTIFICATE OF AUTHORIZATION # 29279

CONCEPT PLAN

ALMOND STREET
MULTI-FAMILY

CLERMONT, FLORIDA

PROJECT # GE0312020

GERMANA ENGINEERING
AND ASSOCIATES, LLC

1120 WEST MINNEOLA AVENUE
CLERMONT, FL 34711
(352) 242-9329
WWW.GERMANAENGINEERING.COM
CERTIFICATE OF AUTHORIZATION # 26719
COPYRIGHT © 2018

SCALE: 1" = 20'

DATE:

SHEET

CONCEPT

DATE

REVISIONS

No

Description:

Lots 127 and 128, CLERMONT HEIGHTS, according to the plat thereof, as recorded in Plat Book 4, Page 1, Public Records of Lake County, Florida.

AND

Lots 11 and 12 and the West 1/2 of Lot 10, FAIRVIEW PLACE, according to the plat thereof, as recorded in Plat Book 9, Page 6, Public Records of Lake County, Florida.

Notes:

- Bearings based on the East R/W of Disston Ave. as being N 00°43'48" E, FL State Plane East.
- Legal description 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 1.393 acres, more or less, and is subject to any rights of way or easements of record.

LEGEND:

- Denotes found 4"x4" concrete monument unless otherwise noted.
- Denotes set #5 iron rod & cap marked "LB 6980"
- FH denotes fire hydrant
- R/W denotes right of way
- UP denotes utility pole

City of Clermont

I hereby declare that based on my examination of the Flood Insurance Rate Map number 12069C 0590 E dated Dec. 18, 2012, and that to the best of my knowledge, belief and my professional opinion that the subject property lies within flood zone X.

Surveyor's Certification

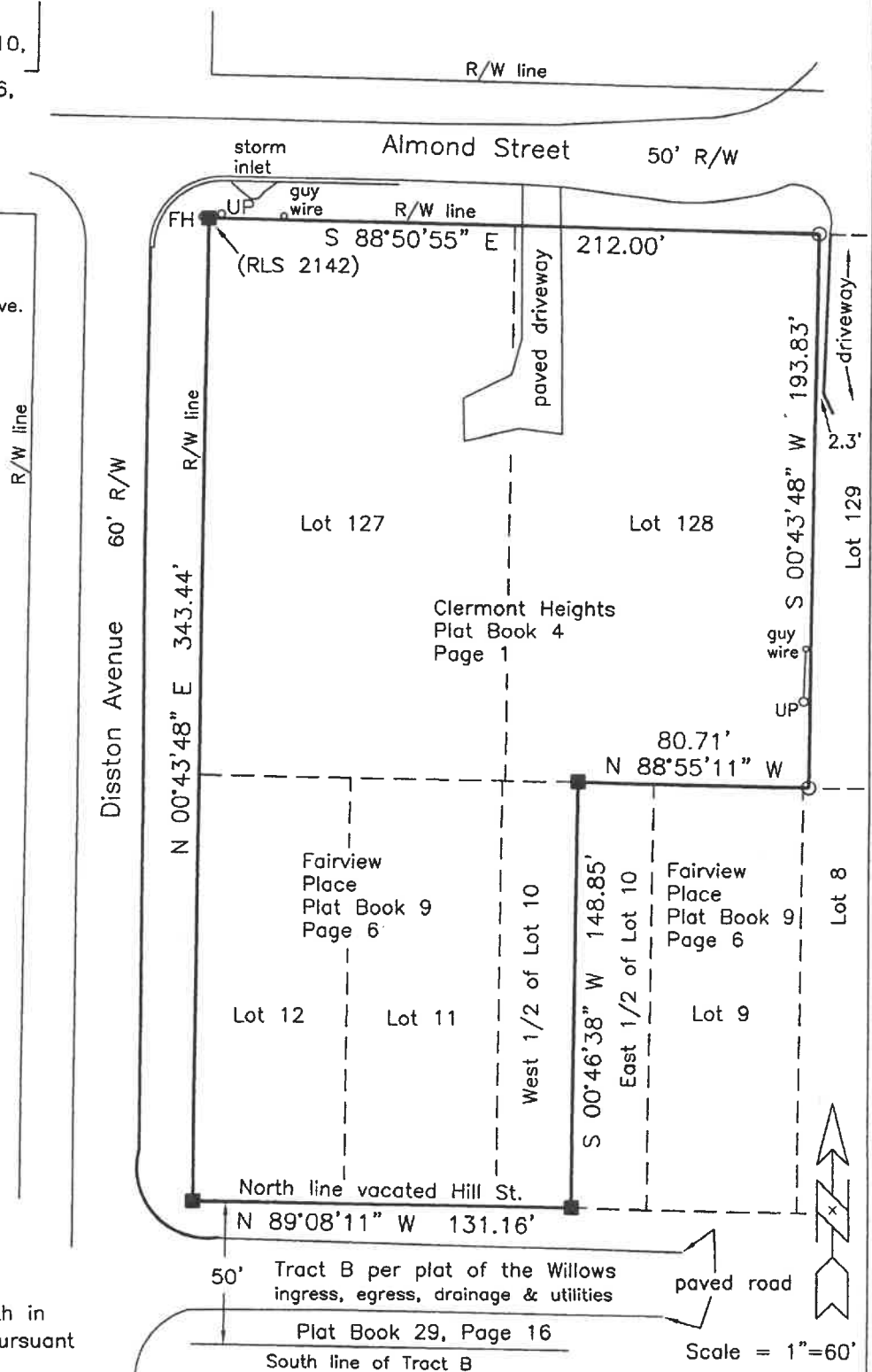
I hereby certify to Lake Construction that this Map of Boundary Survey meets the Standards of Practice for surveys as set forth in Chapter 5J-17 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

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

11/18/2020

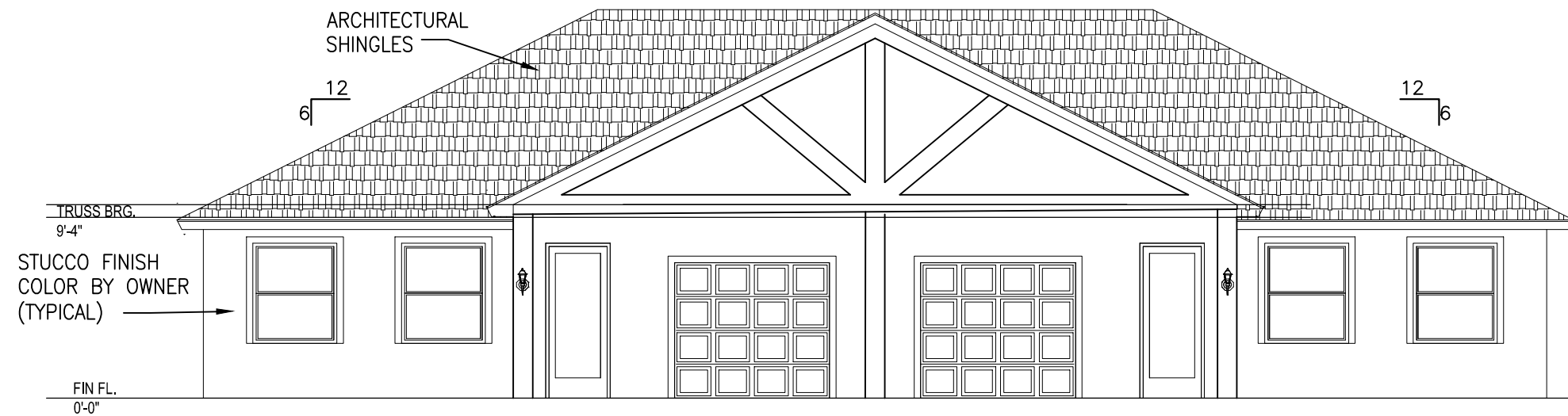
UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS MAP/REPORT IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

Map of Boundary Survey

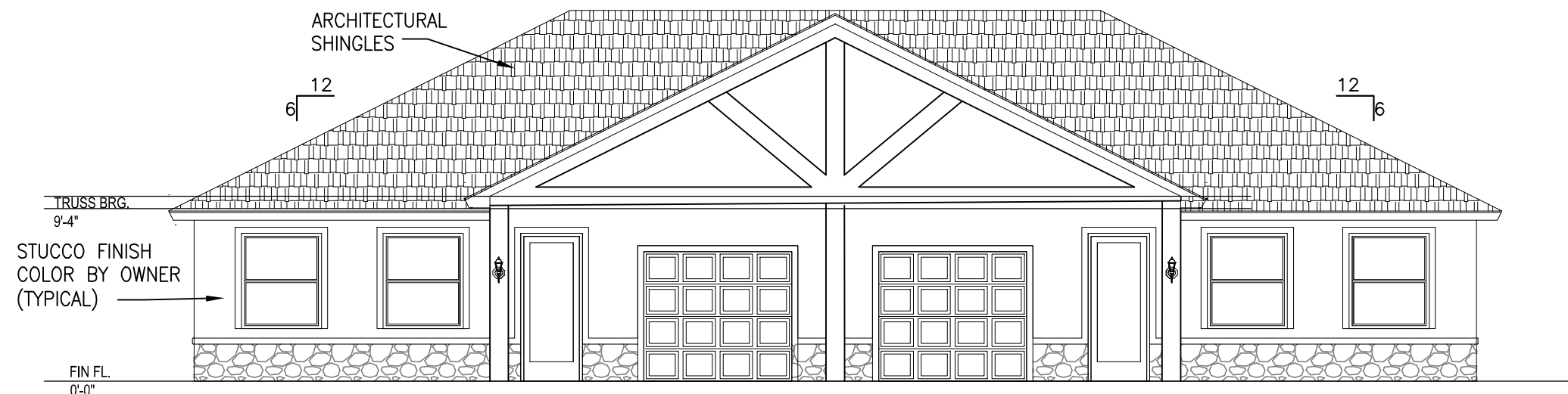


Prepared for: 20048.001
Lake Construction

Rhoden Land Surveying, Inc.
LB #6980
420 E. Minnehaha Ave.
Clermont, FL 34711
352-394-6255



FRONT ELEVATION (OPTION A) 1



FRONT ELEVATION (OPTION B) 2



CITY OF CLERMONT REZONING APPLICATION

DATE 2-17-2021		FEE: \$542.00 + cost of advertisement	
Project Name (if applicable) Disston Duplexes			
Applicant Robert Thompson			
Contact Person Brandi Stewart			
Address 11905 Egret Bluff	City Clermont	State FL	Zip 34711
Telephone 321-689-5785 / 321-689-5789		Fax	
Email robertdavisonthompson@gmail.com ; brandi.realtor@gmail.com			
OWNER INFORMATION			
Owner's Name Lake Acquisitions Inc.			
Owner Address 11905 Egret Bluff	City Clermont	State FL	Zip 34711
Telephone 352-394-5477	Fax		
PROPERTY INFORMATION			
Address of Subject Property 501 Almond St.	City Clermont	State FL	Zip 34711
Legal Description (include copy of survey) Clermont, Clermont Heights Lot 127 PB4 PG1 ORB 649 PG 2004			
Alt Key #'s 1618002, 1617995, 2827092			
Acreage 1.39	Land Use (City verification required)		
Present Zoning (City verification required) C2-C1-R3	Proposed Zoning PUD		



CITY OF CLERMONT REZONING FILING INSTRUCTIONS

Any person requesting a Rezoning shall file a complete application and pay a fee as established by resolution of the City Council in the Development Services Department on or before the 1st day of the month; Complete applications may then be scheduled for Public Hearings the following month – on the 1st Tuesday (Planning & Zoning Commission), 2nd Tuesday (City Council first reading only) and 4th Tuesday (City Council adoption). All applications must be complete, and include applicable site plans and/or pertinent descriptive materials in order to be processed. Dependent upon the scope and/or magnitude of a particular project, scheduling of one or more City Council workshop(s) may also be necessary and additional time may be required prior to being schedule for public hearings.

A Pre-Application meeting with the Development Services Director (or designated staff) may be required prior to submittal of the application. Please check with the Development Services Department staff.

The Applicant shall provide the following information with this application:

- Completed application. Include all signatures:
 - Applicant's signature (if different from owner of record)
 - Owner's signature (owner of record) unless power of attorney or notarized letter authorizing the applicant to act as the duly authorized agent for the owner is submitter with the application.
- Proof of ownership – (i.e. Lake County Property record card, tax receipt, or deed)
- Plot plan (drawn to scale) of the property involved showing the location of existing building or structures and the location of proposed building or structures which specifically delineates and illustrates the extent of the rezoning request. Maximum size for plans 11" x 17" (two full size copies for detail as needed, depending on rezoning)
 - a. Name, address and phone number of the applicant.
 - b. North arrow, date and scale.
 - c. Property lines, existing structures, proposed structures and contiguous streets.
 - d. A short description of the proposed structural usage.
 - e. A topographical map with five (5) foot contour lines (if deemed necessary for clarification purposes by City staff).
- Fee: \$542.00 plus the cost of the advertisement



CITY OF CLERMONT
REZONING
APPLICATION

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

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

Construction of Duplexes.

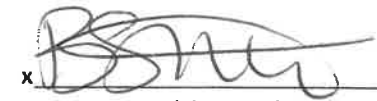
Brandi Stewart

Applicant Name (print)

x 
Applicant Name (signature)

Lake Acquisitions

Owner Name (print)

x 
Owner Name (signature)

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

03/04/2020

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. 2021-013

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 CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, RECORDING, AN EFFECTIVE DATE AND PUBLICATION.

LOCATION:

Vacant property southeast of Almond Street and Disston Avenue Intersection,
Adjacent to Suntrust Bank
AK 1617995, 1618002, 2827092
1.39 +/- Acres

LEGAL DESCRIPTION

LOTS 127 AND 128, CLERMONT HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 1, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA

AND

LOTS 11 AND 12 AND THE WEST 1/2 OF LOT 10, FAIRVIEW PLACE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 6, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA



FROM: R-3 Residential/Professional, C-1 Light Commercial, and C-2 General Commercial

**TO: Planned Unit Development (PUD) for
6 two-family units (duplex) for 12 living units total.**

This ordinance will be considered by the Planning & Zoning Commission on Tuesday, April 6, 2021 at 6:30 P.M.

A public meeting to consider this ordinance will be held before the City Council on Tuesday, April 27, 2021 for final enactment.

All meetings will be held in the City Council Chamber inside Clermont City Hall, located at 685 W. Montrose Street, Clermont FL 34711.

This ordinance is available for public inspection in the office of the City Clerk, 685 W. Montrose Street, Clermont FL, 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. 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.



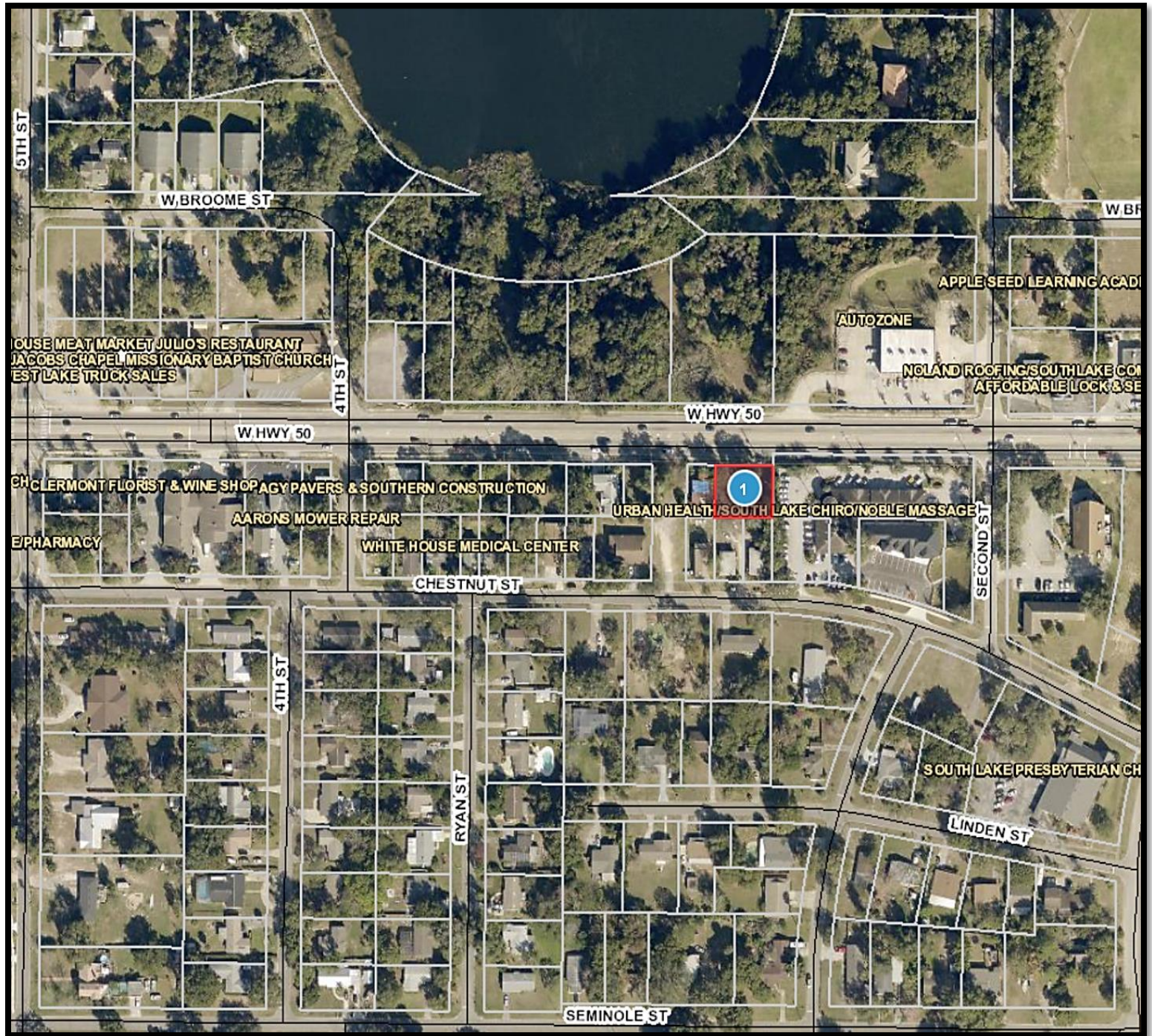
CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, May 11, 2021		
Agenda Item Name		
Variance Request <i>DWW Squared</i> Table to May 25, 2021		
Requested Action		
Recommend to Table item to May 25, 2021.		
Staff Report		
The applicant is requesting the following five (5) variances to the Land Development Code: (1) to allow an 8 foot perimeter landscape buffer instead of the 10 foot code requirement for Section 118-37; and, (2) to allow a 10 foot landscape buffer instead of the required 20 foot wide buffer along State Road 50, Section 118-37; (3) to eliminate the 3 foot wide building perimeter landscape buffer as required by the code, Section 118-37; (4) to allow for an 8 foot side yard setback (east) instead of the 12-foot requirements for Section 122-206; and, (5) to allow a 10-foot rear yard setback instead of the 25 foot requirement for the "C-1" Light Commercial Zoning District, Section 122-206. City Staff is currently working with the Applicant on the final Conceptual Site Plan. The applicant has requested this item be Tabled to the May 25, 2021 City Council Agenda.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. LOCATION MAP	LOCATION MAP.pdf	
2. Application	Application.pdf	
3. DWW SQUARE VARIANCES-LEGAL AD	DWW SQUARE VARIANCES.pdf	

LOCATION MAP





CITY OF CLERMONT
VARIANCE
APPLICATION

DATE 3/2021		FEE: \$600.00	
Project Name (if applicable) DWW Squared			
Applicant Jimmy D. Crawford, Esq.			
Contact Person Jimmy Crawford or Jennifer Cotch			
Address 702 W. Montrose Street	City Clermont	State FL	Zip 34711
Telephone 352-432-8644	Fax 352-432-8699		
Email jcrawford@cmhlawyers.com and jcotch@cmhlawyers.com			
OWNER INFORMATION ☐ (Check box if information is same as Applicant)			
Owner's Name DWW Squared, LLC			
Owner Address 16214 Ravenna Ct.	City Montverde	State FL	Zip 34756
Telephone 352-267-8946	Email dwal2100@aol.com		
PROPERTY INFORMATION			
Address of Subject Property West Highway 50	City Clermont	State FL	Zip 34711
General Location Highway 50 frontage, west of Second St., north of Chestnut St., east of Forth St.			
Legal Description & Alternate Key (include copy of survey) Clermont Lots 15, 17, BLK 17 PB 8 PG 17 AK 1611547			
Land Use (City verification required) Commercial			
Zoning (City verification required) C-1			



CITY OF CLERMONT VARIANCE APPLICATION

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

City Zoning Ordinance (Land Development Code Section) from which you are requesting relief:
Sections 118-37 (d)(1),(e), and (i) as well as 122-206 (2) and (3)

What are you proposing to do that would require a variance and why?

The property is currently undeveloped. The intent is to construct a 2,000 square ft. retail building.

How does the Code create a hardship?

The setbacks required by the code greatly limit the buildable area on the property.

The following justifications must be completed for any variance requested:

Variance requested – subject and code section:

Sec. 86-174. Review criteria and findings.

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

- (1) Granting the variance will not cause or allow interference with the reasonable enjoyment of adjacent or nearby property owners or negatively impact the standard of living of the citizens of the city;
Please see the attached statement of justification.
- (2) The variance will allow a reasonable used of the property, which use in not out of character with other properties in the same zoning category;
Please see the attached statement of justification.
- (3) In the context presented, strict compliance with the land development regulation will not further any legitimate city objective, or the benefits that would be achieved under the other variance criteria by the granting of the variance outweigh the benefits under this criteria if the variance were denied;
Please see the attached statement of justification.



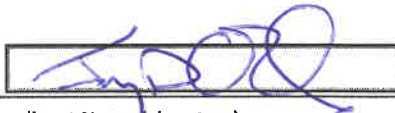
CITY OF CLERMONT
VARIANCE
APPLICATION

(4) The granting of the variance is consistent with the city's comprehensive plan; and
Please see the attached statement of justification.

(5) The variance requested is the minimum variance that will make reasonable use of the land, building, or
structure or the benefits that would be achieved under the other variance criteria by the granting of
the variance outweigh the benefits under this criteria if the variance was denied.
Please see the attached statement of justification.

Jimmy D. Crawford, Esq.

Applicant Name (print)

x 
Applicant Name (signature)

David W. Wallace, MGR

Owner Name (print)

x 
Owner Name (signature)

NOTICE

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

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

Advertising Receipt

CITY OF CLERMONT
Paola Vasquez
P.O. BOX 120219
CLERMONT, FL 34712

Account Number: 7101866
Order Number: 10101837
Phone: (352) 241-7331
Date: 04/29/21
Ad Taker: liana.rickman

Ad Classification: LEGAL NOTICES

Description	Start	End	Total
LEGAL NOTICE Notice is hereby given that the Clermont City Council will con	05/04/2021	05/04/2021	\$131.55

LEGAL NOTICE

Notice is hereby given that the Clermont City Council will consider a request for the following five (5) variances: (1) to allow an 8 foot perimeter landscape buffer instead of the 10 foot code requirement for Section 118-37; and, (2) to allow a 10 foot landscape buffer instead of the required 20 foot wide buffer along State Road 50 as required by code, Section 118-37; and, (3) to eliminate the 3 foot wide building perimeter landscape buffer as required by the code, Section 118-37; and, (4) to allow for an 8 foot side yard setback (east) instead of the 12 foot requirement for Section 122-206; and, (5) to allow a 10 foot rear yard setback instead of the 25 foot requirement for the "C-1" Light Commercial Zoning District, Section 122-206; at the following location:

LOCATION:

Vacant parcel located on Highway 50,
West of Second Street and north of
Chestnut Street.
(Alternate Key 1611547)

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

The Clermont City Council will consider this request at a public hearing to be held on Tuesday, May 11, 2021 at 6:30 P.M. in the Clermont City Hall located at 685 West Montrose Street, Clermont, FL

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

Tracy Ackroyd Howe, MMC
City Clerk

Ad No: 10101837
May 04, 2021

Payment Info	
Ad Price	\$131.55
Tax	\$0.00
Sub Total	\$131.55
Prepaid Amount	\$0.00
Balance Due	\$131.55



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date		
Tuesday, May 11, 2021		
Agenda Item Name		
Variance Request 1066 Nathan Ridge Road		
Requested Action		
Recommend denial of requested variance.		
Staff Report		
The applicant is requesting one (1) setback variance in order to allow the expansion of an existing covered lanai. The applicant is requesting to extend the lanai with a solid insulated roof 10 feet towards the rear property line and will run 22 feet along the existing lanai. Under the current code, solid roofs are considered a structure and are required to meet the setbacks for the primary structures. The rear property setback in this subdivision is 20 feet from the rear property line for primary structures. The existing single-family residence currently is 24 feet from the rear property line and with the proposed structure, will be located 14 feet from the rear property line. This would be a 6 feet intrusion into the rear setback. The addition of this structure will increase the impervious surface area by 3.5 %, but will still be under the 75% permitted for the total lot coverage. The applicant has indicated the installation of the insulated solid roof with the screened walls will provide a play area of artificial turf for their children while protecting them from the environment and mosquitos. Staff recognizes the applicant is seeking reasonable use of the property. However, the impervious surface area is increasing. The installation of the insulated solid roof into the rear property setback maybe intrusive to surrounding property owners. STAFF RECOMMENDATION: Section 86-174 of the Land Development Code requires a positive finding on the review criteria in order to grant a variance. Staff has reviewed the application as submitted and finds the application does not meet a positive finding on all of the five review criteria. Therefore, staff recommends denial of the variance request.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Staff Analysis 1066 Nathan Ridge Rd-	Staff Analysis 1066 Nathan Ridge Rd-.pdf	
2. New 86-174 Review Criteria- 1066 Nathan Ridge VAR	New 86-174 Review Criteria- 1066 Nathan Ridge VAR.pdf	
3. Maps	Maps.pdf	
4. Site Plan with Proposed Covered Enclosure	Site with Proposed Covered Enclosure.pdf	

5.	Applicant Narrative	Applicant Narrative.pdf
6.	Application	Application.pdf
7.	1066 Nathan Ridge Road -Legal Ad	1066 Legal Ad.pdf



CITY OF CLERMONT Staff Analysis Report

OWNER: Jonathan Garcia & Destiny Fantauzzi

APPLICANT: Jonathan Garcia

PROJECT NAME: 1066 Nathan Ridge Road Setback Variance

REQUESTED ACTION: Consider a request for the following variance: (1) to allow for a rear yard setback of 14 feet instead of 20 feet as required in the Highland Ranch PUD (Resolution No. 2019-26R), Section 9, Item 10

SIZE OF PARCEL: 6,187 SF lot

LOCATION: 1066 Nathan Ridge Road – Highland Ranch Canyons Subdivision

EXISTING ZONING: UE, Urban Estate with a Conditional Use Permit (2019-26R) for a Planned Unit Development

EXISTING LAND USE: Single Family Residence

FUTURE LAND USE CATEGORY: Master Planned Development

ANALYSIS:

The applicant is requesting one (1) setback variance in order to allow the expansion of an existing covered lanai. The applicant is requesting to extend the lanai with a solid insulated roof 10 feet towards the rear property line and will run 22 feet along the existing lanai. Under the current code, solid roofs are considered a structure and are required to meet the setbacks for primary structures. The rear property setback in this subdivision is 20 feet from the rear property line for primary structures.

The existing single-family residence currently is 24 feet from the rear property line and with the proposed structure, will be located 14 feet from the rear property line. This would be a 6 feet intrusion into the rear setback. The addition of this structure will increase the impervious surface area by 3.5 %, but will still be under the 75% permitted for the total lot coverage.

The applicant has indicated the installation of the insulated solid roof with the screened walls will provide a play area of artificial turf for their children while protecting them from the environment and mosquitos.

Staff recognizes the applicant is seeking reasonable use of the property. However, the impervious surface area is increasing. The installation of the insulated solid roof into the rear property setback maybe intrusive to surrounding property owners.

STAFF RECOMMENDATION:

Section 86-174 of the Land Development Code requires a positive finding on the review criteria in order to grant a variance. Staff has reviewed the application as submitted and finds the application does not meet a positive finding on all of the five review criteria. Therefore, staff recommends denial of the variance request.

1066 Nathan Ridge Road Variance

The requirements for a variance are as follows:

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

FINDINGS:

- (1) Granting the variance will not cause or allow interference with the reasonable enjoyment of adjacent or nearby property owners or negatively impact the standard of living of the citizens of the city;
Applicant response: *Some direct neighbors have similar enclosures albeit bigger, and we are sure ours would not negatively impact them or others within 150 feet.*

Staff comments: *The extension of the existing lanai with an insulated solid roof would have the most impact on adjacent property owners due to it encroaching into the rear yard setback. In addition, the impervious surface is being increased, which may impact the adjacent owners with additional stormwater runoff if not conveyed properly.*

Negative Finding

- (2) The variance will allow reasonable use of the property; which use is not out of character with other properties in the same zoning category;
Applicant response: *We believe this variance is reasonable and not pushing the limits of what can be granted.*

Staff comments: *The variance request is not out of character with other properties in the same zoning category.*

Positive Finding

- (3) In the context presented, strict compliance with the land development regulation will not further any legitimate city objective, or the benefits that would be achieved under the other variance criteria by the granting of the variance outweigh the benefits under this criteria if the variance was denied;
Applicant response: *If granted, this variance’s benefit would outweigh any negative impact on the neighborhood or community. The homeowner would be able to enjoy a comfortable space, and increased property value as would the surrounding properties as well.*

Staff comments: *The extension of the existing lanai with an insulated solid roof would be a benefit that outweighs the current situation, especially living in Florida with the extreme heat and rain. The approval of this variance would not hinder any legitimate City objective.*

Positive Finding

- (4) The granting of the variance is consistent with the city’s comprehensive plan;
Applicant response: *The granting of the variance is consistent with the City’s Comprehensive Plan and does not provide a conflict.*

Staff comments: *The requested variance is not in conflict with the Clermont Comprehensive Plan.*

Positive Finding

- (5) The variance requested is the minimum variance that will make reasonable use of the land, building, or structure of the benefits that would be achieved under the other variance criteria by granting of the variance outweigh the benefits under this criteria if the variance was denied;

Applicant response: *The variance requested is the minimum variance needed to provide an outdoor play area for our kids. The variance requested will allow a place shielded from the weather and provide relieve from the mosquitos.*

Staff comments: *The applicant is requesting to extend the existing lanai with an insulated solid roof with screened walls. The benefit to the homeowner that would be achieved by granting the variance would outweigh the benefits under this criteria if the variance was denied.*

Positive Finding

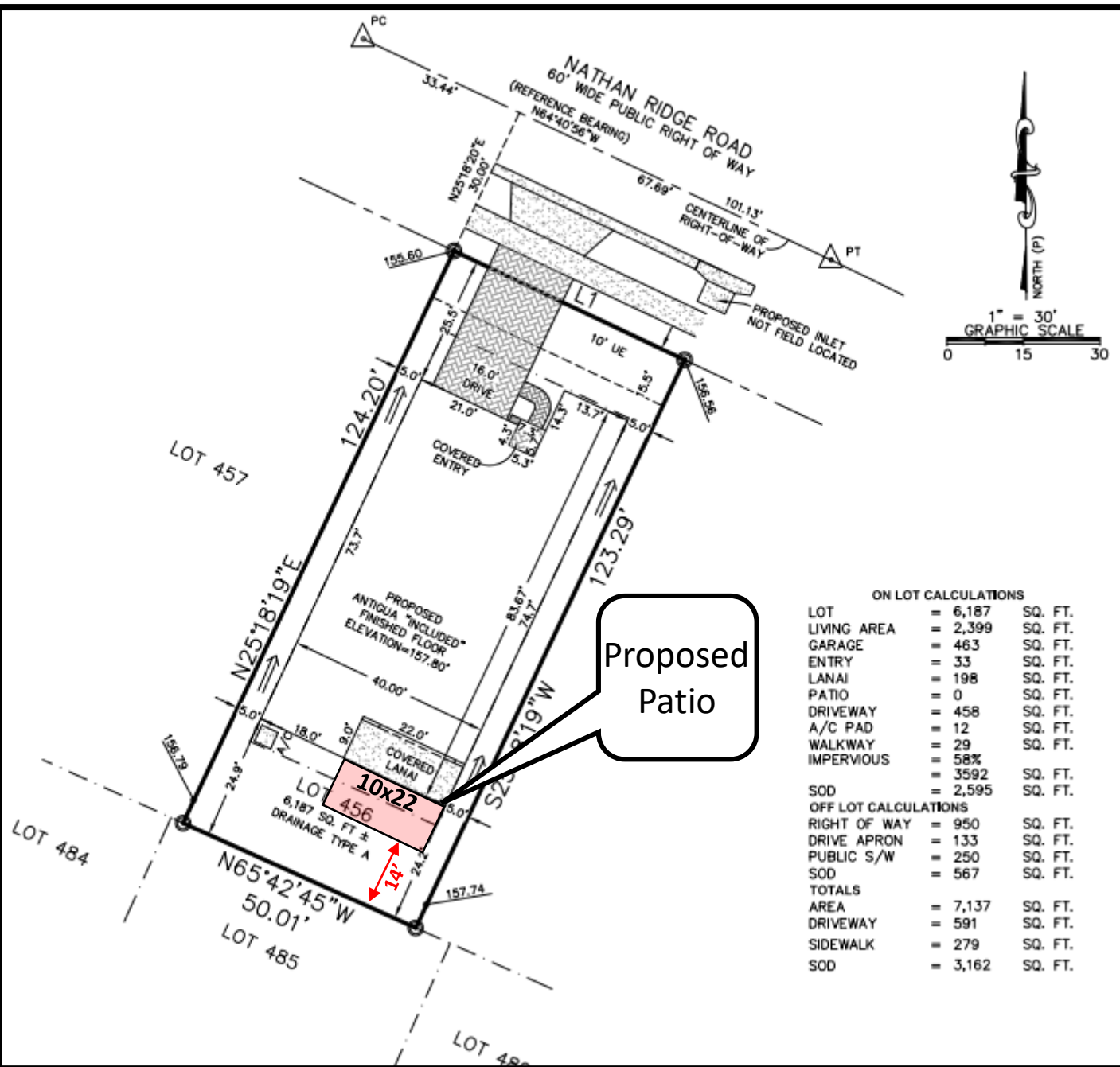
STAFF RECOMMENDATION: Section 86-174 of the Land Development Code requires a positive finding on the Review Criteria and Findings in order to grant a variance. Staff has reviewed the application as submitted and finds the application does not meet a positive finding on **one** of the Review Criteria and Findings. Therefore, staff recommends **denial** of the variance request to the Land Development Code.

1066 Nathan Ridge Road – Variance Request



1066 Nathan Ridge Road – Variance Request

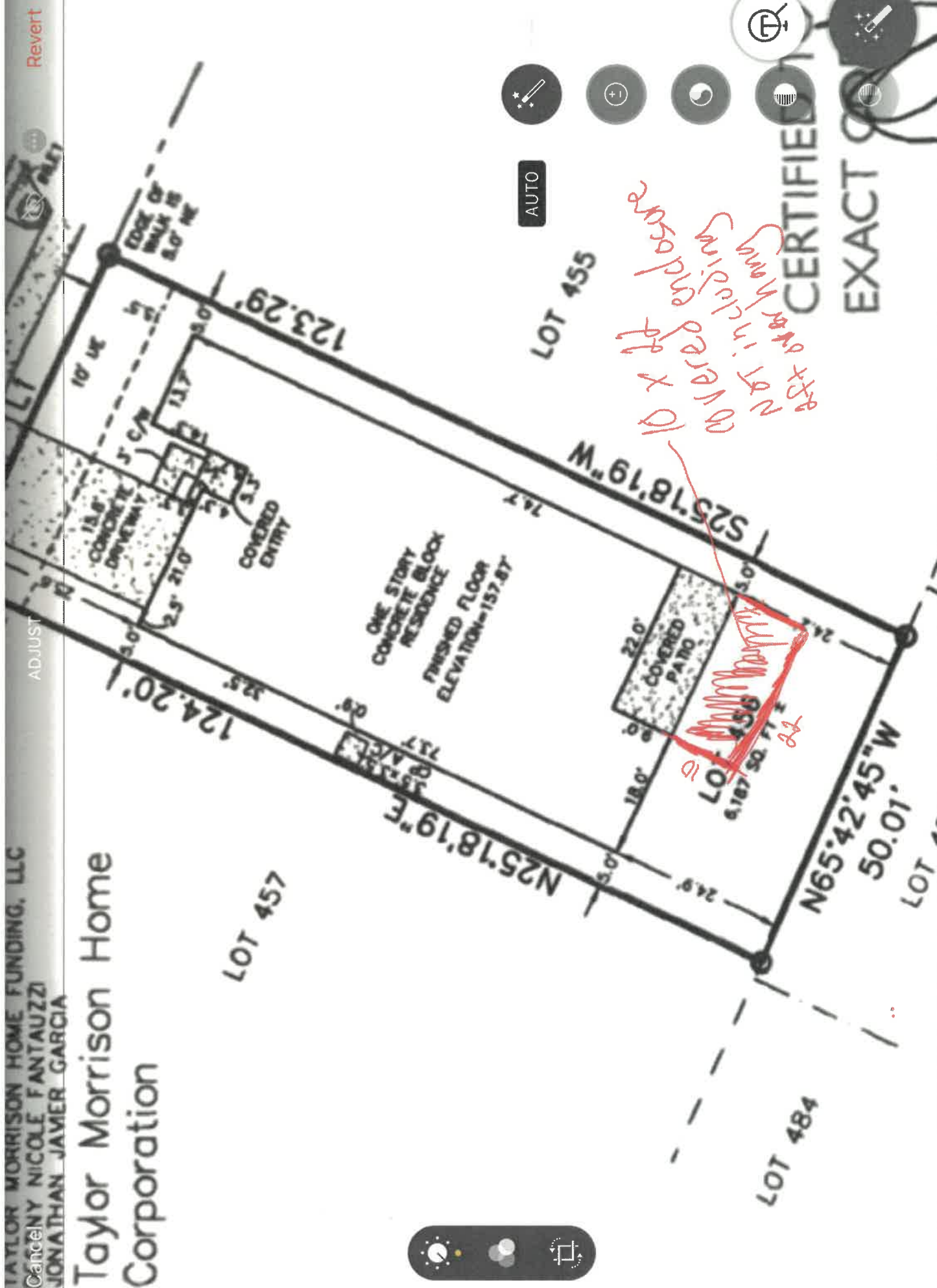
Rear yard setback of 14 feet instead of 20 feet for
a solid roof patio/screen enclosure



Taylor Morrison Home Funding, LLC
CANCY NICOLE FANTAUZZI
JONATHAN JAMER GARCIA

Taylor Morrison Home Corporation

Revert



To whom it may concern,

We have received multiple quotes for a screened enclosure with artificial turf inside that will extend 10 ft out from the existing lanai and match the 22ft width along with an insulated hard roof about 12 ft long and 24 ft wide including a 2 ft roof overhang on all sides. The companies made us aware of the setback requirements and advised that a variance would be needed before breaking any ground. We have 3 kids and 2 under 4 whom love to be outside but it is often very hot for them. On top of that my middle child is allergic to the grass and mosquitos which can be very unbearable. Some direct Neighbors have similar enclosures albeit bigger, and we are sure ours would not negatively impact them or others within 150 ft. We believe this variance is reasonable and not pushing the limits of what can be granted.

Sincerely,
Jonathan Garcia



CITY OF CLERMONT **VARIANCE** FILING INSTRUCTIONS

Any person requesting a Variance shall file a complete application in the Development Services Department at least thirty (30) days prior to the hearing date of the City Council. All applications must be complete, to include applicable site plans and/or other pertinent descriptive materials in order to be processed.

A Pre-Application meeting with the Development Services Director (or designated staff) is required prior to submittal of the application. The Development Services Director shall determine if the application is complete and properly filed.

APPLICATION FOR VARIANCE DOES NOT GUARANTEE APPROVAL. THE APPLICANT MUST BE PRESENT AT ANY MEETINGS TO JUSTIFY AND SUPPORT THE REQUEST.

Notification of Public Hearing

All variance requests shall be considered at public hearings, which shall be noticed as follows:

- (1) The City shall send notice of the proposed variance to the owners of all adjoining properties to the subject property. Such notice shall include the date, time, and place of the public hearing before the City Council, along with a clear and concise description of the proposed variance. For the purposes of such notification, adjoining properties shall include those properties within 150 feet of the subject property even when separated from the subject property by a road, canal, easement, right-of-way or similar barrier.
- (2) Notice of public hearing shall be published in a newspaper of general circulation within the City no less than five (5) days prior to the date set for hearing the variance request.

Conditions of Approval and Denial

- (1) When any variance is granted, construction of the structure or other variance item must be started within one year from the date the variance is granted. It shall be the obligation of the owner to file written notice with the Administrative Official and the Development Services Director that he has begun the proposed construction. If no such notice is filed, the variance shall automatically lapse.
- (2) A variance in the zoning regulations may be transferred along with the transfer of the property ownership, but only for the specific use and approved plan originally granted.
- (3) Variance requests which have been denied may not be resubmitted for a period of one (1) year.



CITY OF CLERMONT VARIANCE FILING INSTRUCTIONS

Check List

The following information shall be provided:

- ☒ Proof of ownership (i.e. Lake County Property record card, tax receipt, or deed.)
- ☒ Legal description of the property – may be on information above.
- ☒ Plot plan (drawn to scale) of the property involved showing the location of existing buildings or structures and the location of proposed buildings or structures which specifically delineates and illustrates the extent of the variance request. Maximum size for plans is 11" x 17" (two full size copies for detail as needed, depending on the Variance).
- ☒ A written justification based on Sec. 86-174, which explains the conditions and circumstances of the alleged hardship and the necessity of the action. Staff will review the application based on the review criteria. Therefore, it is in the applicant's best interest to submit the application with those five (5) items in mind to justify the variance request.
- ☒ Visual aids that may clarify the variance request such as overhead projections, large scale drawings, etc. A location map must be included that identifies the location of the property. These will be presented by the applicant at the public hearing.
- ☒ The original application and all supplemental materials. All materials can be submitted in PDF format on a CD or via email to planning@clermontfl.org
- ☐ Fee: \$300.⁰⁰ plus advertisement for existing single-family residential.
\$600.⁰⁰ plus advertisement for all others.

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



CITY OF CLERMONT VARIANCE APPLICATION

DATE <u>3/29/21</u>		FEE: <u>\$300</u>	
Project Name (if applicable)			
Applicant <u>Jonathan Garcia</u>			
Contact Person <u>Same as above</u>			
Address <u>1066 Nathan Ridge Rd.</u>		City <u>Clermont</u>	State <u>FL</u> Zip <u>34715</u>
Telephone <u>766 546 9132</u>		Fax	
Email <u>Jon_8785@yahoo.com</u>			
OWNER INFORMATION ☒ (Check box if information is same as Applicant)			
Owner's Name			
Owner Address		City	State Zip
Telephone		Email	
PROPERTY INFORMATION			
Address of Subject Property <u>1066 Nathan Ridge Rd</u>		City <u>Clermont</u>	State <u>FL</u> Zip <u>34715</u>
General Location <u>Taylor Morrison - The Canyons at Highland Ranch</u> <u>between old highway 50 + Ann Clark</u>			
Legal Description & Alternate Key (include copy of survey) <u>See survey + Deed</u>			
Land Use (City verification required)			
Zoning (City verification required)			



CITY OF CLERMONT VARIANCE APPLICATION

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

City Zoning Ordinance (Land Development Code Section) from which you are requesting relief:

Section 122-346 'The minimum back yard setback shall be 30 ft'

What are you proposing to do that would require a variance and why?

roof enclosure measuring 10 ft out from existing lanai.

How does the Code create a hardship?

a 10 ft roof enclosure would make setback about 15 ft which would be less than minimum backyard setback

The following justifications must be completed for any variance requested:

Variance requested – subject and code section:

Article 5 section 122-346 setbacks.

Sec. 86-174. Review criteria and findings.

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

- (1) Granting the variance will not cause or allow interference with the reasonable enjoyment of adjacent or nearby property owners or negatively impact the standard of living of the citizens of the city;
- (2) The variance will allow a reasonable use of the property, which use is not out of character with other properties in the same zoning category;
- (3) In the context presented, strict compliance with the land development regulation will not further any legitimate city objective, or the benefits that would be achieved under the other variance criteria by the granting of the variance outweigh the benefits under this criteria if the variance were denied;



CITY OF CLERMONT
VARIANCE
APPLICATION

(4) The granting of the variance is consistent with the city's comprehensive plan; and

(5) The variance requested is the minimum variance that will make reasonable use of the land, building, or structure or the benefits that would be achieved under the other variance criteria by the granting of the variance outweigh the benefits under this criteria if the variance was denied.

Jonathan Garcia

Applicant Name (print)

Jonathan Garcia

Owner Name (print)

x [Signature]
Applicant Name (signature)

[Signature]
Owner Name (signature)

NOTICE

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

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



ARTICLE IV. VARIANCES

Sec. 86-171. Permitted variances; exclusions.

Hardship relief. A hardship may exist in which the strict application of one or several requirements of this land development code would render a parcel incapable of reasonable use. Specified provisions set forth in this land development code or in the development standards may be waived when, because of the particular physical shape, surroundings or topographical condition of the property, compliance would result in a particular hardship upon the owner. A hardship is distinguished from a mere inconvenience or a desire to increase monetary gain.

- (b) *Exclusions.* Requests for variances from requirements of the land development code shall generally be considered for those provisions which regulate proposed site development and the requirements applicable to existing development. The following request for variances shall not be considered?
- (1) Requests for variances to the adopted comprehensive plan.
 - (2) Requests for variances to permit a use which is not allowed as a permitted use or as a conditional use within the specific zoning district.
 - (3) Requests for variances to permit the expansion of a nonconforming use of any land or structure, or the continuance of any nonconforming use which has ceased by discontinuance or abandonment for a period of one year, or the reestablishment of a nonconforming building which has been destroyed or damaged by fire, explosion or act of God or in another manner to the extent of 50 percent or more of its assessed valuation.
- (c) *Final decision.* Final determination of a hardship relief decision is vested in the city council sitting as the board of adjustment as provided for in this article.

(Ord. No. 281-C, § 1(Ch. 8, § 1), 11-8-94)

Sec. 86-172. Application.

Sec. 86-173. Notice of public hearing.



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) Granting the variance will not cause or allow interference with the reasonable enjoyment of adjacent or nearby property owners or negatively impact the standard of living of the citizens of the city;
- (2) The variance will allow a reasonable use of the property, which use is not out of character with other properties in the same zoning category;
- (3) In the context presented, strict compliance with the land development regulation will not further any legitimate city objective, or the benefits that would be achieved under the other variance criteria by the granting of the variance outweigh the benefits under this criteria if the variance were denied;
- (4) The granting of the variance is consistent with the city's comprehensive plan; and
- (5) The variance requested is the minimum variance that will make reasonable use of the land, building, or structure or the benefits that would be achieved under the other variance criteria by the granting of the variance outweigh the benefits under this criteria if the variance was denied.

(Ord. No. 281-C, §1(Ch. 8, §2(C)), 11-8-94)

Sec. 86-175. Time limit for commencing construction.

When any variance is granted, construction of the structure or other variance item must begin within one year from the date of grant. It shall be the obligation of the owner to file written notice with the administrative official and director of planning that he has begun the proposed construction. If no such notice is filed, the variance shall automatically lapse.

(Ord. No. 281-C, § 1(Ch. 8, § 2(D)), 11-8-94; Ord. No. 294-C, § 2, 9-28-9)

Advertising Receipt

The Daily Commercial
PO Box 490007
Leesburg, FL 34749-0007
Phone: (352) 365-8200
Fax: (352) 365-1951

CITY OF CLERMONT
Paola Vasquez
P.O. BOX 120219
CLERMONT, FL 34712

Account Number: 7101866
Order Number: 10101790
Phone: (352) 241-7331
Date: 04/27/21
Ad Taker: shannon.agerton

Ad Classification: LEGAL NOTICES

Description	Start	End	Total
LEGAL NOTICE Notice is hereby given that the City Council of the City of Cle	05/05/2021	05/05/2021	\$97.89

LEGAL NOTICE

Notice is hereby given that the City Council of the City of Clermont will consider a request for the following variance: (1) to allow for a rear yard setback of 14 feet instead of 20 feet as required in the Highland Ranch PUD (Resolution No. 2019-26R), Section 9, Item 10 at the following location:

LOCATION:

1066 Nathan Ridge Road
(Alt. Key 3914505)

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

This request will be heard by the City Council at a public hearing to be held on Tuesday, May 11, 2021 at 6:30 P.M. in the Clermont City Hall located at 685 West Montrose Street.

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

Please be advised that, under State law, if you should decide to appeal a decision made with respect to this matter, you will need a record of the proceedings, and may need to ensure that a verbatim record is made. Persons with disabilities who need assistance should contact the City Clerk's office, (352) 241-7330, at least 48 hours prior to the public hearings.
Tracy Ackroyd Howe, MMC
City Clerk

Ad No: 10101790
May 05, 2021

Payment Info	
Ad Price	\$97.89
Tax	\$0.00
Sub Total	\$97.89
Prepaid Amount	\$0.00
Balance Due	\$97.89



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, May 11, 2021		
Agenda Item Name		
Boat Ramp and Jet Ski Update		
Requested Action		
Staff Report		
Staff will provide an update following the discussions at the April 20th City Council Workshop on the boat ramp and ongoing ski concerns.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, May 11, 2021		
Agenda Item Name		
Ordinance No. 2021-014 <i>Introduction</i>		
Requested Action		
Staff Report		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Ord 2021-014 - Idle Speed No Wake Zones Repeal and Replace (05.04.2021 V2) (FWC Reviewed) - R&F BL	Ord 2021-014 - Idle Speed No Wake Zones Repeal and Replace (05.04.2021 V2) (FWC Reviewed) - R&F BL.pdf	



CITY OF CLERMONT
ORDINANCE NO. 2021-014

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA; AMENDING CHAPTER 70 “WATERWAYS” OF THE CODE OF ORDINANCES, AMENDING ARTICLE I “SPEED LIMITS”, SECTION 70-1 “AUTHORITY”, SECTION 70-2 “DEFINITIONS”, SECTION 70-3 “IDLE SPEED NO WAKE ZONES, SECTION 70-4 “ADOPTION OF SPEED LIMITS” AND SECTION 70-5 “ENFORCEMENT AND PENALTY”; PROVIDING FOR THE ERECTION OF SIGNS; PROVIDING FOR CONFLICT, SEVERABILITY, CODIFICATION, THE ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS boating safety concerns were brought to the attention of the City of Clermont around the boat ramps and within the City of Clermont waterways; and

WHEREAS, in 2008, the Florida Legislature transferred the authority for permitting speed zones to the Florida Fish and Wildlife Conservation Commission making the permitting of waterway speed zones more stringent and requiring all new speed zones to be adopted by ordinance as per Florida Statutes 327.46(1)(b); and

WHEREAS, Florida Statutes 327.46(1)(b)1(a) authorizes the City of Clermont to establish Idle Speed/No Wake boating safety zones by ordinance without additional agency approval within 500 feet of any boat ramp, hoist, marine railway, or other launching or landing facility available for use by the general boating public on waterways not more than 500 feet in width; and

WHEREAS, the City Council of the City of Clermont, Lake County, Florida adopted Ordinance No. 2020-31 on September 22, 2020 amending Chapter 70 of the Clermont Code of Ordinances by creating Article 1, Sections 70-1 thru 70-4; and

WHEREAS, the Florida Fish and Wildlife Conservation Commission upon review of adopted Ordinance No. 2020-31 requires changes to the adopting language from the City of Clermont in order to be compliant with Florida statutes;

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

SECTION 1: RECITALS

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

SECTION 2:

Chapter 70 “Waterways”, Article I “Speed Limits, Section 70-1 “Authority”; Section 70-2 “Definitions”; Section 70-3 “Idle Speed/No Wake Zones”; Section 70-4 “Adoption of Speed



CITY OF CLERMONT
ORDINANCE NO. 2021-014

Limits” and Section 70-5 “Enforcement and Penalty” is hereby created to read as follows (note strikethrough indicates removed words and underlined indicates added):

Article I “Speed Limits”

Section 70-1 “Authority”

The Clermont City Council is authorized by Florida Law and the Charter of the City of Clermont and empowered to regulate vessel speed at which motorboats and vessels of all kinds may be operated within the restricted zones.

Section 70-2 “Definitions”

As used in this Article, unless the context clearly requires a different meaning:

- a) *Vessel* is synonymous with boat and means a motor or artificially propelled vehicle and every other description of watercraft, whether motor propelled or not, including barges and airboats, other than a seaplane on the water, used or capable of being used as a means of transportation on water.
- b) *Motorboat* means any boat or vessel propelled or powered by machinery.
- c) *Operator or Operation* means to navigate or otherwise use such a boat or vessel.
- d) *Waters of the city* means all waters lying within the boundaries of the City of such a proportion to allow thereupon the operation of a vessel or a motor boat.
- e) *Idle speed – No Wake* means that a vessel must proceed at a speed no greater than that which will maintain steerage and headway.

Section 70-3 “Idle Speed/No Wake Zones”

(a) The following areas on Lake Minneola located within the incorporated waters of the City of Clermont with non- restricted public access are declared Idle Speed. The waters within 500 feet of the City of Clermont Boat Ramp and Lake Hiawatha on Lake Minneola are idle speed. The following areas are public launching or landing facilities, and the distances the boating restricted areas are granted under F.S.

- (1) Area within 500ft. around the City of Clermont Boat Ramp more particularly described and delineated by buoy markers/signs.

and

- (2) Area within 500ft. around the Lake Hiawatha public landing facilities more particularly described and delineated by buoy markers/signs.

(b) This section shall not apply in case of emergency nor to any law enforcement or emergency services patrol or rescue boat.



CITY OF CLERMONT
ORDINANCE NO. 2021-014

Section 70-4 “Adoption of Speed Limits”

Speed limits, and subsequent amendments, shall be adopted by ordinance of the City Council and shall not exceed or diminish speed limits set by the Lake County Board of County Commissioners.

- a) After adoption of such speed limit, slow speed or no-wake signs shall be posted at all public boat-entrance ramps and public launching points along the portion of the waterway specified in the resolution. Additional signs may be posted as deemed necessary by the City Council and upon the approval of the required county, state and federal regulatory agencies.
- b) No person shall operate a boat at a rate of speed in excess of the slow speed sign posted.

Section 70-5 “Enforcement and Penalties”

Enforcement and penalties shall be as provided by applicable law.

SECTION 3: SIGNS

The City of Clermont is hereby authorized and requested to work with The Lake County Water Authority to obtain the necessary permit(s) and to place such signage as it deems necessary in order to notify the public of any Idle Speed/No Wake or other restrictive zones, and is authorized to coordinate the production of such signage.

SECTION 4: CONFLICT

All ordinances or parts of ordinances, all City Code sections or parts of City Code sections, and all resolutions or parts of resolutions in conflict with this Ordinance are hereby repealed to the extent of such conflict.

SECTION 5: SEVERABILITY

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 6: CODIFICATION

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



CITY OF CLERMONT
ORDINANCE NO. 2021-014

SECTION 7: ADMINISTRATIVE CORRECTION

Regardless of whether such inclusion in the Code as described in Section 6 is accomplished, section of the Ordinance may be re-numbered or re-lettered and the correction of typographical and/or scrivener's errors which do not affect the intent may be authorized by the City Manager or designee, without need of public hearing, by filing a corrected or re-codified copy of same with the City Clerk.

SECTION 8: PUBLICATION & EFFECTIVE DATE

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.

First Reading this 11th day of May, 2021.

Second Reading this 25th day of May, 2021.



CITY OF CLERMONT
ORDINANCE NO. 2021-014

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida
on this 11th day of September, 2021.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

LEGAL IN FORM AND

VALID AS ADOPTED

Daniel F. Mantzaris, City Attorney

CITY OF CLERMONT
ORDINANCE NO. 2021-014

EXHIBIT A



