



**CITY OF CLERMONT
CITY COUNCIL MEETING
CLERMONT CITY HALL
AGENDA
6:30 PM, Tuesday, August 9, 2022**

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. We request everyone to be respectful of each other even when we disagree. All public comments should be directed to the Council, and the issue at hand. Everyone should avoid personal attacks and derogatory statements. 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

PUBLIC COMMENT

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 the Wellness Ridge Phase 1-A plat consisting of 301 lots.

Item No. 2 - Surplus Request

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

Item No. 3 - Contractor Name Change

Consider approval of contractor name change from Granite Inliner, LLC to Inliner Solutions LLC.

Item No. 4 - Bid Award

Consider awarding to Ranger Construction Industries, Inc. to provide street paving services on Northridge Blvd. in the budgeted amount of \$455,606.35.

Item No. 5 - Bid Award

Consider awarding and term contracts to all 26 companies who submitted a response to provide staffing services.

Item No. 6 - Single/Sole Source Purchase and Budget Amendment

Consider approval of a single/sole source purchase from Vetted Security Solutions, LLC to acquire 23 license plate recognition cameras for the total budgeted amount of \$281,211.76 with a budget amendment for the same amount in Police Impact Fund.

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UNFINISHED BUSINESS

- | | |
|---|--|
| Item No. 7 - Resolution No. 2022-016R
<i>APC Roofing CUP</i> | The applicant has requested to table the final hearing until August 23, 2022. |
| Item No. 8 - Ordinance No. 2022-024 <i>Final</i>
<i>Lost Lake Assemblage Annex</i> | The applicant has requested to table the final hearing until August 23, 2022. |
| Item No. 9 - Ordinance No. 2022-025 <i>Final</i>
<i>Lost Lake Assemblage CPA</i> | The applicant has requested to table the final hearing until August 23, 2022. |
| Item No. 10 - Ordinance No. 2022-026 <i>Final</i>
<i>Lost Lake Assemblage Rezoning</i> | The applicant has requested to table the final hearing until August 23, 2022. |
| Item No. 11 - Ordinance No. 2022-030 <i>Final</i>
<i>Watercraft Rentals</i> | Consider amending Chapter 70,
Waterways, Article III Regulations for
Personal Watercrafts. |

NEW BUSINESS

- | | |
|---|---|
| Item No. 12 - Resolution No. 2022-024R
<i>Fee Schedule</i> | Consider amending the Parks and Recreation comprehensive fee schedule. |
| Item No. 13 - Variance Request
<i>Floor & Decor</i> | Consider request to allow more than the maximum allowable copy area, number of wall signs and width of ground sign for property located in Plaza Collina. |
| Item No. 14 - Ordinance No. 2022-033 <i>Intro</i>
<i>Clonts Property</i> | Consider rezoning to Planned Unit Development for multi-family use and commercial use on property located east of US 27 at Schofield Road. |

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.

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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.



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, August 9, 2022		
Agenda Item Name		
Plat Approval		
Requested Action		
Staff Report		
This is phase 1A of a residential subdivision located east of US 27 and northeast of Schofield Road. The plat has been reviewed and approved by the City's contracted Surveyor. The plat consists of 301 residential lots. This is the first phase of the Wellness Ridge/Lennar subdivision in Wellness Way.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Wellness Ridge Phase 1-A Plat (003)	Wellness Ridge Phase 1-A Plat (003).pdf	

WELLNESS RIDGE PHASE 1-A

SECTION 22, TOWNSHIP 23 SOUTH, RANGE 26 EAST,
CITY OF CLERMONT, LAKE COUNTY, FLORIDA.

SHEET 1 OF 12

PLAT BOOK _____ PAGE _____

WELLNESS RIDGE PHASE 1A

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT LSMA WELLNESS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION TO THIS PLAT DOES HEREBY DEDICATE THE FOLLOWING FOR THE USES AND PURPOSES THEREIN EXPRESSED, SUBJECT TO THE PLAT NOTES CONTAINED HEREIN AND DEDICATES THE STREETS AND UTILITY EASEMENTS SHOWN HEREON TO THE PERPETUAL USE OF THE PUBLIC.

1. TO WELLNESS RIDGE CDD.:
TRACT SW-2A1 (STORMWATER) AND SW-2B (STORMWATER), TRACTS OS-1 (OPEN SPACE), OS-2 (OPEN SPACE), OS-3 (OPEN SPACE), OS-4 (OPEN SPACE) OS-5 (OPEN SPACE), TRACT LA-1 (SIGNAGE, WALL, UTILITY AND LANDSCAPE), TRACT LA-16 (SIGNAGE, WALL, UTILITY AND LANDSCAPE), TRACT LA-17 (SIGNAGE, WALL, UTILITY AND LANDSCAPE), TRACT LA-18 (SIGNAGE, WALL, UTILITY AND LANDSCAPE), TRACTS AL-1, AL-2, AL-3 AND AL-4 (PRIVATE ALLEYS), TRACT REC-11 (RECREATION), AND ALL WALL EASEMENTS.

2. TO THE CITY OF CLERMONT:
TRACT LS-1 (LIFT STATION),
THE STREETS AND UTILITY EASEMENTS OVER, ACROSS AND UPON THOSE AREAS DESIGNATED AS DRAINAGE AND UTILITY EASEMENTS SHOWN HEREON, INCLUDING THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS TRACTS SW-2A1 AND SW-2B FOR THE PURPOSE OF ACCESSING SAID UTILITY EASEMENTS.

IN WITNESS WHEREOF, LSMA WELLNESS, LLC, A DELAWARE LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE OFFICER NAMED BELOW.

2022.

NAME: _____

SIGNED: _____

TITLE: _____

SIGNED AND SEALED AND DELIVERED IN THE PRESENCE OF:

WITNESS SIGNATURE: _____

PRINTED NAME: _____

WITNESS SIGNATURE: _____

PRINTED NAME: _____

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS DAY OF _____ 2022 BY _____ AS _____ OF LSMA WELLNESS, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

SUCH PERSON IS PERSONALLY KNOWN TO ME / HAS PRODUCED AS IDENTIFICATION AND DID / DID NOT TAKE AN OATH.

SIGNATURE OF ACKNOWLEDGER: _____

PRINTED NAME OF ACKNOWLEDGER: _____

MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL OF MUNICIPALITY

THIS IS TO CERTIFY, THAT THIS PLAT WAS REVIEWED IN ACCORDANCE WITH SECTION 177.081, FLORIDA STATUTES AND PRESENTED TO THE CITY COUNCIL OF CLERMONT, LAKE COUNTY, FLORIDA AND APPROVED BY SAID CITY COUNCIL OF CLERMONT FOR RECORD ON THE _____ DAY OF _____, 2022 PROVIDED THAT THIS PLAT IS RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF LAKE COUNTY, FLORIDA WITHIN 365 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 F.S., I HAVE REVIEWED THIS PLAT FOR CONFORMANCE TO CHAPTER 177, PART 1, FLORIDA STATUTES, AND FIND 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.

NAME: JENNINGS E. GRIFFIN

DATE

PROFESSIONAL LAND SURVEYOR. NO. 4486

CERTIFICATE OF CLERK

I HEREBY CERTIFY, THAT I HAVE EXAMINED THE FOREGOING PLAT AND FIND THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, F.S., AND WAS FILED FOR RECORD ON _____ AT _____ FILE NO. _____

CLERK OF THE CIRCUIT COURT IN AND FOR LAKE COUNTY, FLORIDA

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE ASSUMED BASED ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 22-23-26, AS BEING NORTH 89°32'30" WEST.
- ALL LOT LINES INTERSECTING CURVES ARE RADIAL, UNLESS OTHERWISE NOTED NON-RADIAL (N.R.).
- ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION AND DATA SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- TRACTS SW-2A1 AND SW-2B (STORMWATER) SHALL BE OWNED AND MAINTAINED BY THE WELLNESS RIDGE CDD (THE CDD), IT'S SUCCESSORS AND/OR ASSIGNS FOR THE PURPOSE OF STORMWATER RETENTION.
- TRACTS OS-1, OS-2, OS-3, OS-4, OS-5, (OPEN SPACE), AL-1, AL-2, AL-3, AL-4, (ALLEY), REC-11 (RECREATION), LA-1, LA-16, LA-17 AND LA-18 (LANDSCAPE) SHALL BE OWNED AND MAINTAINED BY THE CDD FOR THE PURPOSE OF OPEN SPACE, SIGNAGE, WALL, UTILITY AND LANDSCAPE.
- LOTS CORNERS WILL BE SET IN ACCORDANCE WITH CHAPTER 177.091 (9), FLORIDA STATUTES AND THE CITY OF CLERMONT LAND DEVELOPMENT REGULATIONS.
- THERE IS A 5.00 FOOT WIDE DRAINAGE AND ACCESS EASEMENT DEDICATED TO THE WELLNESS RIDGE HOA. THE ASSOCIATION SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO MAINTAIN, CORRECT AND/OR REPAIR SAID EASEMENTS ALONG THE SIDE AND REAR PROPERTY LINES OF EACH LOT UNLESS OTHERWISE NOTED OR SHOWN.
- TRACT LS-1 (LIFT STATION) AND ALL NAMED RIGHTS-OF-WAY, EXCEPT TRACT RW-1, ARE DEDICATED TO THE CITY OF CLERMONT.
- TRACTS FD-1 AND FD-2 SHALL BE OWNED AND MAINTAINED BY THE OWNERS, THEIR SUCCESSORS AND/OR ASSIGNS.
- TRACT RW-1 (WELLNESS WAY) IS TO BE CONVEYED AND DEDICATED TO LAKE COUNTY BY SEPARATE INSTRUMENT.
- THE FOLLOWING EASEMENTS AFFECT SUBJECT PROPERTY AND ARE SHOWN ON THE PLAT: (1) PIPELINE EASEMENT PER O.R.B. 815, PAGE 220 (2) PIPELINE EASEMENT PER O.R.B. 815, PAGE 222. (3) UTILITY EASEMENT PER O.R.B. 849, PAGE 2156 AND O.R.B. 849, PAGE 2162. (4) PERPETUAL GRADING AND DRAINAGE EASEMENT PER O.R.B. 5799, PAGE 345.
- THE FOLLOWING EASEMENTS AFFECT THE PROPERTY BUT ARE BLANKET IN NATURE AND PROVIDE NO EASEMENT TO PLOT: ACCESS AND TEMPORARY CONSTRUCTION EASEMENT PER O.R.B. 5775, PAGE 1535, AND THAT CERTAIN TEMPORARY CONSTRUCTION EASEMENT PER O.R.B. 5775, PAGE 1553 ALL IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

LEGEND:

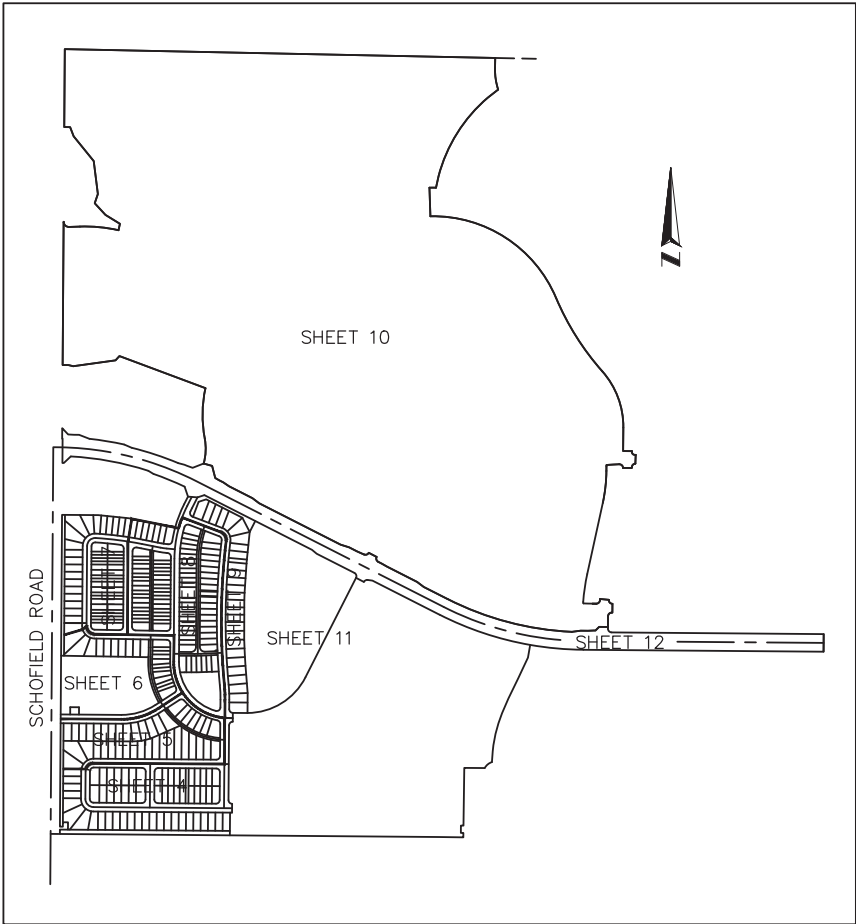
CONC CONCRETE
L1 LINE #1
C1 CURVE #1
● SET 5/8" IRON ROD #6723
BRG. BEARING
O.R.B. OFFICIAL RECORDS BOOK
PG(S). PAGE(S)
P.B. PLAT BOOK
PC POINT OF CURVATURE
PCC POINT OF COMPOUND CURVATURE
PT POINT OF TANGENCY
PI POINT OF INTERSECTION
PRC POINT OF REVERSE CURVATURE
● SET NAIL AND DISK, STAMPED LB #6723
PERMANENT CONTROL POINT (PCP)
R/W RIGHT-OF-WAY
N.R. NON-RADIAL
LB LICENSED BUSINESS
PRM PERMANENT REFERENCE MONUMENT
P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
D.E. DRAINAGE EASEMENT
W.D.E. WALL & DRAINAGE EASEMENT
U.E. UTILITY EASEMENT
■ SET 4" X 4" CONCRETE MONUMENT
STAMPED PRM LB #6723
℄ CENTERLINE
CCR# CERTIFIED CORNER RECORD
NT NON TANGENT
ID IDENTIFICATION
ADE ACCESS AND DRAINAGE EASEMENT

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.

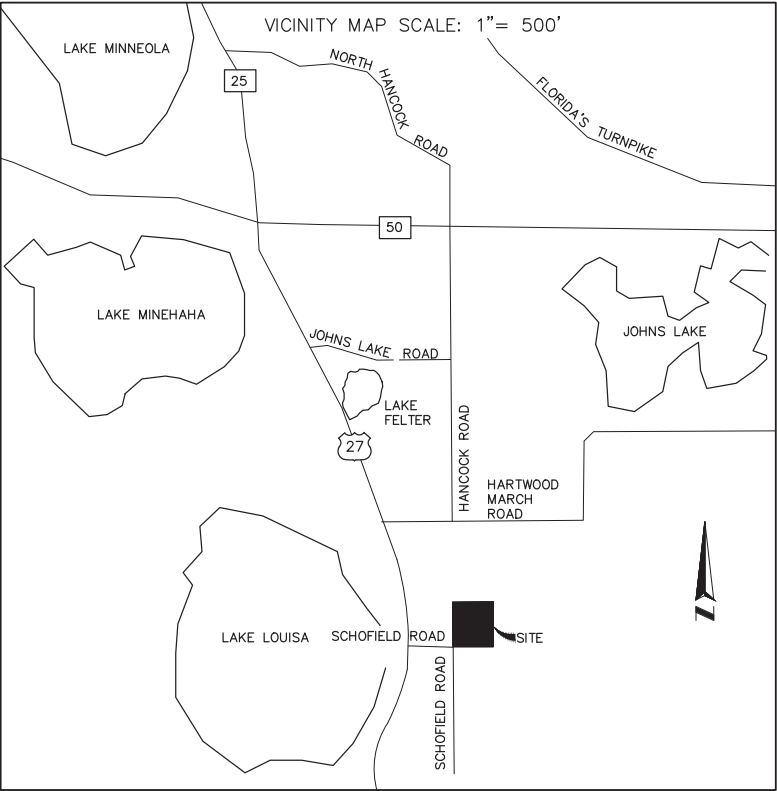
QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, THAT I THE UNDERSIGNED, BEING A LICENSED SURVEYOR AND MAPPER, DO HEREBY CERTIFY THAT ON _____ I COMPLETED THE SURVEY OF THE LANDS AS SHOWN IN THE FOREGOING PLAT: THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED AND PLATTED AND WAS PREPARED UNDER MY DIRECTION AND SUPERVISION; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS SHOWN THEREON; AND THIS PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, FLORIDA STATUTES; AND THAT SAID LAND IS LOCATED IN LAKE COUNTY, FLORIDA.

By: _____ Date: _____
JAMES L. RICKMAN
P.S.M. # 5633
ALLEN & COMPANY
LICENSED BUSINESS # 6723
16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787



KEY MAP (not to scale)



16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355
LICENSED BUSINESS # 6723

SHEET INDEX

- SHEET 1 OF 12 - DEDICATION, LEGEND & NOTES
SHEET 2 OF 12 - LEGAL DESCRIPTION
SHEET 3 OF 12 - BOUDARY INFORMATION
SHEETS 4 THROUGH 12 OF 12 - LOT AND TRACT DETAILS

WELLNESS RIDGE PHASE 1-A

SECTION 22, TOWNSHIP 23 SOUTH, RANGE 26 EAST,
CITY OF CLERMONT, LAKE COUNTY, FLORIDA.

PHASE 1 DESCRIPTION

A Parcel of land lying in Section 22, Township 23 South, Range 26 East, in Lake County, Florida, being more particularly described as:

Commencing at the Northwest corner of the Northwest Quarter of said Section 22; thence run South 88°49'23" East along the North line of the Northwest Quarter of said Section 22 for a distance of 60.02 feet to the POINT OF BEGINNING; thence continue South 88°49'23" East along the North line of the Northwest Quarter and the North line of the Northwest Quarter of the Northeast Quarter of said Section 22 for a distance of 2935.42 feet; thence departing said North line run South 01°10'37" West for a distance of 72.34 feet to the point of curvature of a curve, concave Easterly having a radius of 430.00 feet, with a chord bearing of South 08°31'05" East and a chord distance of 144.83 feet; thence run Southerly through a central angle of 19°23'25" along the arc of said curve for a distance of 145.52 feet to a point on a non tangent line; thence run South 51°58'40" West for a distance of 88.74 feet; thence run South 48°03'28" West for a distance of 55.59 feet; thence run South 45°02'17" West for a distance of 55.59 feet; thence run South 42°01'07" West for a distance of 55.59 feet; thence run South 39°00'05" West for a distance of 55.51 feet; thence run South 35°59'09" West for a distance of 55.53 feet; thence run South 32°49'09" West for a distance of 61.08 feet; thence run South 30°29'27" West for a distance of 24.66 feet; thence run South 28°15'59" West for a distance of 57.25 feet; thence run South 25°12'07" West for a distance of 55.59 feet; thence run South 22°10'57" West for a distance of 55.59 feet; thence run South 19°09'55" West for a distance of 55.51 feet; thence run South 16°08'59" West for a distance of 55.53 feet; thence run South 12°28'30" West for a distance of 79.77 feet to a point on a non tangent curve, concave Southerly having a radius of 1105.00 feet, with a chord bearing of South 89°53'19" West and a chord distance of 44.76 feet; thence run Westerly through a central angle of 02°19'15" along the arc of said curve for a distance of 44.76 feet to a point on a non tangent line; thence run South 01°55'12" East for a distance of 195.02 feet to a point on a non tangent curve, concave Southwesterly having a radius of 910.00 feet, with a chord bearing of South 57°00'13" East and a chord distance of 1021.13 feet; thence run Southeasterly through a central angle of 68°15'31" along the arc of said curve for a distance of 1084.12 feet to a point of reverse curvature of a curve, concave Northeasterly having a radius of 1830.00 feet, with a chord bearing of South 32°11'36" East and a chord distance of 592.66 feet; thence run Southeasterly through a central angle of 18°38'16" along the arc of said curve for a distance of 595.28 feet to a point of reverse curvature of a curve, concave Southwesterly having a radius of 570.00 feet, with a chord bearing of South 20°31'44" East and a chord distance of 408.23 feet; thence run Southeasterly through a central angle of 41°58'00" along the arc of said curve for a distance of 417.50 feet to a point on a non tangent line; thence run South 00°27'16" West for a distance of 160.92 feet; thence run South 89°32'44" East for a distance of 60.00 feet to a point on a non tangent curve, concave Northeasterly having a radius of 21.03 feet, with a chord bearing of South 45°30'45" East and a chord distance of 35.95 feet; thence run Southeasterly through a central angle of 117°29'05" along the arc of said curve for a distance of 43.11 feet to a point on a non tangent line; thence run South 02°04'51" West for a distance of 60.12 feet to a point on a non tangent curve, concave Southeasterly having a radius of 25.00 feet, with a chord bearing of South 44°27'57" West and a chord distance of 34.74 feet; thence run Southwesterly through a central angle of 88°01'23" along the arc of said curve for a distance of 38.41 feet to a point of tangency; thence run South 00°27'16" West for a distance of 5.02 feet; thence run North 89°32'44" West for a distance of 60.00 feet to a point on a non tangent curve, concave Southwesterly having a radius of 25.00 feet, with a chord bearing of North 46°10'19" West and a chord distance of 36.34 feet; thence run Northwesterly through a central angle of 93°15'11" along the arc of said curve for a distance of 40.69 feet to a point of compound curvature of a curve, concave Southerly having a radius of 4970.00 feet, with a chord bearing of South 86°42'31" West and a chord distance of 85.52 feet; thence run Westerly through a central angle of 00°59'09" along the arc of said curve for a distance of 85.52 feet to a point on a non tangent curve, concave Easterly having a radius of 23.00 feet, with a chord bearing of South 09°54'50" West and a chord distance of 7.56 feet; thence run Southerly through a central angle of 18°55'08" along the arc of said curve for a distance of 7.59 feet to a point of tangency; thence run South 00°27'16" West for a distance of 33.41 feet to a point of curvature of a curve, concave Westerly having a radius of 1057.00 feet, with a chord bearing of South 06°24'24" West and a chord distance of 219.22 feet; thence run Southerly through a central angle of 11°54'17" along the arc of said curve for a distance of 219.62 feet to a point of tangency; thence run South 12°21'33" West for a distance of 496.83 feet to the point of curvature of a curve concave Easterly having a radius of 1343.00 feet, with a chord bearing of South 08°15'16" West and a chord distance of 192.26 feet; thence run Southerly through a central angle of 08°12'33" along the arc of said curve for a distance of 192.42 feet to a point of compound curvature of a curve, concave Easterly having a radius of 23.00 feet, with a chord bearing of South 08°31'58" East and a chord distance of 10.10 feet; thence run Southerly through a central angle of 25°21'56" along the arc of said curve for a distance of 10.18 feet to a point on a non tangent curve, concave Northerly having a radius of 2170.00 feet, with a chord bearing of South 88°43'22" East and a chord distance of 62.32 feet; thence run Easterly through a central angle of 01°38'44" along the arc of said curve for a distance of 62.32 feet to a point of tangency; thence run South 89°32'44" East for a distance of 25.37 feet to a point of curvature of a curve, concave Northwesterly having a radius of 25.00 feet, with a chord bearing of North 47°45'19" East and a chord distance of 33.91 feet; thence run Northeasterly through a central angle of 85°23'53" along the arc of said curve for a distance of 37.26 feet to a point of compound curvature of a curve, concave Westerly having a radius of 1230.00 feet, with a chord bearing of North 05°16'41" East and a chord

distance of 9.51 feet; thence run Northerly through a central angle of 00°26'36" along the arc of said curve for a distance of 9.51 feet to a point on a non tangent line; thence run South 84°30'02" East for a distance of 60.00 feet to a point on a non tangent curve, concave Northeasterly having a radius of 25.00 feet, with a chord bearing of South 42°01'23" East and a chord distance of 36.88 feet; thence run Southeasterly through a central angle of 95°02'42" along the arc of said curve for a distance of 41.47 feet to a point on a non tangent line; thence run South 00°27'16" West for a distance of 60.00 feet; thence run North 89°32'44" West for a distance of 4.44 feet to the point of curvature of a curve, concave Southeasterly having a radius of 25.00 feet, with a chord bearing of South 45°27'16" West and a chord distance of 35.36 feet; thence run Southwesterly through a central angle of 90°00'00" along the arc of said curve for a distance of 39.27 feet to a point of tangency; thence run South 00°27'16" West for a distance of 85.00 feet to the point of curvature of a curve, concave Northeasterly having a radius of 25.00 feet, with a chord bearing of South 44°32'44" East and a chord distance of 35.36 feet; thence run Southeasterly through a central angle of 90°00'00" along the arc of said curve for a distance of 39.27 feet to a point of tangency; thence run South 89°32'44" East for a distance of 1446.45 feet to a point on the West right of way line of Five Mile Road as recorded in Official Records Book 357, Page 21 of the Public Records of Lake County, Florida; thence run South 00°27'16" West along said West right of way line for a distance of 120.00 feet; thence departing said West right of way line run North 89°32'44" West for a distance of 1638.10 feet to the point of curvature of a curve, concave Northerly having a radius of 2200.00 feet, with a chord bearing of North 84°48'10" West and a chord distance of 363.81 feet; thence run Westerly through a central angle of 09°29'09" along the arc of said curve for a distance of 364.23 feet to a point on a non tangent line; thence run South 09°56'25" West for a distance of 87.26 feet; thence run South 25°12'49" West for a distance of 73.34 feet; thence run South 25°12'49" West for a distance of 275.14 feet; thence run South 25°35'31" West for a distance of 56.27 feet; thence run South 18°58'47" West for a distance of 56.27 feet; thence run South 18°07'12" West for a distance of 56.19 feet; thence run South 14°17'47" West for a distance of 56.19 feet; thence run South 10°35'59" West for a distance of 56.18 feet; thence run South 07°32'24" West for a distance of 56.17 feet; thence run South 04°16'15" West for a distance of 74.88 feet to a point on a non tangent curve, concave Southeasterly having a radius of 85.00 feet, with a chord bearing of South 50°31'08" West and a chord distance of 63.94 feet; thence run Southwesterly through a central angle of 44°11'21" along the arc of said curve for a distance of 65.56 feet to a point on a non tangent line; thence run North 89°32'44" West for a distance of 139.12 feet; thence run South 00°47'57" West for a distance of 393.58 feet to a point on the North line of Parcel 122 as recorded in Official Records Book 849, Page 2162 of the Public Records of Lake County, Florida; thence run the following three courses along the perimeter line of said Parcel 122: North 89°12'03" West for a distance of 17.48 feet; thence run South 00°23'38" West for a distance of 50.00 feet; thence run South 89°12'03" East for a distance of 17.13 feet; thence departing said perimeter line, run South 00°47'57" West for a distance of 30.00 feet to a point on the South line of the Southeast Quarter aforesaid Section 22; thence run North 89°12'03" West along said South line for a distance of 166.38 feet to the Southwest corner of the Southeast Quarter of said Section 22; thence run North 89°32'30" West along the South line of the Southwest Quarter of said Section 22 for a distance of 2584.54 feet to a point 63.00 feet East of the Southwest corner of the Southwest Quarter of said Section 22; thence run North 00°23'38" East along a line 63.00 feet East of (when measured at right angles) and parallel with the West line of the Southwest Quarter of said Section 22 for a distance of 30.00 feet; thence departing said parallel line run South 89°32'30" East for a distance of 55.00 feet; thence North 00°23'38" West for a distance of 35.00 feet; thence South 00°23'38" West for a distance of 30.00 feet; thence North 89°32'30" West for a distance of 20.00 feet to a point 63.00 feet East of the Southwest corner of the Southwest Quarter of said Section 22; thence run North 00°23'38" East along a line 63.00 feet East of (when measured at right angles) and parallel with the West line of the Southwest Quarter of said Section 22 for a distance 2125.74 feet; thence departing said parallel line run South 89°36'22" East for a distance of 247.11 feet; thence run South 84°10'21" East for a distance of 208.90 feet; thence run South 78°44'19" East for a distance of 322.40 feet to a point on a non tangent curve, concave Southeasterly having a radius of 830.00 feet, with a chord bearing of North 21°05'42" East, and a chord distance of 169.47 feet; thence run Northeasterly through a central angle of 11°43'08" along the arc of said curve for a distance of 169.76 feet to a point of tangency; thence run North 26°57'16" East for a distance of 58.55 feet; thence run North 18°47'52" West for a distance of 71.63 feet to a point on a non-tangent curve, concave Southwesterly having a radius of 2061.00 feet, with a chord bearing of North 67°44'18" West and a chord distance of 229.28 feet; thence run Northwesterly through a central angle of 06°22'38" along the arc of said curve for a distance of 229.39 feet to a point on a non tangent line; thence run North 58°57'12" West for a distance of 41.47 feet to a point on a non-tangent curve, concave Southwesterly having a radius of 2070.00 feet, with a chord bearing of North 79°30'28" West and a chord distance of 537.36 feet; thence run Northwesterly through a central angle of 14°54'57" along the arc of said curve for a distance of 538.88 feet to a point on a non tangent line; thence run South 46°42'51" West for a distance of 65.09 feet; thence run North 89°36'22" West for a distance of 9.67 feet to a point on the aforesaid parallel line; thence run North 00°23'38" East along said parallel line for a distance of 166.63 feet to a point on the South line of the Northwest Quarter of said Section 22; thence run North 89°12'24" West along said South line for a distance of 3.00 feet to a point on a line 60.00 feet East of (when measured at right angles) and parallel with the West line of the Northwest Quarter of said Section 22; thence departing said parallel line run North 00°23'17" East along said parallel line for a

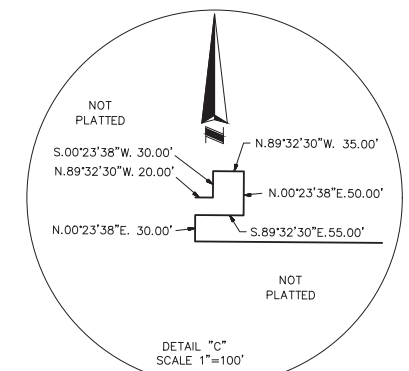
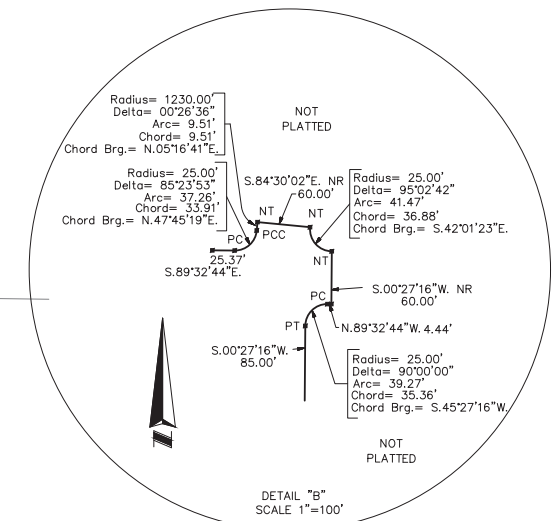
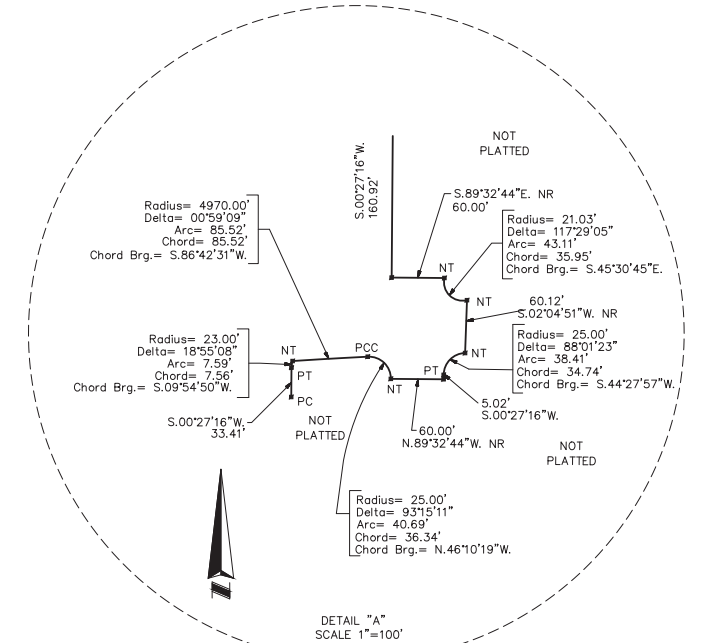
distance of 70.62 feet; thence run South 43°24'58" East for a distance of 58.77 feet; thence run South 86°44'58" East for a distance of 40.05 feet; thence run South 89°36'43" East for a distance of 34.80 feet; thence run South 68°49'34" East for a distance of 75.99 feet to a point on a non tangent curve, concave Southwesterly having a radius of 2200.00 feet, with a chord bearing of South 80°41'10" East and a chord distance of 239.85 feet; thence run Southeasterly through a central angle of 06°14'59" along the arc of said curve for a distance of 239.97 feet to a point on a non tangent line; thence run South 66°39'41" East for a distance of 56.62 feet to a point on a non tangent curve, concave Southwesterly having a radius of 2190.00 feet, with a chord bearing of South 71°45'24" East and a chord distance of 332.20 feet; thence run Southeasterly through a central angle of 08°41'59" along the arc of said curve for a distance of 332.52 feet to a point on a non tangent line; thence run South 75°00'13" East for a distance of 45.25 feet; thence run South 67°36'58" East for a distance of 18.84 feet; thence run South 70°28'43" East for a distance of 40.05 feet; thence run North 68°46'52" East for a distance of 80.86 feet to a point on a non-tangent curve, concave Westerly having a radius of 370.00 feet, with a chord bearing of North 02°27'15" East and a chord distance of 170.17 feet; thence run Northerly through a central angle of 26°35'24" along the arc of said curve for a distance of 171.71 feet to a point of reverse curvature of a curve concave Easterly having a radius of 855.00 feet, with a chord bearing of North 00°45'58" East, and a chord distance of 344.05 feet; thence run Northerly through a central angle of 23°12'51" along the arc of said curve for a distance of 346.41 feet to a point on a non tangent line; thence run North 69°32'44" West for a distance of 625.69 feet; thence run South 42°14'16" West for a distance of 39.72 feet; thence run South 82°07'45" West for a distance of 127.35 feet; thence run South 82°09'06" West for a distance of 164.00 feet; thence run North 76°26'03" West for a distance of 32.81 feet; thence run North 89°36'43" West for a distance of 40.00 feet to a point on the aforesaid parallel line; thence run North 00°23'17" East along said parallel line for a distance of 976.77 feet to a cusp of a curve, concave Northeasterly having a radius of 35.00 feet, with a chord bearing of South 45°46'21" East, and a chord distance of 50.49 feet; thence departing said parallel line run Southeasterly through a central angle of 92°19'17" along the arc of said curve for a distance of 56.40 feet to a point of tangency; thence run North 88°04'01" East for a distance of 75.27 feet to the point of curvature of a curve, concave Southerly having a radius of 1030.00 feet, with a chord bearing of South 84°34'28" East, and a chord distance of 263.84 feet; thence run Easterly through a central angle of 14°43'01" along the arc of said curve for a distance of 264.57 feet to a point on a non tangent line; thence run North 12°47'02" East for a distance of 45.00 feet; thence run North 58°22'48" West for a distance of 115.94 feet; thence run North 42°42'47" West for a distance of 108.10 feet; thence run North 19°04'09" East for a distance of 66.46 feet; thence run North 07°13'19" West for a distance of 226.44 feet; thence run North 39°01'14" West for a distance of 217.22 feet; thence run North 21°00'27" West for a distance of 67.17 feet; thence run North 89°36'43" West for a distance of 40.00 feet to a point on the aforesaid parallel line; thence run North 00°23'17" East along said parallel line for a distance of 531.69 feet to the POINT OF BEGINNING.

Containing 16,472,932 square feet or 378.17 acres, more or less



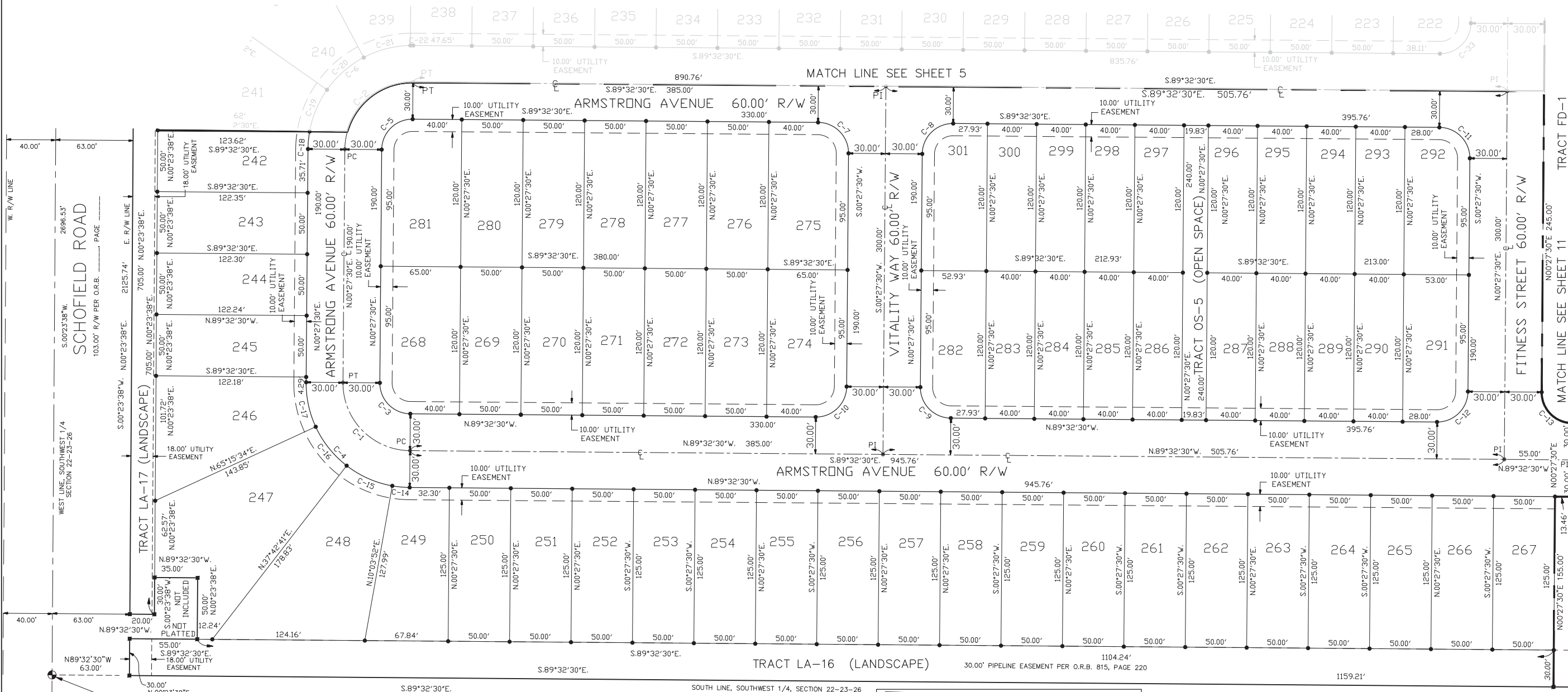
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SHEET 3 OF 12 | PLAT BOOK _____ PAGE _____



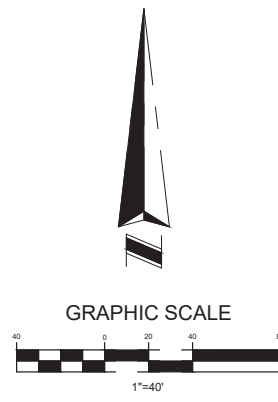
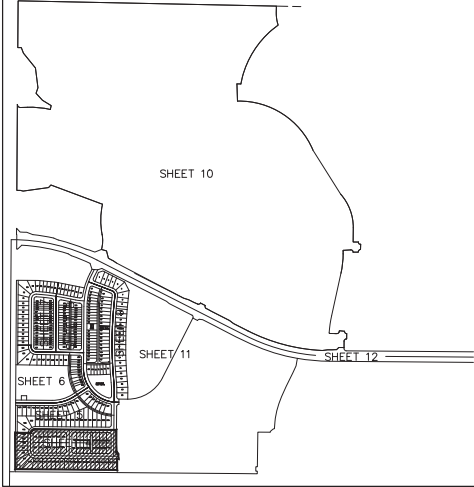
WELLNESS RIDGE PHASE 1-A

SECTION 22, TOWNSHIP 23 SOUTH, RANGE 26 EAST,
CITY OF CLERMONT, LAKE COUNTY, FLORIDA.



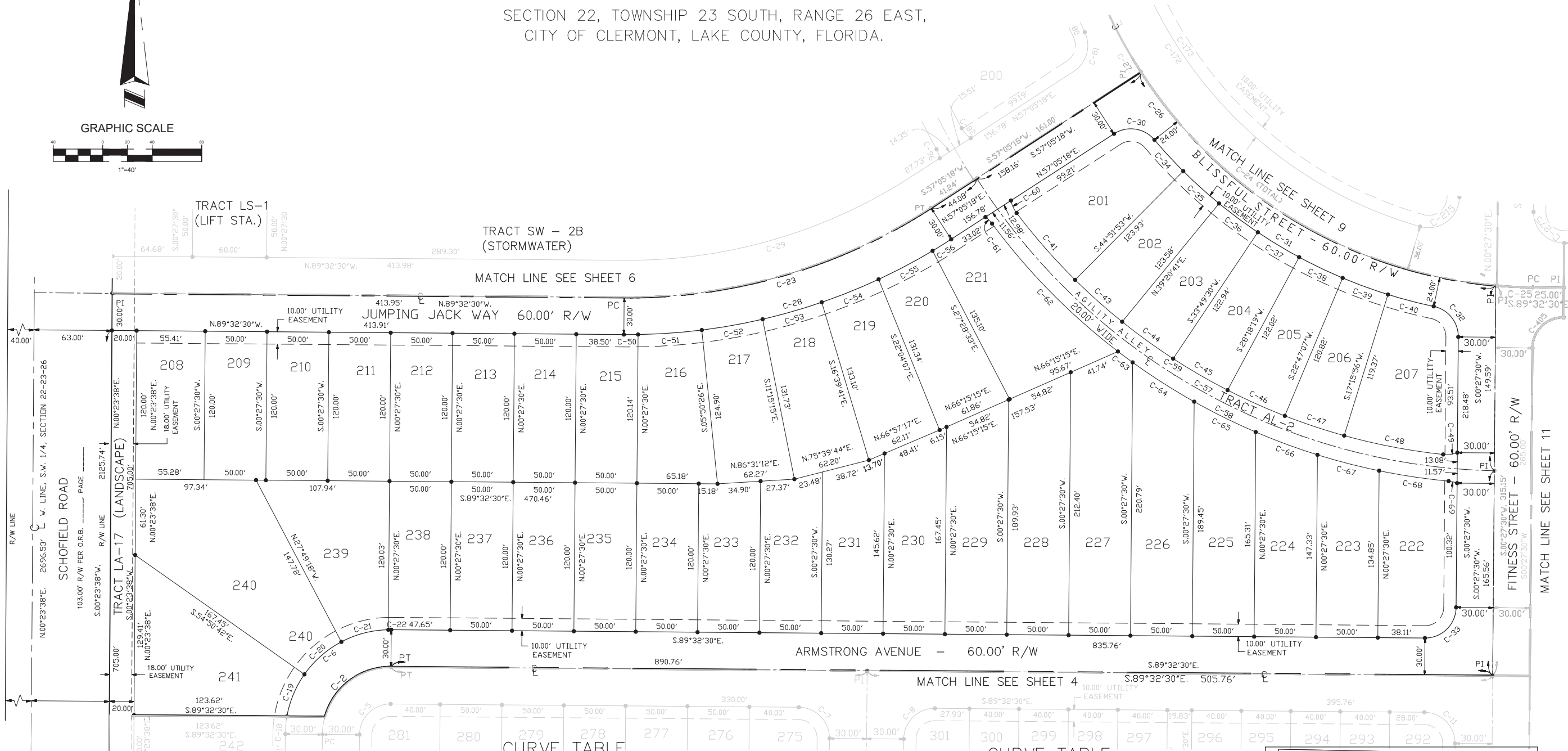
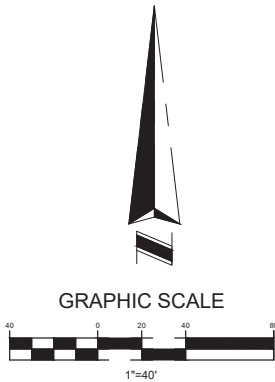
CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	55.00'	90°00'00"	86.39'	77.78'	N.44°32'30"W.
C2	55.00'	90°00'00"	86.39'	77.78'	N.45°27'30"E.
C3	25.00'	90°00'00"	39.27'	35.36'	N.44°32'30"W.
C4	85.00'	90°00'00"	133.52'	120.21'	N.44°32'30"W.
C5	25.00'	90°00'00"	39.27'	35.36'	N.45°27'30"E.
C6	85.00'	90°00'00"	133.52'	120.21'	N.45°27'30"E.
C7	25.00'	90°00'00"	39.27'	35.36'	S.44°32'30"E.
C8	25.00'	90°00'00"	39.27'	35.36'	N.45°27'30"E.
C9	25.00'	90°00'00"	39.27'	35.36'	N.44°32'30"W.
C10	25.00'	90°00'00"	39.27'	35.36'	S.45°27'30"W.
C11	25.00'	90°00'00"	39.27'	35.36'	S.44°32'30"E.
C12	25.00'	90°00'00"	39.27'	35.36'	S.45°27'30"W.
C13	25.00'	90°00'00"	39.27'	35.36'	N.44°32'30"W.
C14	85.00'	09°36'22"	14.25'	14.23'	N.84°44'19"W.
C15	85.00'	27°38'49"	41.01'	40.62'	N.66°06'44"W.
C16	85.00'	27°32'54"	40.87'	40.48'	N.38°30'52"W.
C17	85.00'	25°11'56"	37.38'	37.08'	N.12°08'28"W.
C18	85.00'	09°40'34"	14.35'	14.34'	N.05°17'47"E.



WELLNESS RIDGE PHASE 1-A

SECTION 22, TOWNSHIP 23 SOUTH, RANGE 26 EAST,
CITY OF CLERMONT, LAKE COUNTY, FLORIDA.



CURVE TABLE

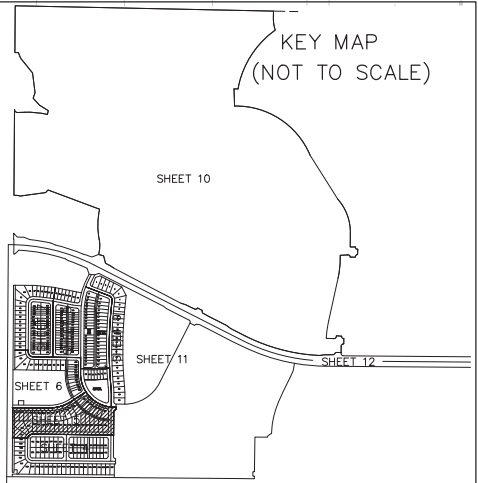
C2	55.00'	90°00'00"	86.39'	77.78'	N.45°27'30"E.
C6	85.00'	90°00'00"	133.52'	120.21'	N.45°27'30"E.
C19	85.00'	25°01'14"	37.12'	36.82'	N.22°38'41"E.
C20	85.00'	27°01'25"	40.09'	39.72'	N.48°40'00"E.
C21	85.00'	26°41'53"	39.61'	39.25'	N.75°31'39"E.
C22	85.00'	01°34'54"	2.35'	2.35'	N.89°40'03"E.
C23	450.00'	33°22'12"	262.09'	258.40'	S.73°46'24"W.
C24	381.00'	89°56'08"	598.04'	538.51'	N.44°34'26"W.
C25	381.00'	04°30'58"	30.03'	30.02'	N.87°17'01"W.
C26	381.00'	52°06'50"	346.54'	334.72'	N.58°58'07"W.
C27	381.00'	33°18'20"	221.47'	218.37'	N.16°15'32"W.
C28	480.00'	33°22'12"	279.56'	275.63'	S.73°46'24"W.
C29	420.00'	33°22'12"	244.62'	241.17'	S.73°46'24"W.
C30	25.00'	82°39'05"	36.06'	33.02'	S.81°35'10"E.
C31	405.00'	37°52'49"	267.76'	262.91'	N.59°12'02"W.
C32	25.00'	78°35'56"	34.30'	31.67'	S.38°50'28"E.
C33	25.00'	90°00'00"	39.27'	35.36'	S.45°27'30"W.
C34	405.00'	04°52'30"	34.46'	34.45'	S.42°41'52"E.
C35	405.00'	05°31'11"	39.02'	39.00'	S.47°53'43"E.
C36	405.00'	05°31'11"	39.02'	39.00'	S.53°24'54"E.
C37	405.00'	05°31'11"	39.02'	39.00'	S.58°56'06"E.
C38	405.00'	05°31'11"	39.02'	39.00'	S.64°27'17"E.
C39	405.00'	05°31'11"	39.02'	39.00'	S.69°58'28"E.
C40	405.00'	05°24'22"	38.21'	38.20'	S.75°26'15"E.
C41	499.00'	08°15'04"	71.86'	71.80'	S.41°14'14"E.
C43	499.00'	05°50'58"	50.94'	50.92'	S.48°17'14"E.
C44	499.00'	05°50'39"	50.90'	50.88'	S.54°08'03"E.
C45	499.00'	05°50'10"	50.83'	50.81'	S.59°58'28"E.

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C2	55.00'	90°00'00"	86.39'	77.78'	N.45°27'30"E.
C6	499.00'	05°49'30"	50.73'	50.71'	S.65°48'18"E.
C47	499.00'	05°48'40"	50.61'	50.59'	S.71°37'23"E.
C48	499.00'	09°21'59"	81.57'	81.48'	S.79°12'42"E.
C49	25.00'	26°44'49"	11.67'	11.56'	N.82°43'54"E.
C50	480.00'	01°22'22"	11.50'	11.50'	N.89°46'19"E.
C51	480.00'	06°09'58"	51.66'	51.63'	N.86°00'09"E.
C52	480.00'	05°57'43"	49.95'	49.92'	N.79°56'19"E.
C53	480.00'	05°56'21"	49.76'	49.73'	N.73°59'17"E.
C54	480.00'	05°55'07"	49.58'	49.56'	N.68°03'33"E.
C55	480.00'	05°53'37"	49.37'	49.35'	N.62°09'11"E.
C56	480.00'	02°07'05"	17.74'	17.74'	N.58°08'50"E.
C57	509.50'	56°16'01"	500.35'	480.49'	N.60°33'00"W.
C58	520.00'	48°05'28"	436.46'	423.76'	N.60°35'13"W.
C59	499.00'	46°47'00"	407.44'	396.22'	N.60°30'12"W.
C60	25.00'	25°35'16"	11.16'	11.07'	S.24°19'04"E.
C61	25.00'	17°14'08"	7.52'	7.49'	S.45°09'33"E.
C62	520.00'	16°02'11"	145.54'	145.07'	S.44°33'34"E.
C63	520.00'	01°37'42"	14.78'	14.78'	S.53°33'31"E.
C64	520.00'	06°30'21"	59.04'	59.01'	S.57°27'32"E.
C65	520.00'	06°07'14"	55.55'	55.52'	S.63°46'20"E.
C66	520.00'	05°51'26"	53.16'	53.14'	S.69°45'39"E.
C67	520.00'	05°40'50"	51.55'	51.53'	S.75°31'47"E.
C68	520.00'	06°15'45"	56.84'	56.81'	S.81°30'05"E.
C69	25.00'	16°11'28"	7.06'	7.04'	S.76°32'13"E.

ALLEN COMPANY
Professional Surveyors & Mapmakers

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WINTER GARDEN, FLORIDA 34787
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WELLNESS RIDGE PHASE 1-A

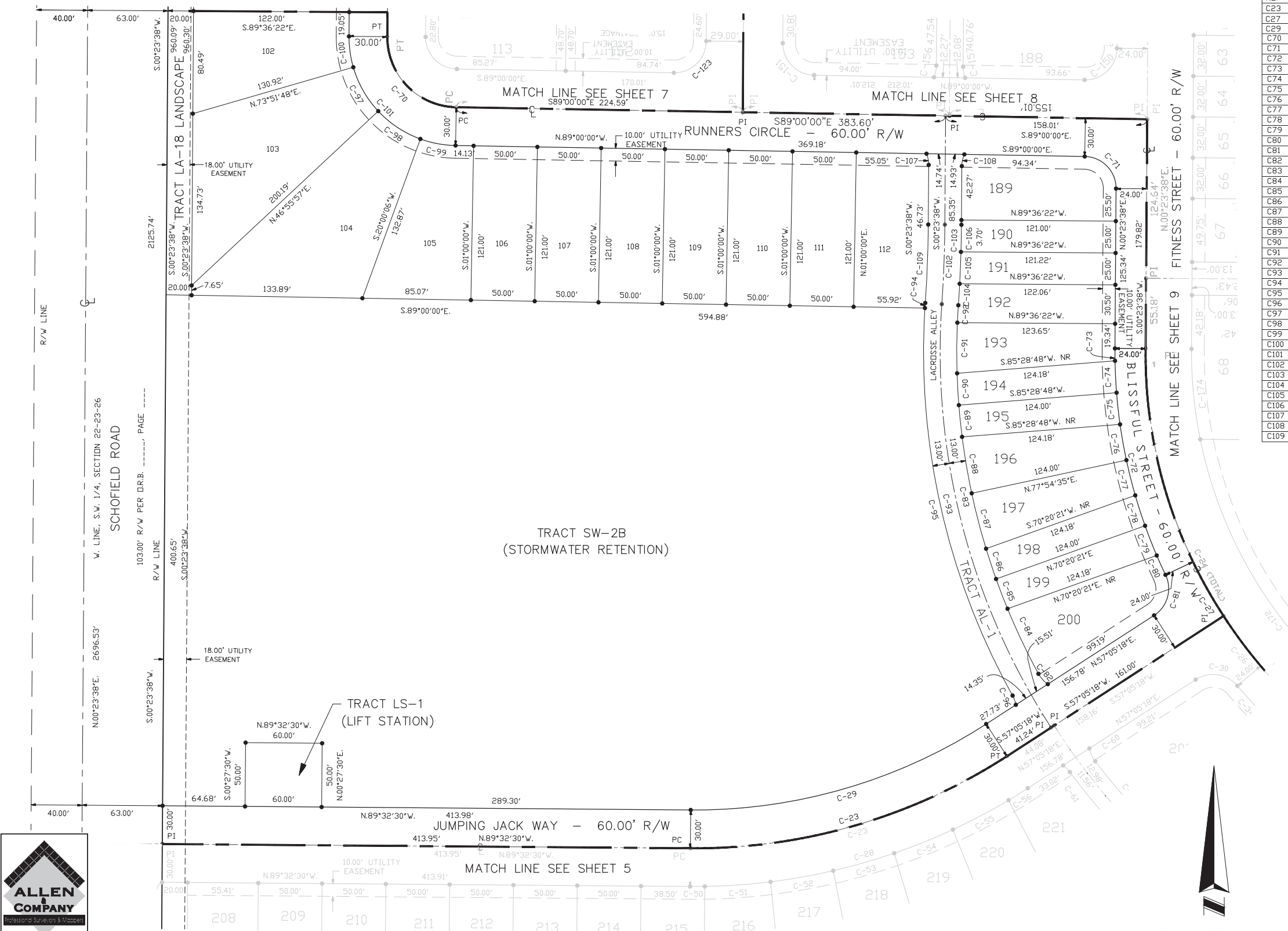
SECTION 22, TOWNSHIP 23 SOUTH, RANGE 26 EAST,
CITY OF CLERMONT, LAKE COUNTY, FLORIDA.

SHEET 6 OF 12

PLAT BOOK _____ PAGE _____

CURVE TABLE

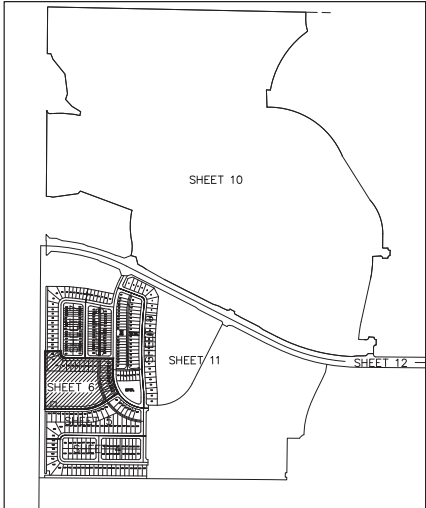
NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C23	450.00'	33°22'12"	262.09'	258.40'	S.73°46'24"W.
C27	381.00'	33°18'20"	221.47'	218.37'	N.16°15'32"W.
C29	420.00'	33°22'12"	244.62'	241.17'	S.73°46'24"W.
C70	55.00'	89°23'38"	85.81'	77.37'	N.44°18'11"W.
C71	25.00'	89°23'38"	39.01'	35.17'	S.44°18'11"E.
C72	405.00'	25°57'25"	183.48'	181.91'	N.12°35'05"W.
C73	405.00'	01°22'29"	9.72'	9.72'	S.00°17'37"E.
C74	405.00'	03°32'20"	25.02'	25.01'	S.02°45'01"E.
C75	405.00'	03°32'20"	25.02'	25.01'	S.06°17'22"E.
C76	405.00'	04°01'53"	28.50'	28.49'	S.10°04'29"E.
C77	405.00'	04°01'53"	28.50'	28.49'	S.14°06'22"E.
C78	405.00'	03°32'20"	25.02'	25.01'	S.17°53'29"E.
C79	405.00'	03°32'20"	25.02'	25.01'	S.21°25'49"E.
C80	405.00'	02°21'48"	16.71'	16.70'	S.24°22'53"E.
C81	25.00'	82°39'05"	36.06'	33.02'	S.15°45'45"W.
C82	23.00'	27°27'22"	11.02'	10.92'	N.42°13'10"W.
C83	529.00'	32°27'35"	299.69'	295.70'	N.12°15'41"W.
C84	529.00'	06°07'18"	56.52'	56.49'	N.25°25'49"W.
C85	529.00'	02°42'31"	25.01'	25.01'	N.21°00'55"W.
C86	529.00'	02°42'31"	25.01'	25.01'	N.18°18'23"W.
C87	529.00'	04°51'42"	44.89'	44.87'	N.14°31'16"W.
C88	529.00'	04°51'42"	44.89'	44.87'	N.09°39'34"W.
C89	529.00'	02°42'31"	25.01'	25.01'	N.05°52'27"W.
C90	529.00'	02°42'31"	25.01'	25.01'	N.03°09'56"W.
C91	529.00'	04°18'00"	39.70'	39.69'	N.00°20'20"E.
C92	529.00'	01°28'47"	13.66'	13.66'	N.03°13'43"E.
C93	555.00'	33°00'41"	319.77'	315.36'	N.12°32'14"W.
C94	555.00'	00°24'33"	3.96'	3.96'	S.03°45'50"W.
C95	555.00'	32°36'08"	315.80'	311.56'	S.12°44'30"E.
C96	23.00'	19°10'00"	7.69'	7.66'	S.19°27'34"E.
C97	85.00'	26°55'51"	39.95'	39.59'	S.29°36'07"E.
C98	85.00'	26°55'51"	39.95'	39.59'	S.56°31'59"E.
C99	85.00'	19°00'06"	28.19'	28.06'	S.79°29'57"E.
C100	85.00'	16°31'50"	24.52'	24.44'	S.07°52'17"E.
C101	85.00'	89°23'38"	132.62'	119.57'	S.44°18'11"E.
C102	1000.00'	03°34'29"	62.39'	62.38'	S.02°10'52"W.
C103	1013.00'	03°34'29"	63.20'	63.19'	S.02°10'52"W.
C104	1013.00'	00°57'17"	16.88'	16.88'	N.03°29'28"E.
C105	1013.00'	01°24'53"	25.01'	25.01'	N.02°18'23"E.
C106	1013.00'	01°12'18"	21.30'	21.30'	N.00°59'47"E.
C107	23.00'	22°25'46"	9.00'	8.95'	S.10°49'15"E.
C108	23.00'	23°38'30"	9.49'	9.42'	N.12°12'53"E.
C109	987.00'	03°34'29"	61.58'	61.57'	S.02°10'52"W.





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Professional Surveyors & Planners

16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355
LICENSED BUSINESS # 6723

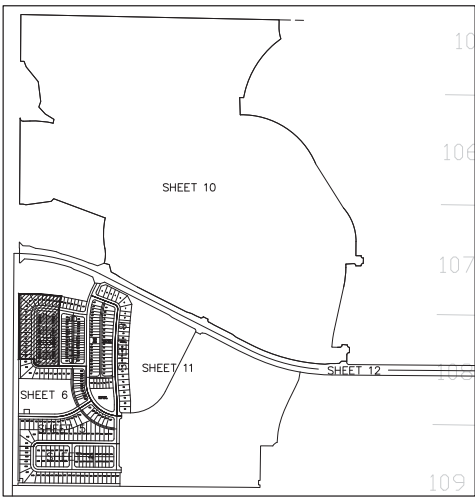
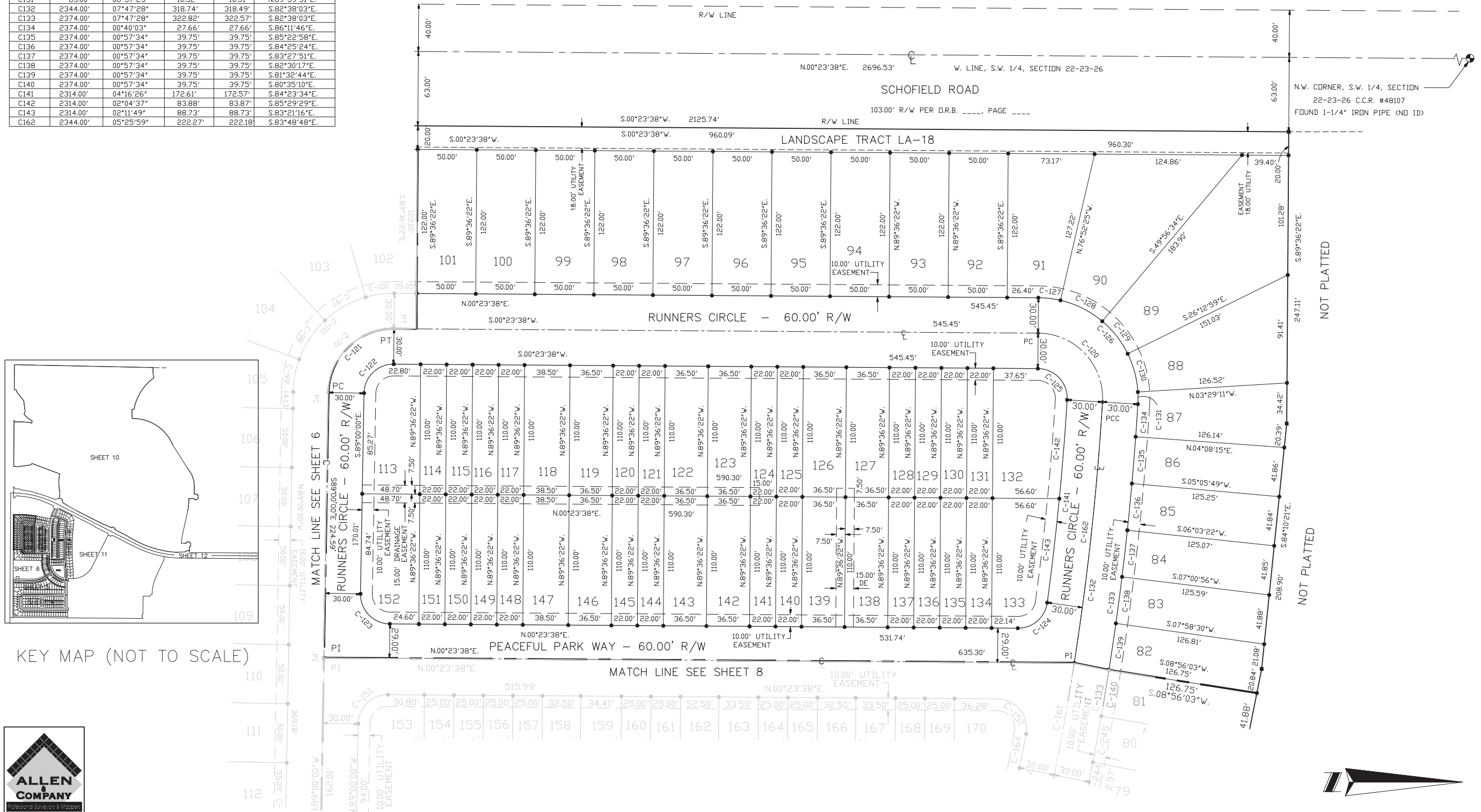


KEY MAP (NOT TO SCALE)

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C62	520.00'	16°02'11"	145.54'	145.07'	S.44°33'34"E.
C120	55.00'	93°04'35"	89.35'	79.84'	N.46°55'55"E.
C121	55.00'	89°23'38"	85.81'	77.37'	N.44°18'11"W.
C122	25.00'	89°23'38"	39.01'	35.17'	N.44°18'11"W.
C123	25.00'	90°36'22"	39.53'	35.54'	S.45°41'49"W.
C124	25.00'	82°38'59"	36.06'	33.02'	S.40°55'52"E.
C125	25.00'	93°04'35"	40.61'	36.29'	N.46°55'55"E.
C126	85.00'	93°04'35"	138.08'	123.39'	N.46°55'55"E.
C127	85.00'	12°43'57"	18.89'	18.85'	N.06°45'37"E.
C128	85.00'	26°55'51"	39.95'	39.59'	N.26°35'31"E.
C129	85.00'	23°43'35"	35.20'	34.95'	N.51°55'14"E.
C130	85.00'	22°43'48"	33.72'	33.50'	N.75°08'55"E.
C131	85.00'	06°57'23"	10.32'	10.31'	N.89°59'31"E.
C132	2344.00'	07°47'28"	318.74'	318.49'	S.82°38'03"E.
C133	2374.00'	07°47'28"	322.82'	322.57'	S.82°38'03"E.
C134	2374.00'	00°40'03"	27.66'	27.66'	S.86°11'46"E.
C135	2374.00'	00°57'34"	39.75'	39.75'	S.85°22'58"E.
C136	2374.00'	00°57'34"	39.75'	39.75'	S.84°25'24"E.
C137	2374.00'	00°57'34"	39.75'	39.75'	S.83°27'51"E.
C138	2374.00'	00°57'34"	39.75'	39.75'	S.82°30'17"E.
C139	2374.00'	00°57'34"	39.75'	39.75'	S.81°32'44"E.
C140	2374.00'	00°57'34"	39.75'	39.75'	S.80°35'10"E.
C141	2314.00'	04°16'26"	172.61'	172.57'	S.84°23'34"E.
C142	2314.00'	02°04'37"	83.88'	83.87'	S.85°29'29"E.
C143	2314.00'	02°11'49"	88.73'	88.73'	S.83°21'16"E.
C162	2344.00'	05°25'59"	222.27'	222.18'	S.83°48'48"E.

WELLNESS RIDGE PHASE 1-A

SECTION 22, TOWNSHIP 23 SOUTH, RANGE 26 EAST,
CITY OF CLERMONT, LAKE COUNTY, FLORIDA.



KEY MAP (NOT TO SCALE)



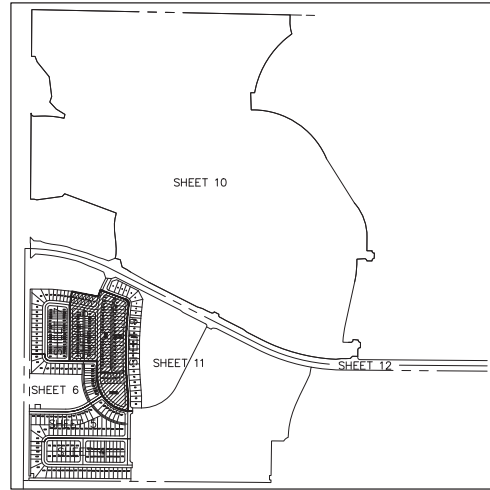
WELLNESS RIDGE PHASE 1-A

SHEET 8 OF 12

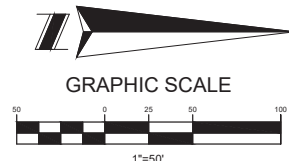
PLAT BOOK _____ PAGE _____

SECTION 22, TOWNSHIP 23 SOUTH, RANGE 26 EAST,
CITY OF CLERMONT, LAKE COUNTY, FLORIDA.

CURVE TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C24	381.00'	89°56'08"	598.04'	538.51'	N.44°34'26"W.
C25	381.00'	04°30'58"	30.03'	30.02'	N.87°17'01"W.
C26	381.00'	52°06'50"	346.54'	334.72'	N.58°58'07"W.
C27	381.00'	33°18'20"	221.47'	218.37'	N.16°15'32"W.
C150	25.00'	90°36'22"	39.53'	35.54'	S.45°41'49"W.
C151	25.00'	89°23'38"	39.01'	35.17'	N.44°18'11"W.
C152	25.00'	100°08'10"	43.69'	38.34'	N.50°27'43"E.
C153	25.00'	86°18'42"	37.66'	34.20'	S.41°53'53"E.
C154	430.00'	06°18'55"	47.40'	47.37'	N.81°53'47"W.
C155	400.00'	06°18'55"	44.09'	44.07'	N.81°53'47"W.
C156	25.00'	21°42'23"	9.47'	9.41'	S.11°14'49"W.
C157	25.00'	20°29'39"	8.94'	8.89'	N.09°51'11"W.
C158	25.00'	17°40'27"	7.71'	7.68'	S.01°00'07"E.
C159	25.00'	31°58'03"	13.95'	13.77'	N.16°22'40"E.
C160	70.50'	07°26'29"	9.16'	9.15'	N.04°06'52"E.
C161	2344.00'	02°21'29"	96.47'	96.47'	S.79°55'04"E.
C163	60.00'	10°52'03"	11.38'	11.36'	N.05°49'39"E.
C164	2314.00'	00°43'52"	29.53'	29.53'	S.79°06'15"E.
C165	806.00'	04°33'08"	64.04'	64.02'	N.02°40'12"E.
C166	806.00'	22°00'30"	309.60'	307.70'	N.15°57'01"E.
C168	806.00'	15°52'35"	223.34'	222.63'	S.12°53'03"W.
C169	55.00'	76°02'30"	72.99'	67.75'	S.31°09'24"E.
C170	4587.89'	12°16'51"	983.38'	981.50'	N.00°43'25"E.
C171	1001.00'	05°52'31"	102.64'	102.60'	S.02°28'45"E.
C172	345.00'	74°31'53"	448.78'	417.80'	N.36°52'19"W.
C173	345.00'	62°41'09"	377.46'	358.91'	N.42°47'41"W.
C174	345.00'	11°50'44"	71.33'	71.20'	N.05°31'44"W.
C175	770.00'	16°11'41"	217.64'	216.92'	N.08°29'29"E.
C176	770.00'	02°34'15"	34.55'	34.55'	N.01°40'46"E.
C177	770.00'	02°41'47"	36.24'	36.23'	N.04°18'47"E.
C178	770.00'	02°41'47"	36.24'	36.23'	N.07°00'33"E.
C179	770.00'	02°41'47"	36.24'	36.23'	N.09°42'20"E.
C180	770.00'	02°41'47"	36.24'	36.23'	N.12°24'07"E.
C181	770.00'	02°50'19"	38.15'	38.14'	N.15°10'10"E.
C182	25.00'	94°14'01"	41.12'	36.64'	N.63°42'20"E.
C183	25.00'	76°02'41"	33.18'	30.80'	S.31°09'19"E.
C184	4618.89'	12°17'02"	990.27'	988.37'	N.00°43'31"E.
C185	4618.89'	00°19'35"	26.32'	26.32'	S.06°42'14"W.
C186	4618.89'	00°29'51"	40.11'	40.11'	S.06°17'31"W.
C187	4618.89'	00°29'51"	40.11'	40.11'	S.05°47'39"W.
C188	4618.89'	00°29'51"	40.11'	40.11'	S.05°17'48"W.
C189	4618.89'	00°29'51"	40.11'	40.11'	S.04°47'57"W.
C190	4618.89'	00°29'51"	40.11'	40.11'	S.04°18'06"W.
C191	4618.89'	00°29'51"	40.11'	40.11'	S.03°48'14"W.
C192	4618.89'	00°29'51"	40.11'	40.11'	S.03°18'23"W.
C193	4618.89'	00°29'51"	40.11'	40.11'	S.02°48'32"W.
C194	4618.89'	00°32'06"	43.14'	43.14'	S.02°17'33"W.
C195	4618.89'	00°29'51"	40.11'	40.11'	S.01°46'34"W.
C196	4618.89'	00°29'51"	40.11'	40.11'	S.01°16'43"W.
C197	4618.89'	00°29'51"	40.11'	40.11'	S.00°46'51"W.
C198	4618.89'	00°29'51"	40.11'	40.11'	S.00°17'00"W.
C199	4618.89'	00°29'51"	40.11'	40.11'	S.00°12'51"E.
C200	4618.89'	00°29'51"	40.11'	40.11'	S.00°42'43"E.
C201	4618.89'	00°29'51"	40.11'	40.11'	S.01°12'34"E.
C202	4618.89'	00°29'51"	40.11'	40.11'	S.01°42'25"E.



KEY MAP (NOT TO SCALE)



CURVE TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C24	381.00'	89°56'08"	598.04'	538.51'	N.44°34'26"W.
C203	4618.89'	00°33'54"	45.55'	45.55'	S.02°14'18"E.
C204	4618.89'	00°10'28"	14.05'	14.05'	S.02°36'29"E.
C205	4618.89'	00°10'28"	14.05'	14.05'	S.02°46'57"E.
C206	4618.89'	01°23'20"	111.96'	111.96'	S.03°33'50"E.
C207	4618.89'	01°09'30"	93.38'	93.38'	S.04°50'15"E.
C208	813.00'	03°05'21"	43.83'	43.83'	S.88°50'58"W.
C209	813.00'	00°47'19"	11.19'	11.19'	N.89°59'59"E.
C210	813.00'	02°18'02"	32.64'	32.64'	N.88°27'18"E.
C211	33.00'	93°05'21"	53.62'	47.91'	N.46°09'02"W.
C212	33.00'	90°00'00"	51.84'	46.67'	S.45°23'38"W.

CURVE TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C24	381.00'	89°56'08"	598.04'	538.51'	N.44°34'26"W.
C214	23.00'	17°24'32"	6.99'	6.96'	S.78°36'01"W.
C215	25.00'	105°24'15"	45.99'	39.77'	S.53°09'37"W.
C216	970.00'	05°52'31"	99.46'	99.42'	S.02°28'45"E.
C217	642.00'	20°25'43"	228.90'	227.69'	N.10°36'29"E.
C218	655.00'	17°07'51"	195.84'	195.11'	N.08°57'34"E.
C219	629.00'	16°44'19"	183.76'	183.11'	N.08°45'48"E.
C220	629.00'	03°06'59"	34.21'	34.21'	N.01°57'07"E.
C221	629.00'	03°45'37"	41.28'	41.27'	N.05°23'25"E.
C222	629.00'	03°45'51"	41.32'	41.32'	N.09°09'09"E.
C223	629.00'	06°05'53"	66.95'	66.91'	N.14°05'01"E.
C224	655.00'	02°34'15"	29.39'	29.39'	N.01°40'46"E.
C225	655.00'	02°41'47"	30.82'	30.82'	N.04°18'47"E.

CURVE TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C24	381.00'	89°56'08"	598.04'	538.51'	N.44°34'26"W.
C226	655.00'	02°41'47"	30.82'	30.82'	N.07°00'33"E.
C227	655.00'	02°41'47"	30.82'	30.82'	N.09°42'20"E.
C228	655.00'	02°41'47"	30.82'	30.82'	N.12°24'07"E.
C229	655.00'	03°46'29"	43.15'	43.14'	N.15°38'15"E.
C230	23.00'	26°43'32"	10.73'	10.63'	N.30°29'43"E.
C231	23.00'	19°44'17"	7.92'	7.88'	S.07°39'21"W.
C232	25.00'	86°18'42"	37.66'	34.20'	S.51°47'24"W.
C233	370.00'	06°18'55"	40.78'	40.76'	N.81°53'47"W.
C234	370.00'	03°59'46"	25.81'	25.80'	N.83°03'21"W.
C235	370.00'	02°19'09"	14.98'	14.98'	N.79°53'54"W.
C236	830.00'	06°36'04"	95.63'	95.57'	N.11°56'05"E.
C237	800.00'	03°05'21"	43.13'	43.13'	S.88°50'58"W.
C238	800.00'	01°32'42"	21.57'	21.57'	N.89°37'17"E.
C239	800.00'	01°32'38"	21.56'	21.56'	N.88°04'36"E.
C240	926.00'	00°51'31"	13.88'	13.88'	N.89°57'53"E.

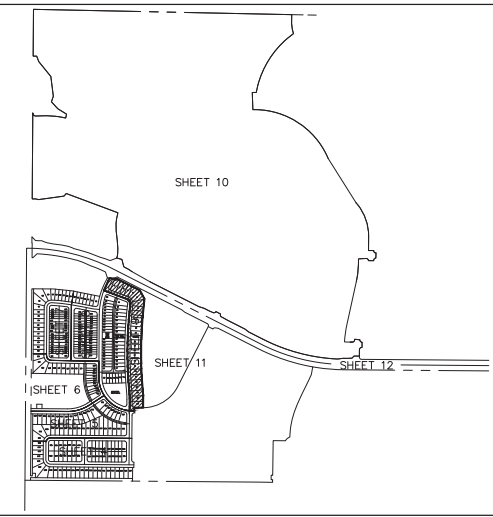
CURVE TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C24	381.00'	89°56'08"	598.04'	538.51'	N.44°34'26"W.
C241	926.00'	02°09'36"	34.91'	34.91'	N.88°27'19"E.
C242	926.00'	00°04'14"	1.14'	1.14'	N.87°20'24"E.
C244	2374.00'	00°24'31"	16.93'	16.93'	N.78°56'35"W.
C245	2374.00'	00°57'34"	39.75'	39.75'	N.79°37'37"W.
C246	830.00'	00°51'50"	12.51'	12.51'	S.00°49'33"W.
C247	4618.89'	00°04'50"	6.48'	6.48'	S.02°03'54"W.
C248	4587.89'	00°43'18"	217.93'	217.91'	S.04°03'22"E.
C249	4587.89'	00°33'33"	765.45'	764.56'	S.02°05'04"W.
C250	926.00'	00°05'21"	49.93'	49.92'	N.88°50'58"E.

WELLNESS RIDGE PHASE 1-A

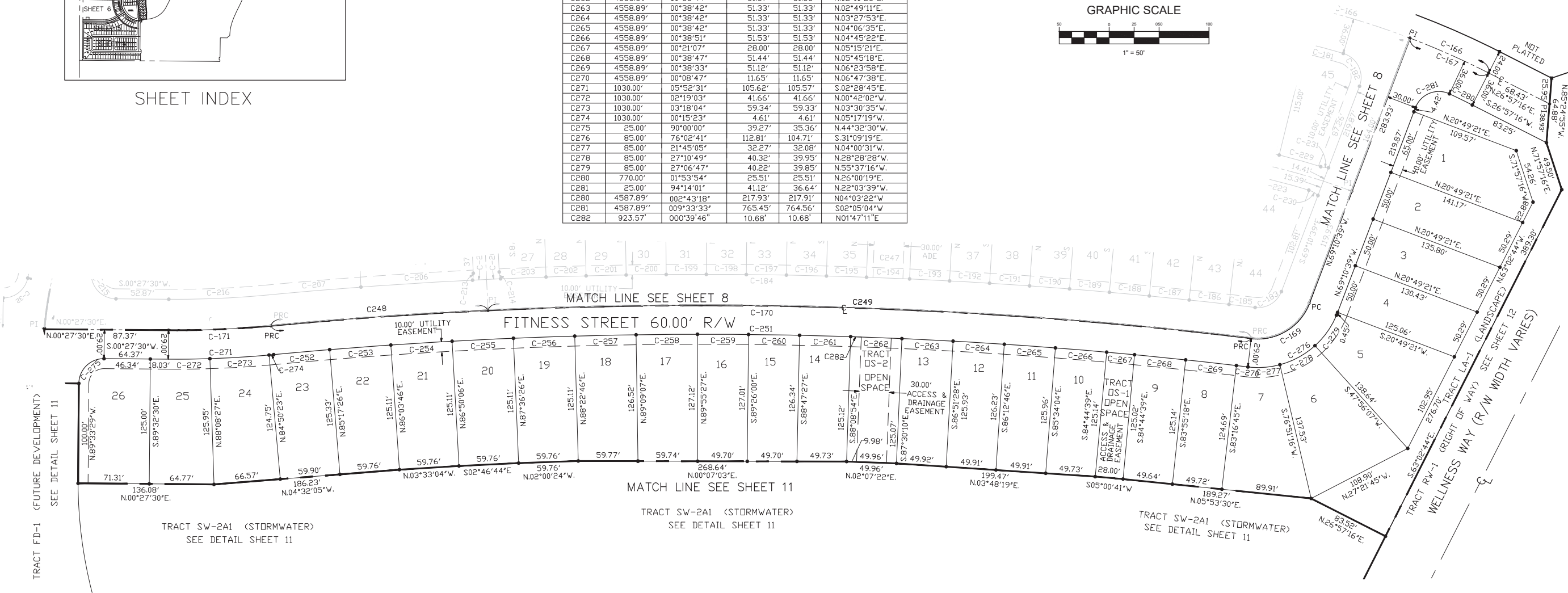
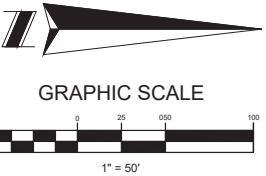
SECTION 22, TOWNSHIP 23 SOUTH, RANGE 26 EAST,
CITY OF CLERMONT, LAKE COUNTY, FLORIDA.

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C166	806.00'	22°00'30"	309.60'	307.70'	N15°57'01"E
C167	806.00'	06°07'55"	86.26'	86.22'	S23°53'18"W
C169	55.00'	76°02'30"	72.99'	67.75'	S31°09'24"E
C170	4587.89'	12°16'51"	983.38'	981.50'	N00°43'25"E
C171	1001.00'	05°52'31"	102.64'	102.60'	S02°28'45"E
C251	4558.89'	12°17'02"	977.40'	975.53'	N00°43'31"E
C252	4558.89'	00°42'26"	56.28'	56.27'	N05°03'47"W
C253	4558.89'	00°46'20"	61.45'	61.45'	N04°19'24"W
C254	4558.89'	00°46'20"	61.45'	61.45'	N03°33'04"W
C255	4558.89'	00°46'20"	61.45'	61.45'	N02°46'44"W
C256	4558.89'	00°46'20"	61.45'	61.45'	N02°00'24"W
C257	4558.89'	00°46'20"	61.45'	61.45'	N01°14'04"W
C258	4558.89'	00°46'20"	61.45'	61.45'	N00°27'43"W
C259	4558.89'	00°38'33"	51.12'	51.12'	N00°14'43"E
C260	4558.89'	00°38'33"	51.12'	51.12'	N00°53'16"E
C261	4558.89'	00°38'33"	51.12'	51.12'	N01°31'49"E
C262	4558.89'	00°38'44"	51.37'	51.36'	N02°10'28"E
C263	4558.89'	00°38'42"	51.33'	51.33'	N02°49'11"E
C264	4558.89'	00°38'42"	51.33'	51.33'	N03°27'53"E
C265	4558.89'	00°38'42"	51.33'	51.33'	N04°06'35"E
C266	4558.89'	00°38'51"	51.53'	51.53'	N04°45'22"E
C267	4558.89'	00°21'07"	28.00'	28.00'	N05°15'21"E
C268	4558.89'	00°38'47"	51.44'	51.44'	N05°45'18"E
C269	4558.89'	00°38'33"	51.12'	51.12'	N06°23'58"E
C270	4558.89'	00°08'47"	11.65'	11.65'	N06°47'38"E
C271	1030.00'	05°52'31"	105.62'	105.57'	S02°28'45"E
C272	1030.00'	02°19'03"	41.66'	41.66'	N00°42'02"W
C273	1030.00'	03°18'04"	59.34'	59.33'	N03°30'35"W
C274	1030.00'	00°15'23"	4.61'	4.61'	N05°17'19"W
C275	25.00'	90°00'00"	39.27'	35.36'	N44°32'30"W
C276	85.00'	76°02'41"	112.81'	104.71'	S31°09'19"E
C277	85.00'	21°45'05"	32.27'	32.08'	N04°00'31"W
C278	85.00'	27°10'49"	40.32'	39.95'	N28°28'28"W
C279	85.00'	27°06'47"	40.22'	39.85'	N55°37'16"W
C280	770.00'	01°53'54"	25.51'	25.51'	N26°00'19"E
C281	25.00'	94°14'01"	41.12'	36.64'	N22°03'39"W
C280	4587.89'	002°43'18"	217.93'	217.91'	N04°03'22"W
C281	4587.89'	009°33'33"	765.45'	764.56'	S02°05'04"W
C282	923.57'	000°39'46"	10.68'	10.68'	N01°47'11"E



SHEET INDEX



**ALLEN
COMPANY**
Professional Surveyors & Planners

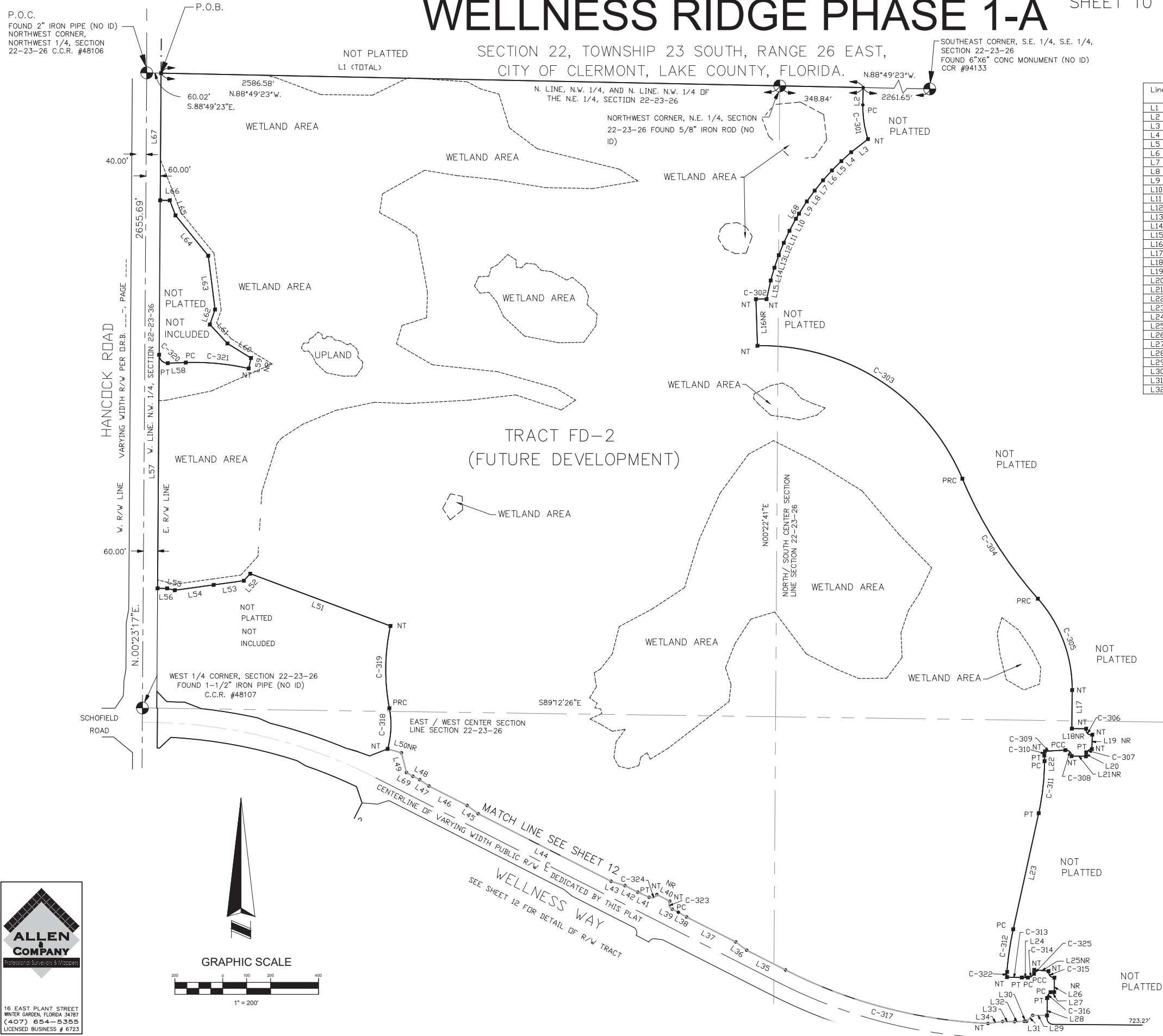
16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355
LICENSED BUSINESS # 6723

WELLNESS RIDGE PHASE 1-A

SHEET 10 OF 12

PLAT BOOK PAGE

SECTION 22, TOWNSHIP 23 SOUTH, RANGE 26 EAST,
CITY OF CLERMONT, LAKE COUNTY, FLORIDA.



LINE TABLE

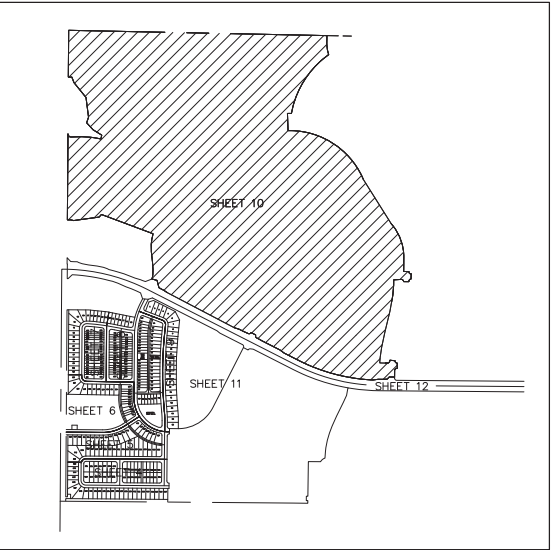
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L1	S.88°49'23"E.	2935.42'
L2	S.01°10'37"W.	72.34'
L3	S.51°58'40"W.	88.74'
L4	S.48°03'28"W.	55.59'
L5	S.45°02'17"W.	55.59'
L6	S.42°01'07"W.	55.59'
L7	S.39°00'05"W.	55.51'
L8	S.35°59'09"W.	55.53'
L9	S.32°49'09"W.	61.08'
L10	S.28°15'59"W.	57.25'
L11	S.25°12'07"W.	55.59'
L12	S.22°10'57"W.	55.59'
L13	S.19°09'55"W.	55.51'
L14	S.16°08'59"W.	55.53'
L15	S.12°28'30"W.	79.77'
L16	S.01°55'12"E.	195.02'
L17	S.00°27'16"W.	160.92'
L18	S.89°32'44"E.	60.00'
L19	S.02°04'51"W.	60.12'
L20	S.00°27'16"W.	5.02'
L21	N.89°32'44"W.	60.00'
L22	S.00°27'16"W.	33.41'
L23	S.12°21'33"W.	496.83'
L24	S.89°32'44"E.	25.37'
L25	S.84°30'02"E.	60.00'
L26	S.00°27'16"W.	60.00'
L27	N.89°32'44"W.	4.44'
L28	S.00°27'16"W.	73.00'
L29	N.89°32'44"W.	60.00'
L30	S.45°27'16"W.	35.36'
L31	N.89°32'44"W.	10.71'
L32	S.87°35'31"W.	40.05'

LINE TABLE

Line	Bearing	Distance
L33	N.89°32'44"W.	50.22'
L34	S.82°30'57"W.	61.27'
L35	N.63°02'44"W.	181.95'
L36	N.52°58'41"W.	57.21'
L37	N.63°02'44"W.	230.33'
L38	N.60°10'59"W.	40.05'
L39	N.63°02'44"W.	28.39'
L40	N.62°30'16"W.	60.00'
L41	N.65°54'29"W.	52.02'
L42	N.63°02'44"W.	60.35'
L43	N.72°31'23"W.	60.73'
L44	N.63°02'44"W.	623.47'
L45	N.52°58'41"W.	57.21'
L46	N.63°02'44"W.	179.17'
L47	N.55°40'43"W.	47.10'
L48	S.63°02'44"E.	31.73'
L49	N.14°17'26"W.	85.18'
L50	N.74°15'03"W.	60.00'
L51	N.69°32'44"W.	625.69'
L52	S.42°14'16"W.	39.72'
L53	S.82°07'45"W.	127.35'
L54	S.82°09'06"W.	164.00'
L55	N.76°26'03"W.	32.81'
L56	N.89°36'43"W.	40.00'
L57	N.00°23'17"E.	976.77'
L58	N.88°04'01"E.	75.27'
L59	N.12°47'02"E.	45.00'
L60	N.58°22'48"W.	115.94'
L61	N.42°42'47"W.	108.10'
L62	N.19°04'09"E.	66.46'
L63	N.07°13'19"W.	226.44'
L64	N.39°01'14"W.	217.22'
L65	N.21°00'27"W.	67.17'
L66	N.89°36'43"W.	40.00'
L67	N.00°23'17"E.	531.69'
L68	S.30°29'27"W.	24.66'
L69	N.55°40'43"W.	47.10'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C-301	430.00'	19°23'25"	145.52'	144.83'	S.08°31'05"E.
C-302	1105.00'	02°19'15"	44.76'	44.76'	S.89°53'19"W.
C-303	910.00'	68°15'31"	1084.12'	1021.13'	S.57°00'13"E.
C-304	1830.00'	18°38'16"	595.28'	592.66'	N.32°11'36"W.
C-305	570.00'	41°58'00"	417.50'	408.23'	N.20°31'44"W.
C-306	21.03'	117°29'05"	43.11'	35.95'	S.45°30'45"E.
C-307	25.00'	88°01'23"	38.41'	34.74'	S.44°27'57"W.
C-308	25.00'	93°15'11"	40.69'	36.34'	N.46°10'19"W.
C-309	4970.00'	00°59'09"	85.52'	85.52'	S.86°42'31"W.
C-310	23.00'	18°55'08"	7.59'	7.56'	S.09°54'50"W.
C-311	1057.00'	11°54'17"	219.62'	219.22'	S.06°24'24"W.
C-312	1343.00'	08°12'33"	192.42'	192.26'	S.08°15'16"W.
C-313	2170.00'	01°38'44"	62.32'	62.32'	S.88°42'33"E.
C-314	25.00'	85°23'53"	37.26'	33.91'	N.47°45'19"E.
C-315	25.00'	95°02'42"	41.47'	36.88'	S.42°01'23"E.
C-316	25.00'	90°00'00"	39.27'	35.36'	S.45°27'16"W.
C-317	2080.00'	24°17'49"	882.05'	875.46'	N.75°11'39"W.
C-318	370.00'	26°35'24"	171.71'	170.17'	N.02°27'15"E.
C-319	855.00'	23°12'51"	346.41'	344.05'	N.00°45'58"E.
C-320	35.00'	92°19'17"	56.40'	50.49'	S.45°46'59"E.
C-321	1030.00'	14°43'01"	264.57'	263.84'	S.84°34'28"E.
C-322	23.00'	25°21'56"	10.18'	10.10'	S.08°31'58"E.
C-323	25.00'	90°00'00"	39.27'	35.36'	N.18°02'44"W.
C-324	25.00'	87°08'15"	38.02'	34.46'	S.70°31'24"W.
C-325	1230.00'	00°26'36"	4.76'	9.51'	N.05°16'41"E.



SHEET INDEX

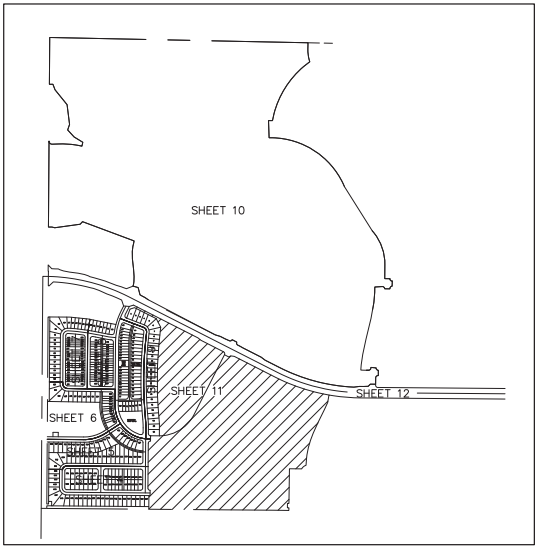


WELLNESS RIDGE PHASE 1-A

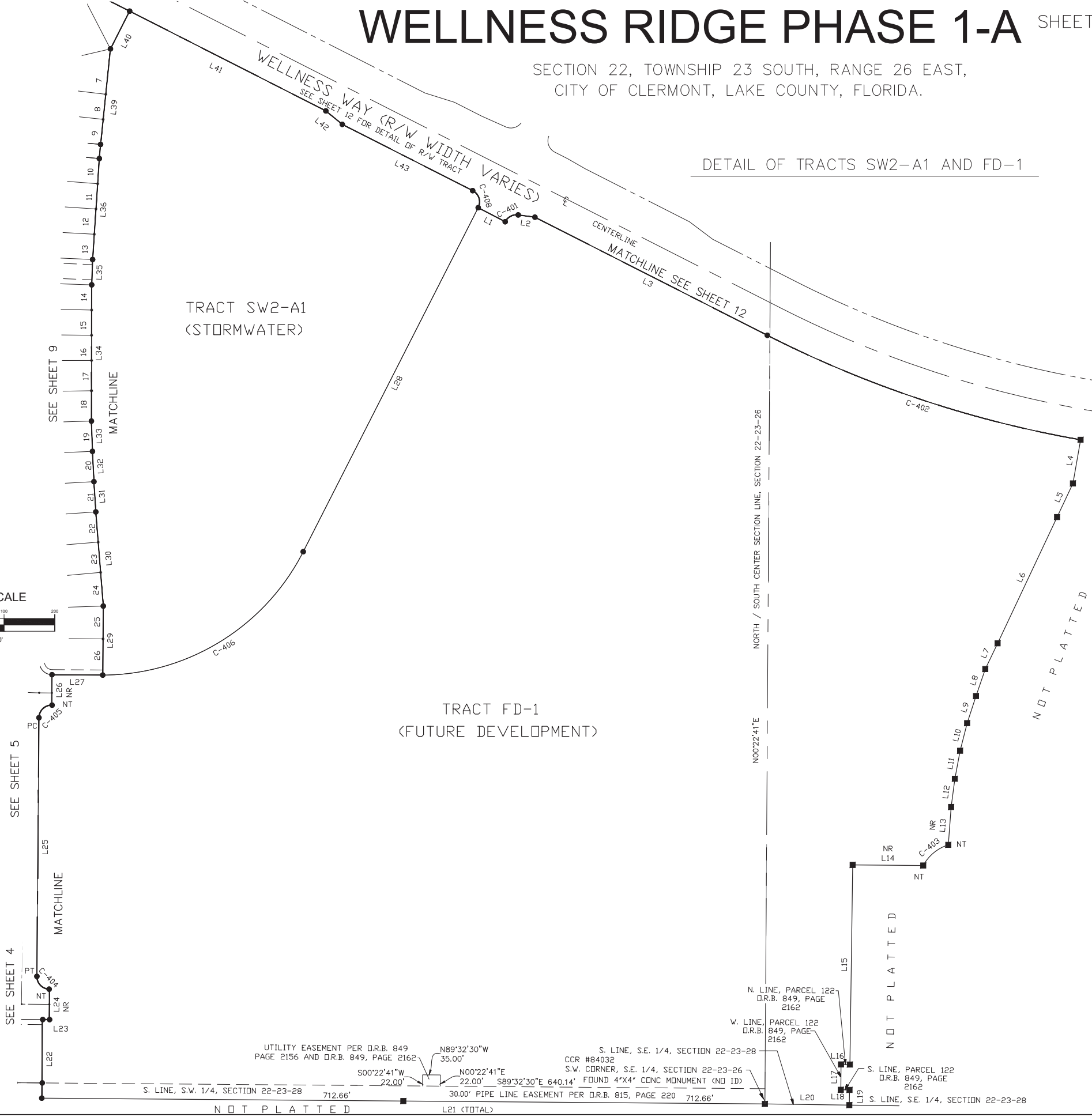
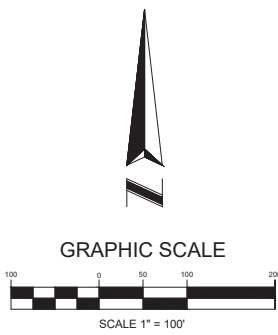
SHEET 11 OF 12 PLAT BOOK _____ PAGE _____

SECTION 22, TOWNSHIP 23 SOUTH, RANGE 26 EAST,
CITY OF CLERMONT, LAKE COUNTY, FLORIDA.

DETAIL OF TRACTS SW2-A1 AND FD-1



SHEET INDEX



LINE TABLE

Line	Bearing	Distance
L1	N.62°30'25"W.	60.00'
L2	S.82°20'08"E.	33.20'
L3	S.63°02'44"E.	513.92'
L4	S.09°56'25"W.	87.26'
L5	S.25°12'49"W.	73.34'
L6	S.25°12'49"W.	275.14'
L7	S.25°35'31"W.	56.27'
L8	S.18°58'47"W.	56.27'
L9	S.18°07'12"W.	56.19'
L10	S.14°17'47"W.	56.19'
L11	S.10°35'59"W.	56.18'
L12	S.07°32'24"W.	56.17'
L13	S.04°16'15"W.	74.88'
L14	N.89°32'44"W.	139.12'
L15	S.00°47'57"W.	393.58'
L16	N.89°12'03"W.	17.48'
L17	S.00°23'38"W.	50.00'
L18	S.89°12'03"E.	17.13'
L19	S.00°47'57"W.	30.00'
L20	N.89°12'03"W.	166.38'
L21	N.89°32'30"W.	1425.33'
L22	N.00°27'30"E.	155.00'
L23	S.89°32'30"E.	13.46'
L24	N.00°27'30"E.	60.00'
L25	N.00°27'30"E.	510.00'
L26	N.00°28'19"E.	60.00'
L27	S.89°33'29"E.	99.99'
L28	N.26°57'16"E.	760.86'
L29	S.00°27'30"W.	136.08'
L30	S.04°32'05"E.	186.23'
L31	N.03°33'04"W.	59.76'
L32	N.02°46'44"W.	59.76'
L33	N.02°00'24"W.	59.76'
L34	N.00°07'03"E.	268.64'
L35	N.02°07'22"E.	49.96'
L36	N.03°48'19"E.	199.47'
L39	N.05°53'30"E.	189.27'
L40	N.26°57'16"E.	83.52'
L41	S.63°02'44"E.	433.80'
L42	S.50°38'17"E.	41.89'
L43	S.63°02'44"E.	288.30'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C401	25.00'	70°42'36"	30.85'	28.93'	N.62°18'34"E.
C402	2200.00'	17°00'51"	653.30'	650.90'	N.71°33'10"W.
C403	85.00'	44°11'21"	55.56'	63.94'	N.50°31'08"E.
C404	25.00'	90°00'00"	39.27'	35.36'	N.44°32'30"W.
C405	25.00'	90°00'00"	39.27'	35.36'	N.45°27'30"E.
C406	445.00'	62°51'09"	498.16'	464.05'	S.58°22'51"W.
C408	25.00'	90°00'00"	39.27'	35.36'	S.18°02'44"E.

WELLNESS RIDGE PHASE 1-A

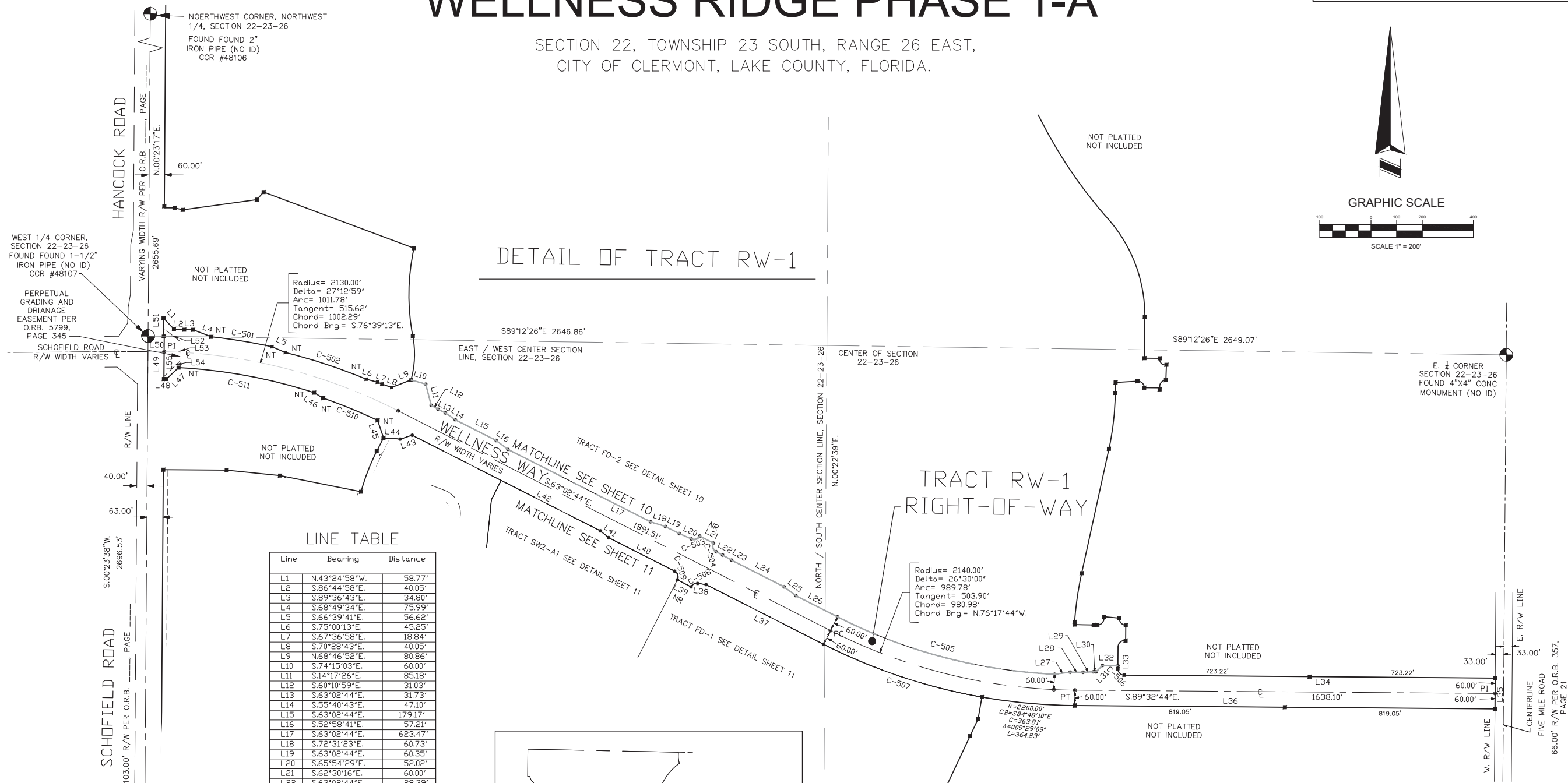
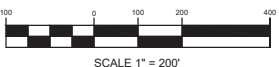
SHEET 12 OF 12

PLAT BOOK ____ PAGE ____

SECTION 22, TOWNSHIP 23 SOUTH, RANGE 26 EAST,
CITY OF CLERMONT, LAKE COUNTY, FLORIDA.



GRAPHIC SCALE



LINE TABLE

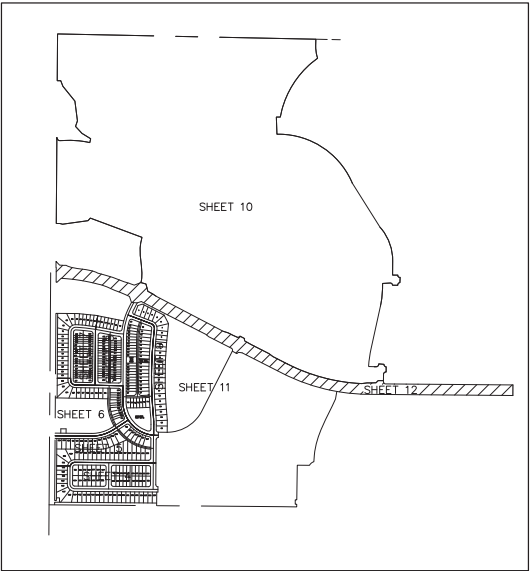
Line	Bearing	Distance
L1	N.43°24'58\"W.	58.77'
L2	S.86°44'58\"E.	40.05'
L3	S.89°36'43\"E.	34.80'
L4	S.68°49'34\"E.	75.99'
L5	S.66°39'41\"E.	56.62'
L6	S.75°00'13\"E.	45.25'
L7	S.67°36'58\"E.	18.84'
L8	S.70°28'43\"E.	40.05'
L9	N.68°46'52\"E.	80.86'
L10	S.74°15'03\"E.	60.00'
L11	S.14°17'26\"E.	85.18'
L12	S.60°10'59\"E.	31.03'
L13	S.63°02'44\"E.	31.73'
L14	S.55°40'43\"E.	47.10'
L15	S.63°02'44\"E.	179.17'
L16	S.52°58'41\"E.	57.21'
L17	S.63°02'44\"E.	623.47'
L18	S.72°31'23\"E.	60.73'
L19	S.63°02'44\"E.	60.35'
L20	S.65°54'29\"E.	52.02'
L21	S.62°30'16\"E.	60.00'
L22	S.63°02'44\"E.	28.39'
L23	S.60°10'59\"E.	40.05'
L24	S.63°02'44\"E.	230.33'
L25	S.52°58'41\"E.	57.21'
L26	S.63°02'44\"E.	181.95'
L27	N.82°30'57\"E.	61.27'
L28	S.89°32'44\"E.	50.22'
L29	N.87°35'31\"E.	40.05'
L30	S.89°32'44\"E.	10.71'
L31	N.45°27'16\"E.	35.36'
L32	S.89°32'44\"E.	60.00'
L33	S.00°27'16\"W.	12.00'
L34	S.89°32'44\"E.	1446.45'
L35	S.00°27'16\"W.	120.00'
L36	N.89°32'44\"W.	1638.10'
L37	N.63°02'44\"W.	513.92'
L38	N.82°20'08\"W.	33.20'
L39	N.62°30'25\"W.	60.00'
L40	N.63°02'44\"W.	288.30'
L41	N.50°38'17\"W.	41.89'
L42	N.63°02'44\"W.	823.10'
L43	S.71°57'16\"W.	49.50'
L44	N.85°24'55\"W.	64.88'
L45	N.18°47'52\"W.	71.63'
L46	N.58°57'12\"W.	41.47'
L47	S.46°42'51\"W.	65.09'
L48	N.89°36'22\"W.	9.67'
L49	N.00°23'38\"E.	166.63'
L50	N.89°12'24\"W.	3.00'
L51	N.00°23'17\"E.	70.62'

TRACT RW-1
RIGHT-OF-WAY

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C-501	2200.00'	06°14'59\"	239.97'	239.85'	S.80°41'10\"E.
C-502	2190.00'	08°41'59\"	332.52'	332.20'	S.71°45'24\"E.
C-503	25.00'	87°08'15\"	38.02'	34.46'	S.70°31'24\"W.
C-504	25.00'	90°00'00\"	39.27'	35.36'	N.18°02'44\"W.
C-505	2080.00'	24°17'49\"	882.05'	875.46'	N.75°11'39\"W.
C-506	25.00'	90°00'00\"	39.27'	35.36'	N.44°32'44\"W.
C-507	2200.00'	17°00'51\"	653.30'	650.90'	N.71°33'10\"W.
C-508	25.00'	70°42'36\"	30.85'	28.93'	N.62°18'34\"E.
C-509	25.00'	90°00'00\"	39.27'	35.36'	S.18°02'44\"E.
C-510	2061.00'	06°22'38\"	229.39'	229.28'	N.67°44'18\"W.
C-511	2070.00'	14°54'57\"	538.88'	537.36'	N.79°30'28\"W.

SHEET INDEX



16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 854-5355
LICENSED BUSINESS # 6723



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date														
Tuesday, August 9, 2022														
Agenda Item Name														
Surplus Request														
Requested Action														
Recommend approval and declare end of life inventory as surplus from the Information Technology Department and Parks and Recreation Department and dispose of in accordance with the Purchasing Policy.														
Staff Report														
The Procurement Services Department, on behalf of the Information Technology Department and Parks and Recreation Department, recommends approval of the above action. The following inventory has reached its end of life service and approval to surplus these items is being requested. <u>Information Technology Department</u> <table> <tr> <td>Qty.</td> <td>Property Description</td> </tr> <tr> <td>(2)</td> <td>Dell Precision 490 Computer</td> </tr> <tr> <td>(3)</td> <td>Dell Optiplex 3020</td> </tr> <tr> <td>(1)</td> <td>Dell Optiplex 7050</td> </tr> <tr> <td>(2)</td> <td>Dell Optiplex 7040</td> </tr> <tr> <td>(1)</td> <td>HP Desk Printer</td> </tr> </table> <u>Parks and Recreation Department</u> (1) Stageline Stage Trailer, less than 100 hours Salvageable surplus property will be sold through GovDeals.com, an electronic auction website for government property. Non-salvageable property will be disposed of appropriately.			Qty.	Property Description	(2)	Dell Precision 490 Computer	(3)	Dell Optiplex 3020	(1)	Dell Optiplex 7050	(2)	Dell Optiplex 7040	(1)	HP Desk Printer
Qty.	Property Description													
(2)	Dell Precision 490 Computer													
(3)	Dell Optiplex 3020													
(1)	Dell Optiplex 7050													
(2)	Dell Optiplex 7040													
(1)	HP Desk Printer													
Additional Analysis														
Fiscal Impact Summary														
Surplus property is anticipated to be sold for approximately \$20,000.00														
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.	Stage Disposal Form	Stage Disposal Form.pdf												

Computers

[illegible]



PROPERTY DISPOSAL FORM

Dept. / Division: P&R/EVENTS Property Tag #: 12459
Contact Person: Maritza Rivera Phone: 5989
Year / Make / Model: Stageline SL75 Vehicle No. 1134
Miles / Hours: Less than 100 hours Serial / VIN: 2N9SEEAB1MA045157
Description of Property Stageline Stage Trailer

☐ 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:** _____

Director Signature: Brian Forman

Date: Jul 29, 2022

*****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: _____

Revised 4/12/2017



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, August 9, 2022		
Agenda Item Name		
Contractor Name Change		
Requested Action		
Requesting approval of contractor name change from Granite Inliner, LLC. to Inliner Solutions, LLC.		
Staff Report		
It is recommended that the City Council approve consent of assignment to agreement with Inliner Solutions, LLC (hereinafter referred to as "INLINER"). The company Granite Inliner, LLC., (hereinafter referred to as "GRANITE") supplier under contract for sanitary sewer, manhole, and lift station wet well rehabilitation, was acquired by INLINER. The company providing current services is now under the name of INLINER and has acquired GRANITE contractual responsibilities. INLINER is bound to and agrees to the price, terms and conditions set forth in the original agreement. The current agreement expires June 9, 2023, with an optional one-year renewal period.		
Additional Analysis		
Fiscal Impact Summary		
There is no fiscal impact.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. City of Clermont	City of Clermont.pdf	



Inliner Solutions
2531 Jewett Lane
Sanford, FL 32771

T 407.472.0014
inliner.com

July 19, 2022

City of Clermont
685 W Montrose Street
Clermont, FL 34711

RE: Acquisition Complete: Granite Inliner, LLC is transitions to Inliner Solutions, LLC

Inland Pipe Rehabilitation (IPR), an investment affiliate of private equity investment firm, J.F. Lehman & Company, has completed the acquisition of Granite Inliner and its affiliated companies including LiquiForce, Liner Products and Inliner Technologies. As part of this acquisition the Granite Inliner, LLC name has transitions to Inliner Solutions. We have completed the process of filing the appropriate amendments with the state to complete this name change. Please note, only the name has changed. Our legal address, tax ID number(s), and registered agent(s) will stay the same. Copies of the Sunbiz.org amendment name change and our updated license are attached.

While our name will change, our strong commitment to quality work and support of your current and future needs will not. Know that our goal remains as it has always been - to work with our customers and partners to safely execute the work ahead of us and to lead the way with the renewal opportunities of tomorrow.

In the upcoming months, the Inliner companies will further align and combine with the IPR companies that provide CIPP, geopolymer, pipe bursting and potable water lining solutions. We believe this combination will produce the most compelling and competitive trenchless pipe rehabilitation solutions and technologies company in North America. An unmatched product and service portfolio together with an expanded group of professionals, crew team members and equipment will ensure our enhanced ability to provide value to your project and the communities we serve.

Please feel free to reach out to me should you have any questions or concerns. We look forward to remaining your trusted partner and source of support for your infrastructure rehabilitation needs.

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

Sincerely,

INLINER SOLUTIONS, LLC.

A handwritten signature in blue ink, appearing to read "D. J. Banken", written over a light blue horizontal line.

Daniel J. Banken
Area Director
www.inliner.com



May 17, 2022

FLORIDA DEPARTMENT OF STATE
Division of Corporations

INLINER SOLUTIONS, LLC
1900 SHAWNEE MISSION PKWY
MISSION WOODS, KS 66205

Re: Document Number M02000001646

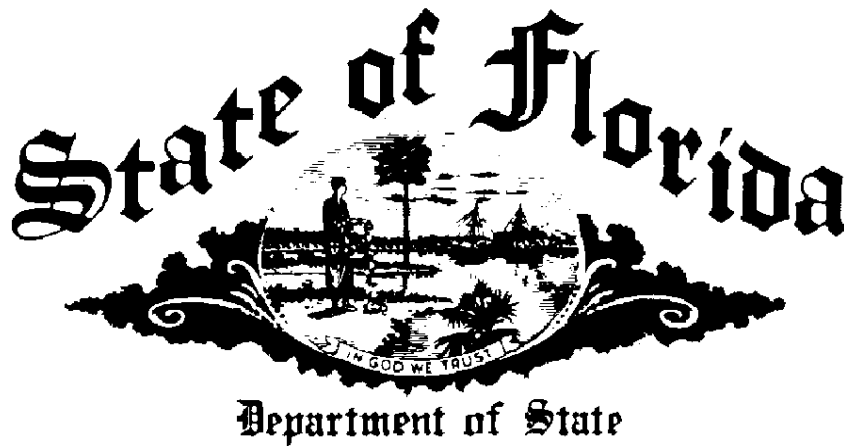
The Amendment to the Application of a Foreign Limited Liability Company for GRANITE INLINER, LLC which changed its name to INLINER SOLUTIONS, LLC, an Indiana limited liability company authorized to transact business in Florida, was filed on May 16, 2022.

The certification you requested is enclosed. To be official, the certification for a certified copy must be attached to the original document that was electronically submitted and filed under FAX audit number H22000174065.

Should you have any questions regarding this matter, please telephone (850) 245-6051, the Registration Section.

KYLE D BRUMBLEY
Regulatory Specialist II Supervisor
Division of Corporations Letter Number: 622A00011235

P.O BOX 6327 - Tallahassee, Florida 32314



I certify the attached is a true and correct copy of the Amendment to the Application of a Foreign Limited Liability Company, filed on May 16, 2022, for GRANITE INLINER, LLC which changed its name to INLINER SOLUTIONS, LLC, an Indiana limited liability company authorized to transact business in Florida, as shown by the records of this office.

I further certify the document was electronically received under FAX audit number H22000174065, and this certificate issued in accordance with section 15.16, Florida Statutes, and authenticated by the code noted below

The document number of this limited liability company is M02000001646.

Authentication Code: 622A00011235-051722-M02000001646-1/1

Given under my hand and the
Great Seal of the State of Florida,
at Tallahassee, the Capital, this the
Seventeenth day of May, 2022




Secretary of State

**APPLICATION BY FOREIGN LIMITED LIABILITY COMPANY TO FILE
AMENDMENT TO CERTIFICATE OF AUTHORITY TO TRANSACT
BUSINESS IN FLORIDA**

SECTION I (1-4 must be completed)

1. Name of limited liability Company as it appears on the records of the Florida Department of

State: GRANITE INLINER, LLC

Enter new principal office address, if applicable: _____

(Principal office address

MUST BE A STREET ADDRESS)

Enter new mailing address, if applicable: _____

(Mailing address

MAY BE A POST OFFICE BOX)

2. The Florida document number of this limited liability company is: M02000001646

3. Jurisdiction of its organization: Indiana

4. Date authorized to do business in Florida: 06/21/2002

SECTION II (5-9 complete only the applicable changes)

5. New name of the limited liability company: Inliner Solutions, LLC
(must contain "Limited Liability Company," "L.L.C.," or "LLC.")

(If name unavailable, enter alternate name adopted for the purpose of transacting business in Florida and attach a copy of the written consent of the managers or managing members adopting the alternate name. The alternate name must contain "Limited Liability Company," "L.L.C." or "LLC.")

6. If amending the registered agent and/or registered officer address on our records, enter the name of the new registered agent and/or the new registered office address here:

Name of New Registered Agent: _____

New Registered Office Address: _____

Enter Florida Street Address

_____, **Florida**
City Zip Code

New Registered Agent's Signature, if changing Registered Agent:

I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent as provided for in Chapter 605, F.S. Or, if this document is being filed to merely reflect a change in the registered office address, I hereby confirm that the limited liability company has been notified in writing of this change.

If Changing Registered Agent, Signature of New Registered Agent

7. If the amendment changes the jurisdiction of organization, indicate new jurisdiction:

8. If the amendment changes person, title or capacity in accordance with 605.0902 (1)(e), indicate that change:

<u>Title/ Capacity</u>	<u>Name</u>	<u>Address</u>	<u>Type of Action</u>
_____	_____	_____	☐ Add
		_____	☐ Remove
_____	_____	_____	☐ Add
		_____	☐ Remove
_____	_____	_____	☐ Add
		_____	☐ Remove
_____	_____	_____	☐ Add
		_____	☐ Remove
_____	_____	_____	☐ Add
		_____	☐ Remove

9. Attached is a certificate, if required: no more than 90 days old, evidencing the
aforementioned amendment(s), duly authenticated by the official having custody of records in the
jurisdiction under the law of which this entity is organized.

Ellie Puls
Signature of the authorized representative

Ellie Puls

Typed or printed name of signee

Filing Fee: \$25.00

State of Indiana
Office of the Secretary of State

CERTIFICATE OF FACT

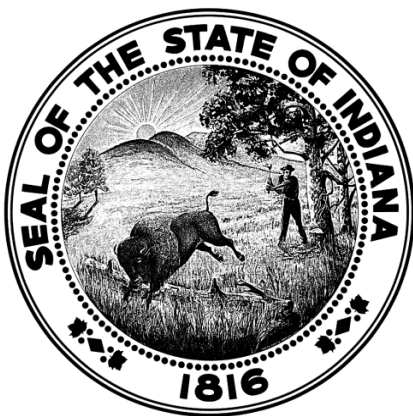
To Whom These Presents Come, Greeting:

I, HOLLI SULLIVAN, Secretary of State of Indiana, do hereby certify that I am, by virtue of the laws of the State of Indiana, the custodian of the corporate records and the proper official to execute this certificate.

I further certify that records of this office disclose that

INLINER SOLUTIONS, LLC

filed Articles of Amendment on March 23, 2022 changing their name from Granite Inliner, LLC to Inliner Solutions, LLC and is in good standing.



In Witness Whereof, I have caused to be affixed my signature and the seal of the State of Indiana, at the City of Indianapolis, April 19, 2022

HOLLI SULLIVAN
SECRETARY OF STATE

2002050200119 / 20222542880

All certificates should be validated here: <https://bsd.sos.in.gov/ValidateCertificate>

Expires on May 19, 2022.



March 24, 2022

To Whom It May Concern:

Granite Inliner, LLC. was acquired by IPR Acquisition Co., Inc. on March 16, 2022. Granite Inliner, LLC. had a name change to Inliner Solutions, LLC. Inliner Solutions, LLC is a wholly owned subsidiary of IPR Acquisition Co., Inc. The TID remains the same.

If you have any questions, please feel free to contact me. I can be reached by phone at 812-865-3232 ext 73614 or by email at allison.brown@gcinc.com.

Sincerely,

A handwritten signature in blue ink that reads "Allison Brown".

Allison Brown
Operations Finance Manager
Inliner Solutions, LLC.

Enclosures

Request for Taxpayer Identification Number and Certification

Give Form to the
requester. Do not
send to the IRS.

► Go to www.irs.gov/FormW9 for instructions and the latest information.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.
Inliner Solutions, LLC

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC

☐ C Corporation

☐ S Corporation

☐ Partnership

☐ Trust/estate

☒ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ► **C**

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is **not** disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ►

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.
4520 North State Road 37

6 City, state, and ZIP code
Orleans, IN 47452

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number								
			-					
or								
Employer identification number								
0	1	-	0	6	8	4	6	8 2

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign
Here

Signature of
U.S. person ►

Christopher A. Sealt

Date ►

3-31-2022

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
 - Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
 - Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
 - Form 1099-S (proceeds from real estate transactions)
 - Form 1099-K (merchant card and third party network transactions)
 - Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
 - Form 1099-C (canceled debt)
 - Form 1099-A (acquisition or abandonment of secured property)
- Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.

State of Indiana
Office of the Secretary of State

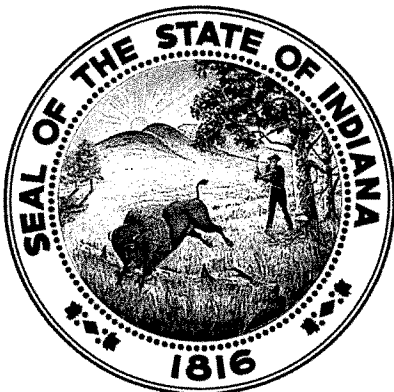
Certificate of Amendment
of
GRANITE INLINER, LLC

I, HOLLI SULLIVAN, Secretary of State, hereby certify that Articles of Amendment of the above Domestic Limited Liability Company have been presented to me at my office, accompanied by the fees prescribed by law and that the documentation presented conforms to law as prescribed by the provisions of the Indiana Code.

The name following said transaction will be:

INLINER SOLUTIONS, LLC

NOW, THEREFORE, with this document I certify that said transaction will become effective
Wednesday, March 23, 2022.



In Witness Whereof, I have caused to be affixed my
signature and the seal of the State of Indiana, at the City
of Indianapolis, March 23, 2022

HOLLI SULLIVAN
SECRETARY OF STATE

2002050200119 / 9363792

To ensure the certificate's validity, go to <https://bsd.sos.in.gov/PublicBusinessSearch>



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Foreign Limited Liability Company
INLINER SOLUTIONS, LLC

Filing Information

Document Number	M02000001646
FEI/EIN Number	01-0684682
Date Filed	06/21/2002
State	IN
Status	ACTIVE
Last Event	LC AMENDMENT AND NAME CHANGE
Event Date Filed	05/16/2022
Event Effective Date	NONE

Principal Address

2601 Stout Heritage Pkwy.
Suite 100
Plainfield, IN 46168

Changed: 06/21/2022

Mailing Address

2601 Stout Heritage Pkwy.
Suite 100
Plainfield, IN 46168

Changed: 06/21/2022

Registered Agent Name & Address

C T CORPORATION SYSTEM
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

Authorized Person(s) Detail

Name & Address

Title Manager

Inland Pipe Rehabilitation, LLC
1510 Klondike Road, Suite 400
Conyers, GA 30094

Annual Reports

Report Year	Filed Date
2020	04/22/2020
2021	04/22/2021
2022	06/21/2022

Document Images

06/21/2022 -- ANNUAL REPORT	View image in PDF format
05/16/2022 -- LC Amendment and Name Change	View image in PDF format
04/22/2021 -- ANNUAL REPORT	View image in PDF format
05/12/2020 -- LC Amendment	View image in PDF format
04/22/2020 -- ANNUAL REPORT	View image in PDF format
07/09/2019 -- ANNUAL REPORT	View image in PDF format
07/27/2018 -- AMENDED ANNUAL REPORT	View image in PDF format
07/16/2018 -- LC Name Change	View image in PDF format
05/01/2018 -- ANNUAL REPORT	View image in PDF format
05/03/2017 -- ANNUAL REPORT	View image in PDF format
04/26/2016 -- ANNUAL REPORT	View image in PDF format
04/28/2015 -- ANNUAL REPORT	View image in PDF format
04/22/2014 -- ANNUAL REPORT	View image in PDF format
04/20/2013 -- ANNUAL REPORT	View image in PDF format
05/10/2012 -- ANNUAL REPORT	View image in PDF format
05/01/2012 -- LC Name Change	View image in PDF format
04/19/2012 -- ANNUAL REPORT	View image in PDF format
04/14/2011 -- ANNUAL REPORT	View image in PDF format
04/01/2010 -- ANNUAL REPORT	View image in PDF format
04/17/2009 -- ANNUAL REPORT	View image in PDF format
05/15/2008 -- ANNUAL REPORT	View image in PDF format
05/10/2007 -- ANNUAL REPORT	View image in PDF format
04/17/2007 -- ANNUAL REPORT	View image in PDF format
01/16/2006 -- ANNUAL REPORT	View image in PDF format
01/13/2005 -- ANNUAL REPORT	View image in PDF format
01/28/2004 -- ANNUAL REPORT	View image in PDF format
03/20/2003 -- ANNUAL REPORT	View image in PDF format
06/21/2002 -- Foreign Limited	View image in PDF format



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE UNDERGROUND UTILITY & EXCAVATION CO HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

SUNDERMAN, JOHN ROGER

INLINER SOLUTIONS, LLC
605 SW CHANNEL AVE
STUART FL 34994

LICENSE NUMBER: CUC035777

EXPIRATION DATE: AUGUST 31, 2022

Always verify licenses online at MyFloridaLicense.com



Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, August 9, 2022		
Agenda Item Name		
Bid Award		
Requested Action		
Recommend to approve contract between the City of Clermont and Ranger Construction Industries, Inc. to provide street paving services.		
Staff Report		
The Procurement Services Department and the Public Services Department recommend approval of the above action. The Procurement Services Department issued a Request for Bid (RFB) number 22-029 to provide street paving services on Northridge Boulevard. The RFB was fully competed, advertised, and complies with the City of Clermont Procurement Services Policy. There was one response to the RFB. The scope of work to be performed includes mill and overlay of Northridge Boulevard. This work will take place from Grand Highway on the west to approximately the intersection of Pacific Avenue on the east. This paving work is part of the City's comprehensive street maintenance program and was identified as an area of need in our consultant's evaluation process. Ranger Construction Industries, Inc. is being recommended for award as the single responsive and responsible bidder in the total price of \$455,606.35		
Additional Analysis		
Fiscal Impact Summary		
The fiscal impact of \$455,606.35 is included in the current year's approved budget. Department Account code: 12541-54603		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. RFB 22-029 Response Tabulation	RFB 22-029 Response Tabulation.pdf	
2. Bid Price	Bid Price.pdf	



RESPONSE TABULATION

RFB 22-029, NORTHRIDGE STREET PAVING SERVICES

DUE DATE/TIME: JULY 28, 2022 AT 2:00 P.M. (EST)

COMPANY NAME	ADDN. 1	ADDN. 2	TOTAL PRICE
Ranger Construction Industries, Inc. – Winter Garden, FL	Y	Y	\$455,606.35

SECTION – C
REVISED PRICE SCHEDULE

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

All respondent must include costs for mobilization, traffic control, milling existing asphalt (1 inch if called for), asphalt crack fill and seal, street sweep, overlay with 1-inch of Type S3 recycled asphalt, temporary and thermo-plastic pavement markings.

Mill and Overlay			
L.N.	Street Name	Description	Price Per Section
1	Northridge Boulevard Section 1	From Citrus tower to approximately 783 feet east. Mill 1-inch and add 1-inch of asphalt. Approx. 3,865 SQ Yards	\$ 75,947.25
2	Northridge Boulevard Section 2	From Citrus Tower west to Cascade Falls Drive Mill 1-inch and add 1-inch of asphalt. Approx. 6,770 SQ Yards	\$ 125,583.50
3	Northridge Boulevard Section 3	From Cascade Falls drive west to North Jacks road. Mill 1-inch and add 1-inch of asphalt. Approx. 8,056 SQ Yards	\$ 144,202.40
4	Northridge Boulevard Section 4	From North Jacks Road west to Grand Highway. Mill 1-inch and add 1-inch of asphalt. Approx. 6,004 SQ Yards	\$ 109,873.20
Total Price			\$ 455,606.35

Contractor's Days To Pavement Resurfacing Substantial Completion: 8
Calendar Days.

Pavement Resurfacing Shall Not Exceed: Forty-Five (45) Calendar Days from Issuance of Purchase Order. Thermo-plastic markings shall commence after thirty (30) days of asphalt cure time.

Final Completion Shall Be Fifteen (15) Calendar Days After Completion of Markings.

SECTION – C
REVISED PRICE SCHEDULE

Schedule of Unit Price

Should certain additional work be required, or should the quantities submitted by the Contractor of certain classes be increased or decreased from those required by Contract Documents, the unit prices contained below are the basis of quantifying payment to the Contractor or credit to Owner, for such increase in the work. No additional adjustments will be allowed. Contractor is required to enter the quantity, unit price, and total on the spaces provided below.

LF = Linear Feet GAL = Gallon SY = Square Yard EA = Each TON = Ton

L.N.	Description	Quantity	Unit	Unit Price
1	Rut Fill /Scratch Course	1	TON	\$ 357.00
2	Crack Seal	1	GAL	\$ 5.00
3	6-inch Yellow of White Temp. Paint	1	LF	\$ 1.00
4	Remove Thermo-Plastic Markings	1	LF	\$ 4.00
5	Tack Coat (collector roads only)	1	SY	\$ 5.00

By signing below, the respondent agrees to all terms, conditions, and specifications as stated in this solicitation, and is acting in an authorized capacity to execute this response. The respondent also certifies that it can and will provide and make available, at a minimum, the items set forth in this solicitation.

Respondent Information and Signature	
Company Name (print):	Ranger Construction Industries, Inc.
Street Address:	1200 Elboc Way, Winter Garden, FL 34787
Mailing Address (if different):	Same
Telephone:	(407) 749-6266
Fax:	(407) 656-3188
Email:	estimating@rangerconstruction.com
Payment Terms:	____ % ____ days, net 30
FEIN: 59 - 2098662	Professional License No.: CGC 031554
Signature:	 Date: 7/28/2022
Print Name: F Scott Fowler	Title: Vice President
Does the respondent accept payment using the City's MASTERCARD? ☐ Yes ☒ No	

END OF SECTION – C

RFB No: 22-029
Page 22 of 52



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, August 9, 2022		
Agenda Item Name		
Bid Award		
Requested Action		
Requesting approval of bid award and term contract between the City of Clermont and all twenty-six bidders who submitted a response to provide staffing services.		
Staff Report		
The Procurement Services Department and the Human Resources Department recommend approval of the above action. The Procurement Services Department issued a Request for Bid (RFB) number 22-025 to secure the services of staffing agencies to provide various temporary and direct hire positions for city departments on an as-needed basis. The RFB was fully competed, advertised, and complied with the City of Clermont Purchasing Policy. There were twenty-six (26) responses to the RFB. The staffing agencies will provide qualified individuals to fill the staffing needs of various City departments within a variety of job titles/positions. The staffing agencies will ensure that the individuals provided meet the qualifications for the job titles/position utilized by the City. The agencies will provide access to a wide range of temporary employee skills, including bilingual skills and computer skills such as standard word processing and spreadsheet software. These contracts will provide flexibility for the Department Directors to request a specific individual, when available, to fill a temporary need. The staffing agencies will ensure that all qualified employees meeting the requirements of the position will report to their assigned workplace dressed in appropriate attire for the position being filled. In the event any of the staffing agency employees are offered a permanent position, there will be no charges or stipulations to the City (i.e. buy-outs or penalties). It is recommended that the City Council approve and execute a fixed unit-price term contract with the 26 staffing agencies to provide staffing services. The initial term of the contract is a three (3) year period with up to three (3) additional one-year renewal periods, at the option of the City.		
Additional Analysis		
Fiscal Impact Summary		
Funding will be determined on a case-by-case basis and will be funded by the respective departments. The current budget has available funds for these services. It is estimated that some of the contracts may exceed \$50,000 on an annual basis.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. RFB 22-025 Award Recommendation	RFB 22-025 Award Recommendation.pdf	
2. RFB 22-025 Response Tabulation	RFB 22-025 Response Tabulation.xlsx	



FREDDY L. SUAREZ
Purchasing Director
Purchasing Department

352-241-7350
fsuarez@clermontfl.org

AWARD RECOMMENDATION
JULY 20, 2022
RFB 22-025 – STAFFING SERVICES

Based on the results of the bid submittals, the Purchasing Department is recommending award to the following responsive responsible bidders:

323 Staffing Solutions, LLC., Clermont, FL
A & Associates, Inc., West Palm Beach, FL
Abacus Corporation, Baltimore, MD
Adams Enterprise USA, Inc., Miami, FL
Adelphi Medical Staffing, LLC, Kennesaw, GA
Ad-Vance Personnel Services, Inc. d/b/a Ad-Vance Talent Solutions, Bradenton, FL
AUE Staffing, Inc., Altamonte Springs, FL
Blue Arbor, Inc., New Bern, NC
BuzzClan LLC., Dallas, TX
Cambay Consulting, LLC., Katy, TX
Catalyst QLM LLC, Lake Monroe, FL
Diskriter, Inc., Pittsburgh, PA
E.D Staffing LLC., Marietta, GA
Emploi Group Inc, d/b/a Atwork Personnel Services, SanteFe Springs, CA
Express Services Inc. d/b/a Express Employment Professionals, Atlanta, GA
Howroyd-Wright Employment Agency, Inc, d/b/a Appleone Employment Services, Glendale, CA
IOS Acquisition LLC, d/b/a IOS Staffing Services, New York, NY
Lancesoft, Inc., Herdon, VA
Legacy Professional Solutions LLC., Miami Beach, FL
Noor Associates, Inc., New York, NY
Precision Staffing, Inc. d/b/a AP Recruiters & Associates, Miami, FL
RADgov, Inc., Fort Lauderdale, FL
Star Staffing Solutions Incorporated, Louisville, KY
Tech Army, LLC., Hollywood, FL
TRG, Inc., Fort Lauderdale, FL
Vidhwan, Inc. d/b/a E- Solutions, San Jose, CA



RESPONSE TABULATION
RFB 22-025, STAFFING SERVICES

	323 Staffing Solutions, LLC, Clermont, FL	A & B Associates, Inc., West Palm Beach, FL	Albacore Corporation, Baltimore, MD	Adams Enterprise USA, Inc., Miami, FL	Adaptix Medical Staffing, LLC, Kansas, GA	Ad-Vance Personnel Services, Inc. d/b/a Ad-Vance Talent Solutions, Bradenton, FL	Aide Staffing, Inc., Rhineham Springs, FL	Blue Arrow, Inc., New Bern, NC	Bruce/Glen LLC, Dallas, TX	Camkey Consulting LLC., Katy, TX	Catalyst QSM LLC, Lake Monroe, FL	Diskeeper, Inc., Pittsburgh, PA	E.D Staffing LLC., Marietta, GA	Emploi Group Inc. d/b/a Atwork Personnel Services, Santa Fe Springs, CA	Express Services Inc. d/b/a Express Employment Professionals, Atlanta, GA	Emergent Weight Employment Agency, Inc. d/b/a Emergent Employment Services, Glendale, CA	GIS Acquisition LLC d/b/a GIS Staffing Services, New York, NY	Lanconet/LL, Inc., Herndon, VA	Legacy Professional Solutions LLC., Miami Beach, FL	Norco Associates, Inc., New York, NY	Precision Staffing, Inc. d/b/a AP Resources & Associates, Miami, FL	RADsign, Inc., Fort Lauderdale, FL	Star Staffing Solutions Incorporated, Louisville, KY	Tech Army, LLC., Hollywood, FL	TSG, Inc., Fort Lauderdale, FL	Vidwaan, Inc. d/b/a V/S Solutions, San Jose, CA
Job Description																										
Maintenance Worker I	\$16.78	\$16.30	\$14.84	\$23.50	\$18.00	\$17.00	NO BID	\$10.30	\$11.81	NO BID	\$14.00	\$17.44	\$17.63	NO BID	\$10.30	NO BID	NO BID	\$30.25	\$23.04	NO BID	\$10.06	\$17.37	NO BID	\$28.00	\$24.00	\$16.41
Parks and Recreation Attendant	\$16.78	\$16.30	\$14.84	\$23.00	\$22.00	\$17.00	\$16.40	\$14.47	\$13.81	NO BID	\$12.88	\$17.44	\$17.63	\$17.27	\$10.30	NO BID	\$16.42	\$23.26	\$22.51	\$16.30	\$16.44	\$17.27	\$16.05	\$11.00	\$24.00	NO BID
Receptionist	\$16.26	\$16.36	\$14.84	\$25.00	\$16.00	\$15.81	\$15.70	\$14.47	\$16.81	\$16.82	\$27.24	\$16.86	\$17.63	\$17.08	\$10.30	\$16.25	\$16.42	\$26.31	\$22.46	\$16.30	\$16.44	\$17.27	\$16.00	\$14.80	\$16.41	\$16.41
Self Assistant	\$18.82	\$18.35	\$17.31	\$24.50	\$43.00	\$18.34	\$17.80	\$14.47	\$18.34	\$18.18	\$16.74	\$20.23	\$20.46	\$18.75	\$18.34	\$18.63	\$18.05	\$22.68	\$27.17	\$18.30	\$17.07	\$10.04	\$18.20	\$19.00	\$19.00	\$19.03
Maintenance Worker II - Grounds	\$16.47	\$16.35	\$12.35	\$25.00	\$43.00	\$18.75	\$18.75	\$17.64	\$18.34	NO BID	\$17.00	\$20.23	\$20.46	NO BID	\$18.34	NO BID	NO BID	\$23.60	\$27.38	NO BID	\$18.06	\$10.04	NO BID	\$11.00	\$26.00	\$19.05
Maintenance Worker II - Transportation	\$16.47	\$16.35	NO BID	\$25.00	\$43.00	\$18.75	NO BID	\$17.64	\$18.34	NO BID	\$17.00	\$20.23	\$20.46	NO BID	\$18.34	NO BID	NO BID	\$24.82	\$27.38	NO BID	\$18.06	\$10.04	NO BID	\$19.00	\$26.00	\$19.05
Maintenance Worker II - Stormwater	\$16.47	\$16.35	\$17.31	\$25.00	\$43.00	\$18.75	NO BID	\$17.64	\$18.34	NO BID	\$17.00	\$18.13	\$18.22	\$11.47	\$10.81	NO BID	NO BID	\$23.17	\$27.38	NO BID	\$18.06	\$10.04	NO BID	\$26.00	\$26.00	NO BID
General Labor	\$26.21	\$26.36	\$17.47	\$26.00	\$26.51	\$18.00	\$18.00	\$18.00	\$18.00	\$18.00	\$18.00	\$18.00	\$18.00	\$18.00	\$18.00	\$18.00	\$18.00	\$18.00	\$18.00	\$18.00	\$18.00	\$18.00	NO BID	\$26.12	\$26.00	NO BID
Customer Service Representative	\$18.57	\$18.61	\$18.59	\$26.50	\$45.00	\$18.59	\$18.59	\$17.60	\$18.27	\$21.11	\$18.45	\$18.56	\$20.50	\$20.49	\$18.28	\$18.58	\$18.02	\$24.34	\$24.75	\$18.00	\$18.61	\$10.00	\$10.13	\$26.20	\$26.00	\$20.02
Utility Worker	\$21.35	\$21.38	NO BID	\$26.00	\$45.00	\$18.59	NO BID	\$18.59	\$18.00	NO BID	\$18.50	\$21.41	\$21.61	NO BID	\$18.00	\$18.00	NO BID	\$26.18	\$26.11	NO BID	\$18.01	\$10.15	NO BID	\$26.00	\$27.00	\$21.00
Operator	\$21.64	\$22.80	NO BID	\$26.50	\$50.00	\$22.56	\$21.48	\$18.50	\$21.12	NO BID	\$18.00	\$21.51	\$21.78	NO BID	\$21.12	NO BID	NO BID	\$25.74	\$22.00	NO BID	\$20.04	\$23.24	NO BID	\$26.16	\$28.00	\$22.14
Utility Billing Specialist	\$21.64	\$22.80	\$26.00	\$26.50	\$45.00	\$21.52	\$20.25	\$18.50	\$21.12	\$18.00	\$21.80	\$21.63	\$21.78	\$21.96	\$21.12	\$21.15	\$21.14	\$22.71	\$22.24	\$22.00	\$20.03	\$23.09	\$21.16	\$26.25	\$28.00	\$22.14
Accounting Specialist I	\$21.64	\$22.80	\$20.00	\$29.00	\$47.00	\$21.52	\$20.75	\$18.50	\$21.12	\$18.00	\$21.80	\$21.63	\$21.78	\$21.96	\$21.12	\$21.15	\$21.14	\$22.75	\$23.15	\$22.00	\$20.03	\$23.09	\$21.16	\$27.00	\$27.00	\$22.14
Administrative Assistant	\$21.64	\$22.80	\$20.00	\$27.00	\$45.00	\$21.52	\$20.50	\$18.50	\$21.12	\$18.00	\$21.80	\$21.63	\$21.78	\$21.96	\$21.12	\$21.15	\$21.14	\$24.80	\$26.00	\$21.00	\$20.03	\$23.09	\$21.16	\$27.00	\$27.00	\$22.14
Equipment Operator with Class A, B, or C License (as applicable)	\$18.50	\$18.76	NO BID	\$31.00	\$30.00	\$29.00	NO BID	\$15.51	\$16.54	NO BID	\$17.00	\$20.72	\$19.76	NO BID	\$18.00	NO BID	NO BID	\$23.16	\$23.16	NO BID	\$21.80	\$20.44	NO BID	\$19.00	\$15.00	NO BID
Accountant	\$30.90	\$33.94	\$28.56	\$31.00	\$65.00	\$30.43	\$29.30	\$27.86	\$30.43	\$36.50	\$37.53	\$30.88	\$33.94	\$32.78	\$30.43	\$30.90	\$31.60	\$38.81	\$43.20	\$31.40	\$29.73	\$33.24	\$30.20	\$39.15	\$36.00	\$31.60



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, August 9, 2022		
Agenda Item Name		
Single/Sole Source Purchase and Budget Amendment		
Requested Action		
Requesting approval of single/sole source purchase from Vetted Security Solutions, LLC. to acquire twenty-three license plate recognition cameras for the Police Department along with a corresponding budget amendment with funding from Police Impact Fees.		
Staff Report		
The Procurement Services Department and the Police Department recommend approval of the above action. In accordance with the direction of City Council, the Procurement Services Department issued a Request for Interest (RFI) number 2207-001 to verify whether the specifications for the commodity specified are non-restrictive and capable of being met by more than one company. The City of Clermont Procurement Services Policy provides that a purchase may be made without competition when there is only one source for the required product or service. Therefore, a single/sole source purchase is justified if there is only one product or service that can reasonably meet the City's needs and there is only one company that can provide such a product or service. The work involves the installation of twenty-three (23) fixed License Plate Recognition (LPR) cameras at seven (7) locations throughout the City of Clermont at the discretion of the Clermont Police Department. The price includes electrical work to supply power to each pole location, equipment installation, and software licenses. There is an annual reoccurring cost of \$450 per camera for software integration into the Clermont PD LEARN database. 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 the single/sole source purchase.		
Additional Analysis		
Fiscal Impact Summary		
The fiscal impact of \$281,211.76 is not included in the current year's approved budget and requires a budget amendment in the Police Impact Fund for this purchase. Department Account Code: 15521-66401		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Sole Source Letter from Vigilant Solutions	Sole Source Letter Clermont PD (002).pdf	
2. Quote - Clermont PD 23 Camera Fixed LPR	Clermont PD 23 Camera Fixed LPR.pdf	
3. RFI 2207-001	RFI 2207-001.pdf	

Clermont Police Department,

I am very happy that you are considering Vetted Solutions / Vigilant Solutions as your LPR provider, and I am pleased to present you with the following elements which should support a sole source justification for your LPR project utilizing Vigilant Solutions LEARN backend.

- Vigilant Solutions owns and manages the single largest license plate recognition (LPR) data sharing initiative, known as the National Vehicle Location Service (NVLS). NVLS consists of over 13.5 billion LPR scans and is growing at a rate of 35-40 million monthly. This extensive LPR data set provides intangible value from an investigative perspective.
- Vigilant Solutions offers a centralized hosted LPR offering eliminating any requirements of server hardware, database expertise, and software maintenance from the Agency. This hosted offering is made available by Vigilant in a secure data center with full backup and redundancy. This service from Vigilant comes at no additional cost to the Agency, and provides data storage, database optimization, and software updates.
- Vigilant Solutions offers a proprietary feature known as the Mapping Alert Service (MAS). MAS enables the Agency to leverage the data sharing initiative of NVLS to match ALL available LPR data against Agency hotlists and provide “hits” on a map interface with agency-customizable icons. This can be used both to locate vehicles of interest, and to visualize criminal “hot-spots” for predictive policing efforts.
- Vigilant Solutions offers a proprietary feature in its mobile LPR system known as the Mobile Hit Hunter (MHH). Similar to MAS, MHH enables the Agency to match recent NVLS data against the Agency hotlists and distribute any resulting “hits” to MHH-equipped patrol vehicles that are within a two-mile radius of the suspect vehicle. This service greatly enhances the efficiency of officers on patrol.
- Vigilant Solutions offers a proprietary smartphone application known as the Mobile Companion. Available for both iPhone and Android devices, the Mobile Companion allows for an agency user to capture license plate images for checking against agency hotlists, contribute plate reads to NVLS, and perform queries against collected data. This is ideal for special events, bike rallies, and officers on foot patrol.
- Vigilant Solutions is the only vendor to provide the ability to administer software updates to field installed mobile LPR systems directly from the back-office. Software updates from Vigilant are made available to Agency Managers in LEARN and can then be pushed out to vehicles in the field via standard LEARN server-to-vehicle communications. This feature saves time for the Agency in administering field software updates.

Vetted Security Solutions

Tel: (727) 440-3245

4185 35th St N
Saint Petersburg, FL 33714

www.vettedsecuritysolutions.com
rbarnett@vettedsecuritysolutions.com



- Vigilant Solutions is the only vendor to offer a Site License Agreement (SLA) program entitling the Agency to ongoing and unlimited technical support as well as software enhancements.
- Vigilant Solutions is the only vendor to offer a wiring harness meeting the Society for Automotive Engineers, SAE J-1128 'Standard for In-Car Wiring Harnesses'. The wiring harness consists of fire rated/retarded materials, including a 'shut-off' switch, Power Conditioner (to protect electronics against varying vehicle voltages), and inline fuse panel.
- Vigilant Solutions is the only LPR vendor that offers mobile LPR system using a Digital Signal Processor (DSP). This is important to the Agency because a DSP unit is a solid-state device that contains no moving parts including the processor, motherboard, or memory. The DSP is designed for ruggedized mobile conditions and is resistant to failure due to shock and other adverse conditions commonly seen in a patrol vehicle.
- Vigilant Solutions offers a proprietary feature known as Stakeout allowing for multiple points of interest to be defined on a map, with corresponding geo-zones and times/dates, for the location of "common plates" that are seen in more than one of the locations of interest. This feature allows for investigations into pattern crimes (robberies, burglaries, sex offenses, etc.) for generating leads into the identification of serial offenders and the identification of associated members of organized criminal enterprises.

The above qualifications demonstrate why Vetted Solutions / Vigilant Solutions is uniquely qualified to meet the needs of Clermont Police Department. We look forward to serving you.

Best Regards,



Ryan Barnett

Owner / Principal

Vetted Security Solutions

Vigilant Solutions Gold Partner



Vetted Security Solutions

4185 35th St N
Saint Petersburg, FL 33714
Office Phone: (727) 440-3245

Purchaser: Brent Joyner
Purchaser Phone Number: 352-536-4396
Purchaser Email:
Quote Name: Clermont PD 23 Camera Fixed LPR
Quote #: Q-07248-1
Date: 7/27/2022, 7:56 AM
Expires On: 8/26/2022

Ship To
Clermont Police Department (FL)
3600 US-27
Clermont, FL 34711
USA

Bill To
Clermont Police Department (FL)
3600 US-27
Clermont, FL 34711
USA

PROJECT QUOTATION

We at Vetted Solutions are pleased to quote the following systems for the above referenced project:

SALESPERSON	Phone Number	EMAIL	DELIVERY METHOD	PAYMENT METHOD
Sam Boyle	727-440-3245	sboyle@vettedsecuritysolutions.com		Net 30

QTY	PART #	DESCRIPTION	UNIT PRICE	EXTENDED PRICE
4.00	VSS-LPR-Main-1L5F	• Vigilant Coms Box Base (260(L) x 250(W) x 95(H) mm) • Intel 8th Gen Core i7 • 1X Vigilant L5F Camera • 10 x GbE LAN (Optional for M12 connector and 8 x PoE total Max. 100W) • Dual Hot Swappable SATA Storage RAID 0,1,5 • Operating Temp.: -40~70°C • MIL-STD-810G, Method 514.6, Procedure I, Category 4 • 5G / 4G Firstnet Compatible Router / Modem • Web Monitor Included (Optional VVT Subscription) • External Cellular Antenna • Supports 120 and 220VAC • Supports up to 4 cameras (including bridge connections) • 30 Day Lead Time • Lead time 30 days	\$9,750.00	\$39,000.00

QTY	PART #	DESCRIPTION	UNIT PRICE	EXTENDED PRICE
8.00	VSS-LPR-Main-2L5F	• Vigilant Coms Box Base (260(L) x 250(W) x 95(H) mm) • Intel 8th Gen Core i7 • 2X Vigilant L5F Cameras • 10 x GbE LAN (Optional for M12 connector and 8 x PoE total Max. 100W) • Dual Hot Swappable SATA Storage RAID 0,1,5 • Operating Temp.: -40~70°C • MIL-STD-810G, Method 514.6, Procedure I, Category 4 • 5G / 4G Firstnet Compatible Router / Modem • Web Monitor Included (Optional VVT Subscription) • External Cellular Antenna • Supports 120 and 220VAC • Supports up to 4 cameras (including bridge connections)	\$14,723.97	\$117,791.76
1.00	VSS-LPR-Main-3L5F	• Vigilant Coms Box Base (260(L) x 250(W) x 95(H) mm) • Intel 8th Gen Core i7 • 3x Vigilant L5F Cameras • 10 x GbE LAN (Optional for M12 connector and 8 x PoE total Max. 100W) • Dual Hot Swappable SATA Storage RAID 0,1,5 • Operating Temp.: -40~70°C • MIL-STD-810G, Method 514.6, Procedure I, Category 4 • 5G / 4G Firstnet Compatible Router / Modem • Web Monitor Included (Optional VVT Subscription) • External Cellular Antenna • Supports 120 and 220VAC • Supports up to 4 cameras (including bridge connections)	\$19,700.00	\$19,700.00
13.00	SSU-SYS-COM	Vigilant System Start Up & Commissioning of 'In Field' LPR system - Applies to each mobile and fixed LPR system	\$995.00	\$12,935.00
23.00	VSBSVC-02	Vigilant LPR Basic Service Package for Hosted/Managed LPR Deployments - Priced per camera per year for 15-30 total camera units - SaaS	\$450.00	\$10,350.00
13.00	VSS-FixedInstall	Fixed Installation per enclosure	\$1,950.00	\$25,350.00
7.00	VSS-Marshalling	Marshalling	\$400.00	\$2,800.00
7.00	VSS_TRVL	Vetted Travel Cost to Customer Location	\$400.00	\$2,800.00
23.00	VS-SHP-02	Vigilant Shipping Charges - Required per fixed system	\$95.00	\$2,185.00
23.00	CDFS-4HWW	- Fixed LPR System LPR hardware component replacement warranty - Applies to 1-Channel hardware system kit - Valid for 4 years from standard warranty expiration	\$2,100.00	\$48,300.00
TOTAL:				\$281,211.76

Scope of Work

Vetted Security Solutions to install 23 Fixed LPR cameras at 7 locations for Clermont Police Department. Supplying power to each pole location as well as getting permits for each pole is the responsibility of Clermont Police Department

Notes

Terms & Conditions

1. All prices are quoted in USD and will remain firm and in effect for 30 days.
2. This Quote does not include anything outside the above-stated bill of materials.
3. There will be a 2.9% processing fee for credit card payments.
4. Complete system includes 1-year parts/labor warranty, extended warranty options are available.
5. The expected lead time for hardware and installation is 30-60 days.
6. Connectivity is assumed Cellular on department supplied cell card to the MDC for real-time connectivity to LEARN database.
7. For all Investigative Data Platforms & Intelligence Lead Policing Commercial Data subscriptions fees increase annually by 4% each year.
8. CLK fees are shown for budget purposes only. Please DO NOT issue PO to Vetted Security Solutions for renewals of CLK fees.
9. Any use tax, sales tax, excise tax, duty, custom, inspection or testing fee, or any other tax, fee, or charge of any nature whatsoever imposed by any governmental authority, on or measured by the transaction between Vetted Security Solutions and Purchaser shall be paid by Purchaser in addition to the price quoted or invoiced. In the event Vetted Security Solutions is required to pay any such tax, fee, or charge, Purchaser shall reimburse Vetted Security Solutions therefore or, in lieu of such payment, Purchaser shall provide Vetted Security Solutions at the time the Contract is submitted an exemption certificate or other document acceptable to the authority imposing the tax, fee, or charge.
10. Any quote which exceeds \$100,000 has additional terms and conditions which will have to be agreed upon by both parties.

Project Total: \$281,211.76

Signature: _____

Effective Date: ____/____/____

Name (Print): _____

Title: _____

Please sign and email to insidesales@vettedsecuritysolutions.com

THANK YOU FOR YOUR BUSINESS!



REQUEST FOR INFORMATION

Justification of Sole Source Acquisition from Vetted Security Solutions

CONTACT INFORMATION: Freddy L. Suarez, MPA, CPPB Procurement Services Director EMAIL: fsuarez@clermontfl.org Phone: (352) 241-7350	RFI No. 2207-001	ISSUED DATE: <i>July 28, 2022</i>
	NOTICE OF INTENT TO SOLE SOURCE PURCHASE NOTICE END DATE: <u>August 5, 2022 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, 2 nd Floor, Clermont, FL 34711.		

This Request for Information (RFI) is intended to verify whether the specifications for the commodity specified below are non-restrictive and capable of being met by more than one company. **This is not an invitation to submit a bid or quote.** This notice will be posted for seven (7) business days.

The City of Clermont Purchasing Policy provides that a purchase may be made without competition when there is only one source for the required product or service. Therefore a “single/sole source” purchase is justified if there is only one product or service that can reasonably meet the City’s need and there is only one company who can provide such product or service.

1 – SOLE SOURCE INFORMATION

- (a) Department: Police
- (b) Company Information: Vetter Security Solutions, LLC. www.vettersecuritysolutions.com
- (c) Product or Service Provided: Purchase of twenty-three license plate recognition cameras.
- (d) Expenditure: \$281,211.76

(e) Sole Source Justification: See attached letter provided.

2 – ACTION TO BE TAKEN

No action is required if you agree the proposed purchase is a valid sole source. If you disagree that the proposed purchase is a valid sole source, 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 the product or service mentioned above.

Prospective respondents are requested to provide information regarding their ability to provide the product or service 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.

Clermont Police Department,

I am very happy that you are considering Vetted Solutions / Vigilant Solutions as your LPR provider, and I am pleased to present you with the following elements which should support a sole source justification for your LPR project utilizing Vigilant Solutions LEARN backend.

- Vigilant Solutions owns and manages the single largest license plate recognition (LPR) data sharing initiative, known as the National Vehicle Location Service (NVLS). NVLS consists of over 13.5 billion LPR scans and is growing at a rate of 35-40 million monthly. This extensive LPR data set provides intangible value from an investigative perspective.
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Vetted Security Solutions

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Saint Petersburg, FL 33714

www.vettedsecuritysolutions.com
rbarnett@vettedsecuritysolutions.com



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The above qualifications demonstrate why Vetted Solutions / Vigilant Solutions is uniquely qualified to meet the needs of Clermont Police Department. We look forward to serving you.

Best Regards,



Ryan Barnett

Owner / Principal

Vetted Security Solutions

Vigilant Solutions Gold Partner



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, August 9, 2022		
Agenda Item Name		
Resolution No. 2022-016R <i>APC Roofing CUP</i>		
Requested Action		
Recommend denial of Resolution No 2022-016R.		
Staff Report		
The applicant is requesting a Conditional Use Permit to allow for the development and construction of a roofing and warehouse building to be located in the C-1 Light Commercial zoning district. The vacant parcel is approximately 0.51 acres and is located on West Broome Street, between Second Street and East Avenue. The Land Development Regulations, Section 122-204 requires a Conditional Use Permit for warehouse use. The applicant would like to develop the site and construct an 8,000 square foot warehouse building with a small office. The C-1 Light Commercial zoning district intent and purpose is to provide light retail and office uses that are compatible and less intrusive to the adjacent neighborhood's character. The proposed roof warehouse business, which will include the delivery of large quantities of roofing products and materials via semi-trucks and large vehicles, is inconsistent with the intent of the C-1 Light Commercial zoning district. The City's Public Works Department has reviewed the access points identified in the conceptual plan and made the determination that West Broome Street, a local street, cannot handle constant heavy truck traffic. Staff has reviewed the Conditional Use Permit application and finds the proposed warehouse use located in the C-1 Light Commercial zoning district is out of character and not consistent with the existing development patterns. The proposed use does not meet the general intent and purpose of the C-1 zoning district. Staff recommends denial of the requested Conditional Use Permit to allow for the development of a warehouse building and use in the C-1 Light Commercial zoning district.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. 2022-016R - APC Roofing CUP (07.27.2022)	2022-016R - APC Roofing CUP (07.27.2022).pdf	
2. APC Roofing CUP legal ad	APC Roofing CUP legal ad.pdf	



CITY OF CLERMONT
RESOLUTION NO. 2022-016R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR A COMMERCIAL BUILDING GREATER THAN 5,000 SQUARE FEET IN THE C-1 LIGHT COMMERCIAL ZONING DISTRICT; PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida at a meeting held August 2, 2022 recommended denial of this Conditional Use Permit to allow for a commercial building greater than 5,000 square feet in the C-1 Light Commercial zoning district; at the following location:

LOCATION:

Vacant parcels located south of W. Broome Street between Second Street and East Avenue
(Alternate Key 1611288 and 1611296)

WHEREAS, from the evidence presented at the public hearing and after consideration of the factors set forth in Sec. 86-144 (d) of the Land Development Code, the city council finds, that: (1) granting the conditional use permit will not adversely affect the officially adopted comprehensive plan of the city; (2) Such use will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity; (3) The proposed use will comply with the regulations and conditions specified in the codes for such use; and (4) The proposed use may be considered desirable at the particular location.

WHEREAS, the City Council determines that the application for a conditional use permit meets the criteria set forth in the Land Development Code and otherwise it is in the interest of the general welfare of the City of Clermont, Lake County, Florida to grant this Conditional Use Permit.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Clermont, Lake County, Florida that based on the findings stated above and incorporated herein:

This application for a Conditional Use Permit to allow for a commercial building greater than 5,000 square feet in the C-1 Light Commercial zoning district; be granted subject to the following conditions:

SECTION 1: GENERAL CONDITIONS

1. The conditions as set forth in this Conditional Use Permit shall be legally binding upon any heirs, assigns and successors in title or interest.
2. No further expansion of the use or additions to the facility shall be permitted except as approved by another Conditional Use Permit.
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



CITY OF CLERMONT
RESOLUTION NO. 2022-016R

manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.

4. The Fire Inspector shall provide building inspections for life safety requirements and all fire code regulations must be in compliance prior to the issuance of any Building Certificate of Occupancy.
5. The Building Inspector shall inspect all structures and building for compliance and any building code violations shall be corrected before the issuance of the Certificate of Occupancy.
6. The Conditional Use Permit must be executed and processed through the office of the City Clerk within 90 days of its date of approval by the City Council or the permit shall become null and void.
7. The Applicant shall record in the Public Records of Lake County within 90 days of its date of approval by the City Council, a short-form version of this Conditional Use Permit as provided by the City or a form acceptable to the City, to provide notice to all interested parties, the assigns, successors and heirs of the developer/applicant and all future owners of the above-referenced property that the real property described above is subject to the terms and conditions of the Conditional Use Permit.
8. If any of the stated conditions are violated, the applicant understands and agrees that the City Council may open the Conditional Use Permit for further conditions or revoke this Conditional Use Permit by Resolution.
9. No business can occupy any portion of the building(s) after construction and final Certificate of Occupancy unless the proposed business has applied for and obtained a Local Business Tax Receipt from the Clermont Development Services Department.
10. Should approved uses cease operation for more than 180 days, a new Conditional Use Permit shall be required for the same or similar operations.
11. The property shall be developed in substantial accordance with the Land Development Codes and Regulations for C-1 Light Commercial zoning. All new development and/or changes to the subject property must submit for site plan approval by the Site Review Committee prior to the issuance of a zoning clearance or other development permits. The presentation site plan submitted with the Conditional Use Permit application is not the approved and final construction plan. The presentation site plan does not grant any development entitlements.



CITY OF CLERMONT
RESOLUTION NO. 2022-016R

SECTION 2: LAND USE

1. This Conditional Use Permit shall grant approval to allow for a commercial building greater than 5,000 square foot in the C-1 Light Commercial zoning district. The site may also be used and developed for any other C-1 Light Commercial permitted uses.
2. The site shall be designed and developed to comply with the Clermont Land Development Regulations and all building must be in compliance to Clermont Architectural Design Standards.
3. The building shall be designed and constructed with compliance to the Clermont Architectural Design Standards.
4. No outside storage or display of any materials or products will be permitted onsite. All uses shall be contained and enclosed within the buildings.
5. Large commercial trucks and semi- trucks shall be prohibited on West Broome Street and other local streets in Clermont. The local street and road system has been designed to have lower volumes of traffic at lower speeds and does not have the ability to accommodate the use of large commercial trucks and heavy machine equipment on this type of roadway network.
6. The property zoning is C-1 Light Commercial, which allows office use and other similar type light commercial uses that are consistent with the general character of the adjacent residential uses. The zoning category is not design for heavy commercial, manufacturing and industrial uses.
7. In the event that the noise levels create a nuisance to the surrounding property owners, the City reserves the right to open the Conditional Use Permit for further review and additional conditions.

SECTION 3: CONFLICT

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

SECTION 4: 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.



CITY OF CLERMONT
RESOLUTION NO. 2022-016R

SECTION 5: 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 6: PUBLICATION AND EFFECTIVE DATE

This Resolution shall take effect immediately upon its adoption.



CITY OF CLERMONT
RESOLUTION NO. 2022-016R

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 23rd day of August 2022.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney



The Gainesville Sun | The Ledger | News Chief
Daily Commercial | Ocala StarBanner
Herald-Tribune | The Palm Beach Post
News Herald | Northwest Florida Daily News

Order Confirmation

Not an Invoice

Account Number:	526733
Customer Name:	City Of Clermont-Legals
Customer Address:	City Of Clermont-Legals P.O. BOX 120219 CLERMONT FL 34712
Contact Name:	City Clerk
Contact Phone:	(352) 708-5997
Contact Email:	
PO Number:	

Date:	04/20/2022
Order Number:	7197828
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	51.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	2	04/26/2022 - 05/17/2022	Public Notices
LEE dailycommercial.com	2	04/26/2022 - 05/17/2022	Public Notices

Total Order Confirmation	\$158.92
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Ad Preview

LEGAL NOTICE

Notice is hereby given that the Clermont City Council will consider a request for a Conditional Use Permit to allow a commercial building to be greater than 5,000 square feet in the C-1 Light Commercial Zoning District, at the following location:

LOCATION

Vacant parcels located on the south side of West Broome Street, between Second Street and East Avenue

(AK 1611288 and 1611296)

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

The Planning and Zoning Commission will consider this request at a public meeting on Tuesday, May 3, 2022 at 6:30 P.M.

The Clermont City Council will consider this request at a public meeting to be held on May 24, 2022 at 6:30 P.M.

All public meetings are held in the Clermont City Hall, Council Chambers 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 at (352) 241-7330, at least 48 hours prior to the public hearings.

Tracy Ackroyd Howe, MMC
City Clerk

Daily Commercial

April 26 and May 17, 2022

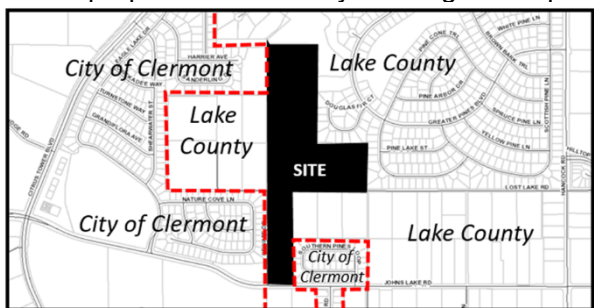
#7197828 4/26, 5/17/2022 2X



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date		
Tuesday, August 9, 2022		
Agenda Item Name		
Ordinance No. 2022-024 <i>Final</i> <i>Lost Lake Assemblage Annex</i>		
Requested Action		
Recommend introduction of Ordinance 2022-024		
Staff Report		
The applicant, Major Stacy, P.E., is requesting voluntary annexation of the subject property by adjacency to the City limits. The property, approximately 48 acres collectively, is located ¾ mile west of the intersection of Johns Lake Road and Hancock Road, north of Grace Community Church. This request is being heard concurrently with a request for a Small-Scale Comprehensive Plan Amendment and a rezoning to a Planned Unit Development (PUD). The property has been historically used for agricultural uses with a transition to 5 acre agricultural/residential type use. The proposal is an assemblage of seven (7) properties consisting of 5 and 10 acre tracts combined together for the proposed low density housing development.  The property is located within the Interlocal Service Boundary Agreement (ISBA) and the Joint Planning Area (JPA). The applicant is requesting City services for the project, in which the City can fully serve. The property is contiguous with the City limits along a portion of the western and eastern property line of the overall project. Since the subject property meets the requirements for voluntary annexation under Florida Statutes Chapter 171.044, the City is capable of serving the property, and is within the ISBA and the JPA; staff recommends approval of the annexation. <u>NOTE:</u> the applicant has three applications that are dependent upon each other. Staff suggests that if the City Council intends on denying the comprehensive plan change or the rezoning petition, then the annexation should also be denied to prevent annexation without a future land use designation.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Ord 2022-024 Lost Lake Assemblage annexation (07.21.2022)	Ord 2022-024 Lost Lake Assemblage annexation (07.21.2022).pdf	
2. Legal ad Ord. 2022-024 LLA Annex	Legal ad Ord. 2022-024 LLA Annex.pdf	



CITY OF CLERMONT
ORDINANCE NO. 2022-024

AN ORDINANCE UNDER THE CODE OF ORDINANCES OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, PROVIDING FOR THE ANNEXATION OF A CERTAIN PARCEL OF LAND CONTIGUOUS TO THE PRESENT CITY BOUNDARIES; PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, RECORDING, PUBLICATION AND AN EFFECTIVE DATE.

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

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

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

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

SECTION 1.

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

LEGAL DESCRIPTION

LEGAL DESCRIPTION FOR ALT KEY 1031346

W 1/4 OF SE 1/4 OF NW 1/4 ORB 2681 PG 1119 ORB 5072 PG 1639

LEGAL DESCRIPTION FOR ALT KEY 1678501

POSTAL COLONY 33-22-26 W 1/2 OF TRACT 38 PB 9 PG 65 ORB 2143 PG 0263

LEGAL DESCRIPTION FOR ALT KEY 1678528

POSTAL COLONY 33-22-26 W 1/2 OF TRACT 43--LESS FROM NE COR OF W 1/2 OF TRACT 43 RUN W 0-0-10 E ALONG E LINE OF W 1/2 OF SAID TRACT 43 A DIST OF 596.91 FT FOR POB, CONT S 0-0-10 E 21.03 FT TO A POINT ON N'LY R/W LINE OF 15 FT RD R/W, N 89-54-22 W ALONG SAID N'LY R/W LINE A DIST OF 320.35 FT TO A POINT ON E'LY LINE OF 15 FT R/W, N 0-10-56 W ALONG SAID E'LY R/W LINE 43.99 FT, S 89-48-28 E 3.63 FT, S 0-11-32 W 17.41 FT, S 44-48-28 E 7.07 FT, S 89-48-28 E 311.94 FT TO POB FOR ADDITIONAL RD R/W--PB 9 PG 65 ORB 935 PG 409

LEGAL DESCRIPTION FOR ALT KEY 1098858 AND 1067952

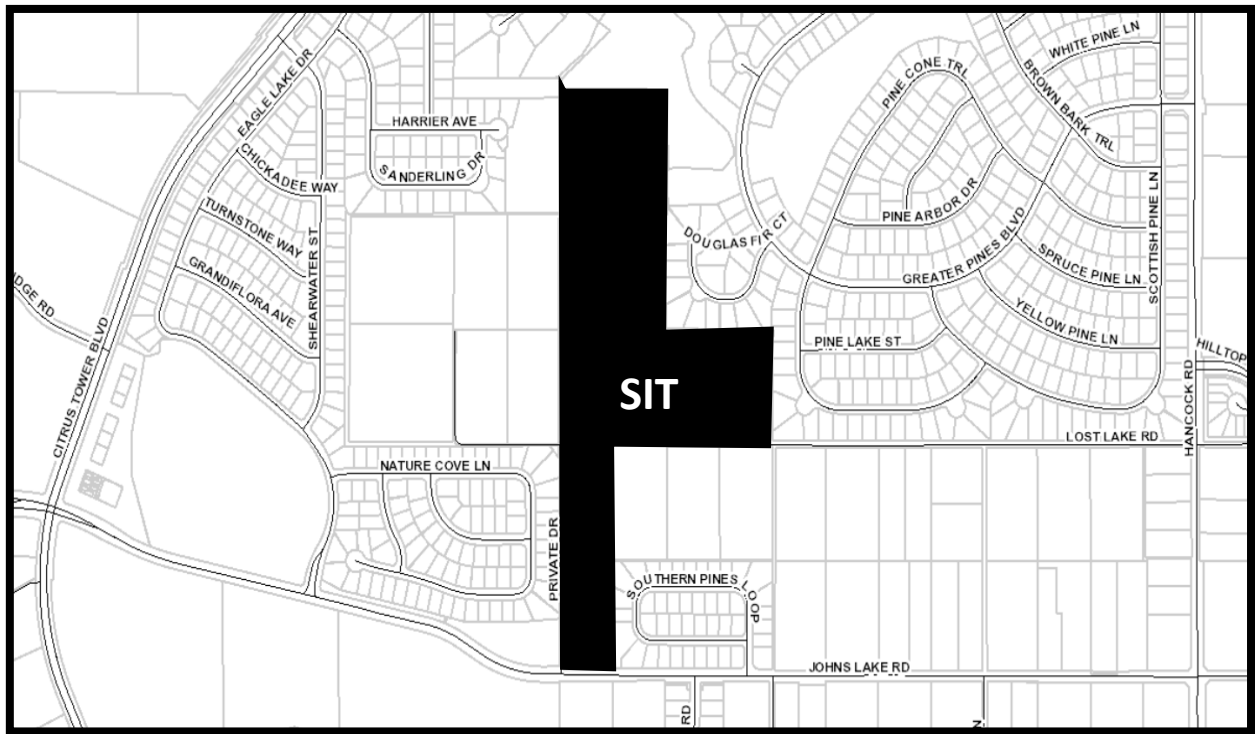
POSTAL COLONY 33-22-26 TRACT 11 PB 9 PG 65 ORB 2751 PG 268

CITY OF CLERMONT
ORDINANCE NO. 2022-024

E 1/2 OF W 1/2 OF SE 1/4 OF NW 1/4 ORB 2751 PG 268
LEGAL DESCRIPTION FOR ALT KEY 1491690 AND 1029562
POSTAL COLONY 33-22-26 W 1/2 OF TRACT 28 PB 9 PG 65 ORB 5610 PG 1116
POSTAL COLONY 33-22-26 E 1/2 OF TRACT 28 PB 9 PG 65 ORB 5610 PG 1116
SITE CONTAINS 47.8 +/- ACRES.

LOCATION:

Vacant parcels located north of Johns Lake Road and west of Hancock Road
(Alternate Keys 1031346, 1678501, 1678528, 1098858, 1067952, 1491690 and 1029562)



SECTION 2:

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

SECTION 3:

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



CITY OF CLERMONT
ORDINANCE NO. 2022-024

SECTION 4: CONFLICT

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

SECTION 5: SEVERABILITY

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

SECTION 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.

SECTION 6: PUBLICATION AND 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.



CITY OF CLERMONT
ORDINANCE NO. 2022-024

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 9th day of August 2022.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

LEGAL NOTICE

The Clermont City Council will consider the enactment of the following proposed

Ordinance at the regularly scheduled meeting to be held Tuesday, July 26, 2022 at 6:30 PM. The public meetings are held at the Clermont City Hall, Council Chambers located at 685 West Montrose Street. All interested parties will be given an opportunity to express their views on this matter.

ORDINANCE NO. 2022-024

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

LOCATION:

Vacant parcels located north of Johns Lake Road and west of Hancock Road (Alternate Keys 1031346, 1678501, 1678528, 1098858, 1067952, 1491690 and 1029562)



LEGAL DESCRIPTION

LEGAL DESCRIPTION FOR ALT KEY 1031346

W 1/4 OF SE 1/4 OF NW 1/4 ORB 2681 PG 1119 ORB 5072 PG 1639

LEGAL DESCRIPTION FOR ALT KEY 1678501

POSTAL COLONY 33-22-26 W 1/2 OF TRACT 38 PB 9 PG 65 ORB 2143 PG 0263

LEGAL DESCRIPTION FOR ALT KEY 1678528

POSTAL COLONY 33-22-26 W 1/2 OF TRACT 43--LESS FROM NE COR OF W 1/2 OF TRACT 43 RUN W 0-0-10 E ALONG E LINE OF W 1/2 OF SAID TRACT 43 A DIST OF 596.91 FT FOR POB, CONT S 0-0-10 E 21.03 FT TO A POINT ON N'LY R/W LINE OF 15 FT RD R/W, N 89-54-22 W ALONG SAID N'LY R/W LINE A DIST OF 320.35 FT TO A POINT ON E'LY LINE OF 15 FT R/W, N 0-10-56 W ALONG SAID E'LY R/W LINE 43.99 FT, S 89-48-28 E 3.63 FT, S 0-11-32 W 17.41 FT, S 44-48-28 E 7.07 FT, S 89-48-28 E 311.94 FT TO POB FOR ADDITIONAL RD R/W--PB 9 PG 65 ORB 935 PG 409

LEGAL DESCRIPTION FOR ALT KEY 1098858 AND 1067952

POSTAL COLONY 33-22-26 TRACT 11 PB 9 PG 65 ORB 2751 PG 268

E 1/2 OF W 1/2 OF SE 1/4 OF NW 1/4 ORB 2751 PG 268

LEGAL DESCRIPTION FOR ALT KEY 1491690 AND 1029562

POSTAL COLONY 33-22-26 W 1/2 OF TRACT 28 PB 9 PG 65 ORB 5610 PG 1116

POSTAL COLONY 33-22-26 E 1/2 OF TRACT 28 PB 9 PG 65 ORB 5610 PG 1116

SITE CONTAINS 47.8 +/- ACRES.

The public meetings are held at the Clermont City Hall, Council Chambers, located at 685 W. Montrose Street, and are open to public comment. Please call (352) 394-4083, ext. 3 if you have any questions.

The proposed ordinance may be inspected at the Clermont Development Services Department, located on the 1st Floor of the City Hall Building, between 8 AM and 5 PM Monday to Friday.

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

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

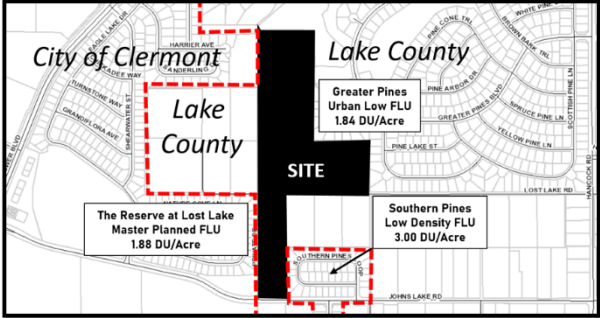
Tracy Ackroyd Howe, MMC
City Clerk



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date	
Tuesday, August 9, 2022	
Agenda Item Name	
Ordinance No. 2022-025 <i>Final</i> <i>Lost Lake Assemblage CPA</i>	
Requested Action	
Recommend approval of Ordinance 2022-025	
Staff Report	
The applicant, Major Stacy, P.E., is requesting a Small-Scale Comprehensive Plan Amendment for property being voluntary annexed into the city. The property, approximately 48 acres collectively, is located $\frac{3}{4}$ mile west of the intersection of Johns Lake Road and Hancock Road, north of Grace Community Church. This request is being heard concurrently with a request for Annexation and a rezoning to a Planned Unit Development (PUD). The property has been historically used for agricultural uses with a transition to 5 acre agricultural/residential type use. The proposal is an assemblage of seven (7) properties consisting of 5 and 10 acre tracts combined together for the proposed low density housing development. The applicant is requesting City services for the 48 +/- acre project, in which the City can fully serve. The property currently has a Lake County future land use designation of Urban Low Density. This future land use allows up to four dwelling units per acre. The applicant is requesting a change to City of Clermont Low Density Residential future land use, which allows up to three dwelling units per acre. This land use change would reduce the dwelling units by one unit per acre. The surrounding County land use is Urban Low Density and the City's is Master Planned Development and Low Density Residential. The existing developments adjacent to the project currently are: Greater Pines with a FLU of Lake County Urban Low at 1.84 dwelling units per acre, Southern Pines with a FLU of City of Clermont Low Density at 3.00 dwelling units per acre, and The Reserve at Lost Lake with a FLU of City of Clermont Master Planned Development at 1.88 dwelling units per acre.  The City's Future Land Use Element has the following policies that supports the land use change: <u>Policy 1.2.1:</u> The City shall consider the compatibility of adjacent future land use categories during the land use plan amendment process. The City shall consider potential maximum densities and intensities and the appropriate transition of uses, densities and intensities. <u>Policy 1.6.1:</u> Low-Density Residential. Areas delineated on the FLUM for low-density residential development shall accommodate a maximum density of up to three dwelling units per acre and shall be comprised primarily of single-family detached homes on individual lots. The requested Low Density Residential future land use would provide for an appropriate transition and would be	

compatible with existing densities and intensities in the area. The City's Low Density Residential future land use is the most compatible future land use for a residential project when transiting from Lake County Urban Low Density. An application for a Planned Unit Development rezoning is being requested as well, with a density of 2.70 dwelling units per net acre. Staff is able to support the requested change and recommends approval of the comprehensive plan amendment to City of Clermont Low Density Residential future land use. *The Planning and Zoning Commission recommended approval, 5-1.*

Additional Analysis	
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Fiscal Impact Summary	
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Fiscal Impact	Fund Number and Description	Available Budget Amount
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Exhibits Attached (copies of original agreements)	
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- | | | |
|----|--|--|
| 1. | Ord 2022-025 Lost Lake Assemblage CPA (07.21.2022) | Ord 2022-025 Lost Lake Assemblage CPA (07.21.2022).pdf |
| 2. | Legal ad Ord. 2022-025 LLA CPA | Legal ad Ord. 2022-025 LLA CPA.pdf |



CITY OF CLERMONT
ORDINANCE NO. 2022-025

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

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

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

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

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

SECTION 1:

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

LEGAL DESCRIPTION:

LEGAL DESCRIPTION FOR ALT KEY 1031346

W 1/4 OF SE 1/4 OF NW 1/4 ORB 2681 PG 1119 ORB 5072 PG 1639

LEGAL DESCRIPTION FOR ALT KEY 1678501

POSTAL COLONY 33-22-26 W 1/2 OF TRACT 38 PB 9 PG 65 ORB 2143 PG 0263

LEGAL DESCRIPTION FOR ALT KEY 1678528

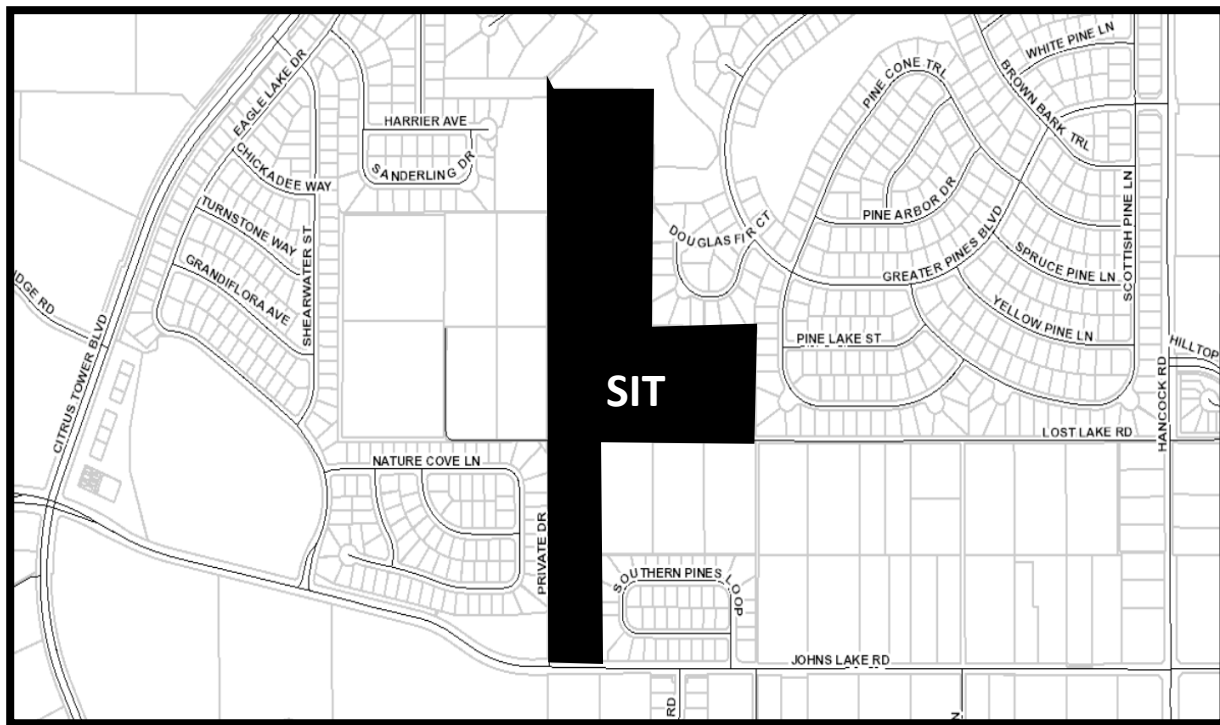
POSTAL COLONY 33-22-26 W 1/2 OF TRACT 43--LESS FROM NE COR OF W 1/2 OF TRACT 43 RUN W 0-0-10 E ALONG E LINE OF W 1/2 OF SAID TRACT 43 A DIST OF 596.91 FT FOR POB, CONT S 0-0-10 E 21.03 FT TO A POINT ON N'LY R/W LINE OF 15 FT RD R/W, N 89-54-22 W ALONG SAID N'LY R/W LINE A DIST OF 320.35 FT TO A

CITY OF CLERMONT
ORDINANCE NO. 2022-025

POINT ON E'LY LINE OF 15 FT R/W, N 0-10-56 W ALONG SAID E'LY R/W LINE 43.99 FT, S 89-48-28 E 3.63 FT, S 0-11-32 W 17.41 FT, S 44-48-28 E 7.07 FT, S 89-48-28 E 311.94 FT TO POB FOR ADDITIONAL RD R/W--PB 9 PG 65 ORB 935 PG 409
 LEGAL DESCRIPTION FOR ALT KEY 1098858 AND 1067952
 POSTAL COLONY 33-22-26 TRACT 11 PB 9 PG 65 ORB 2751 PG 268
 E 1/2 OF W 1/2 OF SE 1/4 OF NW 1/4 ORB 2751 PG 268
 LEGAL DESCRIPTION FOR ALT KEY 1491690 AND 1029562
 POSTAL COLONY 33-22-26 W 1/2 OF TRACT 28 PB 9 PG 65 ORB 5610 PG 1116
 POSTAL COLONY 33-22-26 E 1/2 OF TRACT 28 PB 9 PG 65 ORB 5610 PG 1116
 SITE CONTAINS 47.8 +/- ACRES.

LOCATION:

Vacant parcels located north of Johns Lake Road and west of Hancock Road
 (Alternate Keys 1031346, 1678501, 1678528, 1098858, 1067952, 1491690 and 1029562)



CHANGE IN FUTURE LAND USE CLASSIFICATION:

**FROM: LAKE COUNTY URBAN LOW DENSITY
 TO: CITY OF CLERMONT LOW DENSITY RESIDENTIAL**

SECTION 2: CONFLICT

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



CITY OF CLERMONT
ORDINANCE NO. 2022-025

SECTION 3: 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 4: ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR

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 5: PUBLICATION AND 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.



CITY OF CLERMONT
ORDINANCE NO. 2022-025

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida, this 9th day of August 2022.

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

NOTICE OF PROPOSED LAND USE CHANGE

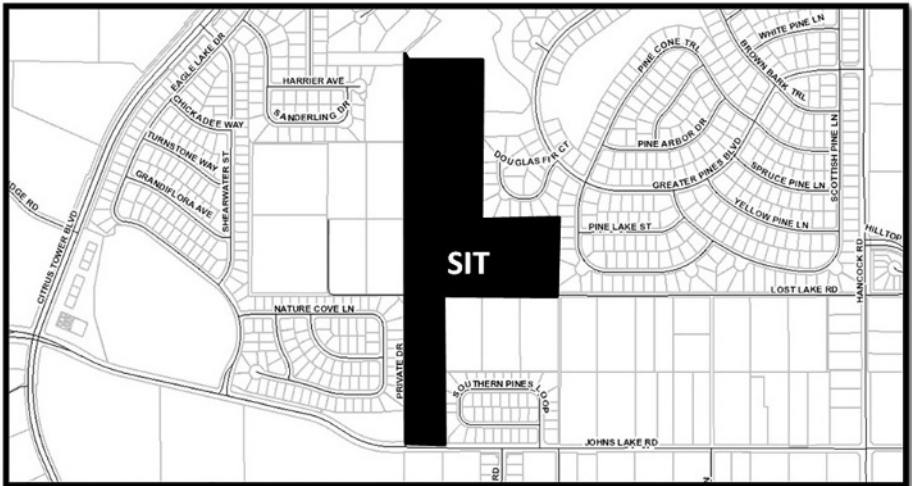
Comprehensive Plan Amendment

ORDINANCE NO. 2022-025

The Clermont Planning and Zoning Commission will hold a public meeting on Tuesday, June 7, 2022 at 6:30 PM, and the Clermont City Council will hold a public meeting on Tuesday, June 28, 2022 at 6:30 PM for the final hearing to consider a proposed change to the City's Future Land Use Map. The map amendment would change the Future Land Use designation for the parcel below from Lake County Urban Low Density to Clermont Low Density Residential.

Ordinance 2022-025

An ordinance of the City of Clermont, Lake County, Florida, adopting the small-scale comprehensive plan amendment for the City of Clermont, Florida, pursuant to the Local Government Comprehensive Planning Act, Chapter 163, Part II, Florida Statutes; setting forth the authority for adoption of the small-scale comprehensive plan amendment; setting forth the purpose and intent of the comprehensive plan amendment; providing for the adoption of the small-scale comprehensive plan amendment; establishing the legal status of the small-scale comprehensive plan amendment; providing for conflict, severability, administrative correction of scrivener's error, publication and effective date.



LOCATION:

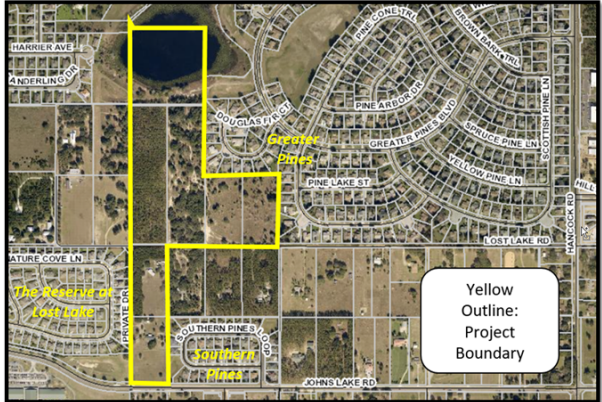
Vacant parcels located north of Johns Lake Road and west of Hancock Road (Alternate Keys 1031346, 1678501, 1678528, 1098858, 1067952, 1491690 and 1029562)

The public meetings are held in the Council Chambers of City Hall, located at 685 W. Montrose Street, and are open to public comment. The proposed amendment may be inspected at the City's Development Services Department (1st floor, City Hall) between 8 AM and 5 PM Monday through Friday.

Please be advised that under state law, any person deciding to appeal a decision made at the public hearings will need a record of the proceedings and may need to ensure a verbatim record is made. Persons with disabilities who need assistance should contact the City Clerk's office, (352) 241-7330, at least 48 hours prior to the public meetings.

Tracy Ackroyd Howe, MMC
City Clerk

AGENDA ITEM

Meeting Date	
Tuesday, August 9, 2022	
Agenda Item Name	
Ordinance No. 2022-026 <i>Final</i> <i>Lost Lake Assemblage Rezoning</i>	
Requested Action	
Recommend Council to act as it deems appropriate.	
Staff Report	
The applicant, Major Stacy, P.E., is requesting a rezoning to a Planned Unit Development (PUD) for a single family subdivision on approximately 48 acres located $\frac{3}{4}$ mile west of the intersection of Johns Lake Road and Hancock Road, north of Grace Community Church. This request is being heard concurrently with a request for an Annexation and Small-Scale Comprehensive Plan Amendment. The property has been historically used for agricultural uses with a transition to 5 acre agricultural/residential type use. The proposal is an assemblage of seven (7) properties consisting of 5 and 10 acre tracts combined together for the proposed low density housing development. The property is currently in Lake County and consists of the following zoning designations: Agriculture (A), Ranchette Agriculture (RA), and Urban Residential (R-6). The applicant is requesting a PUD for 99 single family lots with a density of 2.70 dwelling units per net acre. The property is adjacent to three existing single family subdivisions: Greater Pines with a density at 1.84 dwelling units per acre, Southern Pines with a density at 3.00 dwelling units per acre, and The Reserve at Lost Lake with a density of 1.88 dwelling units per acre.	
	
The applicant has provided a conceptual site plan, dated 6-23-22, showing the layout and specifics of the subdivision. The applicant is requesting sixty (60) foot wide lots by one hundred and twenty-five feet in depth. The minimum lot area will be 7,500 square feet and the setbacks will be twenty-five (25) feet front yard, twenty (20) feet rear yard and side yard will be five (5) feet. The project will be served by the City with water, sewer and reuse. The subdivision entry point will be from Johns Lake Road with an emergency access from Lost Lake Road. The portion of Lost Lake Road that crosses within the subdivision shall be upgraded to City standards. Lost Lake Road from Hancock to the site will be required to be graded, leveled, and stabilized to support fire and emergency access vehicles. The Traffic Impact Analysis (TIA) indicated the project shall have an eastbound left turn lane on Johns Lake Road at the project access point. In addition, the project will be responsible for a 1.7% proportionate share cost to the widening of Hancock Road from Hooks Street to Johns Lake Road.	
The applicant is requesting several waivers to the code in order to develop the subdivision. The waivers include: 1. Exceed 10 feet of grade modification (cut/fill) on lot area for up to 10% of the site. 2. Reduction in lot size and setbacks to accommodate the specific Ashton Woods homes.	

3. Serve the project with the existing reclaimed water stub out in lieu of installing a main reclaimed water line.
4. Possible elimination of left turn lane due to existing utilities and limited right of way.
5. Fifty (50) foot right-of-way dedication for the Lost Lake crossing and additional 25 feet dedicated to the east.
6. Any additional non-substantial waivers to accommodate the proposed development plan during the development review process.

Staff has reviewed the project and many concerns were noted. The concerns were expressed to the applicant and with the requested PUD rezoning request, the applicant has the right to seek approval by City Council with the waivers requested. The applicant has made a few changes from the initial proposal, such as increasing the lot width from fifty (50) feet to sixty (60) feet and increasing the internal right-of-way width to sixty (60) feet from fifty (50) feet.

As to the applicant's request to rezone the property to Planned Unit Development, Council shall act as it deems appropriate. If Council does not support the applicant's request, staff recommends the property be designated with a zoning of R-2 Medium Density Residential since this is very similar with the characteristics of the surrounding subdivisions. *The Planning and Zoning Commission recommended approval to R-2 Medium Density Zoning with no waivers.*

Additional Analysis

Fiscal Impact Summary

Fiscal Impact

Fund Number and Description

Available Budget Amount

Exhibits Attached (copies of original agreements)

- | | | |
|----|--|--|
| 1. | Ord. 2022-026 Lost Lake Assemblage Rezoning (07.27.2022) | Ord. 2022-026 Lost Lake Assemblage Rezoning (07.27.2022).pdf |
| 2. | Legal ad Ord. 2022-026 LLA REZ | Legal ad Ord. 2022-026 LLA REZ.pdf |



CITY OF CLERMONT
ORDINANCE NO. 2022-026

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, 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:

LEGAL DESCRIPTION FOR ALT KEY 1031346

W 1/4 OF SE 1/4 OF NW 1/4 ORB 2681 PG 1119 ORB 5072 PG 1639

LEGAL DESCRIPTION FOR ALT KEY 1678501

POSTAL COLONY 33-22-26 W 1/2 OF TRACT 38 PB 9 PG 65 ORB 2143 PG 0263

LEGAL DESCRIPTION FOR ALT KEY 1678528

POSTAL COLONY 33-22-26 W 1/2 OF TRACT 43--LESS FROM NE COR OF W 1/2 OF TRACT 43 RUN W 0-0-10 E ALONG E LINE OF W 1/2 OF SAID TRACT 43 A DIST OF 596.91 FT FOR POB, CONT S 0-0-10 E 21.03 FT TO A POINT ON N'LY R/W LINE OF 15 FT RD R/W, N 89-54-22 W ALONG SAID N'LY R/W LINE A DIST OF 320.35 FT TO A POINT ON E'LY LINE OF 15 FT R/W, N 0-10-56 W ALONG SAID E'LY R/W LINE 43.99 FT, S 89-48-28 E 3.63 FT, S 0-11-32 W 17.41 FT, S 44-48-28 E 7.07 FT, S 89-48-28 E 311.94 FT TO POB FOR ADDITIONAL RD R/W--PB 9 PG 65 ORB 935 PG 409

LEGAL DESCRIPTION FOR ALT KEY 1098858 AND 1067952

POSTAL COLONY 33-22-26 TRACT 11 PB 9 PG 65 ORB 2751 PG 268

E 1/2 OF W 1/2 OF SE 1/4 OF NW 1/4 ORB 2751 PG 268

LEGAL DESCRIPTION FOR ALT KEY 1491690 AND 1029562

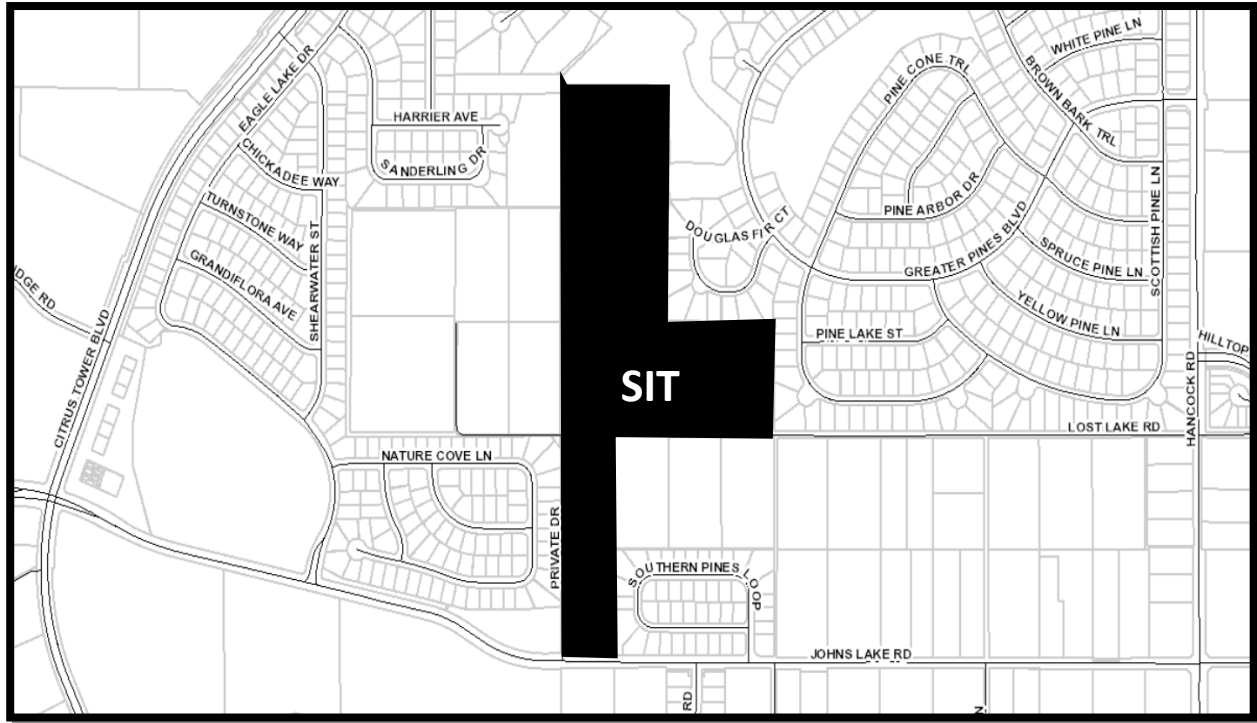
POSTAL COLONY 33-22-26 W 1/2 OF TRACT 28 PB 9 PG 65 ORB 5610 PG 1116

POSTAL COLONY 33-22-26 E 1/2 OF TRACT 28 PB 9 PG 65 ORB 5610 PG 1116

SITE CONTAINS 47.8 +/- ACRES.

LOCATION:

Vacant parcels located north of Johns Lake Road and west of Hancock Road
(Alternate Keys 1031346, 1678501, 1678528, 1098858, 1067952, 1491690 and 1029562)



PROPERTY REZONING

**FROM: Lake County R-6 Urban Residential,
RA-Ranchette, A-Agricultural
TO: City of Clermont Planned Unit Development**

SECTION 2: GENERAL CONDITIONS

This application for a Planned Unit Development is to allow for a 99 lot single-family residential subdivision; be granted subject to the following conditions:

1. The conditions as set forth in this Planned Unit Development shall be legally binding upon any heirs, assigns and successors in title or interest.
2. The property shall be developed in substantial accordance with the PUD Concept Plan, sheet CP-9, prepared by Appian Engineering, LLC dated 7-22-2022. Formal construction plans incorporating all conditions stated in this permit shall be submitted for review and approved by the Site Review Committee prior to the issuance of a zoning clearance or other development permits.



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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'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.

SECTION 3: LAND USES AND SPECIFIC CONDITIONS

This application for a Planned Unit Development to allow for single-family residential development be granted subject to the following conditions:

1. A total of up to 99 single-family residential dwelling units may be permitted on the site, not to exceed a density of 2.70 units per net developable acre within the project. The net developable acre calculation is the total property area minus the right-of-way dedication minus the conservation area. Below is the calculation:

Total Property Area (TPA)	47.82 Acres
Right-of-Way Dedication (ROW)	0.97 Acres
Conservation Area (CA)	10.13 Acres
TPA – ROW – CA = Net Developable Area	
Net Developable Area	36.72 Acres

2. Development Standards: Development standards for the development of the residential dwelling units shall be based on the size of the lot, as indicated in the table below.

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ORDINANCE NO. 2022-026

<u>Design Item</u>	<u>60' Lot</u>
Minimum Lot Area	7,500 sf
Minimum Living Area	1,000 sf
Minimum Lot Width	60'
Minimum Lot Depth	125'
Minimum Front Building setback	25'
Minimum Side Yard Setback	5'
Setback from Side Street	15'
Minimum Rear Yard Setback	20'
Minimum Building Separation	10'
Minimum Rear Yard Setback for Pools, Patios, Decks, Screen Rooms or Ancillary Structures	5'
Maximum Impervious Surface Ratio (ISR)	0.65
Maximum Principal Building Height	35'
Maximum Accessory Building Height	25'
Setbacks from High Water Line, Mean High Water Line, or Jurisdictional Wetland Line	50'
Minimum front yard easement	5'
Minimum side and Rear Yard Drainage and Utility Easement	5'

3. Phasing of Development: The project may be developed in one or more phases.
4. The project may have elevation changes of up to 25 feet in height with up to 10% of the project site comprised of single-family residential lots through the use of cut and fill. These changes will be submitted to the City Engineer at the time of final engineering.
5. An environmental assessment addressing habitat and species shall be submitted to the City during the construction plan approval stage of the overall development. Applicable permits for any gopher tortoises and associated burrow commensal species or other endangered



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ORDINANCE NO. 2022-026

species found on the property must be received from the appropriate regulatory agencies prior to the initiation of the development activity.

6. The project shall be developed in accordance with the City of Clermont Utility Standards.
7. Any proposed City maintained utilities that are not located within a City maintained right of way shall be placed in a utility easement dedicated to the City at time of recordation of final plat. Easements shall be provided at no expense to the City.
8. The PUD will be required to have a minimum of 25% open space.
9. The Traffic Impact Analysis review has indicated existing deficiencies in the project area. A left-turn lane is warranted on Johns Lake Road and will need to be installed by the Developer prior to the first Certificate of Occupancy. In addition, the Developer will be responsible for a 1.70% proportionate fair share payment for Hancock Road widening. The proportionate fair share payment shall be coordinated with Lake County. The proportionate fair share payment shall be completed prior to the first Certificate of Occupancy.
10. The internal roadways shall have a right-of-way of sixty (60) feet, constructed to City Standards, to include the portion of Lost Lake Road that is within the development.
11. Coordination between the Developer and Lake County Solid Waste Office, Lake County Public Works Department/Environmental Services Division and other public service providers, will be required to provide access for trash and recycling service pickups, mail, police and fire protection, and other services for the adjacent parcels that are currently accessing through Lost Lake Road or the private drive on the western property boundary.
12. The Developer shall extend a 12 inch reclaimed main along the Lost Lake Road frontage and down to Johns Lake Road to serve adjacent unserved properties. This shall be coordinated through the City of Clermont Public Services Department and Lake County.
13. The City of Clermont Fire Chief has determined the connection and design of a secondary emergency access point will be from Lost Lake Road and will need to be graded, leveled, and stabilized using whatever materials the Engineer of record requires to support loads of fire apparatus and shall be provided with an all-weather driving surface. This secondary access point shall be maintained by the Homeowners Association as frequently as necessary to keep the path in a level drivable condition.
14. Air conditioner pads, generator pads, and pool equipment may be located in the side yard setback, but shall not be located within any drainage and/or utility easement. If these items are unable to meet this setback, then they will be placed behind the rear building line of the structure outside of the drainage and/or utility easement.



CITY OF CLERMONT
ORDINANCE NO. 2022-026

15. School concurrency shall be met before final plat approval in accordance with the Comprehensive Plan and Land Development Code.
16. 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 R-2 Medium Density Residential Zoning Designation.
17. The project shall be developed according to R-2 Medium Density Residential Zoning Designation in the Land Development Code, unless expressly stated above.

SECTION 5: CONFLICT

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

SECTION 6: 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 7: 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 8: RECORDING

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

SECTION 9: PUBLICATION AND 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.



CITY OF CLERMONT
ORDINANCE NO. 2022-026

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 9th day of August 2022.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

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 2022-026

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, PUBLICATION AND EFFECTIVE DATE.

LOCATION:

Vacant parcels located north of Johns Lake Road and west of Hancock Road (Alternate Keys 1031346, 1678501, 1678528, 1098858, 1067952, 1491690 and 1029562)



LEGAL DESCRIPTION

Legal Description for Alt Key 1031346

W 1/4 OF SE 1/4 OF NW 1/4 ORB 2681 PG 1119 ORB 5072 PG 1639

Legal Description for Alt Key 1678501

POSTAL COLONY 33-22-26 W 1/2 OF TRACT 38 PB 9 PG 65 ORB 2143 PG 0263

Legal Description for Alt Key 1678528

POSTAL COLONY 33-22-26 W 1/2 OF TRACT 43--LESS FROM NE COR OF W 1/2 OF TRACT 43 RUN W 0-0-10 E ALONG E LINE OF W 1/2 OF SAID TRACT 43 A DIST OF 596.91 FT FOR POB, CONT S 0-0-10 E 21.03 FT TO A POINT ON N'LY R/W LINE OF 15 FT RD R/W, N 89-54-22 W ALONG SAID N'LY R/W LINE A DIST OF 320.35 FT TO A POINT ON E'LY LINE OF 15 FT R/W, N 0-10-56 W ALONG SAID E'LY R/W LINE 43.99 FT, S 89-48-28 E 3.63 FT, S 0-11-32 W 17.41 FT, S 44-48-28 E 7.07 FT, S 89-48-28 E 311.94 FT TO POB FOR ADDITIONAL RD R/W--PB 9 PG 65 ORB 935 PG 409

Legal Description for Alt Key 1098858 and 1067952

POSTAL COLONY 33-22-26 TRACT 11 PB 9 PG 65 ORB 2751 PG 268 E 1/2 OF W 1/2 OF SE 1/4 OF NW 1/4 ORB 2751 PG 268

Legal Description for Alt Key 1491690 and 1029562

POSTAL COLONY 33-22-26 W 1/2 OF TRACT 28 PB 9 PG 65 ORB 5610 PG 1116

POSTAL COLONY 33-22-26 E 1/2 OF TRACT 28 PB 9 PG 65 ORB 5610 PG 1116

PROPERTY REZONING

**FROM: Lake County R-6 Urban Residential,
RA-Ranchette, A-Agricultural**

TO: City of Clermont Planned Unit Development

The Planning & Zoning Commission will consider the request on Tuesday, June 7, 2022 at 6:30 PM and the Clermont City Council will hold a public meeting to consider the request on Tuesday, June 28, 2022 at 6:30 PM for the final enactment.

All public meetings will be held at the Clermont City Hall, Council Chambers, located at 685 W. Montrose Street. This ordinance is available for public inspection in the office of the City Clerk, 685 W. Montrose St., Monday through Friday between the hours of 8:00 AM and 5:00 PM.

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 1

Meeting Date		
Tuesday, August 9, 2022		
Agenda Item Name		
Ordinance No. 2022-030 <i>Final Watercraft Rentals</i>		
Requested Action		
Recommend approval of Ordinance 2022-030		
Staff Report		
Staff is proposing an amendment to Section 70-56 and 70-57 of the Code of Ordinances related to watercraft rental businesses, addressing concerns raised since Ordinance approval in 2021. The proposed amendment limits the number of Jet Skis available for rent per day and the number of authorized Jet Ski rental companies in operation at the Clermont Boat Ramp. Additionally, the amendment creates a policy that will assist staff in tracking Jet Ski rental usage.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. ORD 2022-030 - Watercraft Rentals (07.12.2022)	ORD 2022-030 - Watercraft Rentals (07.12.2022).pdf	
2. 2022-030 Legal Ad	2022-030 Legal Ad.pdf	



CITY OF CLERMONT
ORDINANCE NO. 2022-030

AN ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING CHAPTER 70, WATERWAYS, ARTICLE III, REGULATIONS FOR PERSONAL WATERCRAFTS, SECTION 70-56, “REQUIREMENTS FOR WATERCRAFT RENTAL BUSINESSES”; SECTION 70-57, “PERMITS FOR WATERCRAFT RENTAL BUSINESSES”; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY, CODIFICATION, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND EFFECTIVE DATE.

WHEREAS, the Legislature of the State of Florida has, in Chapter 166, Florida Statutes, conferred upon local governments the authority to adopt regulations designed to promote the public health, safety and general welfare of its citizens; and

WHEREAS, the City Council determined that it is in the public interest to amend Chapter 70, Waterways, Article III, Regulations for Personal Watercrafts to update the sections on watercraft rental businesses.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CLERMONT, FLORIDA, as follows:

SECTION1:

Article III, “Regulations for Personal Watercrafts” is hereby amended to read as follows; (note strikethrough indicates removed words and underlined indicates added):

Sec. 70-56. Requirements for watercraft rental businesses

Any business lawfully engaged in the rental, leasing, bailment for consideration, or other provision of transportation for remuneration of watercrafts, for use by the public on any waterway of the City of Clermont, must meet the following requirements:

(1) *Generally*. No person shall offer for rent, lease, or bailment for consideration a personal watercraft which is not registered in the name of the business, which does not have a valid Florida vessel registration number affixed thereon, which does not belong to a watercraft rental business holding a valid permit for such operations, and which does not otherwise comply with the provisions of this section. Commercial operators must keep a copy of their valid permit available at all times during which they perform business.

(2) *Operations offices*. Each watercraft rental business must obtain a business tax receipt which shall be issued to the personal watercraft operations office. The personal watercraft operations office must be located at a land-based site on property not owned by the City of Clermont.



CITY OF CLERMONT
ORDINANCE NO. 2022-030

Commercial operators shall immediately provide a business card, phone number, name, and address for such operations office, upon request from any City of Clermont personnel.

(3) *Permitted operations.* Commercial watercraft businesses are only permitted to operate at the Clermont Boat Ramp to launch watercrafts, retrieve watercrafts, and perform related safety checks. Launching commercial watercrafts or conducting any aspect of business, including without limitation safety checks and retrieval, are not allowed at any other city-owned location. Commercial operators are limited to a maximum of six (6) Jet Skis.

(4) *Procedures.* Except as otherwise provided herein, all transactions related to the watercraft rental, such as payment and reservations of rentals, must occur offsite on property not owned by the City of Clermont. Furthermore, all watercrafts must remain on their trailers until renters appear for their reserved appointment times. ~~Commercial operators are strictly prohibited from beaching watercrafts for staging.~~ Elevator stacking to stage watercraft between rental appointments is permitted for up to one (1) hour. Commercial operators are required to submit the City's rental reservation form electronically twenty-four (24) hours in advance for all rentals. Reservations must be in advance. Same day rental reservations are not permitted. Commercial operators ~~also~~ may not take on-site appointments for reservations.

(5) *Advertisements.* Commercial operators are not permitted to advertise or solicit sales onsite at the Clermont Boat Ramp. This prohibition includes, without limitation, signage, tables, tents, banners, flyers, and in-person solicitation. Commercial operators may, however, feature the name of their company with reasonable branding on their vehicles, watercrafts, and trailers.

(6) *Parking fees.* All commercial operators remain subject to the daily parking fees and regulations posted at the Clermont Boat Ramp.

(7) *Identification of watercrafts.* Identifying markings shall be placed on each watercraft owned or operated by a commercial operator, which must clearly and legibly feature the commercial operator's name.

(8) *Fueling procedures.* Commercial operators may not store fuel tanks on the shoreline. Fueling of watercrafts shall require a spill-proof nozzle or other acceptable device designed for prevention of fuel overflow. Any spillage of fuel onto any City of Clermont beach or into any City of Clermont waterways violates this chapter.

(9) *Safe handling instructions.* Each patron of any commercial operator shall receive rules provided by the operator, which must feature the above-stated regulations in section 70-54 of this chapter. All commercial operators and patrons must also comply with all other boating and personal watercraft provisions existing in state law, such as those found in F.S. § 327.39.

(10) *Violations.* Commercial operators who fail to fully comply with these regulations shall receive an initial warning. A second warning shall require the commercial operator to immediately cease operations and vacate the premises for the remainder of the day. A third violation shall result in the commercial operator forfeiting its permit and its ability to operate on any City of Clermont property.



CITY OF CLERMONT
ORDINANCE NO. 2022-030

(11) *Limitations.* No person or entity shall offer for rent a watercraft ~~or~~ within the City of Clermont except for a commercial operator that fully complies with the regulations set forth in this chapter.

Sec. 70-57. Permits for watercraft rental businesses

(a) Each commercial operator must annually renew its permit and pay the related fee, as set forth by the provisions of this chapter and the city council, respectively. The City will permit a maximum of five (5) commercial watercraft businesses simultaneously. All commercial watercraft businesses with a valid permit on August 9, 2022 will have the opportunity to renew their permit up to 30 days after the expiration date.

(b) The permit provided herein shall include the name and contact information for an authorized representative of the watercraft rental business and the original or an identical copy thereof, shall be prominently displayed at all times on any vehicle, including any trailers, operated or used by the business.

(c) As an additional condition for the approval of the permit hereunder, the water craft rental business shall provide to city in such form as may be required by the city, proof of valid and current general liability insurance, insuring it against all claims made by any person or persons for personal injuries or property damage incurred in connection with the operation of the water craft with minimum policy limits for personal injuries of \$1,000,000.00 per person and \$2,000,000.00 per occurrence, and for property damages of \$100,000.00. The permit shall provide that in the event that said policy is ever canceled or terminated, grantee shall notify city immediately with the name and proof of the replacement insurance carrier and policy.

(d) The city council shall establish, by simple resolution, the annual fee for the permit necessary to operate a watercraft rental business, as required by section 70-55 of this chapter.

SECTION 2: CONFLICT

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

SECTION 3: SEVERABILITY

It is declared to be the intent of the City Council that, if any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions hereof.



CITY OF CLERMONT
ORDINANCE NO. 2022-030

SECTION 4: CODIFICATION

The text of Section 1 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.

SECTION 5: ADMINISTRATIVE CORRECTION

Regardless of whether such inclusion in the Code as described in Section 6 is accomplished, sections 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 6: PUBLICATION & EFFECTIVE DATE

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



CITY OF CLERMONT
ORDINANCE NO. 2022-030

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida
on this 9th day of August, 2022.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

APPROVED AS TO FORM AND LEGALITY:

Daniel F. Mantzaris, City Attorney

Account Number:	526733
Customer Name:	City Of Clermont-Legals
Customer Address:	City Of Clermont-Legals P.O. BOX 120219 CLERMONT FL 34712
Contact Name:	City Clerk
Contact Phone:	(352) 708-5997
Contact Email:	
PO Number:	

Date:	07/12/2022
Order Number:	7474708
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	51.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	1	07/26/2022 - 07/26/2022	Govt Public Notices
LEE dailycommercial.com	1	07/26/2022 - 07/26/2022	Govt Public Notices

Total Order Confirmation	\$90.58
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LEGAL NOTICE

Notice is hereby given that the City of Clermont will consider the enactment of the following proposed ordinance at a public hearing on Tuesday, August 9, 2022 at 6:30 PM for the final reading and ordinance adoption.

**ORDINANCE NO. 2022-030
AN ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING CHAPTER 70, WATERWAYS, ARTICLE III, REGULATIONS FOR PERSONAL WATERCRAFTS, SECTION 70-56, "REQUIREMENTS FOR WATERCRAFT RENTAL BUSINESSES"; SECTION 70-57, "PERMITS FOR WATERCRAFT RENTAL BUSINESSES"; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY, CODIFICATION, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND EFFECTIVE DATE.**

All public meetings are held in the Clermont City Hall, 1st Floor Council Chambers, 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

Daily Commercial

7474708 July 26, 2022



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, August 9, 2022		
Agenda Item Name		
Resolution No. 2022-024R <i>Fee Schedule</i>		
Requested Action		
Recommend approval of Resolution 2022-024R		
Staff Report		
Staff is proposing amendments to the Comprehensive Fee Schedule for Parks and Recreation in order to continue to provide competitive and fair pricing based on current market conditions. Staff has restructured fees in order to create clarity for the public and staff.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. 2022-024R -Amending Comprehensive Fee Schedule for Parks and Recreation (07.28.2022)	2022-024R -Amending Comprehensive Fee Schedule for Parks and Recreation (07.28.2022).pdf	



CITY OF CLERMONT
RESOLUTION NO. 2022-024R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, RELATING TO FEES CHARGED BY THE CITY; AMENDING THE COMPREHENSIVE FEE SCHEDULE FOR PARKS AND RECREATION; REPEALING ALL PRIOR RESOLUTIONS IN CONFLICT HERewith; PROVIDING FOR PUBLIC ACCESS, THE ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Clermont pursuant to its Home Rule authority as a municipal corporation under the laws of the State of Florida, has the authority to establish and collect fees for Parks and Recreation; and

WHEREAS, the adoption of fees as set forth herein, is consistent with Clermont City Code Chapter 54, Section(s) 100-145, and is in the best interest of the citizens of the City of Clermont and the cost effective, efficient, and appropriate operation of the City.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Clermont, Lake County, Florida, to add new fees as follows:

SECTION 1:

The City Council does hereby amend the Comprehensive Fee Schedule as shown in Exhibit A with strikethroughs indicating the removal of language and double underlines indicating the addition of language.

SECTION 2: CONFLICT

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

SECTION 3: PUBLIC ACCESS

A copy of this Resolution shall be placed on file for review in the Office of the City Clerk.

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: EFFECTIVE DATE

This Resolution shall take effect immediately upon its adoption.



CITY OF CLERMONT
RESOLUTION NO. 2022-024R

DONE AND RESOLVED by the Mayor of the City Council of the City of Clermont, Lake County, Florida, this 9th day of August 2022.

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 A
City of Clermont
Comprehensive Fee Schedule

Section 4 - Parks and Recreation Fees

	City Resident/ Non-Profit	Non-City Resident
<u>Youth and Senior League Fees</u>		
1. Per Team Each Season	\$175.00	\$175.00
<u>Field Use Rental Rates</u>		
2. Per Hour – Without Lights	\$15.00	\$25.00
3. Per Hour – With Lights	\$25.00	\$35.00
4. Field Prep Fee per Baseball or Softball Field	\$20.00	\$30.00
5. Field Paint Fee per Multi - Purpose Field (First Time)	\$100.00	\$125.00
6. Field Paint Fee per Multi – Purpose Field (Re-Paint)	\$60.00	\$75.00
7. Tournament Deposit Fee – Deposit returned based on condition left of rental facilities / fields.	\$400.00	\$400.00
<u>Court / Cage Rental Rates</u>		
8. Tennis Court per Court Hourly Rental	\$15.00	\$25.00
9. Basketball Court per Hourly Rental	\$15.00	\$25.00
10. Baseball / Softball Batting Cage Rental – Per Hour	\$5.00	\$10.00
<u>Concession Stand</u>		
11. League Use Only per Month	\$100.00	N/A
<u>City Sports Programs</u>		
12. City Adult Softball League (10 game season)	\$395.00	\$395.00
13. City Adult Softball League (8 game season)	\$350.00	\$350.00
14. City Adult Basketball League (8 game season)	\$300.00	\$300.00
<u>Park Area Rental Rates</u>		
15. Application Fee for all usage of Park Buildings, Events, Facilities, Play Areas	\$10.00	\$10.00
16. City Hall Park rental Per Hour	\$25.00	\$50.00
17. City Hall Park rental Per Day	\$200.00	\$300.00
18. City Hall Park rental refundable deposit	\$150.00	\$150.00
19. Park Area Event Deposit	\$150.00	\$150.00
20. Park Picnic pavilion or Beach pavilion four (4) hour block (9am-1pm or 2pm -6pm)	\$50.00	\$100.00
21. Picnic or Beach pavilion – Per Day	\$100.00	\$200.00
<u>Highlander Building</u>		
22. Highlander Deposit	\$150.00	\$150.00
23. Highlander Rental Fee Full Building per Hour	\$60.00	\$125.00
24. Highlander COVID-19 Cleaning Fee	\$60.00	\$60.00

EXHIBIT A
City of Clermont
Comprehensive Fee Schedule

	City Resident/ Non-Profit	Non-City Resident
<u>Art Walk</u>		
25. Art Walk Rental – Per Hour	\$25.00	\$50.00
26. Art Walk Rental – Per Day	\$200.00	\$300.00
<u>Clermont City Center</u>		
27. Entire CCC Building Rental (Per Hour) (2 Hour Minimum)	\$125.00	\$150.00
28. Meeting Room A (Per Hour)	\$60.00	\$80.00
29. Meeting Room B (Per Hour)	\$45.00	\$65.00
30. Meeting Room C (Per Hour)	\$35.00	\$45.00
31. Meeting Room D (Per Hour)	\$25.00	\$35.00
32. Meeting Room E (Per Hour)	\$20.00	\$30.00
33. Board Room	\$20.00	\$30.00
34. Outside Patio Area	\$35.00	\$45.00
35. Kitchen (Per Hour) (2 Hour Minimum)	\$25.00	\$35.00
Cleaning Fee – If building is not cleaned properly by user then cleaning funds are taken out of deposit.		
36. Event Deposit (Under 500 Square Foot Usage)	\$50.00	\$50.00
37. Event Deposit (Over 501 Square Foot Usage)	\$200-\$500	\$200-\$500
Deposit will adjust with attendees and type of event.		
38. COVID – 19 Cleaning Fee	\$60.00	\$60.00
<u>Boat Ramp</u>		
39. Daily Parking Fee	\$5.00	\$5.00
40. Annual Parking Permit (City Residents Only)	\$35.00	N/A
41. Annual Parking Permit (Lake County Residents Outside of City Limits Only)	N/A	\$70.00
42. Annual Commercial Watercraft Permit	\$500.00 <u>\$1,500.00</u>	\$500.00 <u>\$1,500.00</u>
<u>Waterfront Park</u>		
43. Waterfront Park Area A – Deposit	\$250.00	\$250.00
44. Waterfront Park Area A – Per Hour (2 Hour Minimum)	\$100.00	\$200.00
45. Waterfront Park Area A – Daily Fee	\$700.00	\$1,100.00
46. Waterfront Park Area B – Deposit	\$150.00	\$150.00
47. Waterfront Park Area B – Per Hour (2 Hour Minimum)	\$25.00	\$50.00
48. Waterfront Park Area B – Daily Fee	\$200.00	\$300.00
49. Waterfront Park Area C – (Entire Park) Deposit	\$350.00	\$350.00
50. Waterfront Park Area C – (Entire Park) Per Hour (2 Hour Minimum)	\$200.00	\$300.00
51. Waterfront Park Area C – (Entire Park) Daily Fee	\$1,500.00	\$2,500.00

EXHIBIT A
City of Clermont
Comprehensive Fee Schedule

	City Resident/ Non-Profit	Non-City Resident
<u>Waterfront Park Continued</u>		
52. Waterfront Park Area C – (Entire Park) Each additional consecutive day	\$1,200.00	\$2,000.00
53. Late Payment fee Per Week	10% of Total Fees / Week	10% of Total Fees / Week
<u>Champions Splash Park</u>		
54. General Admission	\$2.00	\$2.00
55. Group Rental Rates: Includes Exclusive use of Splash Park for 2 hours, Space for 74 guests, and Splash Park Attendant	\$150.00	\$200.00
56. <u>Splash Park Season Pass</u>	<u>\$15.00</u>	<u>\$30.00</u>
<u>Arts and Recreation Center</u>		
<u>Pool Rates</u>		
56. <u>57.</u> Daily, Individual	\$2.00	\$3.00
57. <u>58.</u> Individual Season Pass	\$40.00 <u>\$15.00</u>	\$80.00 <u>\$30.00</u>
58. <u>59.</u> Family Season Pass	\$80.00 <u>\$30.00</u>	\$160.00 <u>\$60.00</u>
59. <u>60.</u> Half Pool Rental per 1.5 Hour Block	\$65.00	\$80.00
60. <u>61.</u> Full Pool Rental per 1.5 Hour Block	\$125.00	\$14.00
61. <u>62.</u> Exclusive Lap Lane Rental Per Hour	\$15.00	\$20.00
62. <u>63.</u> Lifeguards – Per Hour	\$15.00	\$15.00
63. <u>64.</u> Pool Refundable Deposit	\$50.00	\$50.00
<u>Gymnasium Admission Rates</u>		
64. <u>65.</u> Daily	\$2.00	\$3.00
65. <u>Monthly Pass</u>	\$30.00	\$45.00
66. Annual Gymnasium Pass	\$200.00 <u>\$40.00</u>	\$300.00 <u>\$80.00</u>
<u>Gymnasium Rental Rates (Per Hour)</u>		
67. Full Court	\$55.00	\$75.00
68. Refundable Deposit	\$200.00	\$200.00
<u>Outdoor Field Rental Rates (Per Hour)</u>		
69. Bahia Grass Field	\$15.00	\$25.00

EXHIBIT A
City of Clermont
Comprehensive Fee Schedule

	City Resident/ Non-Profit	Non-City Resident
<u>Main Stage Rental Rates</u>		
70. Ticketed Performance Rental – One (1) Day (In Season)	\$4,250.00	\$4,250.00
71. Ticketed Performance Rental – One (1) Day (Off Season)	\$3,000.00	\$3,000.00
72. Main Stage Second Show Per Day (In Season)	\$1,500.00	\$1,500.00
73. Main Stage Second Show Per Day (Off Season)	\$1,000.00	\$1,000.00
74. Additional Day Main Stage Rental (In Season)	\$2,000.00	\$2,000.00
75. Additional Day Main Stage Rental (Off Season)	\$1,500.00	\$1,500.00
76. Room / Floor Space Only Per Hour	\$175.00	\$200.00
77. Room and Stage Per Hour	\$225.00	\$250.00
78. Banquet Package With Stage Per Hour (includes 40 tables and 350 chairs)	\$275.00	\$300.00
79. Banquet Package Without Stage Per Hour (includes 40 tables and 350 chairs)	\$245.00	\$270.00
80. Theater Seating Package Per Hour (includes seating for up to 800)	\$275.00	\$300.00
<u>76. Vendor Package (4 Hours)</u> <u>(includes Lobby, room & stage, podium chairs, 50 8ft. tables)</u>	<u>\$1,000.00</u>	<u>\$1,200.00</u>
<u>77. Vendor Package (8 Hours)</u> <u>(includes Lobby, room & stage, podium chairs, 50 8ft. tables)</u>	<u>\$2,000.00</u>	<u>\$2,400.00</u>
<u>78. Vendor Package (Per Hour)</u>	<u>\$250.00</u>	<u>\$300.00</u>
<u>79. Banquet Package (4 Hours)</u> <u>(includes Lobby, room & stage, podium, commercial kitchen, seating for 560, 55 72" banquet tables)</u>	<u>\$1,200.00</u>	<u>\$1,440.00</u>
<u>80. Banquet Package (8 Hours)</u> <u>(includes Lobby, room & stage, podium, commercial kitchen, seating for 560, 55 72" banquet tables)</u>	<u>\$2,400.00</u>	<u>\$2,800.00</u>
<u>81. Banquet Package (Per Hour)</u>	<u>\$300.00</u>	<u>\$360.00</u>
<u>82. Theater Package (4 Hours) – Performance</u> <u>(includes Lobby, room & stage, podium, seating for 1100, Green Room and Rehearsal Room or Gym)</u>	<u>\$1,200.00</u>	<u>\$1,400.00</u>
<u>83. Theater Package (8 Hours) – Performance</u> <u>(includes Lobby, room & stage, podium. Seating for 1100, Green Room and Rehearsal Room or Gym)</u>	<u>\$2,400.00</u>	<u>\$2,800.00</u>
<u>84. Theater Package (Per Hour) – Performance</u>	<u>\$300.00</u>	<u>\$360.00</u>
<u>85. Theater Package (4 Hours) – Graduation/Service</u> <u>(includes Lobby, room & stage, podium, seating for 1,100)</u>	<u>\$1,000.00</u>	<u>\$1,200.00</u>
<u>86. Theater Package (8 Hours) – Graduation/Service</u> <u>(includes Lobby, room & stage, podium, seating for 1,100)</u>	<u>\$2,000.00</u>	<u>\$2,400.00</u>
<u>87. Theater Package (Per Hour) – Graduation/Service</u>	<u>\$250.00</u>	<u>\$300.00</u>

EXHIBIT A
City of Clermont
Comprehensive Fee Schedule

	<u>City Resident/ Non-Profit</u>	<u>Non-City Resident</u>
<u>Arts and Recreation Center Continued</u>		
<u>Main Stage Rental Rates</u>		
<u>88. Stage (4 Hours) (includes stage use and general lighting)</u>	<u>\$400.00</u>	<u>\$480.00</u>
<u>89. Stage (8 Hours) (includes stage use and general lighting)</u>	<u>\$800.00</u>	<u>\$960.00</u>
<u>90. Stage (Per Hour)</u>	<u>\$100.00</u>	<u>\$120.00</u>
81. <u>91. Refundable Deposit</u>	<u>\$1,000.00</u>	<u>\$1,000.00</u>
<u>Black Box Rental Rates</u>		
82. <u>92. Ticketed Performance Rental One (1) Day (In Season)</u>	<u>\$1,500.00</u>	<u>\$1,500.00</u>
83. <u>93. Ticketed Performance Rental One (1) Day (Off Season)</u>	<u>\$1,000.00</u>	<u>\$1,000.00</u>
84. <u>94. Black Box Second Show Per Day (In Season)</u>	<u>\$500.00</u>	<u>\$500.00</u>
85. <u>95. Black Box Second Show Per Day (Off Season)</u>	<u>\$250.00</u>	<u>\$250.00</u>
86. <u>96. Additional Day Black Box Rental (In Season)</u>	<u>\$750.00</u>	<u>\$750.00</u>
87. <u>97. Additional Day Black Box Rental (Off Season)</u>	<u>\$500.00</u>	<u>\$500.00</u>
88. <u>98. Theatre with General Stage Light and 1 Microphone</u>	<u>\$100.00</u>	<u>\$125.00</u>
89. <u>99. Refundable Deposit</u>	<u>\$200.00</u>	<u>\$200.00</u>
<u>Other Rental Rates (Per Hour)</u>		
90. <u>100. Kitchen</u>	<u>\$60.00</u>	<u>\$75.00</u>
91. <u>101. Kitchen Refundable Deposit</u>	<u>\$200.00</u>	<u>\$200.00</u>
92. <u>102. Clermont Room (2200 Square Foot Room)</u>	<u>\$60.00</u>	<u>\$70.00</u>
93. <u>103. Clermont Room Refundable Deposit</u>	<u>\$200.00</u>	<u>\$200.00</u>
94. <u>104. Citrus Room (600 Square Foot Room)</u>	<u>\$25.00</u>	<u>\$30.00</u>
95. <u>105. Classrooms (300 Square Foot Room)</u>	<u>\$15.00</u>	<u>\$20.00</u>
96. <u>106. Citrus Room and Classroom Refundable Deposit</u>	<u>\$100.00</u>	<u>\$100.00</u>
107. <u>Lobby</u>	<u>\$40.00</u>	<u>\$50.00</u>
97. <u>108. Rehearsal Room</u>	<u>\$40.00</u>	<u>\$50.00</u>
109. <u>Green Room/Dressing Room</u>	<u>\$25.00</u>	<u>\$40.00</u>
98. <u>110. Application Fee</u>	<u>\$10.00</u>	<u>\$10.00</u>
99. <u>111. Police, Fire or Medical Staff (2 4 Hour Minimum)</u> Fee is based on the current rate and may have a minimum number of hours paid by the renter.	<u>Varies</u>	<u>Varies</u>
100. <u>Entertainment Tech I (4 Hour Minimum)</u> <u>\$30.00 Per Hour</u>	<u>\$120.00</u>	<u>\$120.00</u>
101. <u>Entertainment Tech II (5 Hour Minimum)</u> <u>\$40.00 Per Hour</u>	<u>\$200.00</u>	<u>\$200.00</u>
112. <u>Lead Technician (5 Hour Minimum)</u> <u>\$45.00 per hour over 8 hours</u>	<u>\$30.00 per hour</u>	<u>\$30.00 per hour</u>

EXHIBIT A
City of Clermont
Comprehensive Fee Schedule

	City Resident/ Non-Profit	Non-City Resident
<u>Arts and Recreation Center Continued</u>		
<u>Other Rental Rates (Per Hour)</u>		
<u>113. Stage Hand (5 hour minimum)</u>	<u>\$30.00 per hour</u>	<u>\$30.00 per hour</u>
<u>\$45.00 Per Hour Over 8 Hours</u>		
<u>114. A/V Technician (5 hour minimum)</u>	<u>\$35.00 per hour</u>	<u>\$35.00 per hour</u>
<u>\$50.00 Per Hour Over 8 Hours</u>		
<u>115. Console Engineer (5 Hours)</u>	<u>\$240.00</u>	<u>\$240.00</u>
<u>116. Console Engineer (10 Hours)</u>	<u>\$425.00</u>	<u>\$425.00</u>
<u>\$65.00 Per Hour Over 10 Hours</u>		
102. <u>117. Tables</u>	<u>\$2.00</u>	<u>\$2.00</u>
103. <u>118. Chairs</u>	<u>\$1.00</u>	<u>\$1.00</u>
<u>Miscellaneous</u>		
103. <u>119. Microphone</u>	<u>\$15.00</u>	<u>\$15.00</u>
<u>120. Choir Microphones (4)</u>	<u>\$120.00</u>	<u>\$120.00</u>
<u>121. Floor Microphones (4)</u>	<u>\$60.00</u>	<u>\$60.00</u>
<u>122. Clear Com Wireless Headsets (4)</u>	<u>\$100.00</u>	<u>\$100.00</u>
<u>123. Television Video System</u>	<u>\$100.00</u>	<u>\$100.00</u>
<u>124. Confidence Monitor</u>	<u>\$50.00</u>	<u>\$50.00</u>
<u>125. Video Camera Package</u>	<u>\$1,000.00</u>	<u>\$1,000.00</u>
<u>126. Pro Level Moving Lights (6)</u>	<u>\$120.00</u>	<u>\$120.00</u>
<u>127. Electric Grand Piano</u>	<u>\$150.00</u>	<u>\$150.00</u>
<u>128. Cyclorama</u>	<u>\$100.00</u>	<u>\$100.00</u>
<u>129. Gobo or Banner Hang</u>	<u>\$60.00</u>	<u>\$60.00</u>
<u>130. 200 AMP 3-Phase Power</u>	<u>\$500.00</u>	<u>\$500.00</u>
104. <u>131. Podium</u>	<u>\$25.00</u>	<u>\$25.00</u>
105. <u>132. Portable Projector</u>	<u>\$40.00</u>	<u>\$40.00</u>
<u>133. Portable Sound System</u>	<u>\$80.00</u>	<u>\$80.00</u>
106. <u>134. Portable Screen</u>	<u>\$20.00</u>	<u>\$20.00</u>
107. <u>135. Portable Speaker</u>	<u>\$40.00</u>	<u>\$40.00</u>
108. <u>136. 55" TV with DVD Player</u>	<u>\$35.00</u>	<u>\$35.00</u>
109. <u>137. Laptop</u>	<u>\$40.00</u>	<u>\$40.00</u>
110. <u>138. Rear Screen Video Screen Projector</u> (Main Stage Only)	<u>\$100.00</u>	<u>\$100.00</u>
111. <u>139. Dance Floor (Main Stage Only)</u>	<u>\$250.00</u>	<u>\$250.00</u>
112. <u>140. Choir Risers (Main Stage Only)</u>	<u>\$200.00</u>	<u>\$200.00</u>
<u>141. Drum or Keyboard Riser</u>	<u>\$150.00</u>	<u>\$150.00</u>
113. <u>Spotlight</u>	<u>\$20.00</u>	<u>\$20.00</u>

EXHIBIT A
City of Clermont
Comprehensive Fee Schedule

	City Resident/ Non-Profit	Non-City Resident
<u>Arts and Recreation Center Continued</u>		
<u>Miscellaneous</u>		
142. <u>1</u> Spotlight (1 show) with Operator	<u>\$250.00</u>	<u>\$250.00</u>
143. <u>2</u> Spotlights (1 show) with Operator	<u>\$350.00</u>	<u>\$350.00</u>
144. <u>1</u> Spotlight (2 shows) with Operator	<u>\$430.00</u>	<u>\$430.00</u>
145. <u>2</u> Spotlights (2 shows) with Operator	<u>\$530.00</u>	<u>\$530.00</u>
114. Video Camera	<u>\$50.00</u>	<u>\$50.00</u>
146. Tech Package 1 (Basic)	<u>\$115.00</u>	
147. Tech Package 2 (Moderate)	<u>\$200.00</u>	
148. Tech Package 3 (Advanced)	<u>\$475.00</u>	
115. Large Portable Sound System	<u>\$80.00</u>	<u>\$80.00</u>
146. 149. Small Band Set-Up (1-7 inputs)	<u>\$150.00</u>	<u>\$150.00</u>
117. 150. Medium Band Set-Up (8-14 inputs)	<u>\$250.00</u>	<u>\$250.00</u>
118. 151. Large Band Set-Up (15 + inputs)	<u>\$350.00</u>	<u>\$350.00</u>
119. 152. Floor Plan Review Fee	<u>\$25.00</u>	<u>\$25.00</u>
120. 153. Late Payment Fee Per Week	<u>10% of Total Fees/Week</u>	<u>10% of Total Fees/Week</u>
<u>Event Request and Application Fees</u>		
121. 154. All Events, Rentals and Tournaments	<u>\$10.00</u>	<u>\$10.00</u>
<u>City Staff Work Rates</u>		
122. 155. City Staff Fee Per Hour (Public Service Staff) (Min 2 Hours)	<u>\$35.00</u>	<u>\$35.00</u>
123. 156. City Staff Fee Per Hour (Parks & Recreation Facility Staff) (Min 2 Hours)	<u>\$35.00</u>	<u>\$35.00</u>

Section 4 Note: If an approved event requires additional personnel, the hourly charge shall be paid to the City of Clermont and shall be agreed to by the applicant prior to approval of an event (Per Person, Per Hour). A penalty may be imposed against the event applicant if city staff are kept longer than the agreed to time and pre-payment.

Section 4 Note: For-Profit business may utilize the resident rate only if the business' physical address is within the City Limits. Rentals for the intended use of a business function must utilize the business' physical address.

Section 4 Note: All fees in this section are subject to Federal, State and Local Sales Taxes as applicable.



CITY OF CLERMONT

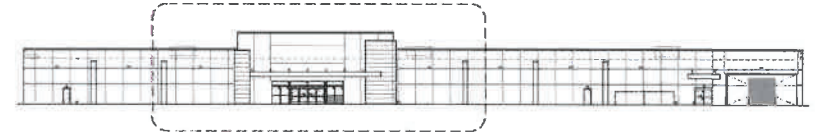
AGENDA ITEM

Page 1 of 2

Meeting Date		
Tuesday, August 9, 2022		
Agenda Item Name		
Variance Request <i>Floor & Decor</i>		
Requested Action		
Recommends approval of the variance request.		
Staff Report		
The applicant, Floor & Décor is requesting four sign variances for their development project. Floor & Décor is constructing an 80,000 square foot building located in the Plaza Collina Planned Unit Development north of SR 50, east of Plaza Collina Boulevard. The variance request includes: To allow for a wall sign greater than the maximum allowable permitted copy area as permitted by Section 102-15 (a)(1)b To allow the number of wall signs to exceed the maximum number as permitted by Section 102-15 (a)(1)b To allow the width of a ground sign to exceed the maximum width as permitted by Section 102-15 (a)(1)a To allow the directional signs to exceed the maximum allowed square footage as permitted by Section 102-7. The applicant is requesting the primary wall sign to be 327 square feet of copy area, which is 127 square feet more than the allowed square footage. They are also proposing four additional signs that will add another 151 square feet of copy area, making a total of 478 square feet of copy area. A second wall sign is allowed. However, the primary and secondary wall signs should not exceed 200 square feet by code for both signs and the secondary sign should not be more than 50 percent of the primary sign. The applicant is requesting 72 square feet per face for their ground sign, and the maximum allowable copy area is 60 square feet. They are also requesting a 12-foot wide ground sign, rather than a 10-foot wide ground sign as required by code. The fourth variance the applicant is requesting is the directional signage for their curbside pick-up, which is 5.24 square feet, rather than the maximum allowed of four square feet. Section 86-174 of the Land Development Code requires a positive finding in the Review Criteria and Findings in order to grant a variance. Based on the overall square footage of the front façade of Floor & Décor being 11,360 square feet, the proposed 480 square feet of sign area is a reasonable request for this use. The proposed development is not out of character to other properties with the same zoning category. Therefore, staff recommends approval of the variance request to the Land Development Codes for the stated variances.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Signs	Signs for City Council.pdf	

2.	Pictures	Pictures.pdf
3.	Justification	Justification.pdf
4.	New 86-174 Review Criteria-Floor and Decor Variance	New 86-174 Review Criteria-Floor and Decor Variance.pdf
5.	FD Signage- City Variance Application 7-22-22 (003)	FD Signage- City Variance Application 7-22-22 (003).pdf
6.	Legal ad Floor & Decor	Legal ad Floor & Decor.pdf

SIGN A	54" Floor & Decor [Stacked]	SIGN B	36" Tile
Type:	Individual Channel Letters Wall Sign	Type:	Individual Channel Letters
Illumination:	Internally Illuminated LED	Illumination:	Internally Illuminated LED
Square Footage:	327.00	Square Footage:	31.47
To Grade:	Top of Sign to Grade = 28'-8 3/4" Bottom of Sign to Grade = 18'-2 1/8"	To Grade:	Top of Sign to Grade = 21'-10 1/2" Bottom of Sign to Grade = 18'-10 1/2"
SIGN C	36" Wood	SIGN D	36" Stone
Type:	Individual Channel Letters	Type:	Individual Channel Letters
Illumination:	Internally Illuminated LED	Illumination:	Internally Illuminated LED
Square Footage:	45.66	Square Footage:	48.22
To Grade:	Top of Sign to Grade = 21'-10 1/2" Bottom of Sign to Grade = 18'-10 1/2"	To Grade:	Top of Sign to Grade = 21'-10 1/2" Bottom of Sign to Grade = 18'-10 1/2"



Entire Elevation



Front [Entrance] Elevation (South)

Scale: 1/16" = 1'-0"

Allowable Square Footage this Elevation:	200.00
Formula: NTE 200 sf - 1 primary wall sign on each wall NTE 15% of the front wall face height x building width	
Actual Square Footage this Elevation:	478.00

Quaffler - David W. Jackson - ES-0000291

1.800.213.3331



Client: Floor & Decor
Site #: FD-A27401
Address: FL-50 and Lake Boulevard
Clermont, FL 34711

REVISION INFO

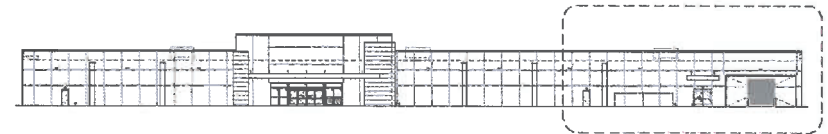
12/17/2021 Original Renderings

DA

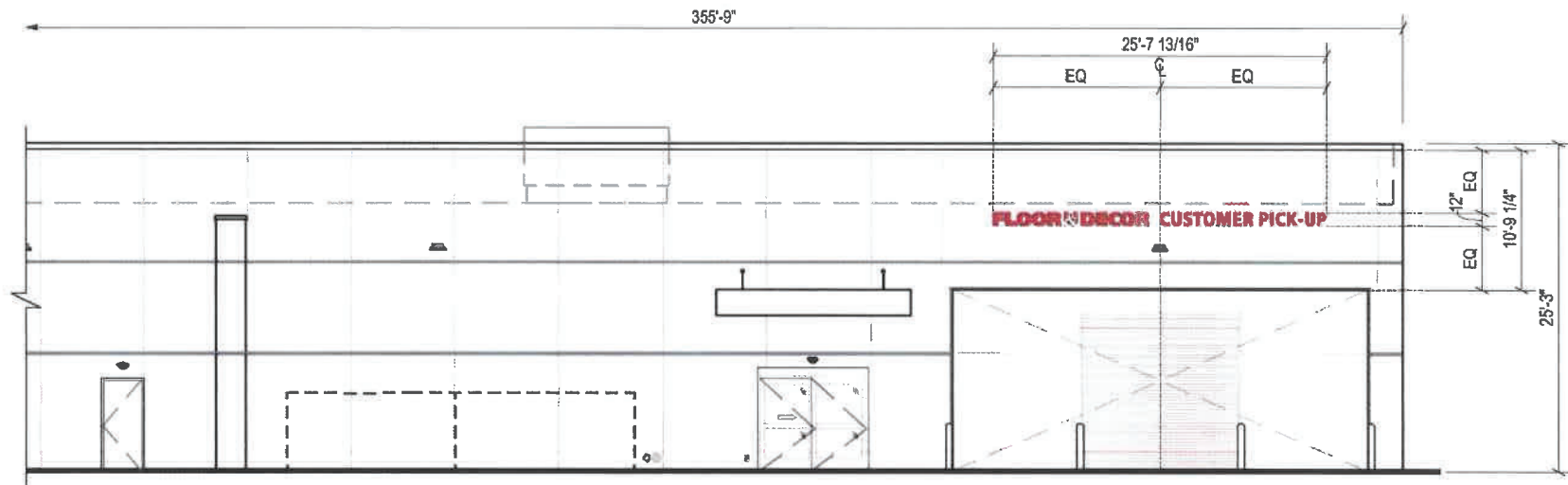
This rendering is the property of Anchor Sign, Inc. It is for the exclusive use of Anchor Sign, Inc. and the party which requested the rendering. It is an unpublished original drawing not to be distributed, reproduced or exhibited without the consent of Anchor Sign, Inc. Please contact your account manager with questions regarding this statement.



SIGN E	12" Floor & Decor Customer Pick-Up
Type:	Individual Channel Letters
Illumination:	Internally Illuminated LED
Square Footage:	25.65
To Grade:	Top of Sign to Grade = 19'-10 1/2" Bottom of Sign to Grade = 18'-10 1/2"



Entire Elevation



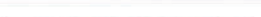
Front [Right] Elevation (South)

Scale: 3/32" = 1'-0"

Qualifier -David W. Jackson - ES-0000281

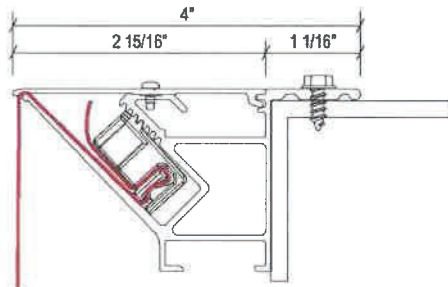
1.800.213.3331

Allowable Square Footage this Elevation:	200.00
Formula: NTE 200 sf - 1 primary wall sign on each wall NTE 15% of the front wall face height x building width	
Actual Square Footage this Elevation:	478.00

	Client: Floor & Decor	REVISION INFO	12/17/2021	Original Renderings	DA	This rendering is the property of Anchor Sign, Inc. It is for the exclusive use of Anchor Sign, Inc. and the party which requested the rendering. It is an unpublished original drawing not to be distributed, reproduced or exhibited without the consent of Anchor Sign, Inc. Please contact your account manager with questions regarding this statement. 
	Site #: FD-A27401					
	Address: FL-50 and Lake Boulevard					
	Clermont, FL 34711					

SIGN A	54" Floor & Decor [Stacked]
Type:	Individual Channel Letters Wall Sign
Illumination:	Internally Illuminated LED
Square Footage:	327.00
To Grade:	Top of Sign to Grade = 28'-8 3/4" Bottom of Sign to Grade = 19'-2 1/8"

Part Number	Part
#2104	Flat Bleed Retro Frame
#2121	Flat Bleed Retro Frame Cover



Bleed Frame Detail

Scale: N.T.S.

Electrical Detail:

White LEDs
(13) 60w Transformer @ 1.1 Amps
Total Amps: 14.3
(1) 20 amp 120V Circuit Req.



General Notes:

This sign is to be installed in accordance with the requirements of NEC-2017 Article 600.6(A)(2) & FBC-2020, 7th Edition of the National Electrical Code.

- 1) Grounded and bonded per NEC 600.7/NEC 250
- 2) Existing branch circuit in compliance with NEC 600.5, not to exceed 20 amps
- 3) Sign is to be UL listed per NEC 600.3
- 4) UL disconnect switch per NEC-2017 Article 600.6(A)(1) required per sign component before leaving manufacturer*
*For multiple signs, a disconnect is permitted but not required for each section



Sign Layout Detail

Scale: 1/8" = 1'-0"

Qualifier -David W. Jackson - ES-0000291

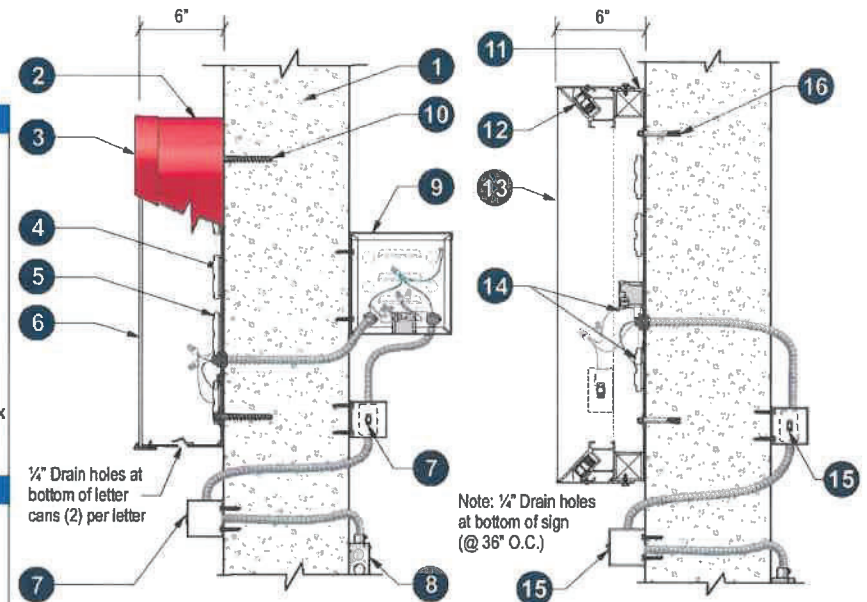
1.800.213.3331

Specifications: Channel Letters

1. Existing Facade: 8 1/2" Precast Concrete
2. 0.040" Pre-finished Red letter returns
3. 1" Jewelite trimcap (Red) bonded to face and #8 pan head screws to returns
4. 3mm Signabond Lite composite backs fastened to returns w/ 1/2" 18 gauge staples. Seal w/ VOC compliant 360 white latex caulk to prevent moisture. (Interior of sign can painted white for maximum illumination)
5. White LEDs
6. 0.15" White lexan faces w/ first surface applied vinyl
■ 3M 3630-33 Red
7. Stand alone lockable disconnect switch UL Outdoor rated toggle type w/ neoprene boot per NEC-2017 Article 600.6(A)(1)
8. Primary electrical feed in UL conduit / customer supplied UL junction box
9. Transformers within UL enclosure (removable lid), 1/4" x 1" min screws
10. Mounting hardware: 3/8" Large Diameter Tapcons

Specifications: Wall Sign

11. 2" x 3" Aluminum tube frame painted to match Matthews MP 2032 Red
12. Bleed face retro frame (SignComp #2104) w/ cover (SignComp #2121) and 0.080" back. Cabinet painted to match Matthews MP 2032 Red
13. White flex face with first surface applied vinyl
■ 3M 3630-33 Red
14. White LEDs
15. Mounting hardware: 1/2" Sleeve Anchors



Section @ LED Channel Ltr

"Floor / Decor / T/W/S" Scale: N.T.S.

Section @ Wall Sign

"&" Scale: N.T.S.



Client: Floor & Decor
Site #: FD-A27401
Address: FL-50 and Lake Boulevard
Clermont, FL 34711

REVISION INFO

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SIGN B	36" Tile
Type:	Individual Channel Letters
Illumination:	Internally Illuminated LED
Square Footage:	31.47
To Grade:	Top of Sign to Grade = 21'-10 1/2" Bottom of Sign to Grade = 18'-10 1/2"



Sign Layout Detail

Scale: 1/2" = 1'-0"

Qualifier -David W. Jackson - ES-0000291

1.800.213.3331

Electrical Detail:

White LEDs
(1) 60w Transformer @ 1.1 Amps
Total Amps: 1.1
(1) 20 amp 120V Circuit Req.



General Notes:

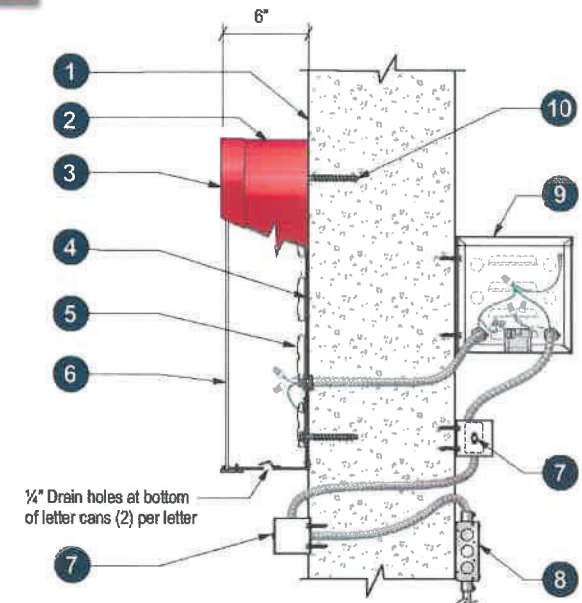
This sign is to be installed in accordance with the requirements of NEC-2017 Article 600.6(A)(2) & FBC-2020, 7th Edition of the National Electrical Code.

- 1) Grounded and bonded per NEC 600.7/NEC 250
- 2) Existing branch circuit in compliance with NEC 600.5, not to exceed 20 amps
- 3) Sign is to be UL listed per NEC 600.3
- 4) UL disconnect switch per NEC-2017 Article 600.6(A)(1) required per sign component before leaving manufacturer*

*For multiple signs, a disconnect is permitted but not required for each section

Specifications: Channel Letters

1. Existing Facade: 8 1/2" Precast Concrete
2. 0.040" Pre-finished Red letter returns
3. 1" Jewelite trimcap (Red) bonded to face and #8 pan head screws to returns
4. 3mm Signabond Lite composite backs fastened to returns w/ 1/2" 18 gauge staples. Seal w/ VOC compliant 360 white latex caulk to prevent moisture. (Interior of sign can painted white for maximum illumination)
5. White LEDs
6. 0.15" White lexan w/ first surface applied vinyl
■ 3M 3630-33 Red
7. Stand alone lockable disconnect switch UL Outdoor rated toggle type w/ neoprene boot per NEC-2017 Article 600.6(A)(1)
8. Primary electrical feed in UL conduit / customer supplied UL junction box
9. Transformers within UL enclosure (removable lid), 1/4" x 1" min screws
10. Mounting hardware: 3/8" Large Diameter Tapcon



Section @ LED Channel Letter Front-Lit (Remote)

Scale: N.T.S.



Client: Floor & Decor
Site #: FD-A27401
Address: FL-50 and Lake Boulevard
Clermont, FL 34711

REVISION INFO

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SIGN C	36" Wood
Type:	Individual Channel Letters
Illumination:	Internally Illuminated LED
Square Footage:	45.66
To Grade:	Top of Sign to Grade = 21'-10 1/2" Bottom of Sign to Grade = 18'-10 1/2"



Sign Layout Detail
Scale: 3/8" = 1'-0"

Qualifier -David W. Jackson - ES-0000291
1.800.213.3331

Electrical Detail:

White LEDs
(1) 60w Transformer @ 1.1 Amps
Total Amps: 1.1
(1) 20 amp 120V Circuit Req.



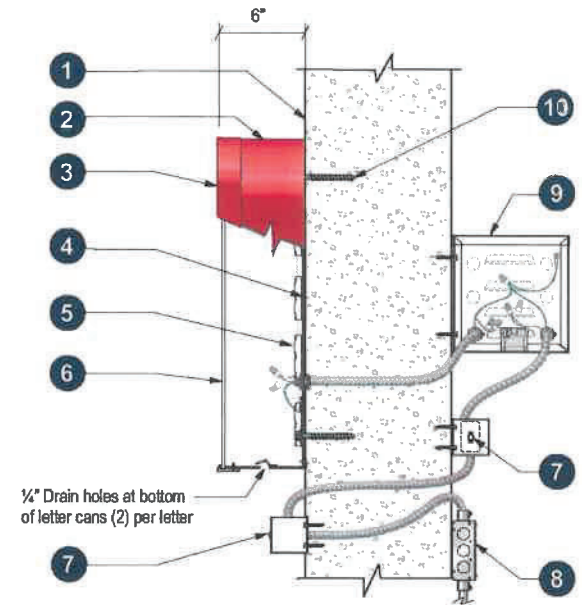
General Notes:

This sign is to be installed in accordance with the requirements of NEC-2017 Article 600.6(A)(2) & FBC-2020, 7th Edition of the National Electrical Code.

- 1) Grounded and bonded per NEC 600.7/NEC 250
 - 2) Existing branch circuit in compliance with NEC 600.5, not to exceed 20 amps
 - 3) Sign is to be UL listed per NEC 600.3
 - 4) UL disconnect switch per NEC-2017 Article 600.6(A)(1) required per sign component before leaving manufacturer*
- *For multiple signs, a disconnect is permitted but not required for each section

Specifications: Channel Letters

1. Existing Facade: 8 1/2" Precast Concrete
2. 0.040" Pre-finished Red letter returns
3. 1" Jewelite trimcap (Red) bonded to face and #8 pan head screws to returns
4. 3mm Signabond Lite composite backs fastened to returns w/ 1/2" 18 gauge staples. Seal w/ VOC compliant 360 white latex caulk to prevent moisture. (Interior of sign can painted white for maximum illumination)
5. White LEDs
6. 0.15" White lexan w/ first surface applied vinyl
■ 3M 3630-33 Red
7. Stand alone lockable disconnect switch UL Outdoor rated toggle type w/ neoprene boot per NEC-2017 Article 600.6(A)(1)
8. Primary electrical feed in UL conduit / customer supplied UL junction box
9. Transformers within UL enclosure (removable lid), 1/4" x 1" min screws
10. Mounting hardware: 3/8" Large Diameter Tapcon



Section @ LED Channel Letter
Front-Lit (Remote) Scale: N.T.S.



Client: Floor & Decor
Site #: FD-A27401
Address: FL-50 and Lake Boulevard
Clermont, FL 34711

REVISION INFO

12/17/2021

Original Renderings

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SIGN D	36" Stone
Type:	Individual Channel Letters
Illumination:	Internally Illuminated LED
Square Footage:	48.22
To Grade:	Top of Sign to Grade = 21'-10 1/2" Bottom of Sign to Grade = 18'-10 1/2"



Sign Layout Detail
Scale: 3/8" = 1'-0"

Qualifier -David W. Jackson - ES-0000291

1.800.213.3331

Electrical Detail:

White LEDs
(1) 60w Transformer @ 1.1 Amps
Total Amps: 1.1
(1) 20 amp 120V Circuit Req.



General Notes:

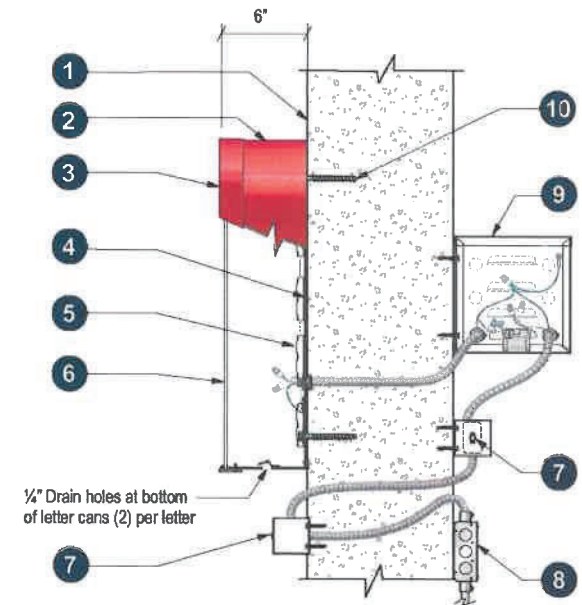
This sign is to be installed in accordance with the requirements of NEC-2017 Article 600.6(A)(2) & FBC-2020, 7th Edition of the National Electrical Code.

- 1) Grounded and bonded per NEC 600.7/NEC 250
- 2) Existing branch circuit in compliance with NEC 600.5, not to exceed 20 amps
- 3) Sign is to be UL listed per NEC 600.3
- 4) UL disconnect switch per NEC-2017 Article 600.6(A)(1) required per sign component before leaving manufacturer*

*For multiple signs, a disconnect is permitted but not required for each section

Specifications: Channel Letters

1. Existing Facade: 8 1/2" Precast Concrete
2. 0.040" Pre-finished Red letter returns
3. 1" Jewelite trimcap (Red) bonded to face and #8 pan head screws to returns
4. 3mm Signabond Lite composite backs fastened to returns w/ 1/2" 18 gauge staples. Seal w/ VOC compliant 360 white latex caulk to prevent moisture. (Interior of sign can painted white for maximum illumination)
5. White LEDs
6. 0.15" White lexan w/ first surface applied vinyl
■ 3M 3630-33 Red
7. Stand alone lockable disconnect switch UL Outdoor rated toggle type w/ neoprene boot per NEC-2017 Article 600.6(A)(1)
8. Primary electrical feed in UL conduit / customer supplied UL junction box
9. Transformers within UL enclosure (removable lid), 1/4" x 1" min screws
10. Mounting hardware: 3/8" Large Diameter Tapcon



Section @ LED Channel Letter
Front-Lit (Remote) Scale: N.T.S.



Client: Floor & Decor
Site #: FD-A27401
Address: FL-50 and Lake Boulevard
Clermont, FL 34711

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SIGN E	12" Floor & Decor Customer Pick-Up
Type:	Individual Channel Letters
Illumination:	Internally Illuminated LED
Square Footage:	25.65
To Grade:	Top of Sign to Grade = 19'-10 1/2" Bottom of Sign to Grade = 18'-10 1/2"



Sign Layout Detail

Scale: 3/8" = 1'-0"

Qualifier -David W. Jackson - ES-0000291

1.800.213.3331

Electrical Detail:

White LEDs
(2) 60w Transformer @ 1.1 Amps
Total Amps: 2.2
(1) 20 amp 120V Circuit Req.



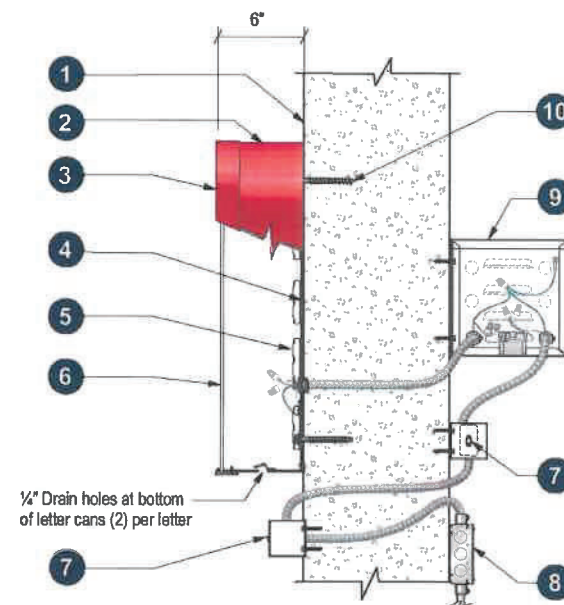
General Notes:

This sign is to be installed in accordance with the requirements of NEC-2017 Article 600.6(A)(2) & FBC-2020, 7th Edition of the National Electrical Code.

- 1) Grounded and bonded per NEC 600.7/NEC 250
 - 2) Existing branch circuit in compliance with NEC 600.5, not to exceed 20 amps
 - 3) Sign is to be UL listed per NEC 600.3
 - 4) UL disconnect switch per NEC-2017 Article 600.6(A)(1) required per sign component before leaving manufacturer*
- *For multiple signs, a disconnect is permitted but not required for each section

Specifications: Channel Letters

1. Existing Facade: 8 1/2" Precast Concrete
2. 0.040" Pre-finished Red letter returns
3. 1" Jewelite trimcap (Red) bonded to face and #8 pan head screws to returns
4. 3mm Signabond Lite composite backs fastened to returns w/ 1/2" 18 gauge staples. Seal w/ VOC compliant 360 white latex caulk to prevent moisture. (Interior of sign can painted white for maximum illumination)
5. White LEDs
6. 0.15" White lexan w/ first surface applied vinyl
■ 3M 3630-33 Red
7. Stand alone lockable disconnect switch UL Outdoor rated toggle type w/ neoprene boot per NEC-2017 Article 600.6(A)(1)
8. Primary electrical feed in UL conduit / customer supplied UL junction box
9. Transformers within UL enclosure (removable lid), 1/4" x 1" min screws
10. Mounting hardware: 3/8" Large Diameter Tapcon



Section @ LED Channel Letter
Front-Lit (Remote) Scale: N.T.S.



Client: Floor & Decor
Site #: FD-A27401
Address: FL-50 and Lake Boulevard
Clermont, FL 34711

REVISION INFO

12/17/2021

Original Renderings

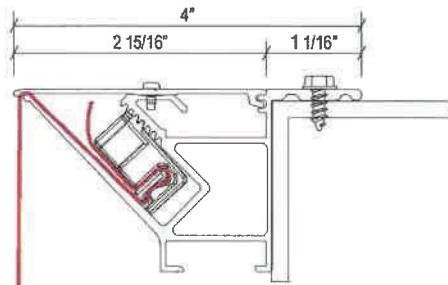
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SIGN F	Floor & Decor
Type:	D/F Monument Sign
Illumination:	Internally Illuminated LED
Square Footage:	72.00

Part Number	Part
#2104	Flat Bleed Retro Frame
#2121	Flat Bleed Retro Frame Cover



Bleed Frame Detail

Scale: N.T.S.

Electrical Detail:

White LEDs
(2) 60w Transformer @ 1.1 Amps
Total Amps: 2.2
(1) 20 amp 120V Circuit Req.



General Notes:

This sign is to be installed in accordance with the requirements of Article 600 of the National Electrical Code.

- 1) Grounded and bonded per NEC 600.7/NEC 250
- 2) Existing branch circuit in compliance with NEC 600.5, not to exceed 20 amps
- 3) Sign is to be UL listed per NEC 600.3
- 4) UL disconnect switch per NEC 600.6- required per sign component before leaving manufacturer*

*For multiple signs, a disconnect is permitted but not required for each section



Monument Sign Elevation

Scale: 3/8" = 1'-0"

Side Elevation

Scale: 3/8" = 1'-0"



Client: Floor & Decor
Site #: FD-A27401
Address: FL-50 and Lake Boulevard
Clermont, FL 34711

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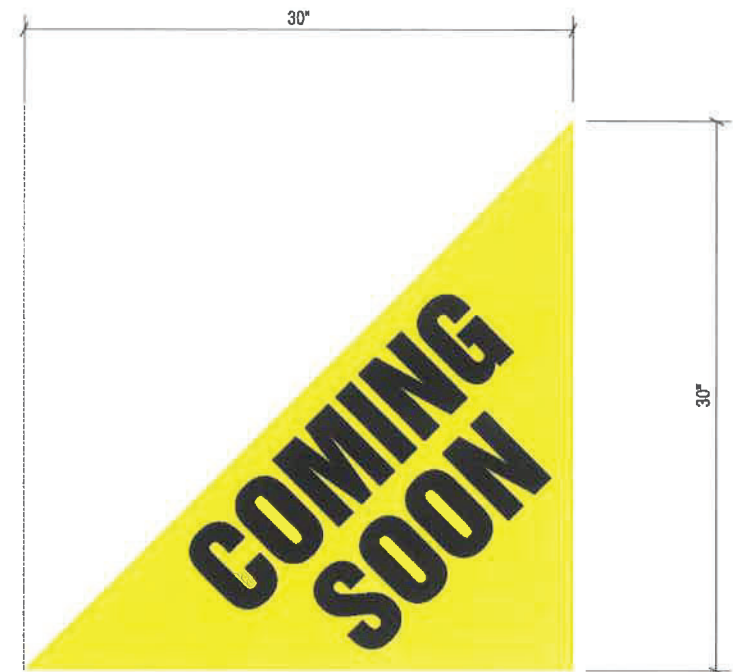
Notes:

Coming Soon vinyl to be applied to first surface.

Font Used: Swiss 921 BT

Background- Yellow

Copy- Black



Vinyl Layout Detail

Scale: 1 1/2" = 1'-0"



Client: Floor & Decor
Site #: FD-A27401
Address: FL-50 and Lake Boulevard
Clermont, FL 34711

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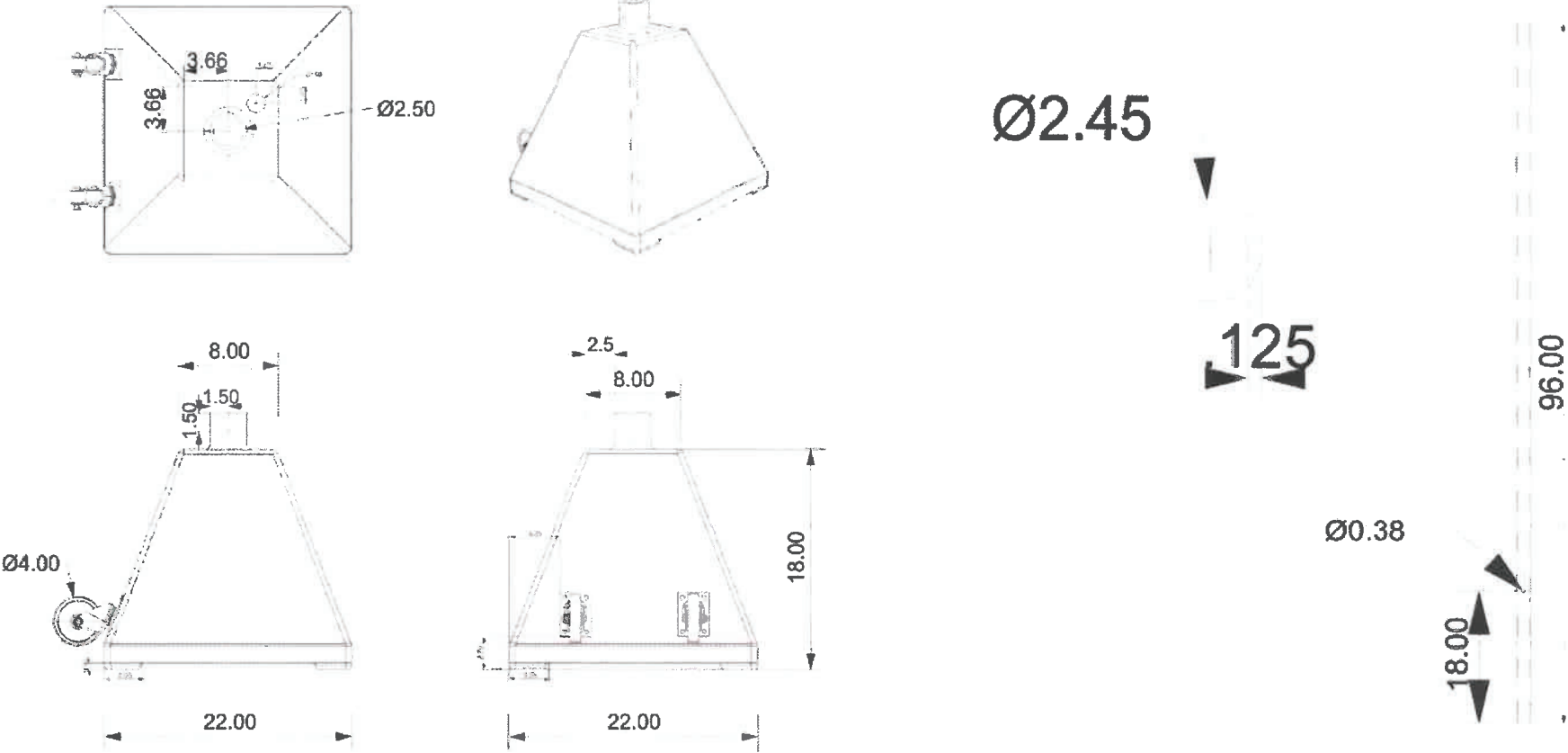
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*BY OTHER



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	Site #: FD-A27401					
	Address: FL-50 and Lake Boulevard					
	Clermont, FL 34711					

*BY OTHER



Client: Floor & Decor
Site #: FD-A27401
Address: FL-50 and Lake Boulevard
Clermont, FL 34711

REVISION INFO

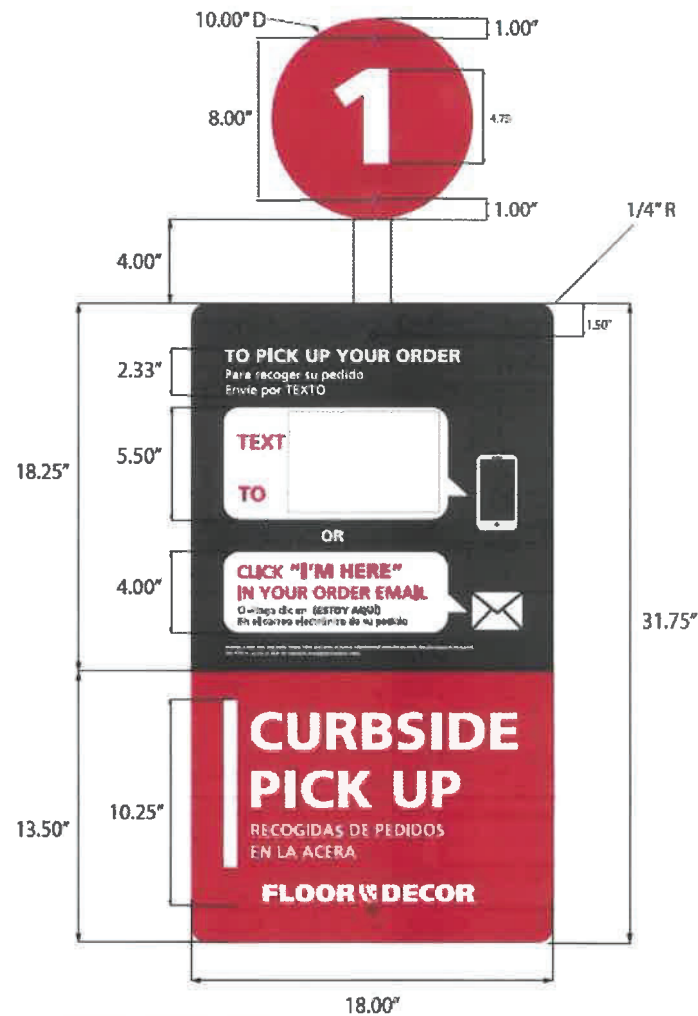
12/17/2021	Original Renderings

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1.800.213.3331

*BY OTHER



	Client: Floor & Decor	REVISION INFO	12/17/2021	Original Renderings	DA	This rendering is the property of Anchor Sign, Inc. It is for the exclusive use of Anchor Sign, Inc. and the party which requested the rendering. It is an unpublished original drawing not to be distributed, reproduced or exhibited without the consent of Anchor Sign, Inc. Please contact your account manager with questions regarding this statement. 1.800.213.3331
	Site #: FD-A27401					
	Address: FL-50 and Lake Boulevard					
	Clermont, FL 34711					





Examples of Concept approved in other jurisdictions

MEMORANDUM

TO: Development Services – City of Clermont

FROM: Logan Opsahl

DATE: May 20, 2022

RE: Statement of Justification;
Floor & Decor Sign Variance Request

(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;

The Applicant's request to have additional signage and slightly increased sign square-footage will not interfere with the adjacent or nearby property owners.

There are two special conditions peculiar to this property: (1) Floor & Décor has various requirements in adherence to corporate branding and signage; and (2) The nature of SR 50 as a six-lane divided highway with speed limits of 50 miles per hour, along with the planned setback of the building creates challenges for motorists to see the signage at the currently-permitted size.

(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;

The Applicant is requesting similar use of signage as other properties in the same zoning category and area. There are numerous car dealerships with additional signage on their buildings and other big box stores with large signage.

Granting the requested variance, will provide the Applicant comparable signage to users in the same zoning category and area.

(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;

The requested variance is to allow for additional signage and size of the main sign on the entrance wall of the building. No other signage is being proposed on other walls of the building given the unique location and placement of the building. The size is the minimum needed for visibility and identification. The proposed sign will keep with the architectural theme for the remainder of the property and will be consistent with the Applicant's national branding requirements.

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

The requested variance is compatible with other signage in the area and is consistent with the city's comprehensive plan.

(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 were denied.

The requested variance is to increase the number of wall signs on one side of a building and the square footage allowable for the main sign. The size is the minimum needed for visibility.

The proposed main sign and supplementary signs will promote effective advertising and will not contribute to sign clutter. The intent of the proposed signage is to enhance economic viability of the use while preserving the aesthetics of the project and the area.

The proposed sign will keep with the architectural theme for the remainder of the property and will be consistent with the Applicant's national branding requirements.

LJO/LJO

Floor & Decor - Variances

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: *The applicant’s request to have additional signage and slightly increased sign square-footage will not interfere with the adjacent or nearby property owners.*

There are two special conditions peculiar to this property (1) Floor & Décor has various requirements in adherence to corporate branding and signage; and (2) The nature of SR 50 as a six-lane divided highway with speed limits of 50 miles per hour, along with the planned setback of the building creates challenges for motorists to see the signage at the currently-permitted size.

Staff comments: *The requested variances is not out of character with other development in the surrounding areas, and is not in conflict to the intent and purpose of the approved Planned Unit Development (PUD).*

Positive 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: *The applicant is requesting similar use of signage as other properties in the same zoning category and area. There are numerous car dealerships with additional signage on their buildings and other big box stores with large signage.*

Granting the requested variance, will provide the applicant comparable signage to users in the same zoning category and area.

Staff comments: *The variances requested are not out of character with other development in the surrounding area. The PUD zoning allows some development flexibility to allow for unique and specialized retail and commercial projects.*

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: *The requested variance is to allow for additional signage and size of the main sign on the entrance wall of the building. No other signage is being proposed on other walls of the building given the unique location and placement of the building. The size is the minimum needed for visibility and identification. The proposed sign will keep with the architectural theme for the remainder of the property and will be consistent with the applicant’s national branding requirements.*

Staff comments: *The requested variance to the land development code will not further any legitimate city objective, and will allow some development flexibility to provide for a unique and quality development for the site.*

Positive finding

- (4) The granting of the variance is consistent with the city's comprehensive plan;
Applicant response: The requested variance is compatible with other signage in the area and is consistent with the city's comprehensive plan.

Staff comments: The requested variance is not in conflict to the goals, objectives and policies of 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 requested variance is to increase the number of wall signs on one side of a building and the square footage allowable for the main sign. The size is the minimum needed for visibility. The requested variance is to increase the number of wall signs on one side of a building and the square footage allowable for the main sign. The size is the minimum needed for visibility.

The proposed main sign and supplementary signs will promote effective advertising and will not contribute to sign clutter. The intent of the proposed signage is to enhance economic viability of the use while preserving the aesthetics of the project and the area.

The proposed sign will keep with the architectural theme for the remainder of the property and will be consistent with the applicant's national branding requirements.

Staff comments: Based on the overall square footage of the front façade being 11,360 square feet the 480 square feet of sign area is a reasonable request for this use. The proposed development is not out of character to other properties with the same zoning category.

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 presented and finds the application can meet a positive finding. Therefore, staff recommends approval of the variance request to the Land Development Code.



CITY OF CLERMONT VARIANCE APPLICATION

DATE May 20, 2022		FEE: \$600	
Project Name (if applicable) Floor & Decor			
Applicant Lowndes Law Firm			
Contact Person Logan Opsahl			
Address 215 N. Eola Drive	City Orlando	State FL	Zip 32801
Telephone 407-418-6237	Fax		
Email logan.opsahl@lowndes-law.com			
OWNER INFORMATION ☐ (Check box if information is same as Applicant)			
Owner's Name Byblos Development, Inc.			
Owner Address 3700 34th Street, Suite 300	City Orlando	State FL	Zip 32805
Telephone 407-418-6237	Email logan.opsahl@lowndes-law.com		
PROPERTY INFORMATION			
Address of Subject Property State Road 50 and Collina Terrace	City Clermont	State FL	Zip 34711
General Location SR 50 & Plaza Collina Blvd , Clermont Fl 34711			
Legal Description & Alternate Key (include copy of survey) Parcel ID: 24-22-26-0004-000-00300 Alt Key: 1707234			
Land Use (City verification required) Conditional mixed-use			
Zoning (City verification required) PUD			



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 102-15(b)

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

Install a primary sign on main entrance wall of building parallel to FL-50 278sf in size along with 4 additional signs on the same wall for purposes of identifying departments (i.e. Tile, Wood, Stone, Customer Pick-Up)

How does the Code create a hardship?

The Code requires the Applicant's sign be no more than 200 sf in size and does not allow for additional signage on one wall. The placement and setback of the building necessitates signage on one (main) wall.

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 attached Justification Statement.

- (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;
Please see attached Justification Statement.

- (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 attached Justification Statement.



CITY OF CLERMONT
**VARIANCE
APPLICATION**

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

(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 attached Justification Statement.

Logan Opsahl

Applicant Name (print)

x

Applicant Name (signature)

Tom Harb /V.P.

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

Account Number:	526733
Customer Name:	City Of Clermont-Legals
Customer Address:	City Of Clermont-Legals P.O. BOX 120219 CLERMONT FL 34712
Contact Name:	City Clerk
Contact Phone:	(352) 708-5997
Contact Email:	
PO Number:	

Date:	07/27/2022
Order Number:	7568191
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	60.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	1	08/02/2022 - 08/02/2022	Govt Public Notices
LEE dailycommercial.com	1	08/02/2022 - 08/02/2022	Govt Public Notices

Total Order Confirmation

\$104.80

Ad Preview

LEGAL NOTICE

Notice is hereby given that the City Council of the City of Clermont will consider a request at a public hearing on Tuesday, August 9, 2022 at 6:30 PM for the following Variances: (1) To allow for a wall sign greater than the maximum allowable permitted copy area, and (2) To allow the number of wall signs to exceed the maximum number (3) To allow the width of a ground sign to exceed the maximum width as permitted by Section 102-15 Permitted Signs and (4) To allow the directional signs to exceed the maximum allowed square footage as permitted by Section 102-7 Exempt Signs; for the following property:

LOCATION

Plaza Collina PUD
(Floor and Décor)
Vacant parcel located North of SR
50 and
South of Old Highway 50
(Alternate Key 1707234)

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

All public hearings are held in the Clermont City Hall, Council Chambers 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

7568191 8/2



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date		
Tuesday, August 9, 2022		
Agenda Item Name		
Ordinance No. 2022-033 <i>Intro Clonts Property</i>		
Requested Action		
Staff Report		
The applicant is requesting a rezoning to a Planned Unit Development (PUD) to construct a multi-family development consisting of 328 units. The site is approximately 27.5 acres and is located just east of US 27 and directly north of the Olympus Sports and Entertainment development. In October of 2019, the property owner obtained a Developers Agreement from the city that entitled the parent parcel (approx. 52 acres) to 12 units per acre and up to 152,000 square feet of commercial and retail use. The current applicant is only requesting to develop the eastern half of the development and will return to city council when ready to develop the western portion that is adjacent to Highway 27. The property is currently zoned Urban Transition with a Future Land Use of Master Planned Development. The applicant has provided a conceptual site plan, prepared by Poulos & Bennett, dated July 15, 2022. The applicant is proposing 328 apartment units along with amenities consisting of a community pool, activity lawn, and promenade. The density of the project is at 12 dwelling units per acre, which is permitted by the Developers Agreement and the Future Land Use. As part of the design, the applicant is requesting relief from the city's grading code. For residential properties, the current code allows for a maximum cut or fill of 10 feet. In this case, because of the topography, the applicant is requesting up to a 35 foot cut over 17% of the site, and up to a 12 foot fill over .5 % of the site. Another request by the applicant is to allow retaining walls with a maximum height of 8 feet. Per city code, retaining walls shall have a maximum height of 6 feet. The proposed PUD is consistent with the Master Planned Development Future Land Use and the spirit of the Wellness Way Area Plan. The PUD ordinance has several specific conditions that the applicant will need to satisfy in order to continue to move forward on the development of the site, if approved by the City Council. These conditions include the extension of utility lines to the area in a timely manner and entering into a Transportation Impact Fee Credit agreement with Lake County. Staff has reviewed the application and proposed project in regards to Section 122-315 Review Criteria for a Planned Unit Development, and recommends approval of Ordinance No. 2022-033.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Ord. 2022-033 Clonts Rezoning (07.25.2022)	Ord. 2022-033 Clonts Rezoning (07.25.2022).pdf	
2. LOCATION MAP	LOCATION MAP.pdf	
3. 7-19-22 submittal 22-009-Clonts Parcel PD set 11x17	7-19-22 submittal 22-009-Clonts Parcel PD set 11x17.pdf	
4. 22-009-PD-3D View2	22-009-PD-3D View2.pdf	

5.	22-009-PD-3D View3	22-009-PD-3D View3.pdf
6.	22-009-PD-3D View	22-009-PD-3D View.pdf
7.	LCSB Adequate School Determination - Clonts Integra	LCSB Adequate School Determination - Clonts Integra.pdf
8.	Rezoning-Application	Rezoning-Application.pdf
9.	Clonts legal ad	Clonts legal ad.pdf



CITY OF CLERMONT
ORDINANCE NO. 2022-033

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, 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:

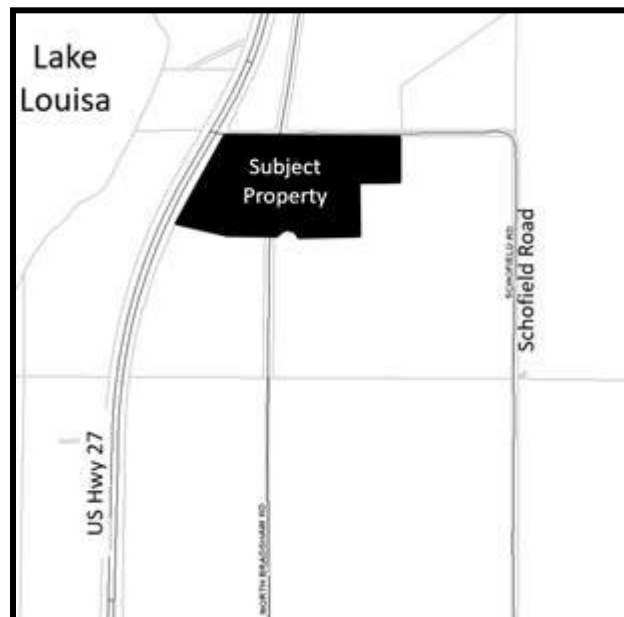
LEGAL DESCRIPTION: A PORTION OF SECTION 21 TOWNSHIP 23 SOUTH, RANGE 26 EAST, LYING EAST OF US HIGHWAY 27, SOUTH OF SCHOFIELD ROAD LAKE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 21; THENCE S89°30'42"W W ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 21, A DISTANCE OF 1424.92 FEET; THENCE DEPARTING SAID SOUTH LINE RUN S00°13'39"E, A DISTANCE OF 33.00 FEET TO A POINT ON THE SOUTH RIGHT OF E, A DISTANCE OF 33.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SCHOFIELD ROAD (A VARIABLE WIDTH COUNTY MAINTAINED RIGHT OF WAY); THENCE CONTINUE S00°13'39", A DISTANCE OF 87.00 FEET TO THE POINT OF BEGINNING; THENCE S89°30'42"W ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 1735.91 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF US HIGHWAY 27 ALSO KNOWN AS STATE ROAD 25 (A VARIABLE WIDTH RIGHT OF WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FP NO. 238422 1 DATED: NOVEMBER 8, 2005); THENCE RUN ALONG SAID EASTERLY RIGHT OF WAY THE FOLLOWING FIVE (5) COURSES AND DISTANCES: THENCE S29°58'09"W, A DISTANCE OF 3.93 FEET; THENCE N59°58'28"W, A DISTANCE OF 14.98 FEET; THENCE S29°56'43"W, A DISTANCE OF 449.91 FEET; THENCE N59°59'46"W, A DISTANCE OF 4.97 FEET; THENCE S29°56'22"W, A DISTANCE OF 68.87 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 5579.01 FEET, A CENTRAL ANGLE OF 06°56'55", A CHORD BEARING OF S26°27'55"W AND A CHORD DISTANCE OF 676.18 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 676.59 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE RUN S67°38'24"E, A DISTANCE OF 469.15 FEET; THENCE S89°50'54"E, A DISTANCE OF 664.70 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 120°00'00", A

CHORD BEARING OF S89°52'26"E AND A CHORD DISTANCE OF 155.88 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 188.50 FEET TO THE END OF SAID CURVE; THENCE S89°54'20"E, A DISTANCE OF 724.09 FEET; THENCE N00°06'56"E, A DISTANCE OF 771.53 FEET; THENCE S89°53'03"E, A DISTANCE OF 297.15 FEET; THENCE N44°56'39"E, A DISTANCE E, A DISTANCE OF 56.40 FEET; THENCE N00°13'39"W, A DISTANCE OF 433.99 FEET TO THE POINT OF BEGINNING.

CONTAINING: 2,275,197.41 SQUARE FEET OR 52.23 ACRES MORE OR LESS.

LOCATION:

2 miles south of Hartwood Marsh Road,
East of US 27 at the Schofield Road intersection
Alternate Key 1462436



PROPERTY REZONING

**Rezone the property from Urban Transition to
Planned Unit Development (PUD) for multi-family use and commercial use**

SECTION 2: GENERAL CONDITIONS

This application for a Planned Unit Development is to allow for a multi-family residential Planned Unit Development along with future C-2 General Commercial uses:

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. 2022-033

2. The property shall be developed in substantial accordance with the PUD Concept Plan prepared by Poulos & Bennett dated July 15, 2022. Formal construction plans incorporating all conditions stated in this permit shall be submitted for review and approved by the Site Review Committee prior to the issuance of a zoning clearance or other development permits.
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's Information Technology Director will work with the developer at the time of site plan review to determine the extent of fiber optic conduit.

SECTION 3: LAND USES AND SPECIFIC CONDITIONS:

1. As a result of a developer's agreement entered into by the City of Clermont and Clonts Groves, Inc, dated October 22, 2019, the project shall have a density of twelve (12) dwellings units per net acre. The multi-family acreage is 27.37 acres, thus a total of 328 multi-family dwelling units may be constructed.
2. The future development parcel (Parcel 2), according to the Developer's Agreement, may have up to one hundred fifty-two thousand five hundred (152,500) square feet of commercial, retail and office uses.
3. Phasing of Development: The project may be developed in one or more phases.
4. The project may have a maximum cut of up to 35 feet over 17% of the multi-family area, as indicated on the PUD Concept Plan. These changes will be submitted to the City Engineer at the time of final engineering.
5. The project may have a maximum fill of up to 12 feet over .5% of the project area, as indicated on the PUD Concept Plan. These changes will be submitted to the City Engineer at the time of final engineering.

6. Development Standards

Building Placement	Multi-family
Front yard minimum	15'
Front Build-to-zone	15' to 25'
Street Side Yard minimum	10'
Side Yard minimum	0/5'
Rear Yard minimum	10'
Building Stories/Ft. Maximum height	4/60'
Minimum Living Area	500 SF

7. Retaining wall heights up to 8 feet in height are allowed to deal with grading on the site.
8. The Project shall meet the Cit of Clermont Land Development Regulations for Signage, Parking Requirements, and Landscaping.
9. The Project will adhere to dark sky standards.
10. An environmental assessment addressing habitat and species shall be submitted to the City during the construction plan approval stage of the overall development. Applicable permits for any gopher tortoises and associated burrow commensal species or other endangered species found on the property must be received from the appropriate regulatory agencies prior to the initiation of the development activity.
11. School concurrency shall be met before final site plan approval in accordance with the Comprehensive Plan and Land Development Code.
12. This Planned Unit Development shall become null and void if substantial construction work on the multi-family portion of the Project has not begun within five (5) 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.
13. Trash compacters may be substituted for dumpsters for the project if the Applicant can demonstrate it can sufficiently meet the waste demands for the project, subject to City Manager approval, or designated staff.
14. The buildings shall be constructed in a manner that shall meet the Wellness Way Community Design Guidelines and Standards and as represented in the provided elevations in Exhibit B.



CITY OF CLERMONT
ORDINANCE NO. 2022-033

15. The Developer shall enter into a Transportation Impact Fee Credit agreement with Lake County and the City of Clermont by December 31, 2023 which should be based upon the Project's Transportation Impact Study/Proportionate Fair Share. If required by the City of Clermont, Lake County or Florida Department of Transportation, as a result of the traffic impact analysis, the developer shall be responsible for any proportionate fair share improvements or payments. The proportionate fair share improvements or payments shall be completed prior to the first Certificate of Occupancy or as outlined in the Transportation Impact Fee Credit agreement.
16. The development shall comply with all applicable County and Florida Department of Transportation access management requirements. The final access points shall be determined during the final site plan and final engineering review and may change from the conceptual plan.
17. Decorative street lighting shall be included for all Planned Unit Development internal roadways and along Bradshaw Road adjacent to the project. The Developer shall coordinate with the power utility provider for the installation and placement. The Developer shall be responsible for the cost of installation.
18. The property management office shall prominently notify tenants in writing that mining activities are in the vicinity and shall inform potential tenants of the sounds, fugitive dust particles and other potential hazards that may be encountered periodically resulting from the existing sand mine. In addition, the Project is located within the Lake Louisa State Park Smoke Shed and at times, less than desirable conditions may exist due to controlled burning. This shall also be conveyed to and acknowledged by the tenants as well.

SECTION 4: CONFLICT

All ordinances or parts of ordinances in conflict with any of the provisions of this Ordinance 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

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.



CITY OF CLERMONT
ORDINANCE NO. 2022-033

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 shall take effect immediately upon its Second Reading and Final Passage.



CITY OF CLERMONT
ORDINANCE NO. 2022-033

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 23rd day of August 2022.

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 A:
PUD Conceptual Plan

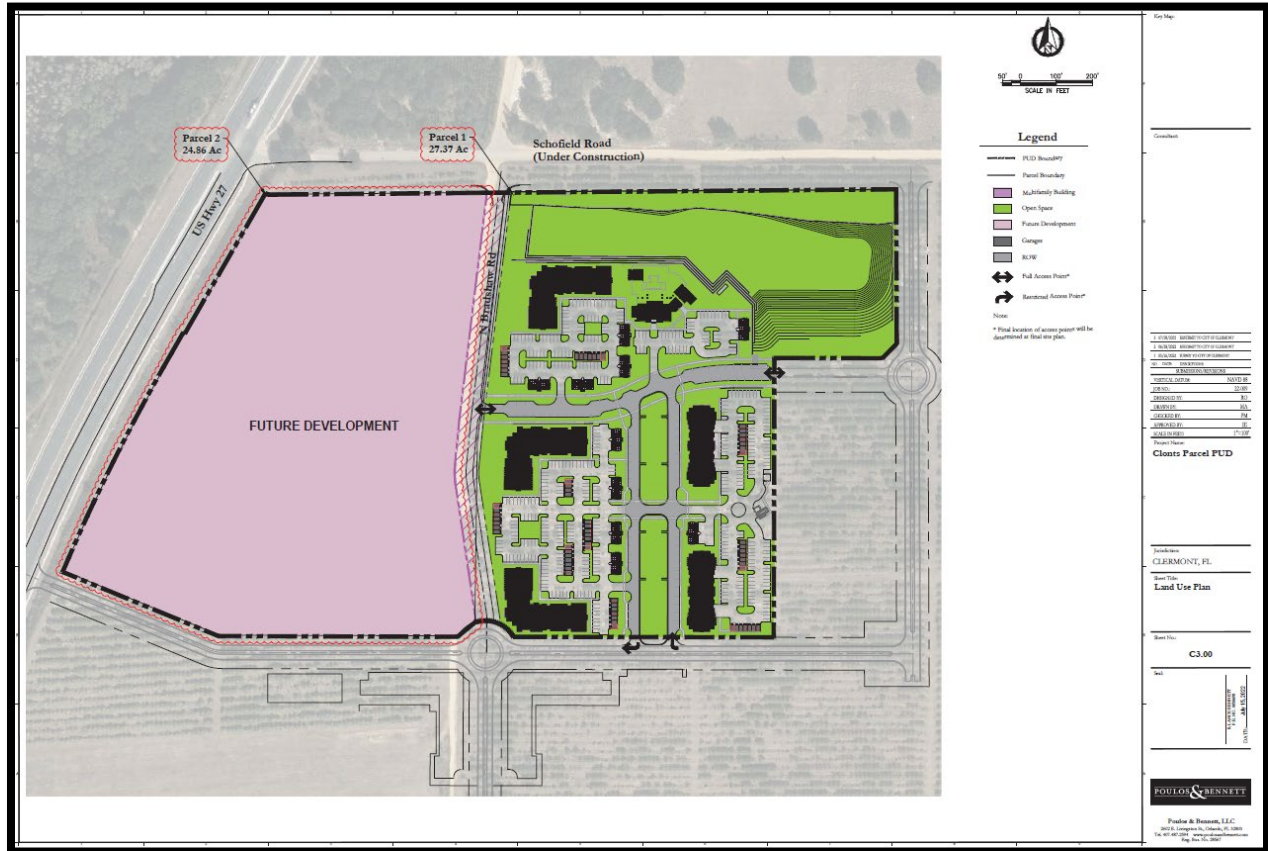


Exhibit B:
Sample Elevation







Planned Unit Development
for
Clonts Parcel
City of Clermont, Florida

LEGAL DESCRIPTION:

A PORTION OF SECTION 21 TOWNSHIP 23 SOUTH, RANGE 26 EAST, LYING EAST OF US HIGHWAY 27, SOUTH OF SCHOFIELD ROAD LAKE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 21; THENCE S89°30'42"W W ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 21, A DISTANCE OF 1424.92 FEET; THENCE DEPARTING SAID SOUTH LINE RUN S00°13'39"E, A DISTANCE OF 33.00 FEET TO A POINT ON THE SOUTH RIGHT OF E, A DISTANCE OF 33.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SCHOFIELD ROAD (A VARIABLE WIDTH COUNTY MAINTAINED RIGHT OF WAY); THENCE CONTINUE S00°13'39, A DISTANCE OF 87.00 FEET TO THE POINT OF BEGINNING; THENCE S89°30'42"W ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 1735.91 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF US HIGHWAY 27 ALSO KNOWN AS STATE ROAD 25 (A VARIABLE WIDTH RIGHT OF WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FP NO. 238422 1 DATED: NOVEMBER 8, 2005); THENCE RUN ALONG SAID EASTERLY RIGHT OF WAY THE FOLLOWING FIVE (5) COURSES AND DISTANCES: THENCE S29°58'09"W, A DISTANCE OF 3.93 FEET; THENCE N59°58'28"W, A DISTANCE OF 14.98 FEET; THENCE S29°56'43"W, A DISTANCE OF 449.91 FEET; THENCE N59°59'46"W, A DISTANCE OF 4.97 FEET; THENCE S29°56'22"W, A DISTANCE OF 68.87 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 5579.01 FEET, A CENTRAL ANGLE OF 06°56'55", A CHORD BEARING OF S26°27'55"W AND A CHORD DISTANCE OF 676.18 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 676.59 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE RUN S67°38'24"E, A DISTANCE OF 469.15 FEET; THENCE S89°50'54"E, A DISTANCE OF 664.70 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 120°00'00", A CHORD BEARING OF S89°52'26"E AND A CHORD DISTANCE OF 155.88 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 188.50 FEET TO THE END OF SAID CURVE; THENCE S89°54'20"E, A DISTANCE OF 724.09 FEET; THENCE N00°06'56"E, A DISTANCE OF 771.53 FEET; THENCE S89°53'03"E, A DISTANCE OF 297.15 FEET; THENCE N44°56'39"E, A DISTANCE E, A DISTANCE OF 56.40 FEET; THENCE N00°13'39"W, A DISTANCE OF 433.99 FEET TO THE POINT OF BEGINNING.

CONTAINING: 2,275,197.41 SQUARE FEET OR 52.23 ACRES MORE OR LESS.

LEGAL DESCRIPTION (Residential Area):

A PORTION OF SECTION 21 TOWNSHIP 23 SOUTH, RANGE 26 EAST, LYING EAST OF US HIGHWAY 27, SOUTH OF SCHOFIELD ROAD LAKE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 21; THENCE S89°30'42"W ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 21, A DISTANCE OF 1424.92 FEET; THENCE DEPARTING SAID SOUTH LINE RUN S00°13'39"E, A DISTANCE OF 120.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SCHOFIELD ROAD (120.00' WIDE RIGHT OF WAY PER LAKE COUNTY RIGHT OF WAY MAP) PER OFFICIAL RECORDS BOOK 5299, PAGE 77 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND TO THE POINT OF BEGINNING; THENCE RUN S00°13'39"E, A DISTANCE OF 433.99 FEET; THENCE RUN S44°56'39"W, A DISTANCE OF 56.40 FEET; THENCE RUN N89°53'03"W, A DISTANCE OF 297.15 FEET; THENCE RUN S00°06'56"W, A DISTANCE OF 771.53 FEET; THENCE RUN N89°54'20"W, A DISTANCE OF 724.09 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 78°51'10", A CHORD BEARING OF N69°18'01"W AND A CHORD DISTANCE OF 114.32 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 123.86 FEET TO THE END OF SAID CURVE; THENCE RUN N08°32'51"W, A DISTANCE OF 386.52 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 230.00 FEET, A CENTRAL ANGLE OF 14°06'51", A CHORD BEARING OF N01°29'26"W AND A CHORD DISTANCE OF 56.51 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 56.66 FEET TO THE POINT OF TANGENCY; THENCE RUN N05°33'59"E, A DISTANCE OF 126.40 FEET; THENCE RUN N06°57'50"E, A DISTANCE OF 633.68 FEET; THENCE RUN N89°30'42"E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 1137.72 FEET TO THE POINT OF BEGINNING;

CONTAINING: 1,192,125 SQUARE FEET OR 27.37 ACRES MORE OR LESS.

Planner/Civil Engineer:

Poulos & Bennett, LLC
2602 E. Livingston St.
Orlando, FL 32803
407.487.2594

Surveyor:

Dewberry
131 West Kaley St.
Orlando, Florida 32806
321.354.9826

Transportation Consultant:

Luke Transportation Engineering Consultants
29 East Pine Street
Orlando, FL 32801
407.423.8055

Parcel Id. No.:
21-23-26-0004-000-00900
Alternate Key: 1462436

Property Address
8325 N. Bradshaw Road
Clermont, FL 34711

Owner
Clonts Groves Inc.
P.O. Box 622916
Oviedo, Florida 32762

Agent
Poulos & Bennett, LLC
2602 E. Livingston Street
Orlando, FL 32803
407.487.2594



Vicinity Map
Scale: 1" = 2,000'

Sheet Index			Subm./Rev.						
Sheet Id.	Sheet Title		1	2	3	4	5	6	7
C1.00	-	C1.10	Existing Conditions	■	■	■			
C2.00			Wellness Way Area Plan	■	■	■			
C3.00	-	C3.20	Land Use Plan & Standards	■	■	■			
C4.00			Open Space System	■	■	■			
C5.00			Typical Roadway Sections	■	■	■			
Attachments									
1	-	4	Plat of Boundary & Topographic Survey	■	■	■			
Rev.	Date	Description							
1	05/26/2022	Submit to City of Clermont							
2	06/28/2022	Resubmit to City of Clermont							
3	07/08/2022	Resubmit to City of Clermont							

POULOS & BENNETT

2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Consultant:

3	07/08/2022	RESUBMIT TO CITY OF CLERMONT
2	06/28/2022	RESUBMIT TO CITY OF CLERMONT
1	05/26/2022	SUBMIT TO CITY OF CLERMONT
NO. DATE DESCRIPTIONS		
SUBMISSIONS/REVISIONS		
VERTICAL DATUM:	NAVD 88	
JOB NO.:	22-009	
DESIGNED BY:	RO	
DRAWN BY:	MA	
CHECKED BY:	PM	
APPROVED BY:	JE	
SCALE IN FEET:	1"=200'	

Project Name:
Clonts Parcel PUD

Jurisdiction:
CLERMONT, FL

Sheet Title:
**EXISTING
CONDITIONS**

Sheet No.:
C1.00

DATE: July 15, 2022



Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567



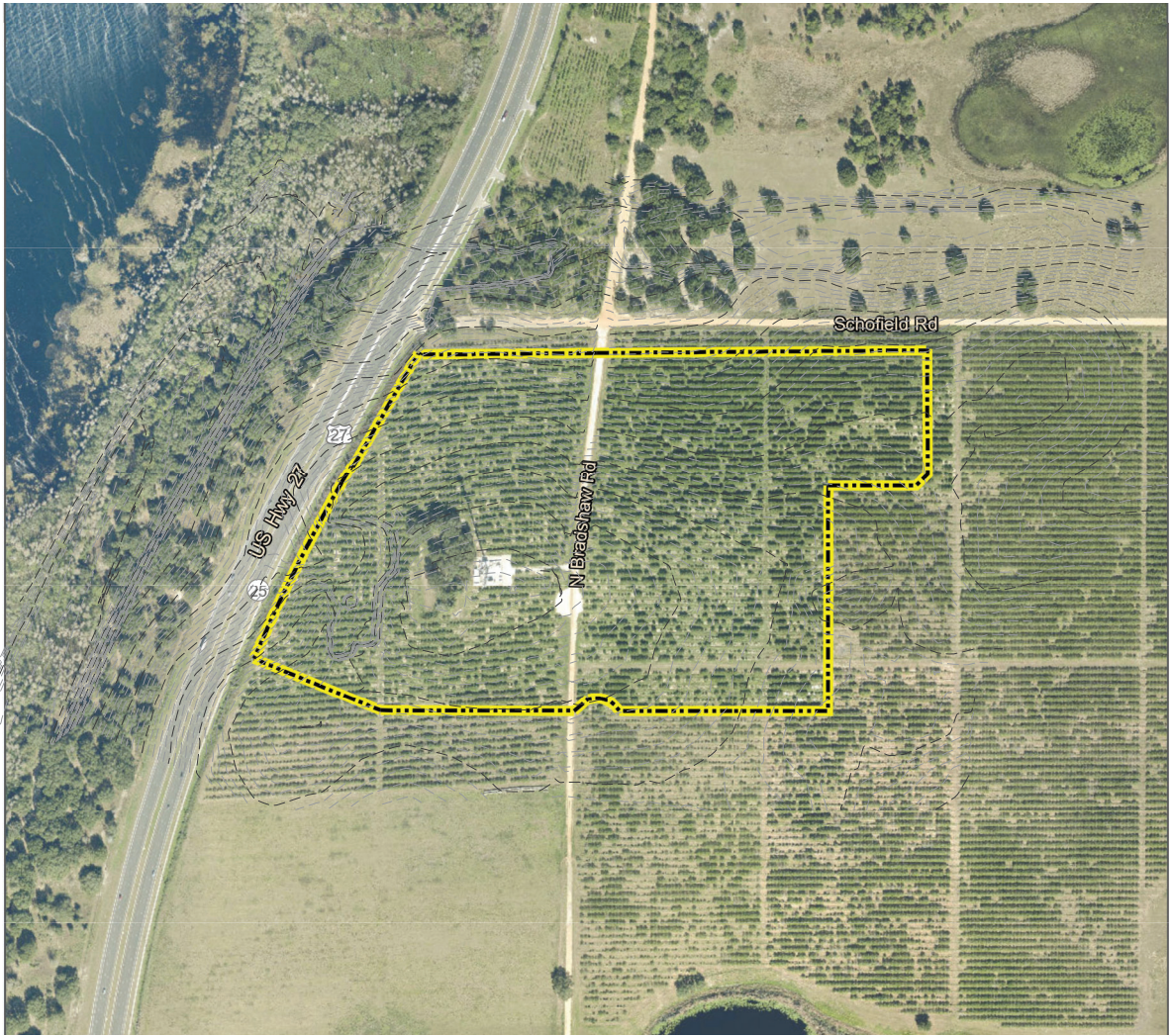
Soils Map (1"=200')

Soil Classification		
Soil #	Soil Name	Hydro. Group
21	Lake Sand 0-5 % Slopes	A
22	Lake Sand 5-12% Slopes	B/D

Source: Soil Survey of Lake County, FL N.C.R.S.



100 0 200 400
SCALE IN FEET

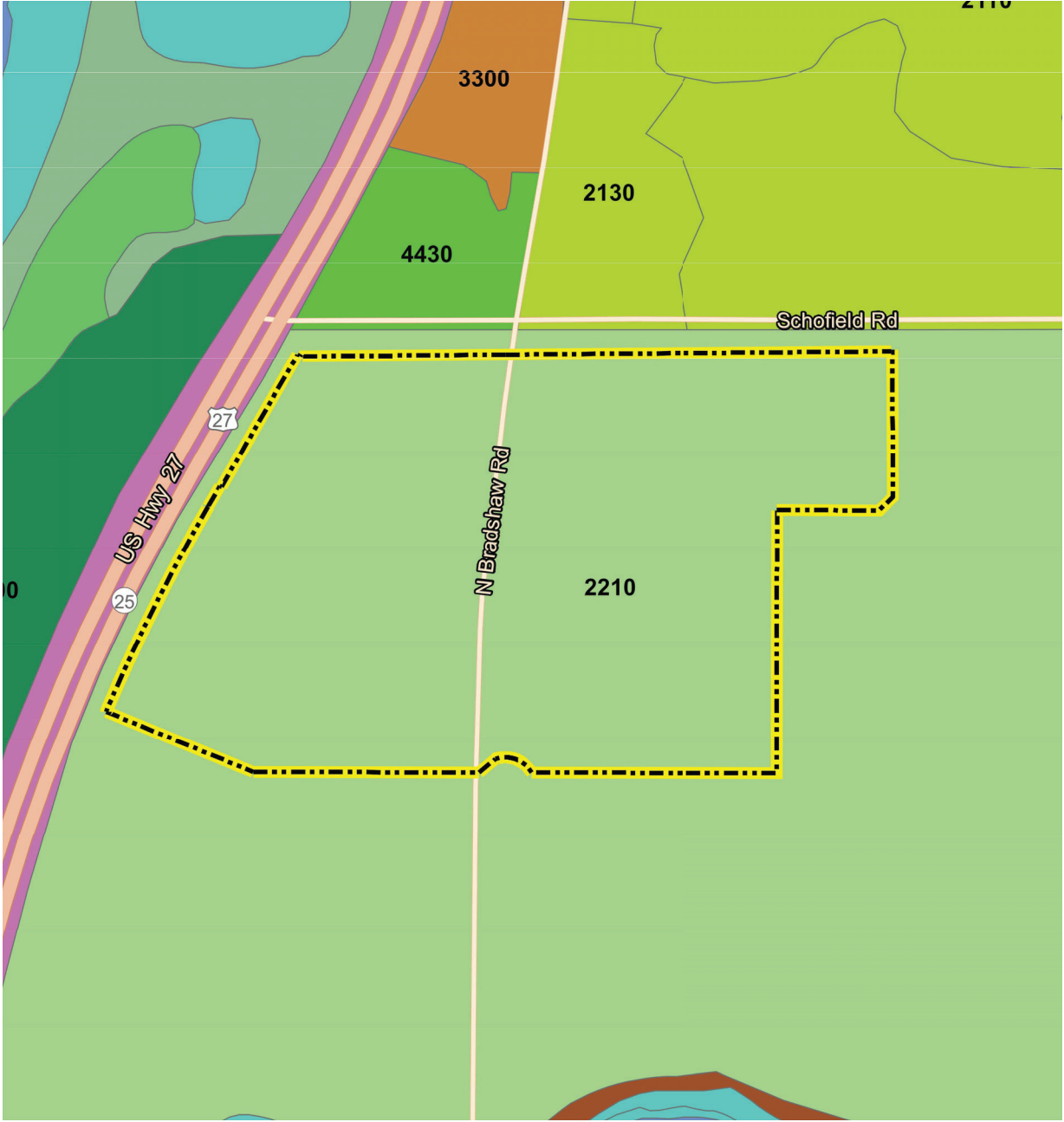


Aerial and Topography Map
(1"=200')



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SCALE IN FEET

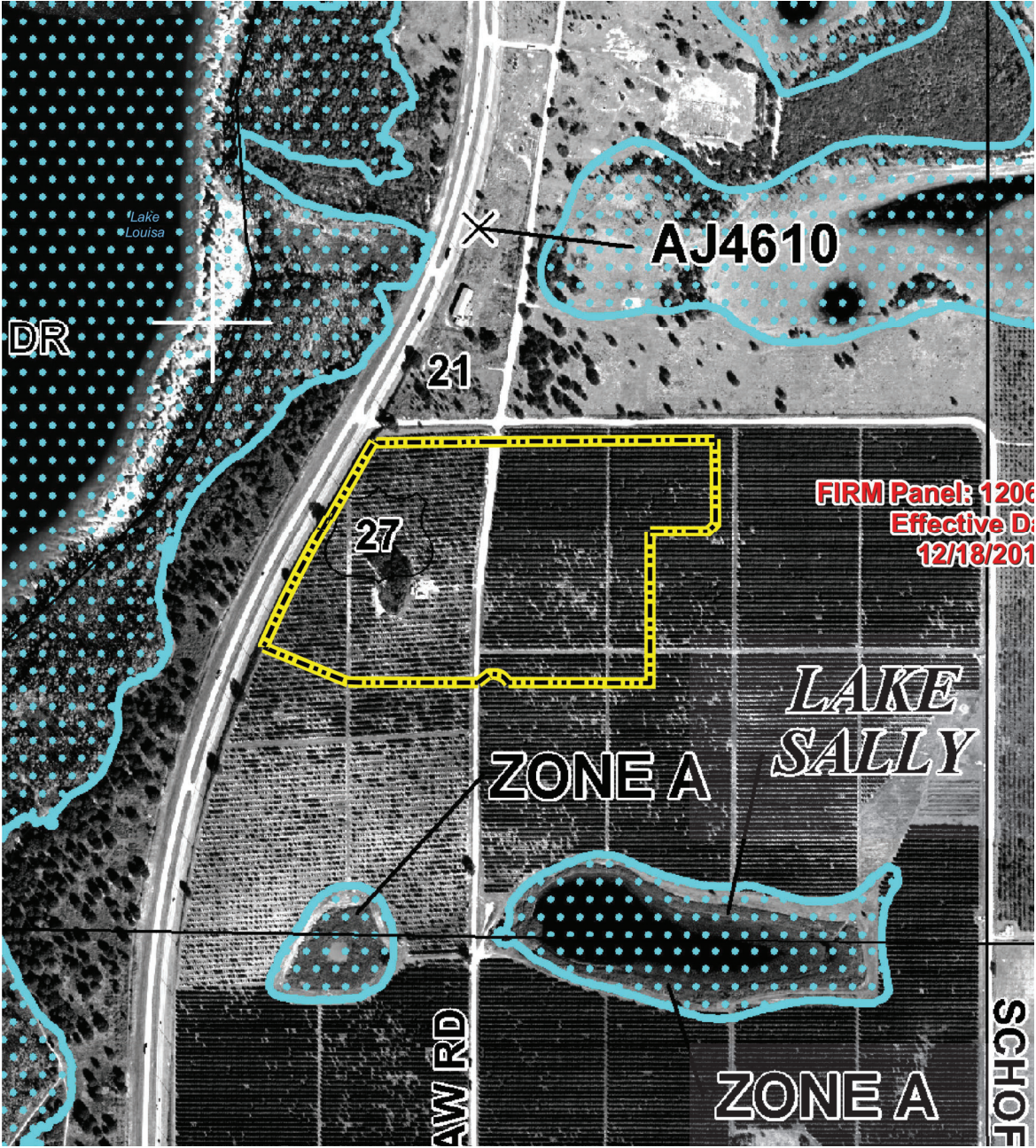
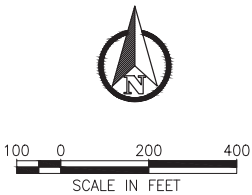
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FLUCCS Map (1"=300')
Source: State Land Use Land Cover 2012-2017, Florida Department of Environmental Protection.

FLUCFCS Classification	
FLUCFCS #	FLUCFCS Name
2210	Tree Crops

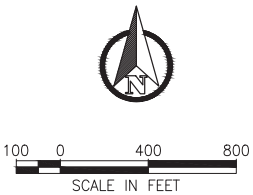
Source: State Land Use Land Cover 2012-2017, Florida Department of Environmental Protection.



FEMA Floodplain Map(1"=400')

FEMA Flood Classification	
Zone	Zone Description
X	Areas of minimal flood hazard, determined to be outside the 500 year flood plain

Source: FEMA Map Service Center, Orange County, Florida, Map No. 12095C0375F dated 9/25/2009.



Key Map:

Consultant:

3	07/08/2022	RESUBMIT TO CITY OF CLERMONT
2	06/28/2022	RESUBMIT TO CITY OF CLERMONT
1	05/26/2022	SUBMIT TO CITY OF CLERMONT
SUBMISSIONS/REVISIONS		
VERTICAL DATUM:		NAVD 88
JOB NO.:		22-009
DESIGNED BY:		RO
DRAWN BY:		MA
CHECKED BY:		PM
APPROVED BY:		JE
SCALE IN FEET:		AS SHOWN
Project Name:		
Clonts Parcel PUD		

Jurisdiction:
CLERMONT, FL

Sheet Title:
**EXISTING
CONDITIONS**

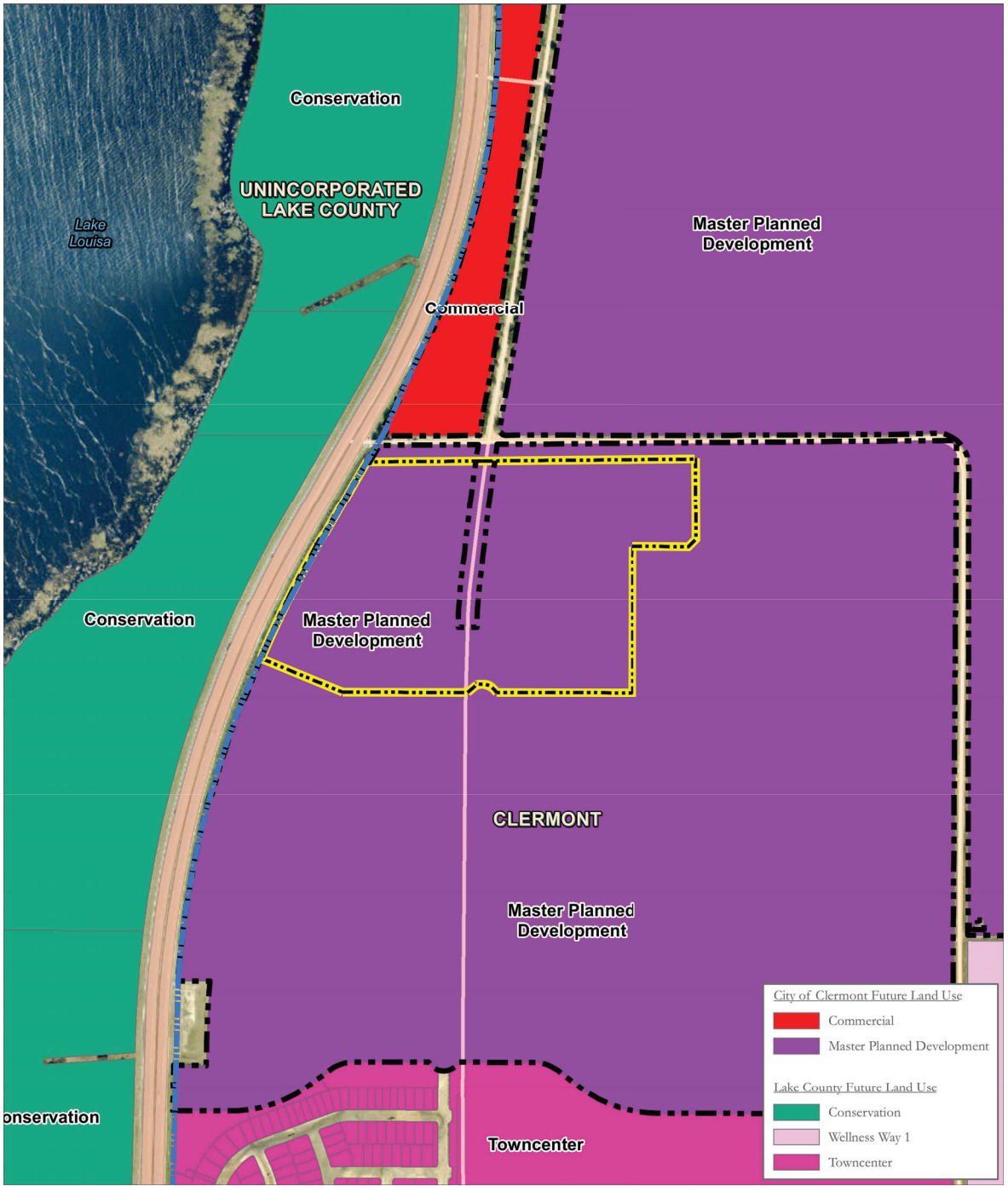
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C1.10

DATE: July 15, 2022

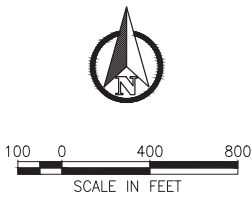
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- PUD Boundary
- Wellness Way Area Plan Boundary
- Municipal Boundary



Key Map:

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DESIGNED BY:		RO
DRAWN BY:		MA
CHECKED BY:		PM
APPROVED BY:		JE
SCALE IN FEET:		1"=400'

Project Name:
Clonts Parcel PUD

Jurisdiction:
CLERMONT, FL

Sheet Title:
Wellness Way Area Plan

Sheet No.:
C2.00

DATE: July 15, 2022

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Legend

- PUD Boundary
- Parcel Boundary
- Multifamily Building
- Open Space
- Future Development
- Garages
- ROW
- ↔ Full Access Point*
- Restricted Access Point*

Note:
* Final location of access points will be determined at final site plan.

Key Map:

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DRAWN BY:		MA
CHECKED BY:		PM
APPROVED BY:		JE
SCALE IN FEET:		1"=100'

Project Name:

Clonts Parcel PUD

Jurisdiction:

CLERMONT, FL

Sheet Title:

Land Use Plan

Sheet No.:

C3.00

Scale:

POULOS & BENNETT
P.E. NO. 005698
DATE: July 15, 2022

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Site Data

Site Information

Parcel I.D. # 21-23-26-0004-000-00900
Current FLU: Master Planned Development
Current Zoning: UT - Urban Transition District
Proposed Zoning: PUD

Developable Land Summary (Acres)

Gross Land Area(before Schofield Rd dedication): 55.6 ac
Schofield Rd dedication 3.4 ac
Net Land Area: 52.2 ac

Stormwater Management

The project will meet the requirements of City of Clermont and the St. Johns River Water Management District for stormwater management.

Project Phasing

The project will be phased. Phasing will be identified at Preliminary or Final Site Plan, as appropriate.

Signage

Onsite signage will be in accordance with City of Clermont Code of Ordinances.

Parking Requirements

Off-street parking will be provided in accordance with the City of Clermont Land Development Regulations.

Active Recreational Area Requirements

Residential recreational area requirements shall comply with code.

Landscaping

All new development must provide landscaping in accordance with the City of Clermont Land Development Regulations, as amended. Use of native and waterwise landscaping and LID design techniques are encouraged where practicable.

Landscape Irrigation

Landscape irrigation will be provided primarily by re-use water. Another type of non-potable water supply may be used for landscape irrigation if re-use water is not available to the PUD.

Lighting

All development will adhere to dark sky standards.

Utilities

Potable Water: City of Clermont
Wastewater: City of Clermont
Reclaimed Water: City of Clermont

Authority & Conflicts

This document shall govern the development of property within the Clonts Parcel PUD. In an instance where there is a conflict with existing County codes, this document shall control. When these PUD documents do not address a specific standard, the standard in the City LDC and Manual of Uniform Minimum Standards for Design, Construction and Maintenance (Florida Greenbook) shall be applied. Terms are considered to be defined as contained within the City of Clermont Land Development Code unless otherwise noted.

List of Permitted Uses

Residential Multi-family

Development Standards

Lot Development Standards	MF
Building Placement	
Front Yard Minimum ¹	15'
Front Build-to-Zone	15'-25'
Street Side Yard Minimum	10'
Side Yard Minimum	0/5'
Rear Yard Minimum	10'
Garage Setback Alley Load	N/A
Building Stories/Ft. Maximum	4/60'
Lot Width Minimum	N/A
Minimum Living Area	500 sf

Student Generation Table

Parcel	Units	Type	Generation Rate			Total
			ES	MS	HS	
1	328	MF	0.153	0.061	0.068	92
Project Total						92

Maximum Res. Density (per Development Agreement)

12 Du/Ac

Net Buildable Acreage						Proposed Development Program
	Gross Parcel Acreage	Public R/W Dedication	Designated Open Space	Wetlands	Net Buildable Acres	
Parcel 1 (Res)	27.37		8.07	0	18.83	328 Dwelling Units
Parcel 2 (Future Development)	24.86		7.59	0	17.71	TBD
Schofield Rd (2019)	3.4	3.4				
Bradshaw Rd Ext		1.9				
TOTAL	55.63	5.3				

Net Buildable Acreage = Gross acres minus wetland acres minus water body acres minus designated open space

Schofield Rd right-of-way was conveyed to Lake County in 2019 per ORB 5299, PG 77

The Bradshaw Rd Ext r/w acreage is approximate. Subject to final design and permitting.

Waivers

A waiver from Section 94-195(d)(5) is granted to allow the maximum retaining wall height to be 8 ft in lieu of 6 ft.

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DRAWN BY:		MA
CHECKED BY:		PM
APPROVED BY:		JE
SCALE IN FEET:		N/A

Project Name:

Clonts Parcel PUD

Jurisdiction:

CLERMONT, FL

Sheet Title:

Land Use Tables

Sheet No.:

C3.10

Seal:

POULOS & BENNETT
P.E. NO. 0096098
DATE: July 15, 2022

POULOS & BENNETT

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Architectural Elevations *



Note:
* Residential elevations are provided to illustrate how the Residential Architectural Standards may be met in the PUD. Alternative residential elevations that meet the Architectural Standards provided herein may be used.

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CHECKED BY:		PM
APPROVED BY:		JE
SCALE IN FEET:		N/A

Project Name:
Clonts Parcel PUD

Jurisdiction:
CLERMONT, FL

Sheet Title:
Residential Architectural Standards

Sheet No.:
C3.20

Seal:

POULOS & BENNETT
P.E. NO. 00510998
DATE: July 15, 2022



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50' 0 100' 200'
SCALE IN FEET

Legend

- PUD Boundary
- Parcel Boundary
- Open Space
- ROW
- ↔ Full Access Point*
- ↘ Restricted Access Point*

Note:

* Final location of access points will be determined at final site plan.

Acrage Provided	
Parcel 1	Parcel 2
6.56 Ac.	TBD
4.67 Ac.	TBD

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DRAWN BY:		MA
CHECKED BY:		PM
APPROVED BY:		JE
SCALE IN FEET:		1"=100'

Project Name:

Clonts Parcel PUD

Jurisdiction:

CLERMONT, FL

Sheet Title:

Open Space System

Sheet No.:

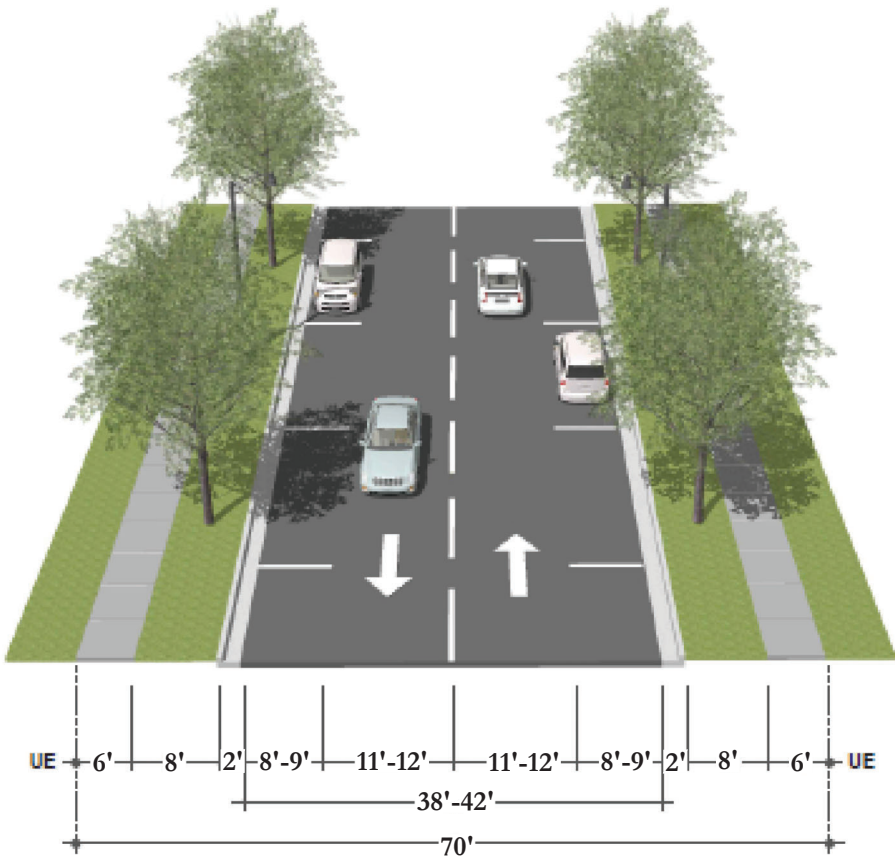
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DATE: July 15, 2022

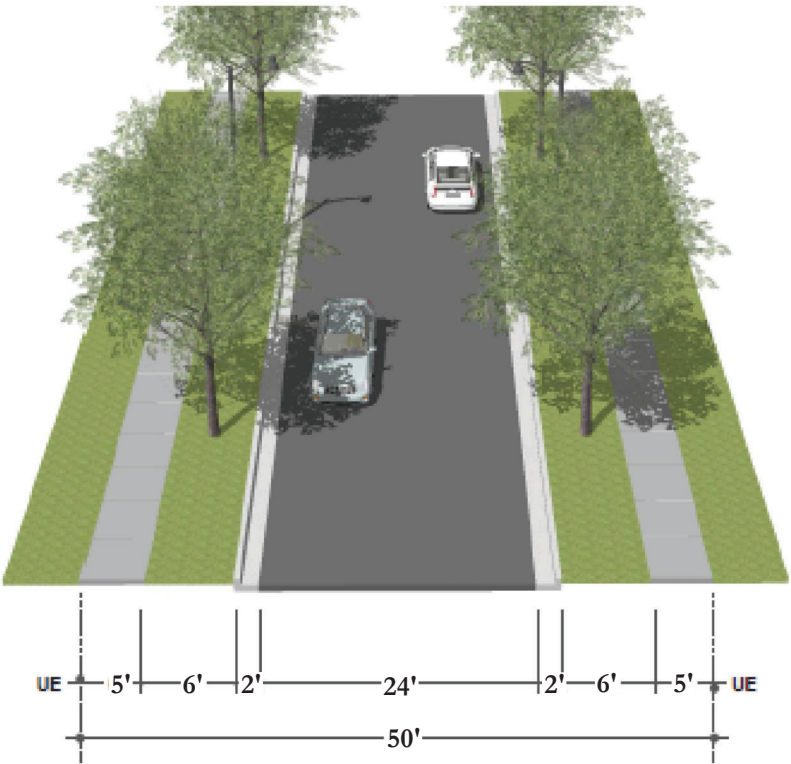


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Neighborhood Connector



Local Street

- Notes:
- 1. Local Street and Neighborhood Connector dimensions will be determined at final site plan.
 - 2. Trail surfaces will be determined at final site plan.

Key Map:

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CHECKED BY:		PM
APPROVED BY:		JE
SCALE IN FEET:		N/A

Project Name:
Clonts Parcel PUD

Jurisdiction:
CLERMONT, FL

Sheet Title:
Typical Roadway Sections

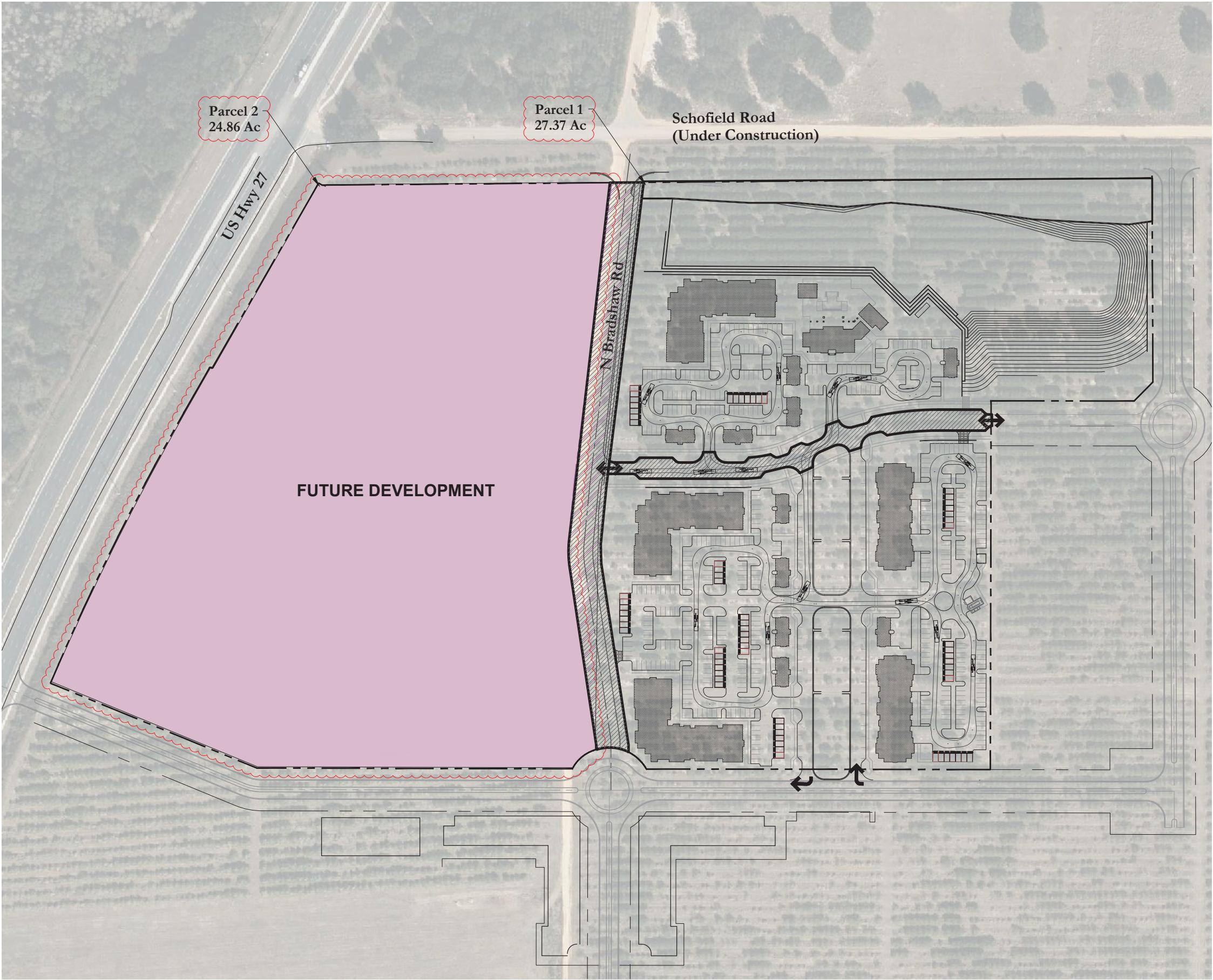
Sheet No.:
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DATE: July 15, 2022

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Legend

- PUD Boundary
- Parcel Boundary
- Future Development
- Future Roadways
- Dedicated Roadways
- Emergency Access Point
- Full Access Point*
- Restricted Access Point*

Note:
* Final location of access points will be determined at final site plan.

Key Map:

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DRAWN BY:		MA
CHECKED BY:		PM
APPROVED BY:		JE
SCALE IN FEET:		1"=100'

Project Name:

Clonts Parcel PUD

Jurisdiction:

CLERMONT, FL

Sheet Title:

Road Way Network Plan

Sheet No.:

C6.00

Scale:

BLANCE WINNETT
P.E. NO. 005698
DATE: July 18, 2022

POULOS & BENNETT

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2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

-FOR-

A PORTION OF SECTION 21 TOWNSHIP 23 SOUTH, RANGE 26 EAST, LYING EAST OF US HIGHWAY 27, SOUTH OF SCHOFIELD ROAD LAKE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONTAINING: 2,275,197.41 SQUARE FEET OR 52.23 ACRES MORE OR LESS



NOT TO SCALE

1. BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM WEST ZONE NORTH AMERICAN DATUM (NAD) OF 1983 WITH 2011 ADJUSTMENT AS ESTABLISHED BY THE TRIMBLE VRS GEODETIC NETWORK AND DERIVING A BEARING OF S89°30'42"W ALONG THE SOUTH RIGHT OF WAY LINE OF SCHOFIELD ROAD PER DEED BOOK 225, PAGE 510 PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
2. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 120690C675E, LAKE COUNTY, FLORIDA, EFFECTIVE DATE OF DECEMBER 18, 2012, THE PROPERTY DESCRIBED HEREON LIES WITHIN ZONE(S) "X" AND DOES NOT LIE WITHIN A FLOOD HAZARD AREA.
3. UNDERGROUND FOUNDATIONS AND UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY.
4. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD BY THIS FIRM.
5. NORTH-SOUTH AND EAST-WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION.
6. WETLAND AREAS, IF EXISTING, WERE NOT ADDRESSED AS A PART OF THIS SURVEY.
7. THE ACCURACY OF THE SURVEY MEASUREMENTS USED FOR THIS SURVEY MEETS OR EXCEEDS THE EXPECTED USE OF THE PROPERTY DESCRIBED HEREON. (SUBURBAN) 1 FOOT IN 7,500 FEET.
8. THE NORTH RIGHT OF WAY LINE OF SCHOFIELD ROAD AS SHOWN HEREON IS PER THE LAKE COUNTY PROPERTY APPRAISER WEBSITE, NO PUBLIC RECORDINGS WERE PROVIDED TO THIS FIRM FOR THE PORTION OF THE MAINTAINED ROADWAY BY LAKE COUNTY, FLORIDA.
10. NORTH BRADSHAW ROAD SHOWN HEREON IS A 20.00 FOOT WIDE GRADED DIRT ROAD MAINTAINED BY LAKE COUNTY, FLORIDA. LAKE RIGHT OF WAY DEPARTMENT DOES NOT HAVE ANY PUBLIC DEDICATION RECORDINGS FOR THIS ROADWAY AND IT APPEARS THAT THE INTENT OF SAID ROADWAY TO RESIDE WITHIN THE UN-NAMED PLATTED RIGHT OF WAY SHOWN ON THE PLAT OF MONTE CRISTO AS REFERENCED HEREON.
11. A PORTION OF NORTH BRADSHAW ROAD SHOWN WITHIN THE SUBJECT PROPERTY HAS BEEN VACATED PER VACATION PETITION NO. 1239, RESOLUTION 2019-15, RECORDED IN OFFICIAL RECORDS BOOK 5240, PAGE 172 OF THE OFFICIAL RECORDS BOOK OF LAKE COUNTY, FLORIDA.

SYMBOL	DEFINITION	SYMBOL	DEFINITION	SYMBOL	DEFINITION
±	MORE OR LESS	NO.	NUMBER	⚡	FLAG POLE
AC	ACRES	(NR)	NON-RADIAL	✉	MAIL BOX
A/C	AIR CONDITIONER	ORH	OFFICIAL RECORDS BOOK	⬮	HAND-CAP PARKING
ADS	ADJUSTED DRAINAGE SYSTEM PIPE	OHU	OVER-HEAD UTILITIES	⬮	BOLLARD
ASPH	ASPHALT PAVEMENT	(P)	PLAT	⬮	CENTRAL ANGLE
BWF	BARBED-WIRE FENCE	P.B.	PLAT BOOK	⬮	BREAK LINE
(C)	CALCULATED	P.C.	POINT OF CURVATURE	⬮	SET 4"x4" CM (LB 8011)
CG	CURB & GUTTER	PCC	POINT OF COMPOUND CURVATURE	⬮	FOUND 4"x4" CM (AS NOTED)
CH	CHORD BEARING	PCM	Poured Concrete Monument	⬮	SET N/D (LB 8011)
CB	CHORD DISTANCE	PCP	PERMANENT CONTROL POINT	⬮	FOUND N/D (AS NOTED)
CL	CENTER LINE	PG(S)	PAGE(S)	⬮	SET 5"x8" IRC (LB 8011)
CLF	CHAIN-LINK FENCE	PI	POINT OF INTERSECTION	⬮	FOUND IRON ROD (AS NOTED)
CM	CONCRETE MONUMENT	P.L.	PROPERTY LINE	⬮	FOUND IRON PIPE (AS NOTED)
CMC	CORRUGATED METAL PIPE	P.O.B.	POINT OF BEGINNING	⬮	FOUND RAIL ROAD SPIKE (AS NOTED)
CONC.	CONCRETE	P.O.C.	POINT OF COMMENCEMENT	⬮	FOUND "X" PT
CTV	CABLE TELEVISION	POC	POINT ON CURVE	⬮	BENCHMARK (AS NOTED)
(D)	DEED	PRC	POINT ON REVERSE CURVATURE	⬮	AIR CONDITIONER
D.B.	DEED BOOK	PRM	PERMANENT REFERENCE MONUMENT	⬮	CABLE TELEVISION RISER BOX
D.E.	DRAINAGE EASEMENT	PSM	PROFESSIONAL SURVEYOR MAPPER	⬮	ELECTRIC JUNCTION BOX
EL	ELEVATION	PT	POINT OF TANGENCY	⬮	TELEPHONE RISER BOX
ELEC	ELECTRIC	PVC	POLYVINYL CHLORIDE PIPE	⬮	UTILITY RISER BOX
ESMT	EASEMENT	R	RADIUS	⬮	WATER METER
E/W	EDGE OF PAVEMENT	(R)	RADIAL	⬮	WIRE FULL BOX
F	APPROXIMATE EDGE OF WATER	RCM	ROUND CONCRETE MONUMENT	⬮	TRAFFIC SIGNAL BOX
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION	RCM	RIGHT OF WAY	⬮	ELECTRICAL TRANSFORMER
F001	FINISHED CURB	RCF	REINFORCED CONCRETE PIPE	⬮	WOOD FULL BOX
F002	FLOOD (FLORIDA) INSURANCE RATE MAP	REC	RECOVERED	⬮	CONCRETE UTILITY POLE
FNC	FENCE	SEC	SECTION	⬮	METAL UTILITY POLE
FND	FOUND	SPL	SPLIT RAIL FENCE	⬮	TRAFFIC SIGNAL POLE
HDPE	HIGH DENSITY POLYETHYLENE PIPE	SS	SANITARY SEWER	⬮	GUY ANCHOR
HWF	HOG-WIRE FENCE	T/B	APPROXIMATE TOP OF BANK	⬮	LIGHT POLE
ID	IDENTIFICATION	T/S	APPROXIMATE TOP OF SLOPE	⬮	FLOOD LIGHT
INV	INVERT ELEVATION	TBM	TEMPORARY BENCH MARK	⬮	CATCH BASIN/DROP INLET
IPC	IRON PIPE & CAP	U.E.	UTILITY EASEMENT	⬮	CLEAN OUT
IRC	IRON ROD	(TYP)	TYPICAL	⬮	STORM MANHOLE
IRC	IRON ROD & CAP	WF	WROUGHT IRON FENCE	⬮	ELECTRIC METER
LB	LIBRARY	WF	WOOD PRIVACY FENCE	⬮	SANITARY MANHOLE
LB	LICENSED BUSINESS	W/F	WOOD PRIVACY FENCE	⬮	TELEPHONE MANHOLE
(M)	MEASURED	W/	WITH	⬮	WELL
M.B.	MAP BOOK	WV	WATER VALVE	⬮	FIBER-OPTIC CABLE MARKER
MES	METERED END SECTION	WV	GAS VALVE	⬮	GAS LINE MARKER
NAVD	NORTH AMERICAN VERTICAL DATUM	WV	IRRIGATION CONTROL VALVE	⬮	SINGLE POLE SIGN
NVD	NATIONAL GEODETIC VERTICAL DATUM	WV	WATER SHOT	⬮	DOUBLE POLE SIGN
NGVD	NAL & DISK	WV	FIRE HYDRANT	⬮	WETLAND FLAG
				⬮	RECLAIMED WATER VALVE
				⬮	RECLAIMED WATER METER
				⬮	BURIED FIBER OPTIC MARKER
				⬮	BURIED ELECTRIC MARKER

TO CLONTS GROVES, INC, A FLORIDA CORPORATION;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a), 7(b)(1), 8, 9, 10, 11, 13, 14, 16, 17, 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 08/10/2018

DATE OF PLAT OR MAP: 08/10/2018

I FURTHER CERTIFY THIS SURVEY MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE.

DATE

WILLIAM D. DONLEY
FLORIDA LICENSED SURVEYOR & MAPPER NO. LS 5381
THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Page 151



Consultant:

3	07/08/2022	RESUBMIT TO CITY OF CLERMONT
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DESIGNED BY:		RO
DRAWN BY:		MA
CHECKED BY:		PM
APPROVED BY:		JE
SCALE IN FEET:		1"=100'

Project Name:

Clonts Parcel PUD

Jurisdiction:

CLERMONT, FL

Sheet Title:

Road Way Network Plan

Sheet No.:

C6.00 (2)

Seal:

R. LANCE BENNETT
P.E. NO. 0056098
DATE: **July 18, 2022**



Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
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		SUBMISSIONS/REVISIONS
VERTICAL DATUM:		NAVD 88
JOB NO.:		22-009
DESIGNED BY:		RO
DRAWN BY:		MA
CHECKED BY:		PM
APPROVED BY:		JE
SCALE IN FEET:		1"=100'

Project Name:

Clonts Parcel PUD

Jurisdiction:

CLERMONT, FL

Sheet Title:

Road Way Network Plan

Sheet No.:

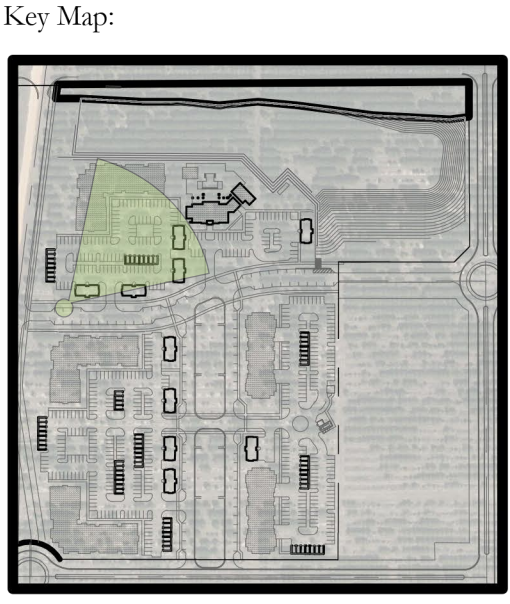
C6.00 (2)

Seal:

R. LANCE BENNETT
P.E. NO. 0056098
DATE: July 18, 2022



Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567



Consultant:

3	07/08/2022	RESUBMIT TO CITY OF CLERMONT
2	06/28/2022	RESUBMIT TO CITY OF CLERMONT
1	05/26/2022	SUBMIT TO CITY OF CLERMONT
SUBMISSIONS/REVISIONS		
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Lake County School District School Concurrency Application & Service Provider Form

Growth Planning Dept.
201 West Burleigh
Blvd.
Tavares, FL 32778
(352) 253-6690
Fax: (352) 253-6691

Instructions: Submit one copy of the completed application and applicable fee(s) for each new residential project requiring a concurrency determination of school capacity. A determination will be provided within thirty (30) working days of receipt of a complete application. A determination is not transferable and is valid for one year from date of issuance. Once the Development Order is issued, the concurrency determination shall be valid for the life of the Development Order upon verification of a final development order.

Please check (✓) type of application (one only):

☐ Concurrency Capacity Reservation (site plan, subdivision, plat) ☐ Exemption ☐ Amendment ☐ Equivalency
☐ Adequate School Facilities Determination (Comp Plan, Zoning) ☐ Letter of No Impact ☐ Time Extension

Fees: Concurrency Capacity Reservation ≤ 90 DU (\$800) ≥ 91 DU (\$1000);
Adequate School Facilities Determination (\$500)
Amendment (\$500); Equivalency (\$500); Time Extension (\$300)

PART 1: PROJECT INFORMATION

Include a copy of the site/subdivision plan, last recorded warranty deed and consent form or agent authorization

Project Name: (please include AKA's)	Integra Wellness Way
Municipality:	City of Clermont
Parcel Identification Number (PIN):	21-23-26-0004-000-00900
Alternate Keys:	1462436
Location / Address Of Subject Property:	Bradshaw Rd & Schofield Rd

DEVELOPMENT REQUEST:

Project Data	Type and Number of Units
Recently Annexed: ☒ Y or ☐ N	Single Family
Project Acreage: 26.82	☒ Multi-Family 328
Total Number of Units: 328	Mobile Home
Will the Project be Phased? ☒ (Y/N): (residential will not be phased)	Age Restricted (Adults Only) ²
Concurrency Service Area (CSA): City of Clermont	

¹ If applicable, please attach a Phasing Plan showing the number and type of units to receive certificate of occupancy yearly.

² A Restrictive Covenant is required for age-restricted communities.

OWNERSHIP/AGENT INFORMATION: NOTE: if an agent, please include an agent authorization/consent form

Owner's Name:	Rex Clonts Jr/Clonts Grove Inc
Agent's Name:	Integra Land Company
Mailing Address:	1525 International Pkwy Suite 2001 Lake Mary, FL 32746
Telephone Number:	407-833-3927
Fax Number:	
Contact Email Address:	courtney.mcdaniel@integralandcompany.com

I hereby certify the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge.

Owner/Agent Signature:	Date:
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PART 2: TO BE COMPLETED BY LOCAL GOVERNMENT REVIEW

Date Application Filed:	5-26-2022	Petition/Project Number:	CLONTS PUD-Integra
Reviewed By:	John Kause	Reviewers Title:	Planning Manager

Government Representative Signature:	Date:
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PART 3: TO BE COMPLETED BY SCHOOL DISTRICT

Date & Time Received:	Case Number:
I verify that the project complies with the adopted Level of Service (LOS) for Schools	I verify that the project will comply with the adopted Level of Service (LOS) for Schools subject to the attached conditions
I cannot verify that the project will comply with the adopted Level of Service (LOS) for Schools	Payment Received:
District Representative:	Date:

Form revised 10/2/2017



CITY OF CLERMONT REZONING APPLICATION

DATE May 27, 2022		FEE: \$542.00 + cost of advertisement + cost of traffic review, if necessary	
Project Name (if applicable) Integra - Wellness Way			
Applicant Poulos & Bennett, LLC			
Contact Person Lance Bennett / Courtney McDaniel			
Address 2602 E. Livingston Street		City Orlando	State FL
		Zip 32803	
Telephone 407.487.2594		Fax	
Email lbennett@poulosandbennett.com ; courtney.mcdaniel@integralandcompany.com			
OWNER INFORMATION			
Owner's Name Clonts Grove, Inc			
Owner Address P.O. Box 622916		City Oviedo	State FL
		Zip 32762	
Telephone		Email	
PROPERTY INFORMATION			
Address of Subject Property 8325 North Bradshaw Rd		City Clermont	State FL
		Zip 34711	
Legal Description (include copy of survey) See coversheet of PUD Plan set			
Acreage 52.2		Land Use (City verification required) Master Planned Development	
Present Zoning (City verification required) UT Urban Transition District		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?

The requested application is to rezone the property in conformance with the adopted Wellness Way policies and governing Development Agreement. This request is for 328 Multi-Family residential units and up to 700,000 sf of Medical Campus/Office uses.

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

Lance Bennett, P.E.

Applicant Name (print)

x

Lance Bennett

Applicant Name (signature)

x

Owner Name (print)

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



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 in a PDF format on a CD or electronically via email to planning@clermontfl.org:

- 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)
- Legal Description in a word document to be used for legal advertising and in the ordinance for rezoning.
- 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, plus the cost of traffic review, if necessary



CITY OF CLERMONT REZONING APPLICATION

DATE May 27, 2022		FEE: \$542.00 + cost of advertisement + cost of traffic review, if necessary	
Project Name (if applicable) Integra - Wellness Way			
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Address 2602 E. Livingston Street	City Orlando	State FL	Zip 32803
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Check box to indicate additional materials are provided via attachment. ☒

Lance Bennett, P.E.

Applicant Name (print)

x Lance Bennett
Applicant Name (signature)

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

LEGAL NOTICE

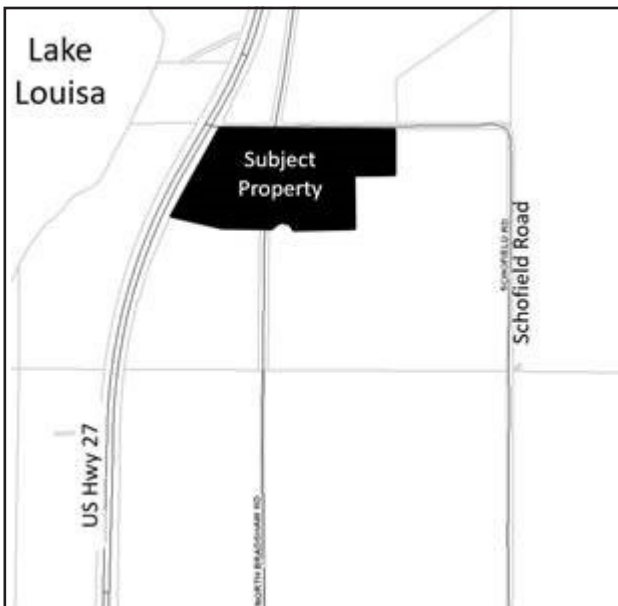
On Tuesday, August 2, 2022 at 6:30 PM the Clermont Planning & Zoning Commission will consider the enactment of following proposed ordinance and on Tuesday, August 23, 2022 at 6:30 PM at a public hearing the request will be held before the City Council for Final Adoption.

ORDINANCE NO. 2022-033

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, PUBLICATION AND EFFECTIVE DATE.

LOCATION

2 miles south of Hartwood Marsh Road,
East of US 27 at the Schofield Road intersection
Alternate Key 1462436



LEGAL DESCRIPTION

LEGAL DESCRIPTION: A PORTION OF SECTION 21 TOWNSHIP 23 SOUTH, RANGE 26 EAST, LYING EAST OF US HIGHWAY 27, SOUTH OF SCHOFIELD ROAD LAKE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 21; THENCE S89°30'42"W W ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 21, A DISTANCE OF 1424.92 FEET; THENCE DEPARTING SAID SOUTH LINE RUN S00°13'39"E, A DISTANCE OF 33.00 FEET TO A POINT ON THE SOUTH RIGHT OF E, A DISTANCE OF 33.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SCHOFIELD ROAD (A VARIABLE WIDTH COUNTY MAINTAINED RIGHT OF WAY); THENCE CONTINUE S00°13'39", A DISTANCE OF 87.00 FEET TO THE POINT OF BEGINNING; THENCE S89°30'42"W ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 1735.91 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF US HIGHWAY 27 ALSO KNOWN AS STATE ROAD 25 (A VARIABLE WIDTH RIGHT OF WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FP NO. 238422 1 DATED: NOVEMBER 8, 2005); THENCE RUN ALONG SAID EASTERLY RIGHT OF WAY THE FOLLOWING FIVE (5) COURSES AND DISTANCES: THENCE S29°58'09"W, A DISTANCE OF 3.93 FEET; THENCE N59°58'28"W, A DISTANCE OF 14.98 FEET; THENCE S29°56'43"W, A DISTANCE OF 449.91 FEET; THENCE N59°59'46"W, A DISTANCE OF 4.97 FEET; THENCE S29°56'22"W, A DISTANCE OF 68.87 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 5579.01 FEET, A CENTRAL ANGLE OF 06°56'55", A CHORD BEARING OF S26°27'55"W AND A CHORD DISTANCE OF 676.18 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 676.59 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE RUN S67°38'24"E, A DISTANCE OF 469.15 FEET; THENCE S89°50'54"E, A DISTANCE OF 664.70 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 120°00'00", A CHORD BEARING OF S89°52'26"E AND A CHORD DISTANCE OF 155.88 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 188.50 FEET TO THE END OF SAID CURVE; THENCE S89°54'20"E, A DISTANCE OF 724.09 FEET; THENCE N00°06'56"E, A DISTANCE OF 771.53 FEET; THENCE S89°53'03"E, A DISTANCE OF 297.15 FEET; THENCE N44°56'39"E, A DISTANCE E, A DISTANCE OF 56.40 FEET; THENCE N00°13'39"W, A DISTANCE OF 433.99 FEET TO THE POINT OF BEGINNING.

CONTAINING: 2,275,197.41 SQUARE FEET OR 52.23 ACRES MORE OR LESS.

PROPERTY REZONING

**Rezone the property from Urban Transition to
Planned Unit Development (PUD) for multi-family use and commercial use**

All public meetings are held in the Clermont City Hall, Council Chambers located at 685 W. Montrose Street, Clermont, FL 34711.

This ordinance is available for public inspection in the Development Services Department, Monday through Friday between the hours of 8:00 AM and 5:00 PM.

All interested parties shall 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