



**CITY OF CLERMONT
CITY COUNCIL MEETING
CLERMONT CITY HALL
AGENDA**

6:30 PM, Tuesday, September 10, 2024

Welcome to our Council meeting. In the interest of time efficiency and ensuring that everyone who wishes to address the Council is given the opportunity to do so, the following will apply to all comments made by the public. Each speaker will be permitted 3 minutes to address the Council. These time limits may be extended by the Mayor or by majority vote of the Council. To avoid disruption of the meeting, speakers should avoid inappropriate language, personal attacks and derogatory statements and direct comments to the Council. Everyone is requested 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. Thank you for participating in your City Government.

CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

PROCLAMATION

Childhood Cancer Awareness Month

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 - Meeting Minutes

Consider approval of the August 21, 2024 Council Workshop and the August 27, 2024 Council Meeting Minutes.

Item No. 2 - Plat Approval

Consider approving the Parkside Trails Phase 1 Plat for 251 lots.

Item No. 3 - Bid Award & Budget Amendment
Fire Prevention Facility

Consider awarding bid to The Kinsmen Construction Company, Inc. to provide interior/exterior renovations to 650 W. Montrose property, paid from the Fire Impact Fees Fund, in the amount of \$395,556.

Item No. 4 -
Contract Amendment
WWTP Construction Services

Consider the wastewater reclamation facility expansion professional engineering services, second contract amendment with Tetra Tech, Inc. in the FY 2025 budgeted amount of \$557,021.

Item No. 5 - Collective Bargaining Agreements with the International Association of Firefighters, AFL-CIO – Clermont Professional Firefighters Local 4350

Consider approval of agreements with the International Association of Firefighters, AFL-CIO, Clermont Professional Firefighters Local 4350 for the period October 1, 2024–September 30, 2027.

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Item No. 6 - Piggyback Purchase Approval
Fire Truck

Consider approval to purchase from Sourcewell, a nationwide cooperative contract, number 113021 with Ten-8 Fire & Safety, LLC. to purchase an aerial tower in the amount of \$1,916,876.

UNFINISHED BUSINESS

Item No. 7 - Ordinance No. 2024-034 *Final*
Hooks Street Self-Storage Phase 2 Annex

Consider the annexation of the 2.29 +/- acre vacant parcel located on Hooks Street, East of US Hwy 27.

Item No. 8 - Ordinance No. 2024-035 *Final*
Hooks Street Self-Storage Phase 2 SSCPA

Consider a request to change the future land use for 2.29 +/- acres from Lake Regional Commercial to City Commercial for a vacant parcel located on Hooks Street, East of US Hwy 27.

Item No. 9 - Ordinance No. 2024-036 *Final*
Hooks Street Self-Storage Phase 2 Rezoning

Consider a request to change the zoning for 2.29 +/- acres from Lake County R-6 Urban Residential District to Clermont C-2 General Commercial District for a vacant parcel located on Hooks Street, East of US Hwy 27.

Item No. 10 - Resolution No. 2024-025R
Hooks Street Self-Storage Phase 2 CUP

Consider a Conditional Use Permit to allow for a Self-Storage Facility over 20,000 square feet located in the C-2 General Commercial zoning district.

NEW BUSINESS

Item No. 11 - Variance Request
1149 W. Montrose Street

Consider the request to allow a five-foot rear yard setback for a metal garage structure.

Item No. 12 - Lien Reduction
1800 South US Hwy 27

Consider lien reduction on a commercially zoned (C-2) parcel.

Item No. 13 - Utility Service Agreement
GK Rogers Commercial

Consider a utility agreement for a new commercial project located at the end of Autoplex Lane behind the Tesla dealership.

Item No. 14 - Ordinance No. 2024-038 *Intro*
Family Christian Center of Clermont

Consider rezoning from R-1-A Single Family Low Density Residential to Planned Unit Development with C-2 General Commercial Uses.

ADJOURN

**CITY OF CLERMONT
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Public Notice

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

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

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

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

Please be advised that if you intend to show any document, picture, video or items to the Council or Board in support or opposition to any item on the agenda; a copy of the document, picture, video or item must be provided to the City Clerk for the City's records.

PROCLAMATION

Whereas, childhood cancer is the leading cause of death by disease in children and 1 in 285 children in the United States will be diagnosed by their 20th birthday, and;

Whereas, there are approximately 40,000 children on active treatment at any given time, and the average age of diagnosis is 6 years old, compared to 66 years for adults cancer diagnosis, and;

Whereas, on average there's been a 0.6 percent increase in incidence per year since the mid 1970's resulting in an overall incidence increase of 24 percent over the last 40 years, and;

Whereas, two-thirds of childhood cancer patients will have chronic health conditions as a result of their treatment toxicity, with one quarter being classified as severe to life-threatening, and;

Whereas, in the last 20 years only four new drugs have been approved by the FDA to specifically treat childhood cancer, and;

Whereas, the National Cancer Institute recognizes the unique research needs of childhood cancer and the associated need for increased funding to carry this out, and;

Whereas, researchers and healthcare professionals work diligently dedicating their expertise to treat and cure children with cancer, and;

Whereas, too many children are affected by this deadly disease and more must be done to raise awareness and find a cure.

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

Childhood Cancer Awareness Month

In Witness Whereof, I have hereunto set my hand and caused the Great Seal of the City of Clermont to be affixed this 10th Day of September in the year Two Thousand and Twenty Four.

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

City of Clermont
MINUTES
CITY COUNCIL WORKSHOP
August 21, 2024

CALL TO ORDER

The City Council met in a workshop session on Wednesday, August 21, 2024 in the Clermont City Council Chambers. Mayor Murry called the workshop to order at 9:40 am with the following Council Members present: Council Members Pines, Gonzalez, Howard and Myers.

Other City officials present were City Manager Bulthuis, and City Clerk Howe.

OPENING COMMENTS

City Manager Bulthuis informed Council that the first public budget hearing would be on September 12 and the final public budget hearing would be on September 26. He reviewed where the tentative budget for next fiscal year is to date, insurance premiums have come in lower than budgeted which provides a savings to the City. Contract negotiations with the Firefighters Union is complete and within budget.

Continuing with the same millage rate as last year provides the city revenues over expenses by \$57,000.00 for next fiscal year.

Department Directors have PowerPoint presentations to provide Council with information that includes their three to five year goals and long-term projects.

AGENDA ITEMS

1. Fiscal Year 2024-2025 Budget Review

Police Chief Broadway presented the Police Department and reviewed their multiyear budget plan. The plan included a mobile command post, replacement of rescue vehicle and a public safety training facility. The training facility would be on the previous Public Services site on 12th Street and be shared with the Fire Department.

Council Member Howard inquired about selling the property on 12th Street and using those funds to build the training center on the Arts and Recreation Center property.

Discussion ensued regarding selling city owned property, if there would be room to build another facility on the Arts and Recreation Center property. Partnerships with surrounding municipalities was spoken about to help alleviate the cost of running a training facility.

City Manager Bulthuis informed Council that city staff was approached regarding placing cameras in school zones to catch speeding vehicles. The only place within city limits would be on 5th Street by Aurelia Cole Academy.

Council Member Howard was not in favor; Mayor Murry was concerned with the cost to the city and Council Member Pines was in favor.

Mayor Murry recessed the workshop at 10:42 am. The workshop reconvened at 10:54 am.

Fire Chief Ezell presented the Fire Department budget. Future capital projects included a new Fire Station, replacing fire trucks and a training facility.

Discussion ensued on a timeframe when we may need Fire Station 5 as well as the replacement schedule of fire trucks. The need for a training facility locally will keep firefighters closer while on shift.

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Fire Chief Ezell informed Council on the relationship with the County and the areas in which Clermont Fire Department will assist with calls.

Mayor Murry recessed the workshop at 12:24 pm. The workshop reconvened at 12:57 pm.

Public Services Director Brunson presented the Public Services budget. He presented the inflation on items his department uses on a daily basis. A review of future needs included staffing, general facility maintenance, grounds maintenance, fleet replacement and road maintenance.

Discussion ensued on pursuing the State on mowing of the medians on US Highway 27 and State Road 50. Staff can enter into an agreement with the State to mow the medians and be reimbursed or leave it as is with the State mowing a few times a year.

Public Services Director Brunson informed Council on the current number of in ground spaces available. Within five years, the cemetery will sell out or the city will have to purchase more property.

Council Member Howard stated he is not in favor of purchasing additional land to expand the cemetery.

Public Services Director Brunson moved on to the Enterprise Fund, which covered water, sewer, and sanitation and storm water. He presented Council with the replacement schedules for each division, which included residential meters and piping.

City Manager Bulthuis informed Council that \$275,000.00 from the wastewater fund was used to construct Victory Point with the intention of returning funds from the storm water fund. The funds are budgeted to the wastewater fund in the next fiscal year.

Discussion ensued regarding reclaimed water expansion.

Utility Billing Manager, Dana Wiseman, presented Council with the new utility bill that will be going to residents. The new bill will show actual usage to keep residents informed.

Parks and Recreation Director Forman presented their budget along with future projects.

Discussion ensued regarding artificial turf versus grass fields, LED lighting and park updates.

Sharon Keys, 644 W Osceola – inquired on a workshop to discuss the McKinney Park community center.

There will be a discussion regarding a community center at McKinney Park at the October workshop.

City Manager Bulthuis asked Council about McKinney Park. There have been no funds budgeted for any renovations or improvements to McKinney Park.

Cindy Davis, resident – inquired about the batting cages at West Park as they were not on the future projects list.

Parks and Recreation Director Forman stated that is a smaller project and being worked on currently.

City Manager Bulthuis informed Council that the City Clerk's office has requested one new position for next fiscal year.

If the millage stays the same, we would have revenues over expenses by \$57,000.00.

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Staff is recommending the millage rate staying the same. If Council lowers the millage rate, there would be reductions to the budget and staff would recommend new personnel be cut. He asked Council to provide direction to staff.

Mayor Murry and Council Member Pines both support the 5.06 millage rate.

Council Member Myers inquired about lowering the millage rate.

City Manager Bulthuis explained that Council has the ability to set the millage at any millage up to the rate advertised.

Council Member Pines stated that staying at the 5.06 mills allows the city to move forward and continue to provide services to the citizens of the city.

Council Member Gonzalez stated that if the millage rate stays the same the city could provide the services that residents are accustomed to; lowering the millage rate means cutting services.

City Manager Bulthuis announced that the cost estimate to perform the study for on street parking on Minneola Avenue is \$200,000.00. That cost is not included in the next fiscal year budget and would need to be included.

2. Other

Mayor Murry spoke about the City Manager performance review.

Deputy City Manager Davidoff provided Council with examples of City Manager performance review forms from other cities.

Discussion ensued regarding criteria that should be on the forms, the reviews be done one on one and not in a public forum and needing a practice in place if a Council Member has a conflict with the City Manager.

City Manager Bulthuis recommended each Council Member review the document provided to them, make changes, and turn it into Human Resources Director Ohlinger. She can create a document based on Councils input.

Council Members will provide Human Resources Director Ohlinger their input and come back in another workshop to review the form created.

CLOSING COMMENTS

City Manager Bulthuis informed Council that if there were any questions before the next meeting to reach out to him.

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ADJOURN: With no further comments, this workshop adjourned at 3:33pm.

APPROVED:

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
August 27, 2024

CALL TO ORDER

The City Council met in a regular meeting on Tuesday, August 27, 2024 at 6:30pm in the Clermont City Council Chambers. Mayor Murry called the meeting to order at 6:30pm with the following Council Members present: Council Members Gonzalez, Howard, Myers and Pines.

Other City officials present were City Manager Bulthuis, City Attorney Mantzaris, and Deputy City Clerk Wisniewski.

INVOCATION AND PLEDGE OF ALLEGIANCE

Pastor Kendal Anderson from The Crossing Church gave the invocation, followed by the Pledge of Allegiance.

PRESENTATIONS

Lake County Commissioner Sean Parks informed Council that the Board of County Commissioners passed the one-cent infrastructure sales tax plan. The County communications team created a tool to communicate with Commissioners; there is a District 2 update on the Lake County website.

Lake County has allocated \$100,000.00 to collaborate with the City of Clermont for pickle ball courts. They have also collaborated with Kiwanis to install inclusive playground equipment at Lake Felter Park.

Lake County Engineer, Fred Schneider presented a PowerPoint on upcoming road projects in the south Lake County area. The County has a five-year road construction program that updates annually.

Discussion ensued regarding road projects in Clermont as well as the traffic lights on State Road 50.

Commissioner Sean Parks spoke about the Municipal Service Taxing Unit (MSTU) in Wellness Way and explained that the residents in that area will pay additional taxes that will go towards the updates in that area.

Finance Director Borrer provided the third quarter budget report. He showed the budget in OpenGov with plans to roll out to the public in early 2025. He reviewed the top 10 revenues; major fund revenues and expenditures; and general fund expense summary activity from October 2023 through June 2024.

City Manager Bulthuis explained that the system would allow a user to get into the detail of each line item.

PUBLIC COMMENTS

City Manager Bulthuis announced the removal of The First Baptist Church agenda items from the agenda. The items will come before Council later and be re-advertised.

AGENDA CHANGES

City Manager Bulthuis informed the Council of the following agenda changes:

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Item No. 9 – Resolution No. 2024-021R, *US Highway 27 Self-Storage & Car Wash CUP*

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR A RESIDENTIAL STORAGE WAREHOUSE GREATER THAN 20,000 SQUARE FEET OF FLOOR SPACE AND A CAR WASH IN THE C-2 GENERAL COMMERCIAL ZONING DISTRICT; PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

Deputy City Clerk Wisniewski read the title aloud.

City Manager Bulthuis informed the Council this is a request to table the item to October 22, 2024.

Council Member Pines moved to table item 9, Resolution No. 2024-021R, US Highway 27 Self-Storage & Car Wash CUP to October 22, 2024; seconded by Council Member Myers. Passed unanimously 5-0 with all members present voicing aye.

REPORTS

CITY MANAGER REPORT

City Manager Bulthuis –

- City Hall will be closed for Labor Day.

CITY ATTORNEY REPORT

City Attorney Mantzaris – No report.

CITY COUNCIL REPORT

Council Member Howard –

- Requested to schedule a workshop to discuss development codes and permitted uses within particular zoning.

City Manager Bulthuis stated there is nothing planned, if Council Member Howard would provide staff with information there could be a joint workshop with Council and Planning and Zoning Commission scheduled.

Council Member Howard stated that he would like to look at the proposals for properties on Hooks Street and other areas. There are multiple car washes and storage units coming in to the area.

Council Member Myers –

- Participated on the auditor committee.
- Attended the Campus Master Planning meeting for Lake Sumter State College.
- Attended the Florida League of Cities conference.

Council Member Pines –

- Attended the elected official's forum last week.

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Council Member Gonzalez –

- Attended the Florida League of Cities conference.
- Attended the elected official’s forum last week.

Mayor Murry –

- Attended the Florida League of Cities conference.
- Attended the elected official’s forum last week.
- Attended the ribbon cutting of a new mural in the Art District in downtown.
- Mayors lunch on Tuesday, September 3 at Cracker Barrel.
- Spoke about House Bill 1365 and asked City Attorney Mantzaris to explain the bill.

City Attorney Mantzaris stated that House Bill 1365 has two parts. The first part will go into effect October 1 and states that counties and cities cannot allow public property be used for public overnight camping. The second part takes effect January 1, 2025 and provides property owners a cause of action against the City or County if they fail to prohibit public camping on public property and it has a negative impact on their private property.

City Attorney Mantzaris and City Manager Bulthuis have met with the County Manager and County Attorney and proposed the County and all Cities within Lake County have a uniform enforcement policy that will meet the requirements that they now have to keep this activity from happening that will not have too great effect on the homeless population within the County.

CONSENT AGENDA

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

Item No. 1 – Council Meeting Minutes

Consider approval of the meeting minutes of August 13, 2024.

Item No. 2 – Surplus Approval

Consider declaring end-of-life inventory as surplus from various Departments and provide disposal per the Procurement Policy.

Item No. 3 – Rescind Award and Buy Direct
Fire Dept. Vehicle Replacement Approval

Consider rescinding the award from Mullinax Ford and purchasing fire department replacement vehicles directly from Dana Safety Supply, Inc. in the budgeted amount of \$131,908.

Item No. 4 – Bid Award
Pickleball Courts

Consider awarding bid to William Medley Construction, Inc. d/b/a Medley Sports Construction to build six (6) pickleball fields at the ARC in the budgeted amount of \$116,250.

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Item No. 5 – Utility Agreement

Consider providing water and sewer services for a multi-family project located within Lake County, northwest of the SR 50 and CR 455 Intersection.

Item No. 6 – Plat Approval

Consider replat approval of Lot 10 within the Plaza Collina development into three smaller commercial lots.

City Attorney Mantzaris informed Council that there was a clarification for Item No. 5, Utility Agreement for Hartle Apartments. There has been additional language added to page three of the agreement, which the applicant has agreed to. The additional language states that they will restrict this complex to market rate multi-family project and acknowledge that it is not eligible for the Live Local Act.

Council Member Gonzalez moved to approve Consent Agenda Items 1-6 as presented with the clarification to Item No. 5; seconded by Council Member Pines. Passed unanimously 5-0 with all members present voicing aye.

UNFINISHED BUSINESS

Item No. 7 – Variance Request, 2490 Holly Berry Circle

Development Services Director Henschel presented the variance request for additional pavers that were placed on a single-family residential lot. The Council tabled this item in the month of March in order to give the applicant time to consult with a professional engineer that could evaluate the property.

An engineering report was provided from the applicant with possible solutions along with the City Engineer's assessment of the offered solutions.

The paver walkway was constructed on both sides of the house within the side yard setback. It was constructed all the way to the property lines on each side of the house. Per city code, a setback of 5 feet is required for any driveway or walkway for a single-family residence, and the house itself is required to maintain a minimum of 7.5-foot side yard setback.

The applicants report concludes there is a minor increase in runoff from the adjoining parcels. Much of this is attributed to the existing pavers being semi-pervious. Also included in the report are mitigation options. These include: 1) Routinely pressure washing the pavers and re-sanding the joints annually, 2) Adding stone aggregate between the fence and pavers, 3) Roof drains could be collected and piped under the pavers to the rear yard, 4) installing a small trench drain parallel to the edge of the pavers to divert runoff to the rear yard.

The City's contracted engineer has reviewed the applicants' engineering report and does have concerns; points out the pavers are not as permeable as indicated by the applicants' engineer.

The Land Development Code, Section 101-246, requires a positive finding on the five review criteria for granting a variance. Staff has reviewed the application and supporting documents and finds the applicant does not meet the required positive findings for the provisions of the code. Therefore, staff recommends denial of the requested variance.

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If the City Council recommends approval of the variance request, staff does recommend including all four mitigation options recommended by the engineer to be included in the variance approval. These mitigation options shall be in place within 90 days of the approval. The applicant shall obtain an "after the fact" permit for the work already completed, and permit any further activities regarding this variance request.

The applicants, Mr. and Mrs. Deeyal, stated that they were not aware they had to apply for a permit from the City. They hired a paving company and received Home Owners Association (HOA) approval. When they received the code violation, they hired an engineer and provided the report. The pavers are to help her walk around the house due to her handicap.

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

Council Member Pines stated that she is willing to work with the family, if the family follows the guidelines the engineer provided she would be in favor of the variance request.

Mayor Murry, Council Member Gonzalez and Council Member Myers would be in favor of the variance if the family were willing to meet the recommendations from the engineer.

Council Member Pines moved to approve Variance Request, 2490 Holly Berry Circle with compliance with the four recommendations from the Engineer and completed by January 31, 2025; seconded by Council Member Myers. Passed unanimously 4-1 with Council Member Howard opposing.

Item No. 8 – Resolution No. 2024-018R, *Clermont West South Phase 2 CUP*

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR TWO HOTELS TO OCCUPY MORE THAN 20,000 SQUARE FEET OF FLOOR SPACE, TO ALLOW SHARED PARKING, AND TO ALLOW A RESIDENTIAL STORAGE WAREHOUSE GREATER THAN 20,000 SQUARE FEET IN THE C-2 GENERAL COMMERCIAL ZONING DISTRICT. IN ADDITION, THE APPLICANT IS REQUESTING THE FOLLOWING SPECIAL CONDITIONS TO BE INCLUDED IN THE CONDITIONAL USE PERMIT: (1) TO ALLOW ZERO (0) FOOT INTERNAL LANDSCAPE BUFFERS BETWEEN INTERNAL LOT LINES, (2) TO ALLOW A MAXIMUM GRADING WITHIN THE PERIMETER LANDSCAPE BUFFERS UP TO 25% SLOPE, (3) TO ALLOW A FRONT YARD SETBACK OF 10 FEET FOR HOTEL PARCELS (FACING SR 50), (4) TO ALLOW SIDE YARD SETBACKS OF 10 FEET FOR INTERNAL LOT LINES, (5) TO ALLOW MAXIMUM BUILDING HEIGHT UP TO 65 FEET, AND (6) TO ALLOW MORE THAN 10 PARKING SPACES, BUT NO MORE THAN 12 SPACES WITHOUT A LANDSCAPE ISLAND; PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

Deputy City Clerk Wisniewski read the title aloud.

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Development Services Planner Kruse presented the item. This agenda item was presented to the City Council on July 23. After hearing the presentation, the Council agreed to continue this item until tonight in order for the applicant to address some of the Council's concerns. The applicant has submitted a revised site plan rearranging the self-storage use and daycare use within the site.

In addition, the applicant has removed the request for a special condition of the 65-foot height for the hotels. The hotels will be limited to 55 feet in height as regulated by the current zoning, C-2 General Commercial. Because of the Planning and Zoning meeting, the applicant is removing the request for a special condition to allow side yard setbacks of 10 feet for internal lot lines from the proposal. The staff has reviewed the submitted material and the revised site plan. While there have been changes made, staff is still concerned about the intensity and uses within the site and recommends denial.

The applicant is requesting to develop the southern portion of a C-2 General Commercial zoned parcel fronting on Hooks Street. The property is approximately 10 acres in size. They are proposing two hotels in the interior portion of the property, up to four-stories in height, with a maximum square footage of 70,000 square feet each. The southernmost portion of the property will consist of a three-story residential storage warehouse and a 12,500 square foot daycare facility or other commercial use. Access to the site will be from the existing driveway access point on Hooks Street and from the existing State Road 50 entrance and the Sandy Grove access point to the east.

The applicant has requested three special conditions to the Land Development Code included within the Conditional Use Permit. The applicant is requesting the following special conditions to be included: (1) to allow zero foot internal landscape buffers between internal lot lines, (2) to allow a maximum grading within the perimeter landscape buffers up to 25 percent slope, and (3) to allow more than 10 parking spaces, but no more than 12 spaces without a landscape island. The northern portion of the site that has already developed has received variances for 25 percent grade within the landscape buffer and 10 foot front yard setback from the FDOT pond at State Road 50. The permission to allow more than 10 parking spaces, but no more than 12 spaces without a landscape island is something that can be considered in designing a site with several hundred parking spaces.

Staff has reviewed the Conditional Use Permit application in accordance to Section 101-212 of the Land Development Code. While the project does not appear to be in conflict with the Comprehensive Plan with the conceptual site plan, it does appear that the intensity and character of the development is not in conformance with the City's Land Development Code. The applicant is requesting consideration of three special conditions. A less intense development proposal would alleviate the necessity for some of the requested special conditions. Staff recommends denial of Resolution 2024-018R. The Planning and Zoning Commission recommended denial 4-0. If City Council considers approving this, staff is recommending an enhanced landscape buffer consisting of 30 percent more plant material along Hooks Street and an architectural review before City Council for the self-storage and hotels prior to site plan review/approval.

Cory Sitler, Kimley-Horn presented a PowerPoint and addressed issues Council had with the project at the previous meeting. The applicant removed the request for 65-foot building heights and moved the daycare to the southeast corner of the site so it is not in the direct traffic path. The new site plan shows a reduced pond size and parking for the daycare adjacent to the building. The site is lower than adjacent sites; if the 25 percent slope is denied, and then there will be more retaining walls.

Mayor Murry opened public hearing

Jenny May, 4062 Greystone Drive – this project is too big for the area; will generate more traffic.

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Allen Hartle, 16191 Hillside Circle, Montverde – expressed concern with the storm water runoff on the site.
Mayor Murry closed the public hearing.

Council Member Pines stated that there is too much on that property. She is not in favor of the 25 percent slope and the traffic that will be going through the hotel and daycare parking lots from the self-storage warehouse.

Council Member Howard stated he is not in favor of the project.

Discussion ensued regarding the slope of the property, the traffic and the impervious and pervious surface.

John Martin, Kimley Horn Associates, stated that they looked at different slopes and felt the 25 percent slope gave the property the look of the surrounding hills. They can do retaining walls and remove the request for the 25 percent slope.

Council was informed of the details that constitute this project needing a Conditional Use Permit.

Council Member Howard moved to deny Resolution No. 2024-018R, Clermont West South Phase 2 CUP; seconded by Council Member Pines. Passed unanimously 5-0 with all members present voicing aye.

Item No. 9 – Resolution No. 2024-021R

This item was addressed earlier in the meeting and tabled to October 22, 2024.

Item No. 10 – Ordinance No. 2024-037, LDC Amendment Chapter 117 Signs Final

AN ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE; CHAPTER 117 SIGNS; SECTION 117-26 “OTHER SIGNS”; PROVIDING FOR CONFLICT, SEVERABILITY, CODIFICATION, THE ADMINISTRATIVE CORRECTION OF SCRIVENERS ERRORS, RECORDING, PUBLICATION AND AN EFFECTIVE DATE.

Deputy City Clerk Wisniewski read the title aloud.

Development Services Director Henschel presented the item. City staff is proposing changes to the Land Development Code for mural signs. Currently, murals are only allowed within the Downtown Central Business District. This area does not extend south of Highway 50. This code change would allow murals to be located within the Community Redevelopment Agency district, which is an area slightly larger than the Central Business District. The Community Redevelopment Agency district does extend to the south side of State Road 50, encompassing approximately 30 additional businesses fronting State Road 50. No other changes to the code are proposed. The Planning and Zoning Commission recommended approval 5-0.

Mayor Murry inquired if the area encompassed 5th Street on the south side of State Road 50. Development Services Director Henschel stated that it does encompass that area.

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

Council Member Gonzalez moved to approve Ordinance No. 2024-037, LDC Amendment Chapter 117 Signs Final; seconded by Council Member Pines. The motion passed by roll call vote 5-0.

City of Clermont
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NEW BUSINESS

Item No. 11 – Ordinance No. 2024-007, *Sundara Eco-Spa Comp Plan Amendment Transmittal*

AN ORDINANCE OF THE CITY OF CLERMONT, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE CITY'S COMPREHENSIVE PLAN BY CHANGING 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; INCLUDING IN THE GREEN SWAMP, AN AREA OF CRITICAL STATE CONCERN DESIGNATED PURSUANT TO F.S. 380.05, 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 AN EFFECTIVE DATE.

Deputy City Clerk Wisniewski read the title aloud.

Development Services Planner Kruse presented the item. The applicant, Jimmy D. Crawford, is requesting a small-scale comprehensive plan amendment for 42 acres located adjacent to the Hammock Ridge Road and Lakeshore Drive intersection. The property is currently in Lake County and has a Future Land Use Designation of Lake County Langley-Interlachen Green Swamp. Since this project is located in the Green Swamp Area of Critical State Concern, a state coordinated review process will be required under Florida Statutes 163. This process will provide the state land planning agency with making objections, recommendations and comments within 60 days after receipt of the proposed plan amendment. Any written comments will be forwarded to the City and the City will then need to determine whether to adopt the comprehensive plan. This hearing is the first hearing to transmit the request and a second hearing will be several months later pending comments from the state coordinated review.

The applicant is requesting an amendment to change the future land use to the City of Clermont Master Planned Development. The applicant is proposing a specialty spa and hotel on the property. The Master Planned Development Future Land Use will limit the development to the specialty spa and hotel based upon Policy 1.7.2. This land use requires City Council approval for a development that specifies the allowable types and distribution of land use within a project. The Floor Area Ratio in this land use is 0.25, but will be limited to 0.15 for the project via the Planned Unit Development zoning. The proposed project under the Master Planned Development would be a less intense use of the project since the FAR would be limited to 0.15 and the open space of 60 percent would be retained.

The project is not in conflict with any provision of the City's Comprehensive Plan. The City has the ability to serve the project with applicable City services. The Master Planned Development future land use appears to be in accordance with the existing County's Urban Low and Green Swamp Area Critical State Concern Rural County future land use. Staff recommends approval of transmittal of Ordinance 2024-007. The Planning and Zoning Commission recommended approval 6-1.

The applicant's representative, Jimmy Crawford, stated that the applicant and owners of the property are present and available for any questions. The item is for transmittal to the State for comments and requested comments from Council and residents on the transmittal.

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Mayor Murry opened public hearing.

Gary Mealing, 12101 Outlook Drive – expressed concern on the conservation area remaining protected.

Chloe Gentry, 11940 Lakeshore Drive – support the vision of the project.

Marty Proctor, 18225 Rose Street – this is not for approval only to transmit to the State.

Tod Gentry, 11940 Lakeshore Drive – in favor of this project over the homes that could be built on the property.

Mayor Murry closed the public hearing.

Council Member Howard inquired about the piece of land to the left that was not included in the transmittal and that there needs to be enough Right of Way to create a roundabout at the intersection for traffic flow.

Mr. Crawford explained that piece is wetlands and cannot develop. The applicant has provided Right of Way for the roundabout.

Council Member Pines spoke about the future land use and if this project does not move forward, the use reverts to what it is now.

City Attorney Mantzaris explained that Council is transmitting the future land use. With each future land use there is a zoning component. The Planned Unit Development is a contract that specifies the entitlements that property has moving forward. The property has to be built according to the Planned Unit Development or come in front of Council to change it.

Council Member Pines moved to transmit Ordinance No. 2024-007, Sundara Eco-Spa Comp Plan Amendment; seconded by Council Member Myers. The motion passed by roll call vote 5-0.

Item No. 12 – Resolution No. 2024-027R, *The Dream Academy CUP*

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR A PRIVATE SCHOOL IN THE C-2 GENERAL COMMERCIAL ZONING DISTRICT PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

Deputy City Clerk Wisniewski read the title aloud.

Development Services Director Henschel presented the item. The applicant is requesting a Conditional Use Permit to allow for a private school in the C-2 General Commercial Zoning District as required by the Land Development Code, Section 125-337. The private school will be located at 102 South US Highway 27, an existing vacant building previously used for a retail establishment. The Dream Academy currently operates at another location in Clermont and would like to relocate to expand and increase the student enrollment for the school. The private school maximum enrollment shall not exceed 80 special needs students per academic year. The Dream Academy is a therapeutic school, servicing students from Kindergarten to 8th grade. The school currently has 15 employees and operates 8:30 am to 2:30 pm, Monday through Friday.

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The students will be transported by their parents and utilize the existing 65 onsite parking spaces. The parents will be required to park their vehicles and safely walk the students to the building. The academy will operate on a calendar, which is consistent with the Lake County Public Schools. The applicant will be required to obtain all local, state, and federal permits required for the private school.

Staff has reviewed the application and finds that the proposed use will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity and the proposed use will comply with the regulations and conditions specified. Therefore, staff recommends approval of the Conditional Use Permit to allow for a private school facility in the C-2 General Commercial zoning district with the conditions contained in Resolution No. 2024- 027R. The Planning and Zoning Commission recommended approval 5-0.

The applicant, Luzel Garcia, stated that the school has been servicing the community since 2017. The school would like to expand for the children in need.

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

Council Member Howard moved to approve Resolution No. 2024-027R, The Dream Academy CUP; seconded by Council Member Gonzalez. Passed unanimously 5-0 with all members present voicing aye.

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ADJOURN: With no further comments, this meeting adjourned at 9:11 pm.

APPROVED:

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, September 10, 2024		
Agenda Item Name		
Plat Approval		
Requested Action		
Recommend approval of Parkside Trails Phase 1 Plat		
Staff Report		
The applicant, Pulte Homes, is requesting the platting of 251 residential lots along with recreation tracts, stormwater tracts and landscape tracts within the Parkside Trails Subdivision. This is phase 1 of the development, which has been approved for 948 total lots. The property is located at the eastern end of Wellness Way Blvd at the Orange County line. As part of the Community Benefit Agreement, Pulte Homes has paid the City \$435,000 prior to the initial phase of this plat. The City's surveyor and engineer have reviewed the plat and the plat is in compliance with Chapter 177 of the Florida Statutes and the City's Land Development Code. Staff recommends approval of the plat, Parkside Trails Phase 1.		
Site Location Map		
Additional Analysis		
Fiscal Impact Summary		
None.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Parkside Trails plat - Ph 1 Final Plat (8.28.24) CC	Parkside Trails plat - Ph 1 Final Plat (8.28.24) CC.pdf	

PARKSIDE TRAILS - PHASE 1

A PARCEL OF LAND LYING IN SECTIONS 23 AND 24, TOWNSHIP 23 SOUTH, RANGE 26 EAST, CITY OF CLERMONT, LAKE COUNTY, FLORIDA

SHEET 1 OF 14

PLAT BOOK ____ OF ____

PARKSIDE TRAILS – PHASE 1
D E D I C A T I O N

THIS IS TO CERTIFY THAT JEN FLORIDA 47, LLC, A FLORIDA LIMITED LIABILITY COMPANY IS THE THE LAWFUL OWNER OF ALL THE LANDS EXCEPT TRACT CM-1 (COMMERCIAL) AND THOMAS J. KARR, JR. THE LAWFUL OWNER OF TRACT CM-1 (COMMERCIAL) HEREAFTER REFERRED TO AS "OWNERS" AND HAS CAUSED THE SAME TO BE SURVEYED, AND THIS PLAT, MADE IN ACCORDANCE WITH SAID SURVEY, IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LANDS. THE OWNERS HEREBY DEDICATES SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED AND DEDICATES ALL UTILITY EASEMENTS SHOWN HEREON TO THE PERPETUAL USE OF THE PUBLIC.

1. TO PARKSIDE TRAILS HOMEOWNERS ASSOCIATION, INC.:
TRACT REC-3 (RECREATION).
2. TO THE CITY OF CLERMONT:
THE 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-1, SW-2 AND SW-4 FOR THE PURPOSE OF ACCESSING SAID UTILITY EASEMENTS.
3. TO THE OWNER:
TRACTS FD-1 AND FD-2, (FUTURE DEVELOPMENT).
TRACT LS-1 (LIFT STATION) FOR FUTURE DEDICATION PER SURVEYOR NOTE 18.
4. TO PARKSIDE TRAILS COMMUNITY DEVELOPMENT DISTRICT
TRACTS AL-1, AL-2, AL-3 AND AL-4 (ALLEYS)
TRACTS LA-1, LA-2, LA-3, LA-4, LA-5, LA-10 AND LA-19 (LANDSCAPE).
TRACTS OS-1, OS-2, OS-3, OS-4, OS-5, OS-11 AND OS-12 AND OS-18 (OPEN SPACE).
TRACTS SIGN-1, SIGN-2 AND SIGN-3 (SIGNAGE).
TRACTS REC-1 ANAD REC-2 (RECREATION).
TRACTS SW-1, SW-2 AND SW-4 (STORMWATER).
STREETS SHALL BE OWNED AND MAINTAINED BY THE DISTRICT FOR THE PERPETUAL USE OF THE PUBLIC.
5. TO THOMAS J. KARR, JR.
TRACT CM-1 (COMMERCIAL)

IN WITNESS WHEREOF, THE UNDERSIGNED JEN FLORIDA 47, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE EXECUTED AND ACKNOWLEDGED BY ITS UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED ON THIS ____ DAY OF ____ 2024.

BY: JEN FLORIDA 47, LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: _____
PRINTED NAME: _____
TITLE: _____

SIGNED AND SEALED IN THE PRESENCE OF: _____

PRINTED NAME OF WITNESS: _____

PRINTED NAME OF WITNESS: _____

STATE OF COUNTY OF

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS ____ DAY OF ____, 2024, BY _____ AS _____ OF JEN FLORIDA 47, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, SUCH PERSON [] IS PERSONALLY KNOWN TO ME OR [] HAS PRODUCED _____ AS IDENTIFICATION.

SIGNATURE OF PERSON TAKING ACKNOWLEDGEMENT

NOTARY PUBLIC _____

PRINTED NAME: _____

COMMISSION EXPIRES: _____

COMMISSION NUMBER: _____

REVIEWER STATEMENT

PURSUANT TO SECTION 177.081 F.S., I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, PART 1, PLATTING, 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 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 ____ 2024 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

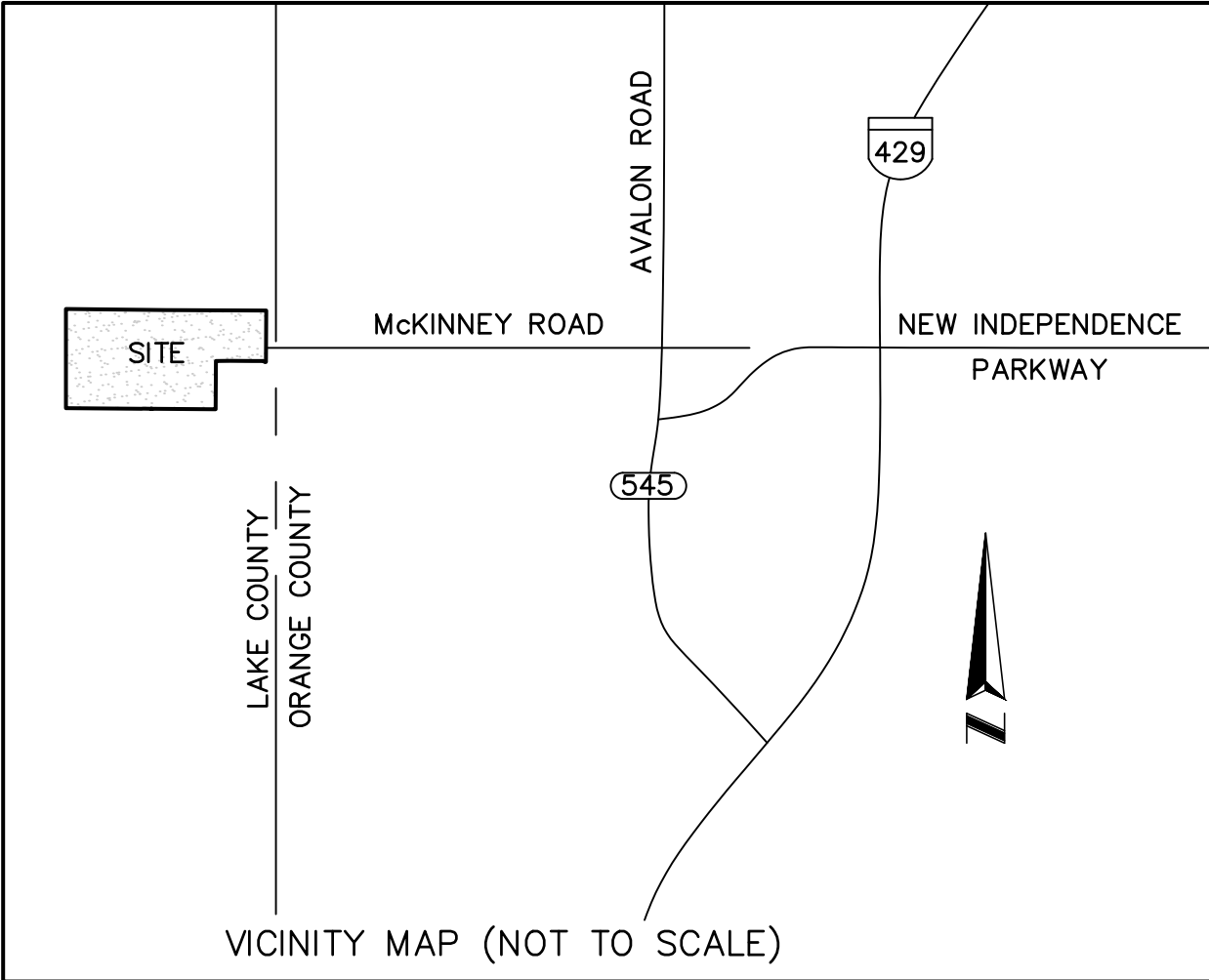
CITY CLERK MAYOR

PRINT NAME PRINT NAME

CERTIFICATE OF CLERK

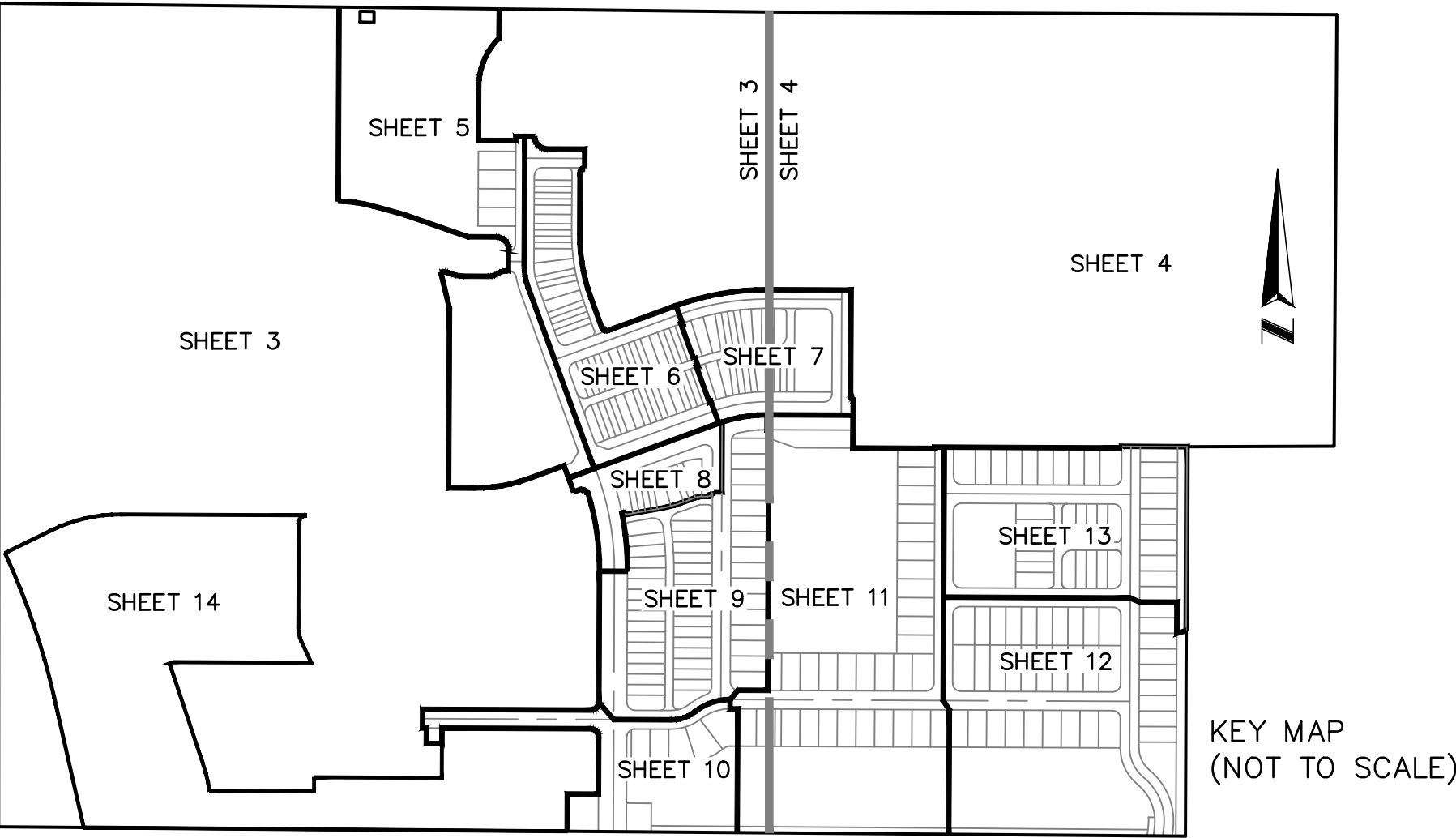
I HEREBY CERTIFY, THAT I HAVE EXAMINED THE FOREGOING PLAT AND FIND THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, F.S., AND WAS FILED FOR RECORD ON ____ AT _____ FILE NO. _____

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



LEGEND

- SET 4" X 4" CONCRETE MONUMENT STAMPED PRM LB 6723, PERMANENT REFERENCE MONUMENT (PRM)
- RECOVERED 4" X 4" CONCRETE MONUMENT AS NOTED
- SET NAIL AND DISK, STAMPED PRM 6723 PERMANENT CONTROL POINT (PCP)
- A.U.D.E. ACCESS UTILITY & DRAINAGE EASEMENT
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.I. POINT OF INTERSECTION
- NR. NON RADIAL
- N.T. NON TANGENT
- ☐ CENTERLINE
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- T.E. TRAIL EASEMENT
- O.R. OFFICIAL RECORDS BOOK
- PG(S). PAGE(S)
- CCR# CERTIFIED CORNER RECORD
- R/W RIGHT-OF-WAY
- P.R.C. POINT OF REVERSE CURVATURE
- OA OVERALL
- D.P.A.E. DRAINAGE POND ACCESS EASEMENT
- P.C.C. POINT OF COMPOUND CURVATURE
- P.O.B. POINT OF BEGINNING
- SLY SOUTHERLY
- NLY NORTHERLY
- ID IDENTIFICATION
- ML MATCHLINE
- R RADIUS
- CB CHORD BEARING
- C CHORD LENGTH
- L ARC LENGTH
- Δ CENTRAL ANGLE
- CHANGE IN DIRECTION



LEGAL DESCRIPTION

A PARCEL OF LAND COMPRISING PORTIONS OF SECTIONS 23 AND 24, TOWNSHIP 23 SOUTH, RANGE 26 EAST, CITY OF CLERMONT, LAKE COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF AFORESAID SECTION 24; THENCE RUN SOUTH 00°21'15" WEST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 24 FOR A DISTANCE OF 1368.18 FEET; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°49'30" WEST FOR A DISTANCE OF 20.47 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 130.00 FEET, WITH A CHORD BEARING OF NORTH 66°44'18" WEST, AND A CHORD DISTANCE OF 62.54 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°50'08" FOR A DISTANCE OF 63.16 FEET TO A POINT ON A NON TANGENT LINE, THENCE RUN SOUTH 87°22'34" WEST FOR A DISTANCE OF 4.55 FEET; THENCE RUN SOUTH 89°53'13" WEST FOR A DISTANCE OF 292.57 FEET; THENCE RUN NORTH 89°44'51" WEST FOR A DISTANCE OF 291.28 FEET; THENCE RUN NORTH 89°16'46" WEST FOR A DISTANCE OF 282.81 FEET; THENCE RUN SOUTH 89°28'16" WEST FOR A DISTANCE OF 381.74 FEET; THENCE RUN SOUTH 89°09'02" WEST FOR A DISTANCE OF 2.40 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24; THENCE RUN SOUTH 00°14'32" WEST ALONG SAID WEST LINE FOR A DISTANCE OF 1291.88 FEET TO A POINT ON THE EAST/WEST CENTERLINE OF SAID SECTION 24 ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF WELLNESS WAY AS RECORDED IN OFFICIAL RECORDS BOOK 6240, PAGES 1087 THROUGH 1181 AND OFFICIAL RECORDS BOOK 6235, PAGES 346 THROUGH 352 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN NORTH 89°32'55" WEST ALONG SAID EAST/WEST CENTERLINE AND NORTH RIGHT-OF-WAY LINE FOR A DISTANCE OF 1695.86 FEET; THENCE DEPARTING SAID EAST/WEST CENTERLINE RUN THE FOLLOWING COURSES AND DISTANCES ALONG THE NORTH RIGHT-OF-WAY LINE OF WELLNESS WAY: NORTH 86°41'03" WEST FOR A DISTANCE OF 40.02 FEET; THENCE RUN NORTH 89°32'55" WEST FOR A DISTANCE OF 200.63 FEET; THENCE RUN SOUTH 87°35'28" WEST FOR A DISTANCE OF 40.08 FEET TO A POINT ON SAID EAST/WEST CENTERLINE OF SECTION 24; THENCE RUN NORTH 89°32'55" WEST ALONG SAID EAST/WEST CENTERLINE AND NORTH RIGHT-OF-WAY LINE AND THE WESTERLY EXTENSION THEREOF FOR A DISTANCE OF 2005.42 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 24, ALSO BEING THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF AFORESAID SECTION 23; THENCE RUN NORTH 89°35'25" WEST ALONG THE EAST/WEST CENTERLINE OF SAID SECTION 23 FOR A DISTANCE OF 15.00 FEET; THENCE DEPARTING SAID CENTERLINE RUN NORTH 00°01'36" EAST PARALLEL WITH AND 15.00 FEET WEST OF (PERPENDICULAR MEASURE) THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23 FOR A DISTANCE OF 2646.94 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23; THENCE RUN SOUTH 89°56'38" EAST ALONG SAID NORTH LINE FOR A DISTANCE OF 15.00 FEET TO THE NORTHEAST CORNER OF SAID SECTION 23, ALSO BEING THE NORTHWEST CORNER OF AFORESAID SECTION 24; THENCE RUN SOUTH 89°20'55" EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 24 FOR A DISTANCE OF 2656.52 FEET TO THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 24; THENCE RUN SOUTH 89°42'53" EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 24 FOR A DISTANCE OF 2671.37 FEET TO THE POINT OF BEGINNING.

CONTAINS 283.93 ACRES, MORE OR LESS.

LESS AND EXCEPT

THAT CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL 104, ACCORDING TO OFFICIAL RECORDS BOOK 985, PAGE 433 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING THE WESTERLY 45.00 FEET OF THE SOUTHERLY 35.00 FEET OF THE NORTHERLY 48.00 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 23 SOUTH, RANGE 26 EAST, CITY OF CLERMONT, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 24; THENCE RUN SOUTH 89°20'55" EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 24 FOR A DISTANCE OF 1328.06 FEET; THENCE DEPARTING SAID NORTH LINE RUN SOUTH 00°05'05" WEST FOR A DISTANCE OF 12.88 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 89°20'38" EAST FOR A DISTANCE OF 45.00 FEET; THENCE RUN SOUTH 00°05'05" WEST FOR A DISTANCE OF 35.00 FEET; THENCE RUN NORTH 89°20'38" WEST FOR A DISTANCE OF 45.00 FEET; THENCE RUN NORTH 00°05'05" EAST FOR A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 1575 SQUARE FEET OR 0.04 ACRES MORE OR LESS.

CONTAINS 283.89 ACRES, NET MORE OR LESS.

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 24-23-26, AS BEING SOUTH 89°42'53" EAST.
- ALL LOT LINES INTERSECTING CURVES ARE RADIAL, UNLESS OTHERWISE NOTED NON-RADIAL (NR).
- ALL LOT CORNERS WILL BE SET PRIOR TO TRANSFER OF OWNERSHIP.
- 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 AL-1, AL-2, AL-3 AND AL-4 (ALLEYS) SHALL BE OWNED AND MAINTAINED BY A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED BY THE CITY OF CLERMONT PURSUANT TO CHAPTER 190, FLORIDA STATUTES (THE DISTRICT).
- TRACTS LA-1, LA-2, LA-3, LA-4, LA-5, LA-10 AND LA-19 (LANDSCAPE) SHALL BE OWNED AND MAINTAINED BY THE DISTRICT.
- TRACTS OS-1, OS-2, OS-3, OS-4, OS-5, OS-11 OS-12 AND OS-18 (OPEN SPACE) SHALL BE OWNED AND MAINTAINED BY THE DISTRICT.
- TRACTS REC-1, REC-2 (RECREATION) SHALL BE OWNED AND MAINTAINED BY THE DISTRICT.
- TRACT REC-3 (RECREATION) SHALL BE OWNED AND MAINTAINED BY THE PARKSIDE TRAILS HOMEOWNERS ASSOCIATION, INC. (ASSOCIATION) THE DISTRICT SHALL HAVE AN EASEMENT ACROSS SUCH TRACT FOR PURPOSES OF ACCESS, CONSTRUCTION, INSTALLATION, ACQUISITION, MAINTENANCE, AND OPERATION OF THE DRAINAGE IMPROVEMENTS AND TRAIL IMPROVEMENTS LOCATED THEREON.
- TRACTS SW-1, SW-2 AND SW-4 (STORMWATER) SHALL BE OWNED AND MAINTAINED BY THE DISTRICT AND WILL BE CONVEYED TO THE DISTRICT BY SEPARATE INSTRUMENT.
- TRACTS SIGN-1, SIGN-2 AND SIGN-3 (SIGNAGE) SHALL BE OWNED AND MAINTAINED BY THE DISTRICT.
- TRACTS FD-1 AND FD-2 (FUTURE DEVELOPMENT) AND TRACT CM-1 (COMMERCIAL) SHALL BE OWNED AND MAINTAINED BY THE OWNERS, THEIR SUCCESSORS AND ASSIGNS.
- THE ACCESS, UTILITY AND DRAINAGE EASEMENTS (A.U.D.E.) SHOWN HEREON WITHIN THE ALLEY TRACTS, ARE DEDICATED TO AND MAINTAINED BY THE DISTRICT.
- DRAINAGE EASEMENTS SHOWN HEREON ARE DEDICATED TO AND MAINTAINED BY THE DISTRICT.
- THE 5.00 FOOT WIDE TRAIL EASEMENTS SHOWN HEREON ARE DEDICATED TO THE DISTRICT FOR PURPOSES OF ACCESS, CONSTRUCTION, INSTALLATION, ACQUISITION, MAINTENANCE, AND OPERATION OF THE TRAIL IMPROVEMENTS LOCATED THEREON.
- SCHEDULE B, SECTION ITEMS 10 (O.R.6235, PG. 363), 12 (O.R.6235, PG. 378), & 13 (6235. 591), BEING TEMPORARY CONSTRUCTION EASEMENTS, NOT SHOWN BUT EXIST.
- UPON COMPLETION OF THE UTILITY IMPROVEMENTS, THE DISTRICT WILL PROVIDE SEPARATE INSTRUMENTS OF CONVEYANCE TO THE CITY IN CONNECTION WITH THE CITY'S FINAL ACCEPTANCE OF SUCH IMPROVEMENTS.
- TRACT LS-1 IS A LIFT STATION INTENDED TO BE OWNED AND MAINTAINED TO THE CITY UPON CONVEYANCE TO THE CITY BY SEPARATE INSTRUMENT. THE DISTRICT IS HEREBY DEDICATED A NON-EXCLUSIVE EASEMENT TO ACCESS, INSTALL, CONSTRUCT AND ACQUIRE WASTEWATER IMPROVEMENTS ON SUCH TRACT PRIOR TO SUBSEQUENT CONVEYANCE TO THE CITY.
- A BLANKET UTILITY EASEMENT OVER THE ENTIRETY OF TRACT LA-5 (LANDSCAPE) ARE DEDICATED TO AND MAINTAINED BY THE CITY OF CLERMONT, FLORIDA.
- A BLANKET UTILITY EASEMENT OVER THE ENTIRETY OF TRACT LA-4 (LANDSCAPE) ARE TO BE OWNED AND MAINTAINED BY THE DISTRICT.
- LOT CORNERS WILL BE SET IN ACCORDANCE WITH CHAPTER 177.091 (9), FLORIDA STATUTES AND THE CITY OF CLERMONT LAND DEVELOPMENT REGULATIONS.

ALLEN & COMPANY
Founded in 1988

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SHEET INDEX
SHEET 1 OF 14 – LEGAL DESCRIPTION, NOTES, LEGEND & DEDICATION
SHEET 2 OF 14 – SCHEDULE B, SECTION 2 ITEMS
SHEETS 3 & 4 OF 14 – BOUNDARY AND TRACT GEOMETRY
SHEETS 5-13 OF 14 – CENTERLINE, LOT & TRACT GEOMETRY
SHHET 14 OF 14 – EASEMENT GEOMETRY

PARKSIDE TRAILS – PHASE 1

A PARCEL OF LAND LYING IN SECTIONS 23 AND 24, TOWNSHIP 23 SOUTH, RANGE 26 EAST,
CITY OF CLERMONT, LAKE COUNTY, FLORIDA

WE HAVE EXAMINED THE FURNISHED PLAT TITLE CERTIFICATION, PREPARED BY SCHUTTS & BOWEN LLP, EFFECTIVE DATE: AUGUST 14, 2024. THOSE INSTRUMENTS INCLUDED AS ENCUMBRANCES IN THE CERTIFICATION HAVE BEEN EXAMINED AND ARE REFLECTED HEREON TO THE EXTENT THEY AFFECT THE LANDS SURVEYED.

PLAT TITLE CERTIFICATION NUMBER 110110338: ENCUMBRANCES.

- PIPELINE EASEMENT IN FAVOR OF ORANGE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA AS SET FORTH IN THAT CERTAIN ORDER OF TAKING RECORDED SEPTEMBER 5, 1984 IN BOOK 817, PAGE 674. (AFFECTS SUBJECT PROPERTY AS SHOWN HEREON)
- PIPELINE EASEMENT IN FAVOR OF ORANGE COUNTY, RECORDED AUGUST 27, 1985 IN BOOK 849, PAGE 2158. (AFFECTS SUBJECT PROPERTY AS SHOWN HEREON)
- PERMANENT UTILITY EASEMENTS IN FAVOR OF ORANGE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA AS SET FORTH IN THAT CERTAIN ORDER OF TAKING RECORDED MARCH 20, 1987 IN BOOK 915, PAGE 1252. (AFFECTS SUBJECT PROPERTY AS SHOWN HEREON)
- PERMANENT EASEMENT IN FAVOR OF CITY OF ORLANDO, FLORIDA, A MUNICIPAL CORPORATION RECORDED FEBRUARY 22, 1989 IN BOOK 1000, PAGE 326. (AFFECTS SUBJECT PROPERTY AS SHOWN HEREON)
- PERMANENT EASEMENT IN FAVOR OF THE CITY OF ORLANDO, FLORIDA, A MUNICIPAL CORPORATION RECORDED JUNE 19, 1989 IN BOOK 1015, PAGE 1385. (AFFECTS SUBJECT PROPERTY AS SHOWN HEREON)
- NON-EXCLUSIVE DRAINAGE EASEMENT IN FAVOR OF LAKE COUNTY, POLITICAL SUBDIVISION OF THE STATE OF FLORIDA RECORDED OCTOBER 31, 2023 IN OFFICIAL RECORDS BOOK 6235, PAGE 340, PUBLIC RECORDS. (AFFECTS SUBJECT PROPERTY AS SHOWN HEREON)
- NON-EXCLUSIVE DRAINAGE EASEMENT IN FAVOR OF LAKE COUNTY, POLITICAL SUBDIVISION OF THE STATE OF FLORIDA RECORDED OCTOBER 31, 2023 IN OFFICIAL RECORDS BOOK 6235, PAGE 353, PUBLIC RECORDS. (AFFECTS SUBJECT PROPERTY AS SHOWN HEREON)
- TEMPORARY NON-EXCLUSIVE CONSTRUCTION EASEMENT IN FAVOR OF LAKE COUNTY, POLITICAL SUBDIVISION OF THE STATE OF FLORIDA RECORDED OCTOBER 31, 2023 IN OFFICIAL RECORDS BOOK 6235, PAGE 363, PUBLIC RECORDS. (AFFECTS SUBJECT PROPERTY – NOT PLOTTED)
- NON-EXCLUSIVE DRAINAGE EASEMENT IN FAVOR OF LAKE COUNTY, POLITICAL SUBDIVISION OF THE STATE OF FLORIDA RECORDED OCTOBER 31, 2023 IN OFFICIAL RECORDS BOOK 6235, PAGE 371, PUBLIC RECORDS. (AFFECTS SUBJECT PROPERTY AS SHOWN HEREON)
- TEMPORARY NON-EXCLUSIVE CONSTRUCTION EASEMENT IN FAVOR OF LAKE COUNTY, POLITICAL SUBDIVISION OF THE STATE OF FLORIDA RECORDED OCTOBER 31, 2023 IN OFFICIAL RECORDS BOOK 6235, PAGE 378, PUBLIC RECORDS. (AFFECTS SUBJECT PROPERTY – NOT PLOTTED)
- TEMPORARY CONSTRUCTION EASEMENT AGREEMENT BY AND BETWEEN PAUL E. FABRY, THE FABRY FAMILY GROUP, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY AND JEN FLORIDA 47 LLC, A FLORIDA LIMITED LIABILITY COMPANY RECORDED OCTOBER 31, 2023 IN OFFICIAL RECORDS BOOK 6235, PAGE 591, PUBLIC RECORDS. (AFFECTS SUBJECT PROPERTY – NOT PLOTTED)
- PERMANENT UTILITY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1185, PAGE 1764, PUBLIC RECORDS. (AFFECTS SUBJECT PROPERTY AS SHOWN HEREON)
- PERMANENT UTILITY EASEMENT RECORDED JULY 3, 1984 IN OFFICIAL RECORDS BOOK 812, PAGE 233, PUBLIC RECORDS. (AFFECTS SUBJECT PROPERTY AS SHOWN HEREON)
- CITY OF CLERMONT ORDINANCE NO. 2022-009 RECORDED OCTOBER 17, 2022 IN BOOK 6039, PAGE 21, PUBLIC RECORDS. (AFFECTS SUBJECT PROPERTY, IS BLANKET IN NATURE, THERE ARE NO PLOTTABLE EASEMENTS)
- UTILITY SERVICE AGREEMENT FOR WATER AND WASTEWATER BY AND BETWEEN THE CITY OF CLERMONT AND PULTE HOME COMPANY, LLC RECORDED OCTOBER 31, 2022 IN BOOK 6046, PAGE 1418. (AFFECTS SUBJECT PROPERTY, IS BLANKET IN NATURE, THERE ARE NO PLOTTABLE EASEMENTS)
- CITY OF CLERMONT ORDINANCE NO. 2022-011 RECORDED OCTOBER 31, 2022 IN BOOK 6046, PAGE 1440. (AFFECTS SUBJECT PROPERTY, IS BLANKET IN NATURE, THERE ARE NO PLOTTABLE EASEMENTS)
- PROPORTIONATE SHARE MITIGATION AGREEMENT PROJECT NAME: CHICONE – WELLNESS WAY SCHOOL CONCURRENCY CASE #2022-40 BY AND BETWEEN SCHOOL BOARD OF LAKE COUNTY, FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA AND PULTE HOME COMPANY, A MICHIGAN LIMITED LIABILITY CORPORATION RECORDED AUGUST 10, 2023 IN BOOK 6192, PAGE 618. (AFFECTS SUBJECT PROPERTY, IS BLANKET IN NATURE, THERE ARE NO PLOTTABLE EASEMENTS)
- 18-19. NOT A SURVEY MATTER
- UNRECORDED ROADWAY IMPROVEMENT AGREEMENT FOR WELLNESS WAY AND HANCOCK ROAD EXTENSION DATED MARCH 23, 2021 BETWEEN AND AMONG LAKE COUNTY, FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA AND SOUTH LAKE CROSSINGS I, LLC, A FLORIDA LIMITED LIABILITY COMPANY; SOUTH LAKE CROSSINGS II, LLC, A FLORIDA LIMITED LIABILITY COMPANY; SOUTH LAKE CROSSINGS, III, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND SOUTH LAKE CROSSINGS IV, LLC, A FLORIDA LIMITED LIABILITY COMPANY AS AFFECTED BY PARTIAL ASSIGNMENT AND ASSUMPTION OF ROADWAY IMPROVEMENT AGREEMENT FOR WELLNESS WAY AND HANCOCK ROAD EXTENSION IN FAVOR OF THOMAS J. KARR, JR., A MARRIED MAN AND JEN FLORIDA 47 LLC, A FLORIDA LIMITED LIABILITY COMPANY RECORDED OCTOBER 31, 2023 IN OFFICIAL RECORDS BOOK 6235, PAGE 537, PUBLIC RECORDS. (AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE, NO PLOTTABLE EASEMENTS)
- DEVELOPMENT AND EASEMENT AGREEMENT (CHICONE PUD) BY AND BETWEEN JEN FLORIDA 47 LLC, A FLORIDA LIMITED LIABILITY COMPANY AND THOMAS J. KARR, JR., A MARRIED MAN RECORDED OCTOBER 31, 2023 IN OFFICIAL RECORDS BOOK 6235, PAGE 459, PUBLIC RECORDS. (AFFECTS SUBJECT PROPERTY AS SHOWN HEREON)
- DEVELOPMENT AND EASEMENT AGREEMENT (FABRY) BY AND BETWEEN THE FABRY FAMILY GROUP, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, PAUL E. FABRY AND JEN FLORIDA 47 LLC, A FLORIDA LIMITED LIABILITY COMPANY RECORDED OCTOBER 31, 2023 IN OFFICIAL RECORDS BOOK 6235, PAGE 568, PUBLIC RECORDS. (AFFECTS SUBJECT PROPERTY AS SHOWN HEREON)
- MEMORANDUM OF OPTION AGREEMENT BY AND BETWEEN JEN FLORIDA 47 LLC, A FLORIDA LIMITED LIABILITY COMPANY AND PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY OCTOBER 31, 2023 IN OFFICIAL RECORDS BOOK 6235, PAGE 585, PUBLIC RECORDS. (DOES NOT AFFECT SUBJECT PROPERTY)
- ASSIGNMENT OF DEVELOPMENT RIGHTS IN FAVOR OF JEN FLORIDA 47 LLC, A FLORIDA LIMITED LIABILITY COMPANY RECORDED OCTOBER 31, 2023 IN OFFICIAL RECORDS BOOK 6235, PAGE 607, PUBLIC RECORDS. (AFFECTS SUBJECT PROPERTY, IS BLANKET IN NATURE, NO PLOTTABLE EASEMENTS)
- ASSIGNMENT OF DEVELOPMENT RIGHTS IN FAVOR OF JEN FLORIDA 47 LLC, A FLORIDA LIMITED LIABILITY COMPANY RECORDED OCTOBER 31, 2023 IN OFFICIAL RECORDS BOOK 6235, PAGE 614, PUBLIC RECORDS. (AFFECTS SUBJECT PROPERTY, IS BLANKET IN NATURE, NO PLOTTABLE EASEMENTS)
- ASSIGNMENT AND ASSUMPTION OF INTANGIBLE PROPERTY AND DEVELOPMENT RIGHTS AND ENTITLEMENTS IN FAVOR OF JEN FLORIDA 47 LLC, A FLORIDA LIMITED LIABILITY COMPANY RECORDED OCTOBER 31, 2023 IN OFFICIAL RECORDS BOOK 6235, PAGE 622, PUBLIC RECORDS. (AFFECTS SUBJECT PROPERTY, IS BLANKET IN NATURE, NO PLOTTABLE EASEMENTS)
- NOTICE OF COMMENCEMENT RECORDED APRIL 5, 2024 IN OFFICIAL RECORDS BOOK 6311, PAGE 344, PUBLIC RECORDS. (NOT A SURVEY MATTER)
- ORDINANCE NO. 2024-025 RECORDED JUNE 27, 2024 IN OFFICIAL RECORDS BOOK 6356, PAGE 2358, PUBLIC RECORDS. (AFFECTS SUBJECT PROPERTY, IS BLANKET IN NATURE, NO PLOTTABLE EASEMENTS)
- NOTICE OF ESTABLISHMENT OF PARKSIDE TRAILS COMMUNITY DEVELOPMENT DISTRICT RECORDED JULY 1, 2024 IN OFFICIAL RECORDS BOOK 6358, PAGE 1360, PUBLIC RECORDS. (AFFECTS SUBJECT PROPERTY, IS BLANKET IN NATURE, NO PLOTTABLE EASEMENTS)

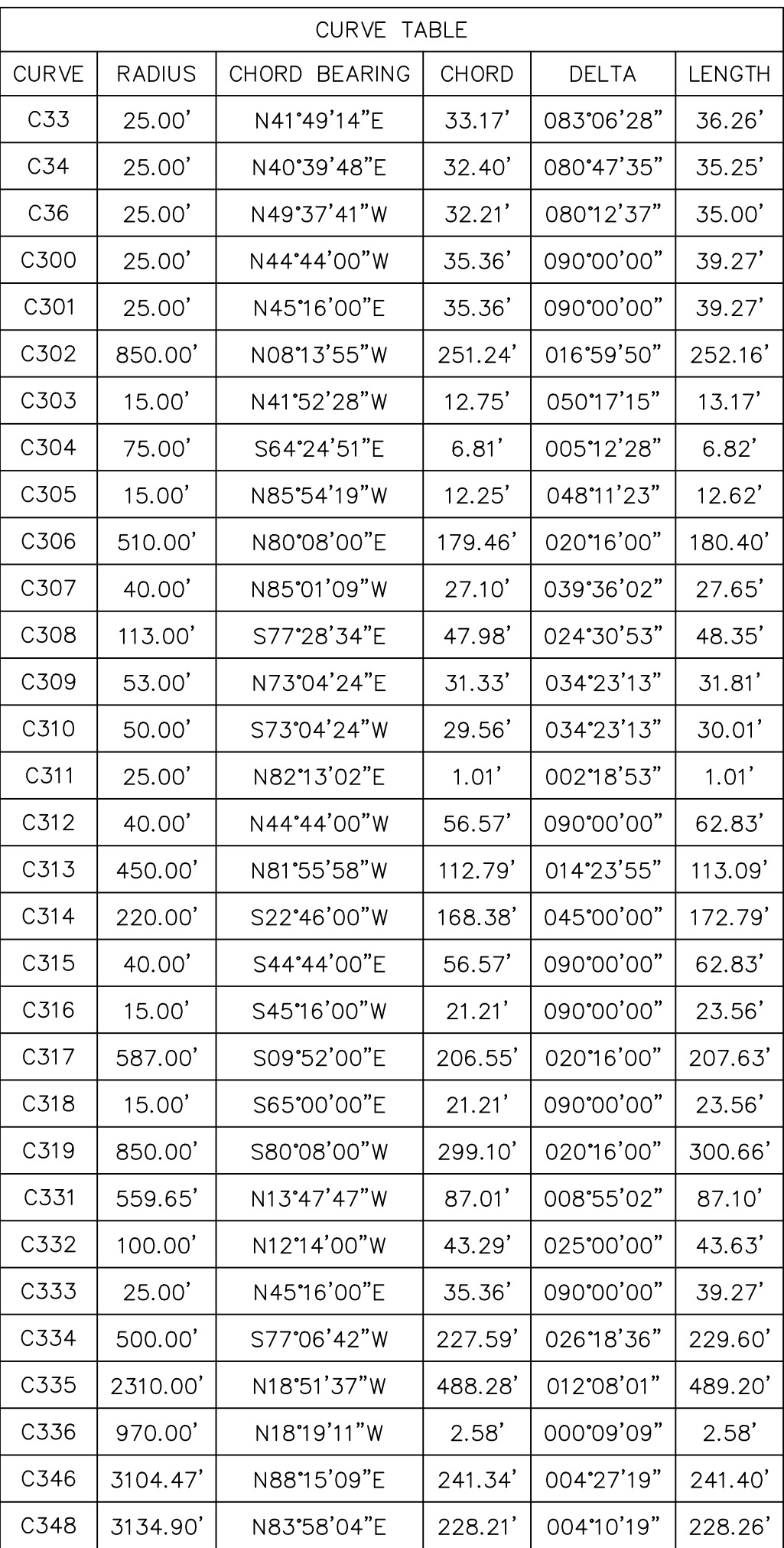
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SHEETS 5-13 OF 14 – CENTERLINE, LOT & TRACT GEOMETRY
SHHET 14 OF 14 – EASEMENT GEOMETRY



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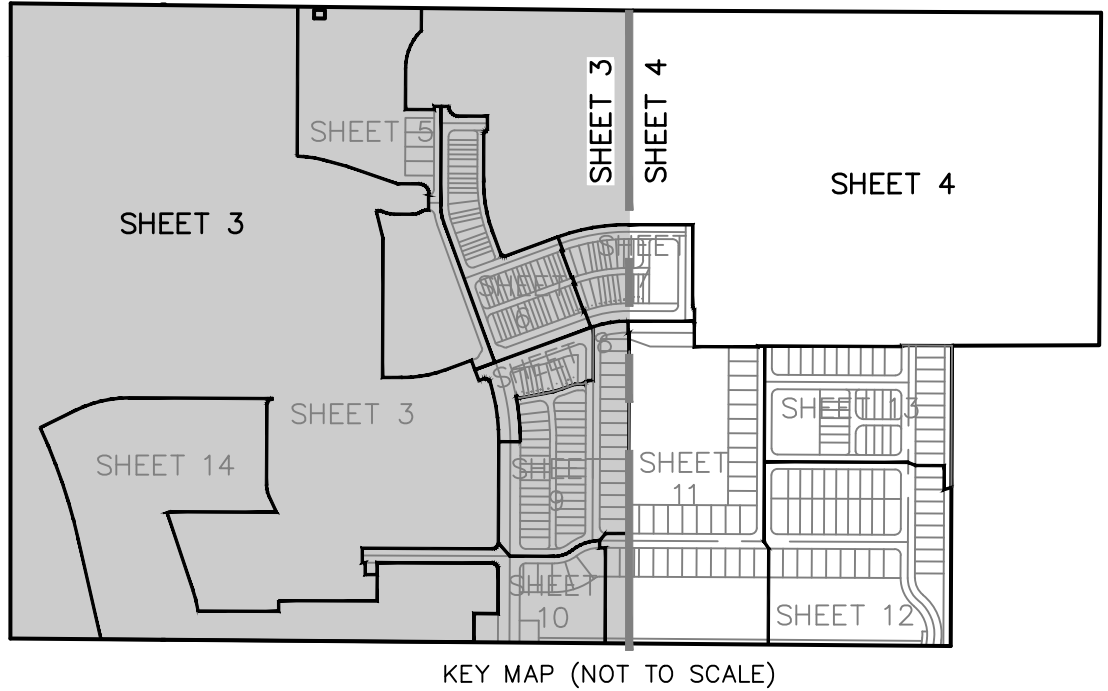
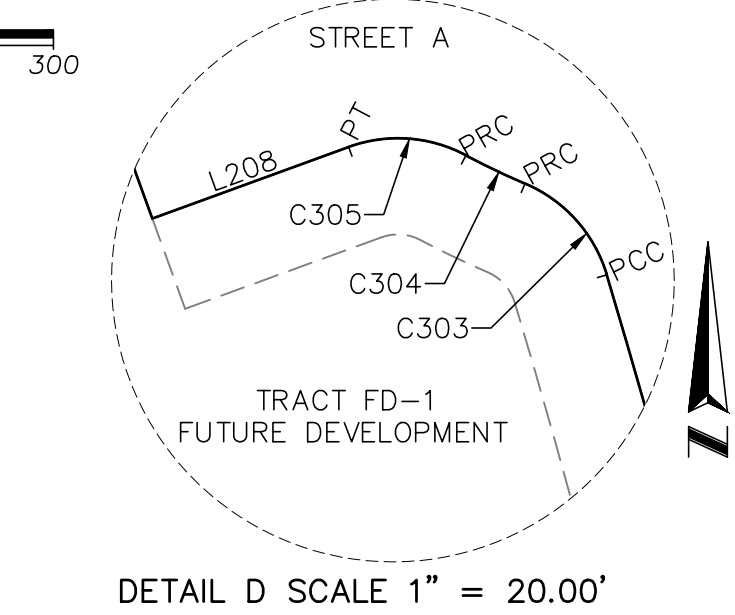
SHEET 3 OF 14

A PARCEL OF LAND LYING IN SECTIONS 23 AND 24, TOWNSHIP 23 SOUTH, RANGE 26 EAST,
CITY OF CLERMONT, LAKE COUNTY, FLORIDA



LINE TABLE		
LINE	BEARING	LENGTH
L3	S89°44'00"E	0.70'
L9	S87°35'28"W	40.08'
L20	N86°41'03"W	40.02'
L100	S89°20'55"E	67.62'
L101	S00°05'05"W	12.88'
L102	S89°20'38"E	45.00'
L103	S00°05'05"W	35.00'
L104	N89°20'38"W	45.00'
L105	N00°05'05"E	35.00'
L200	N00°00'00"E	68.72'
L201	N89°44'00"W	55.66'
L202	N00°16'00"E	234.40'
L203	N00°16'00"E	50.00'
L204	S89°44'00"E	50.00'
L205	S00°16'00"W	50.00'
L206	N89°44'00"W	12.50'
L207	S00°16'00"W	60.00'
L208	N70°00'00"E	21.77'
L209	N20°00'00"W	90.00'
L210	S70°00'00"W	120.05'
L211	N89°44'00"E	81.25'
L212	N13°33'58"W	119.99'
L213	S89°44'00"E	80.85'
L214	N89°44'00"W	4.48'
L215	N00°16'00"E	60.18'
L216	S00°16'00"W	8.25'
L217	S89°44'00"E	91.80'
L218	S70°44'08"E	216.53'
L219	N7°44'04"W	104.28'
L220	S00°39'05"W	93.75'
L221	S00°16'00"W	173.43'
L222	S89°44'00"E	120.00'
L223	N00°16'00"E	13.43'
L224	S89°44'00"E	122.00'
L225	S89°44'00"E	60.00'
L226	S00°16'00"W	60.00'
L227	N00°16'00"E	197.83'
L228	N20°00'00"W	103.86'
L229	N70°00'00"E	233.39'
L231	S89°46'02"E	15.00'
L252	N89°26'55"W	10.00'
L253	N00°01'36"E	30.00'
L254	S89°26'55"E	10.00'
L255	S00°01'36"W	30.00'
L256	S00°08'38"W	13.00'
L257	N89°20'38"W	30.00'
L258	N00°08'38"E	13.00'
L259	S89°20'38"W	30.00'
L269	S89°44'00"E	51.00'

LINE TABLE		
LINE	BEARING	LENGTH
L302	S00°16'00"W	110.00'
L324	S89°32'55"E	13.35'
L325	S00°27'05"W	10.00'
L326	S89°32'55"E	208.06'
L327	N03°56'47"W	10.00'
L336	S89°32'55"E	705.01'
L340	S00°27'05"W	33.75'



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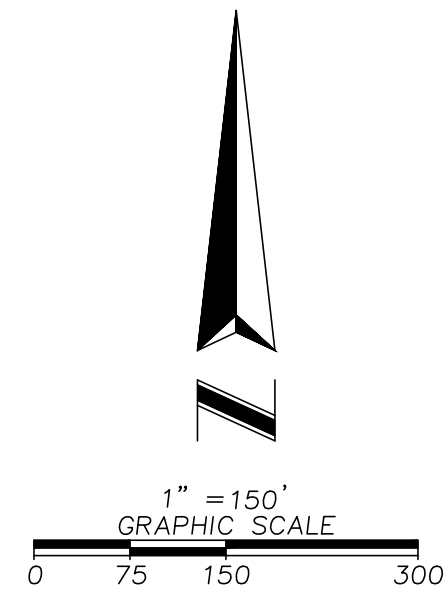
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PARKSIDE TRAILS - PHASE 1

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CITY OF CLERMONT, LAKE COUNTY, FLORIDA

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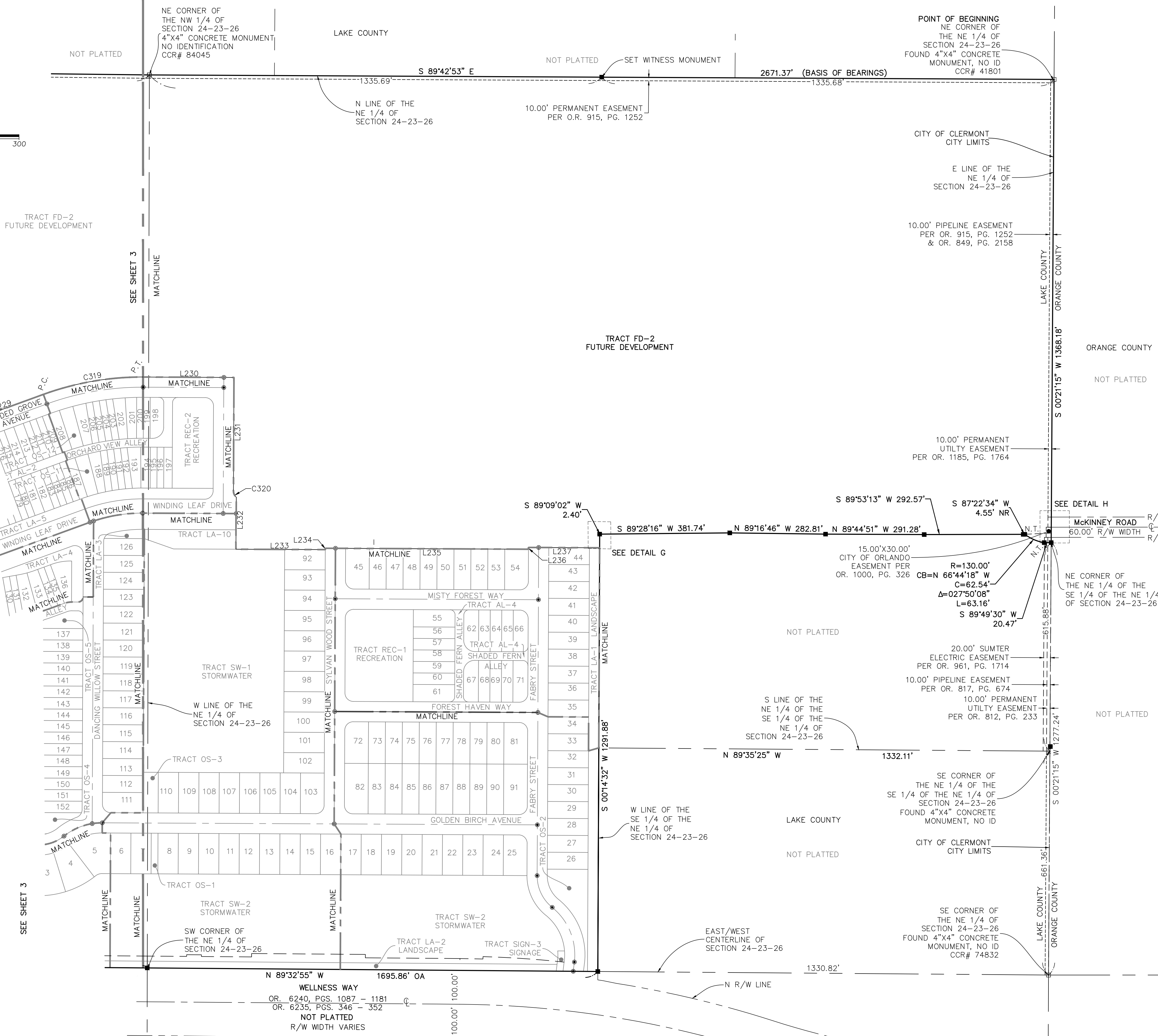
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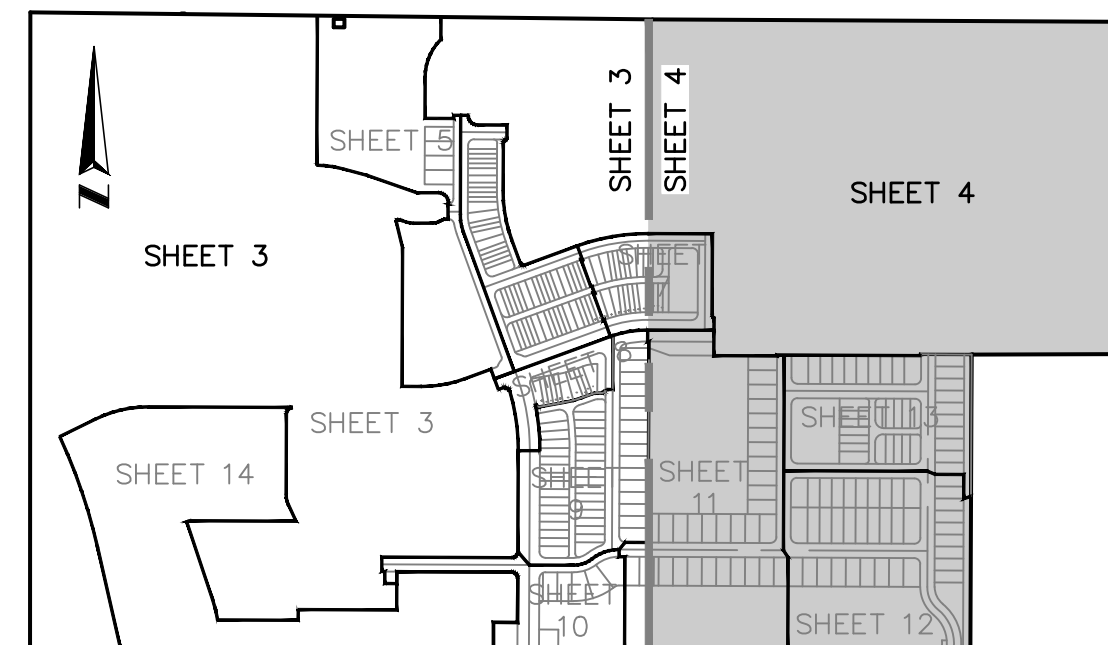
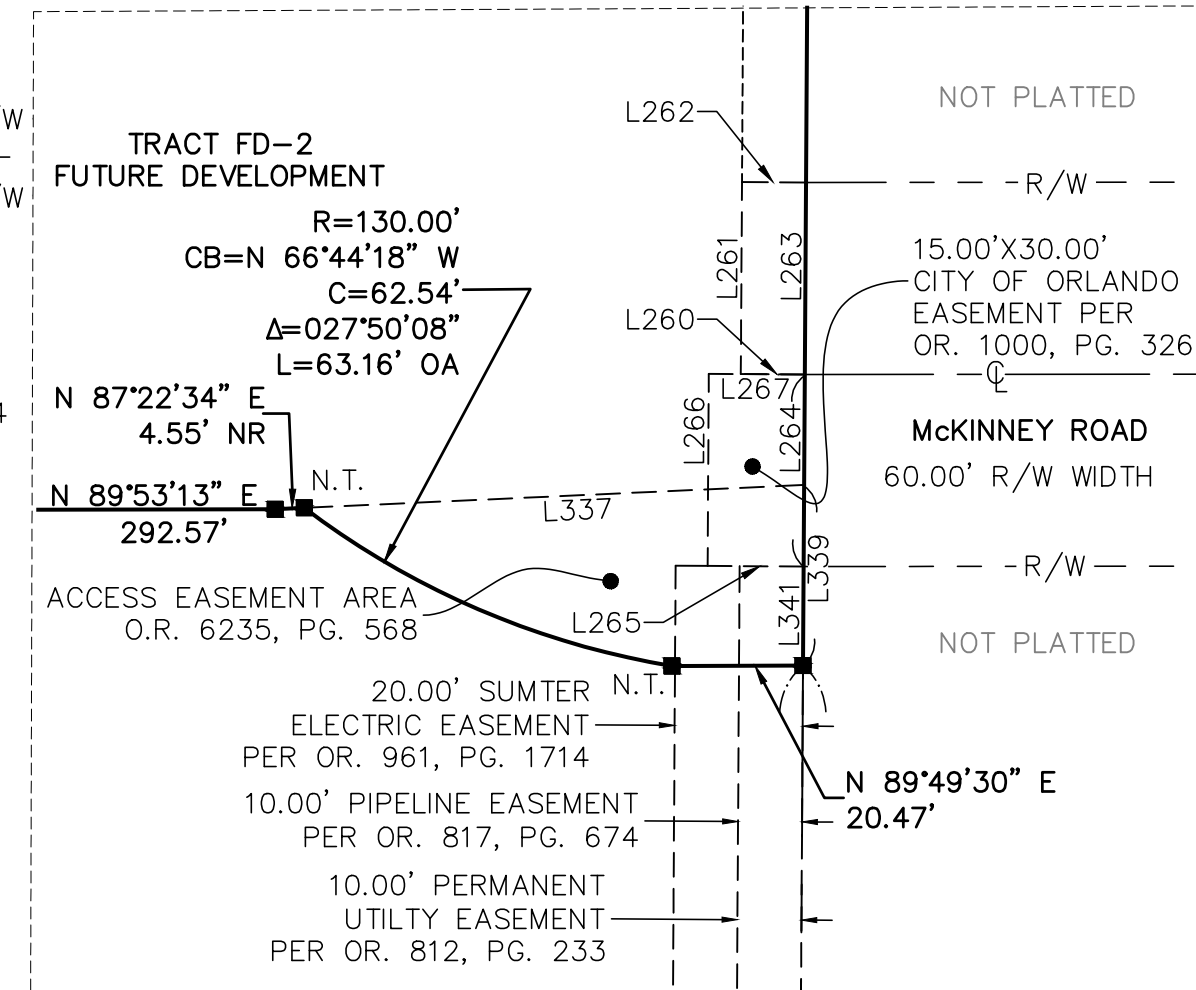
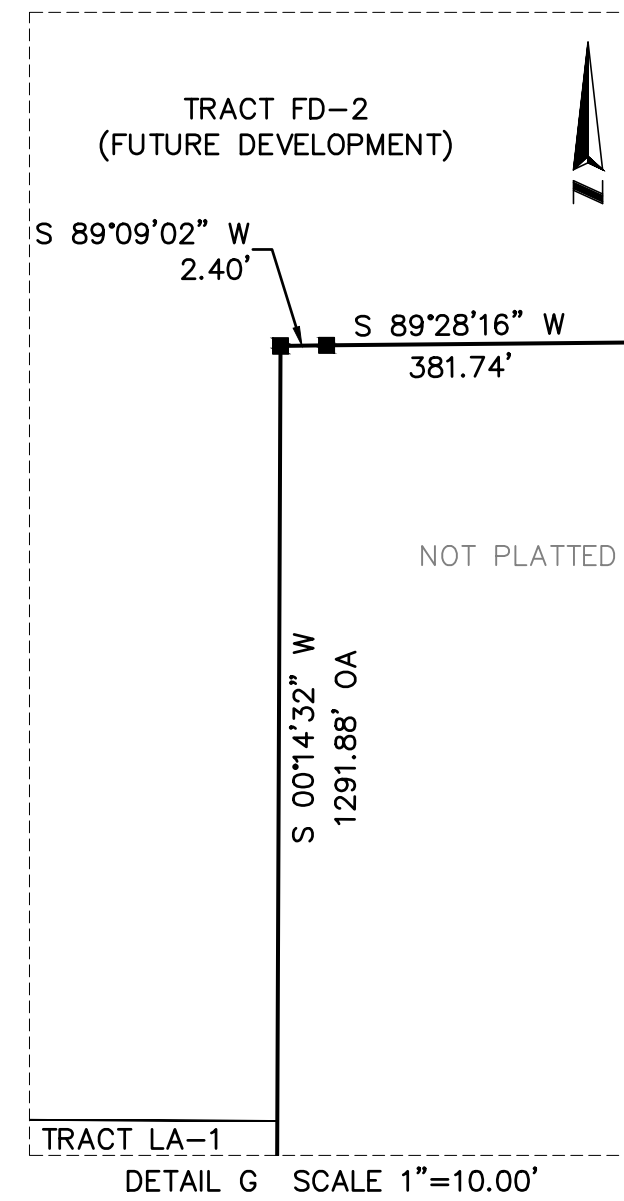
LINE TABLE		
LINE	BEARING	LENGTH
L229	N70°00'00"E	233.39'
L230	S89°44'00"E	268.04'
L231	N00°16'00"E	335.00'
L232	S00°29'23"W	153.46'
L233	S89°44'00"E	264.01'
L234	N00°16'00"E	4.00'
L235	S89°44'00"E	600.00'
L236	N00°16'00"E	5.23'
L237	S89°44'00"E	210.03'
L260	N89°37'55"W	10.00'
L261	S00°21'15"W	30.00'
L262	S89°37'55"E	10.00'
L263	S00°21'15"W	30.00'
L264	S00°21'15"W	30.00'
L265	N89°37'55"W	15.00'
L266	N00°21'15"E	30.00'
L337	S87°22'34"W	78.18'
L339	N00°21'15"E	28.22'
L341	N00°21'05"E	28.03'

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CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C319	850.00'	S80°08'00"W	299.10'	020°16'00"	300.66'
C320	25.00'	S24°12'39"E	20.72'	048°57'17"	21.36'



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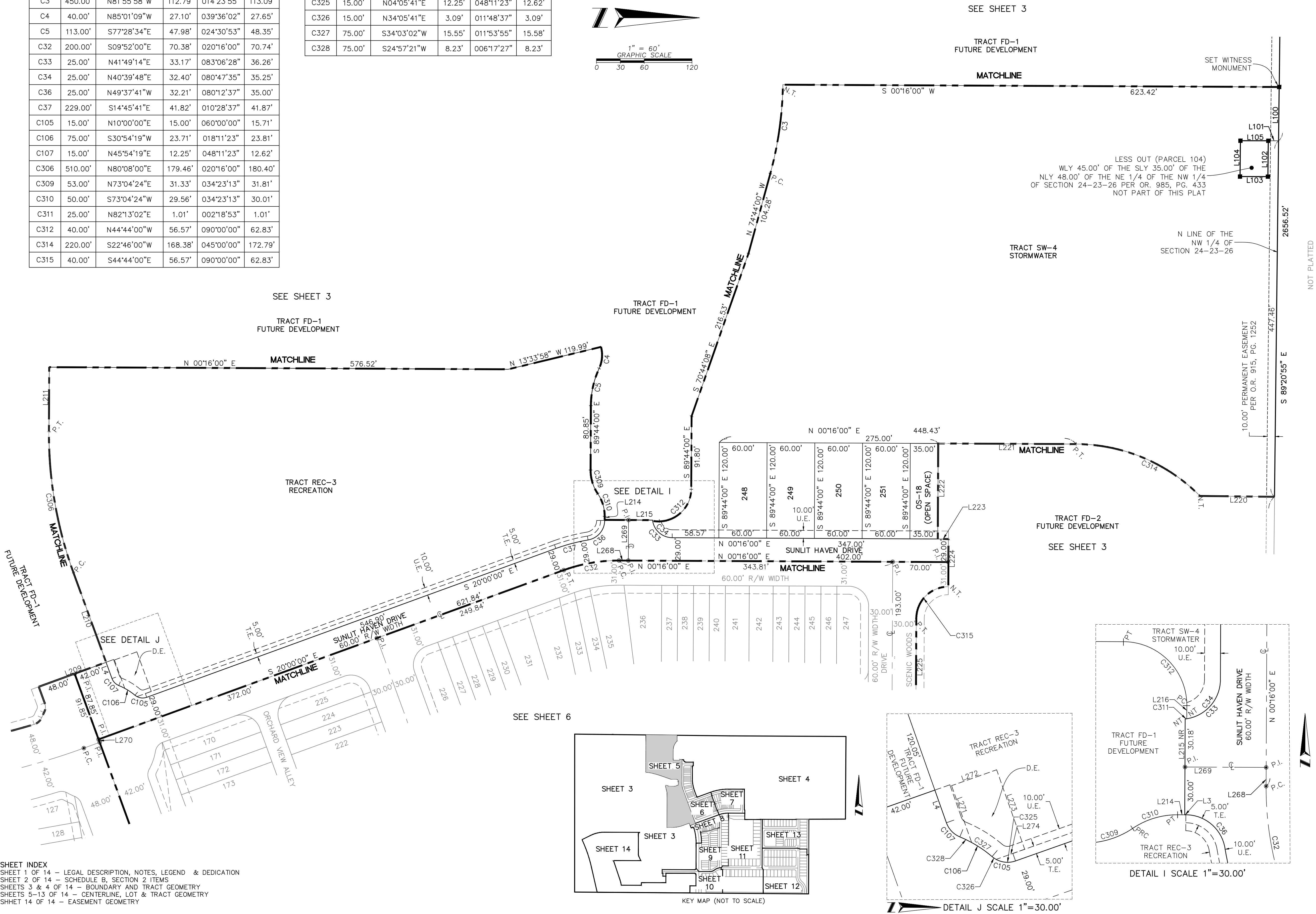
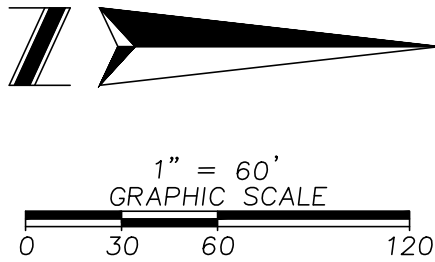
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CITY OF CLERMONT, LAKE COUNTY, FLORIDA

LINE TABLE		
LINE	BEARING	LENGTH
L3	S89°44'00"E	0.70'
L4	N70°00'00"E	21.77'
L100	S89°20'55"E	67.62'
L101	S00°05'05"W	12.88'
L102	S89°20'38"E	45.00'
L103	S00°05'05"W	35.00'
L104	N89°20'38"W	45.00'
L105	N00°05'05"E	35.00'
L209	N20°00'00"W	90.00'
L210	S70°00'00"W	120.05'
L211	N89°44'00"W	81.25'
L214	N89°44'00"W	4.48'
L215	N00°16'00"E	60.18'
L216	S00°16'00"W	8.25'
L220	S00°39'05"W	93.75'
L221	S00°16'00"W	173.43'
L222	S89°44'00"E	120.00'
L223	N00°16'00"E	13.43'
L224	S89°44'00"E	60.00'
L225	S89°44'00"E	122.00'
L268	N00°16'00"E	11.81'
L269	S89°44'00"E	51.00'
L270	N70°00'00"E	4.00'
L271	N70°00'00"E	37.88'
L272	S20°00'00"E	30.00'
L273	S70°00'00"W	52.97'
L274	S20°00'00"E	19.06'

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C3	450.00'	N81°55'58"W	112.79'	014°23'55"	113.09'
C4	40.00'	N85°01'09"W	27.10'	039°36'02"	27.65'
C5	113.00'	S77°28'34"E	47.98'	024°30'53"	48.35'
C32	200.00'	S09°52'00"E	70.38'	020°16'00"	70.74'
C33	25.00'	N41°49'14"E	33.17'	083°06'28"	36.26'
C34	25.00'	N40°39'48"E	32.40'	080°47'35"	35.25'
C36	25.00'	N49°37'41"W	32.21'	080°12'37"	35.00'
C37	229.00'	S14°45'41"E	41.82'	010°28'37"	41.87'
C105	15.00'	N10°00'00"E	15.00'	060°00'00"	15.71'
C106	75.00'	S30°54'19"W	23.71'	018°11'23"	23.81'
C107	15.00'	N45°54'19"E	12.25'	048°11'23"	12.62'
C306	510.00'	N80°08'00"E	179.46'	020°16'00"	180.40'
C309	53.00'	N73°04'24"E	31.33'	034°23'13"	31.81'
C310	50.00'	S73°04'24"W	29.56'	034°23'13"	30.01'
C311	25.00'	N82°13'02"E	1.01'	002°18'53"	1.01'
C312	40.00'	N44°44'00"W	56.57'	090°00'00"	62.83'
C314	220.00'	S22°46'00"W	168.38'	045°00'00"	172.79'
C315	40.00'	S44°44'00"E	56.57'	090°00'00"	62.83'

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C325	15.00'	N04°05'41"E	12.25'	048°11'23"	12.62'
C326	15.00'	N34°05'41"E	3.09'	011°48'37"	3.09'
C327	75.00'	S34°03'02"W	15.55'	011°53'55"	15.58'
C328	75.00'	S24°57'21"W	8.23'	006°17'27"	8.23'



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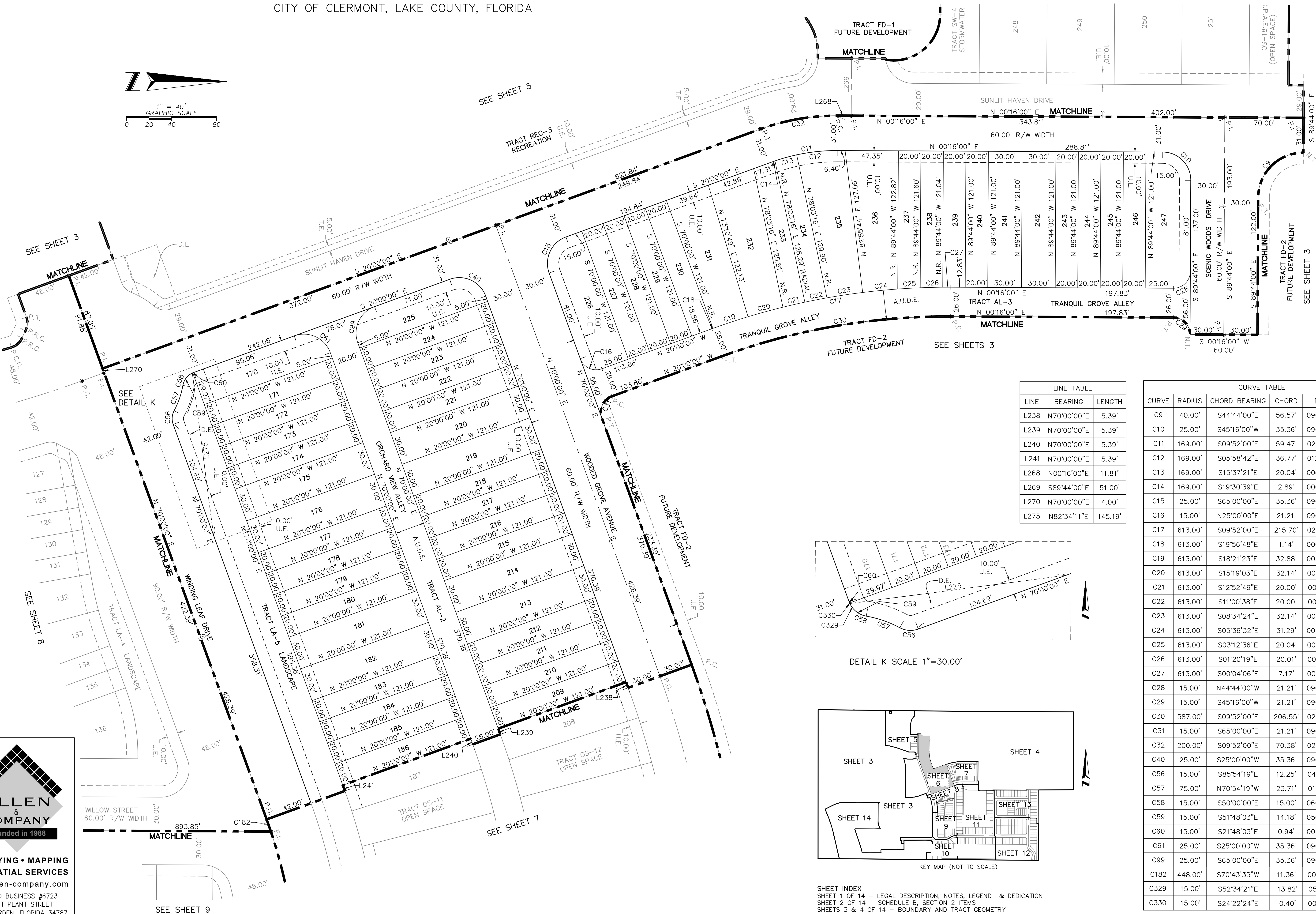
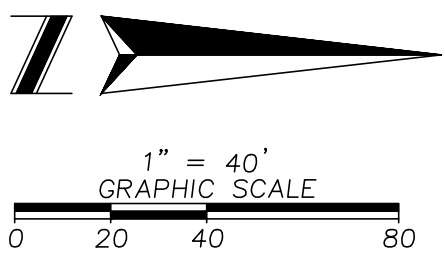
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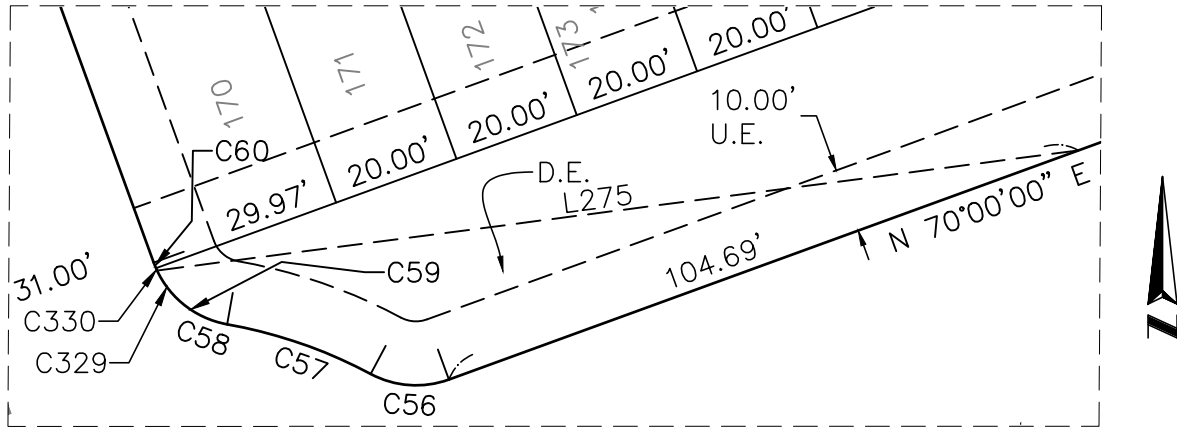
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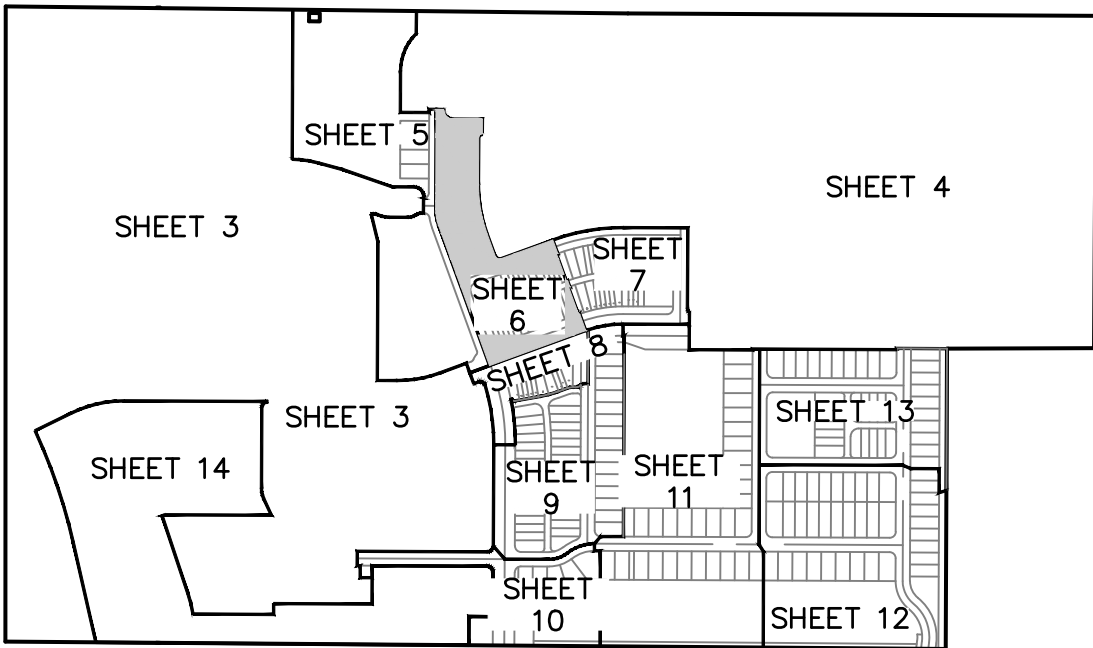


LINE TABLE		
LINE	BEARING	LENGTH
L238	N70°00'00"E	5.39'
L239	N70°00'00"E	5.39'
L240	N70°00'00"E	5.39'
L241	N70°00'00"E	5.39'
L268	N00°16'00"E	11.81'
L269	S89°44'00"E	51.00'
L270	N70°00'00"E	4.00'
L275	N82°34'11"E	145.19'

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C9	40.00'	S44°44'00"E	56.57'	090°00'00"	62.83'
C10	25.00'	S45°16'00"W	35.36'	090°00'00"	39.27'
C11	169.00'	S09°52'00"E	59.47'	020°16'00"	59.78'
C12	169.00'	S05°58'42"E	36.77'	012°29'23"	36.84'
C13	169.00'	S15°37'21"E	20.04'	006°47'55"	20.05'
C14	169.00'	S19°30'39"E	2.89'	000°58'42"	2.89'
C15	25.00'	S65°00'00"E	35.36'	090°00'00"	39.27'
C16	15.00'	N25°00'00"E	21.21'	090°00'00"	23.56'
C17	613.00'	S09°52'00"E	215.70'	020°16'00"	216.83'
C18	613.00'	S19°56'48"E	1.14'	000°06'24"	1.14'
C19	613.00'	S18°21'23"E	32.88'	003°04'25"	32.89'
C20	613.00'	S15°19'03"E	32.14'	003°00'16"	32.15'
C21	613.00'	S12°52'49"E	20.00'	001°52'11"	20.00'
C22	613.00'	S11°00'38"E	20.00'	001°52'11"	20.00'
C23	613.00'	S08°34'24"E	32.14'	003°00'16"	32.14'
C24	613.00'	S05°36'32"E	31.29'	002°55'29"	31.29'
C25	613.00'	S03°12'36"E	20.04'	001°52'22"	20.04'
C26	613.00'	S01°20'19"E	20.01'	001°52'13"	20.01'
C27	613.00'	S00°04'06"E	7.17'	000°40'12"	7.17'
C28	15.00'	N44°44'00"W	21.21'	090°00'00"	23.56'
C29	15.00'	S45°16'00"W	21.21'	090°00'00"	23.56'
C30	587.00'	S09°52'00"E	206.55'	020°16'00"	207.63'
C31	15.00'	S65°00'00"E	21.21'	090°00'00"	23.56'
C32	200.00'	S09°52'00"E	70.38'	020°16'00"	70.74'
C40	25.00'	S25°00'00"W	35.36'	090°00'00"	39.27'
C56	15.00'	S85°54'19"E	12.25'	048°11'23"	12.62'
C57	75.00'	N70°54'19"W	23.71'	018°11'23"	23.81'
C58	15.00'	S50°00'00"E	15.00'	060°00'00"	15.71'
C59	15.00'	S51°48'03"E	14.18'	056°23'54"	14.77'
C60	15.00'	S21°48'03"E	0.94'	003°36'06"	0.94'
C61	25.00'	S25°00'00"W	35.36'	090°00'00"	39.27'
C99	25.00'	S65°00'00"E	35.36'	090°00'00"	39.27'
C182	448.00'	S70°43'35"W	11.36'	001°27'10"	11.36'
C329	15.00'	S52°34'21"E	13.82'	054°51'18"	14.36'
C330	15.00'	S24°22'24"E	0.40'	001°32'37"	0.40'



DETAIL K SCALE 1"=30.00'



KEY MAP (NOT TO SCALE)

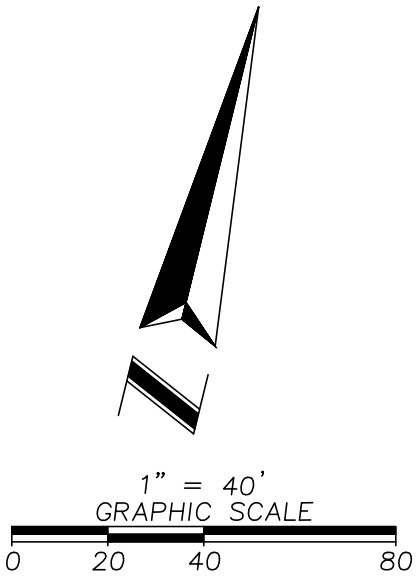
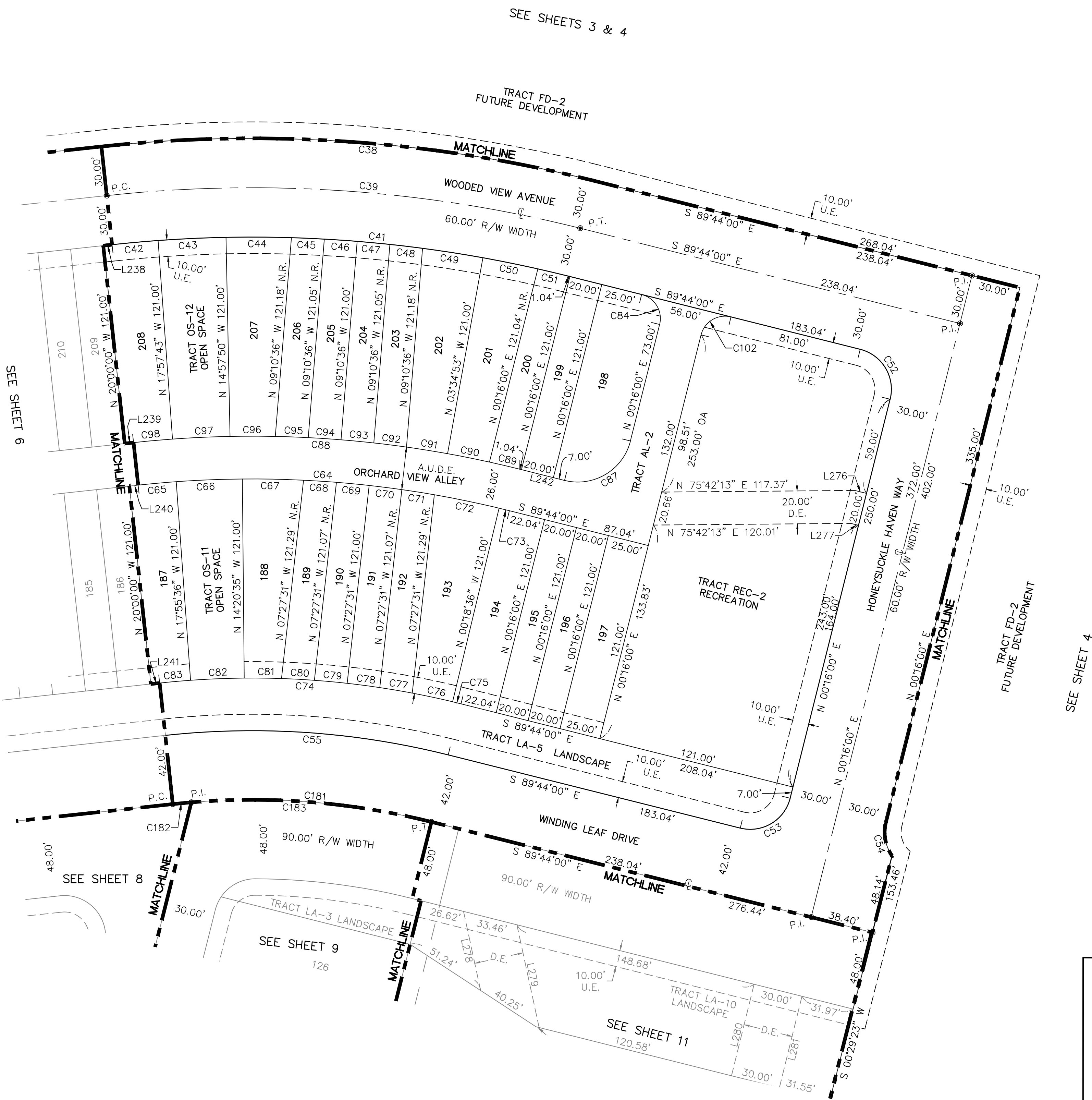
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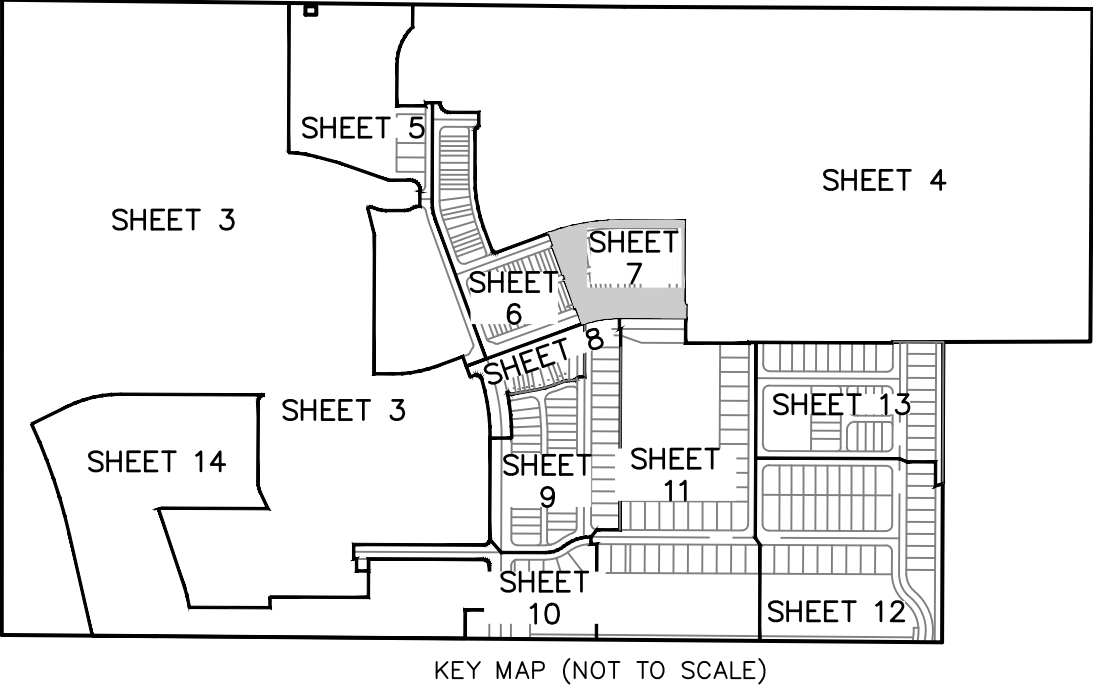
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PARKSIDE TRAILS - PHASE 1

A PARCEL OF LAND LYING IN SECTIONS 23 AND 24, TOWNSHIP 23 SOUTH, RANGE 26 EAST,
CITY OF CLERMONT, LAKE COUNTY, FLORIDA



LINE TABLE		
LINE	BEARING	LENGTH
L238	N70°00'00"E	5.39'
L239	N70°00'00"E	5.39'
L240	N70°00'00"E	5.39'
L241	N70°00'00"E	5.39'
L242	S89°44'00"E	28.04'
L276	S89°44'00"E	7.40'
L277	S89°44'00"E	4.84'
L278	S26°00'31"E	49.20'
L279	S26°00'31"E	63.92'
L280	S00°04'27"W	57.26'
L281	S00°04'27"W	57.32'



CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C38	850.00'	S80°08'00"W	299.10'	020°16'00"	300.66'
C39	820.00'	S80°08'00"W	288.54'	020°16'00"	290.05'
C41	790.00'	S80°08'00"W	277.98'	020°16'00"	279.44'
C42	790.00'	S71°01'09"W	28.10'	002°02'17"	28.10'
C43	790.00'	S73°32'13"W	41.33'	002°59'52"	41.35'
C44	790.00'	S76°28'43"W	39.78'	002°53'07"	39.78'
C45	790.00'	S78°38'49"W	20.01'	001°27'06"	20.01'
C46	790.00'	S80°05'53"W	20.00'	001°27'02"	20.00'
C47	790.00'	S81°32'56"W	20.00'	001°27'02"	20.00'
C48	790.00'	S83°00'00"W	20.01'	001°27'06"	20.01'
C49	790.00'	S85°04'20"W	37.13'	002°41'34"	37.13'
C50	790.00'	S87°39'18"W	34.10'	002°28'24"	34.10'
C51	790.00'	S89°34'45"W	18.96'	001°22'30"	18.96'
C52	25.00'	N44°44'00"W	35.36'	090°00'00"	39.27'
C53	25.00'	N45°16'00"E	35.36'	090°00'00"	39.27'
C54	25.00'	S24°12'39"E	20.72'	048°57'17"	21.36'
C55	490.00'	S80°08'00"W	172.42'	020°16'00"	173.32'
C64	643.00'	S80°08'00"W	226.26'	020°16'00"	227.44'
C65	643.00'	S71°02'12"W	23.27'	002°04'24"	23.28'
C66	643.00'	S73°51'54"W	40.21'	003°35'02"	40.22'
C67	643.00'	S77°18'57"W	37.23'	003°19'04"	37.23'
C68	643.00'	S79°52'00"W	20.02'	001°47'03"	20.02'
C69	643.00'	S81°39'00"W	20.00'	001°46'57"	20.00'
C70	643.00'	S83°25'57"W	20.00'	001°46'57"	20.00'
C71	643.00'	S85°12'57"W	20.02'	001°47'03"	20.02'
C72	643.00'	S87°53'56"W	40.19'	003°34'55"	40.20'
C73	643.00'	S89°58'42"W	6.47'	000°34'36"	6.47'
C74	522.00'	S80°08'00"W	183.68'	020°16'00"	184.64'
C75	522.00'	S89°58'42"W	5.25'	000°34'36"	5.25'
C76	522.00'	S88°18'47"W	25.09'	002°45'14"	25.09'
C77	522.00'	S85°50'12"W	20.03'	002°11'56"	20.03'
C78	522.00'	S83°38'21"W	20.00'	002°11'45"	20.01'
C79	522.00'	S81°26'36"W	20.00'	002°11'45"	20.01'
C80	522.00'	S79°14'46"W	20.03'	002°11'56"	20.03'
C81	522.00'	S76°54'06"W	22.68'	002°29'22"	22.68'
C82	522.00'	S73°51'54"W	32.65'	003°35'02"	32.65'
C83	522.00'	S71°02'12"W	18.89'	002°04'24"	18.89'
C84	15.00'	N44°44'00"W	21.21'	090°00'00"	23.56'
C87	33.00'	N45°16'00"E	46.67'	090°00'00"	51.84'
C88	669.00'	S80°08'00"W	235.41'	020°16'00"	236.64'
C89	669.00'	S89°27'17"W	18.96'	001°37'25"	18.96'
C90	669.00'	S87°31'51"W	25.97'	002°13'28"	25.98'
C91	669.00'	S85°20'06"W	25.30'	002°10'02"	25.31'
C92	669.00'	S83°23'38"W	20.02'	001°42'53"	20.02'
C93	669.00'	S81°40'48"W	20.00'	001°42'47"	20.00'
C94	669.00'	S79°58'01"W	20.00'	001°42'47"	20.00'
C95	669.00'	S78°15'11"W	20.02'	001°42'53"	20.02'
C96	669.00'	S76°12'57"W	27.55'	002°21'35"	27.55'
C97	669.00'	S73°32'13"W	35.00'	002°59'52"	35.00'
C98	669.00'	S71°01'09"W	23.80'	002°02'17"	23.80'
C102	15.00'	S45°16'00"W	21.21'	090°00'00"	23.56'
C181	448.00'	S80°08'00"W	157.64'	020°16'00"	158.47'
C182	448.00'	S70°43'35"W	11.36'	001°27'10"	11.36'
C183	448.00'	S80°51'35"W	146.45'	018°48'50"	147.11'

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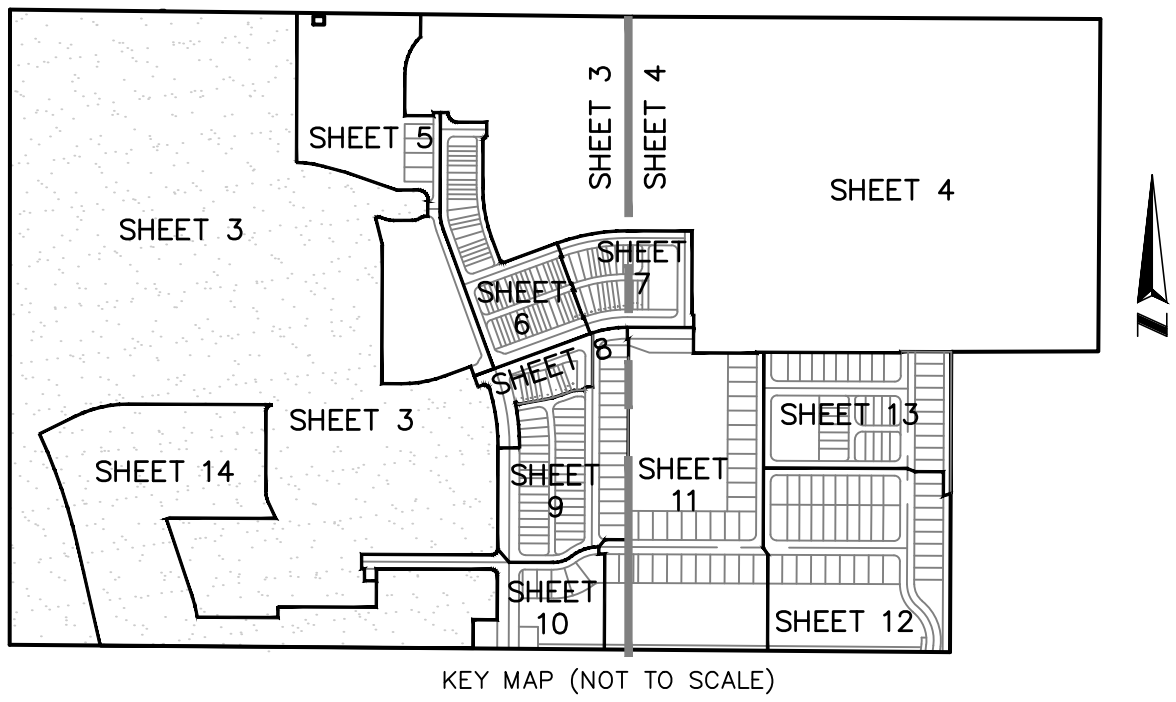
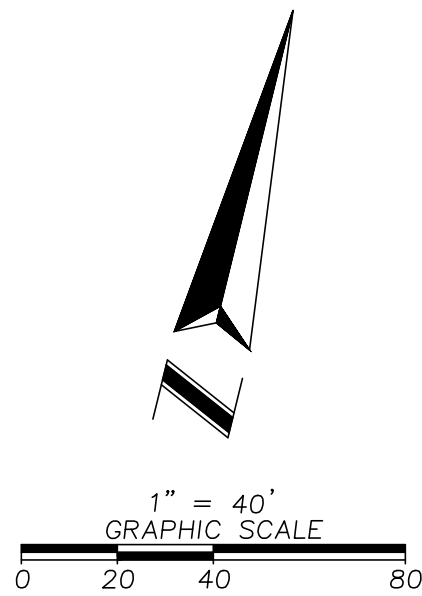
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PARKSIDE TRAILS - PHASE 1

A PARCEL OF LAND LYING IN SECTIONS 23 AND 24, TOWNSHIP 23 SOUTH, RANGE 26 EAST,
CITY OF CLERMONT, LAKE COUNTY, FLORIDA

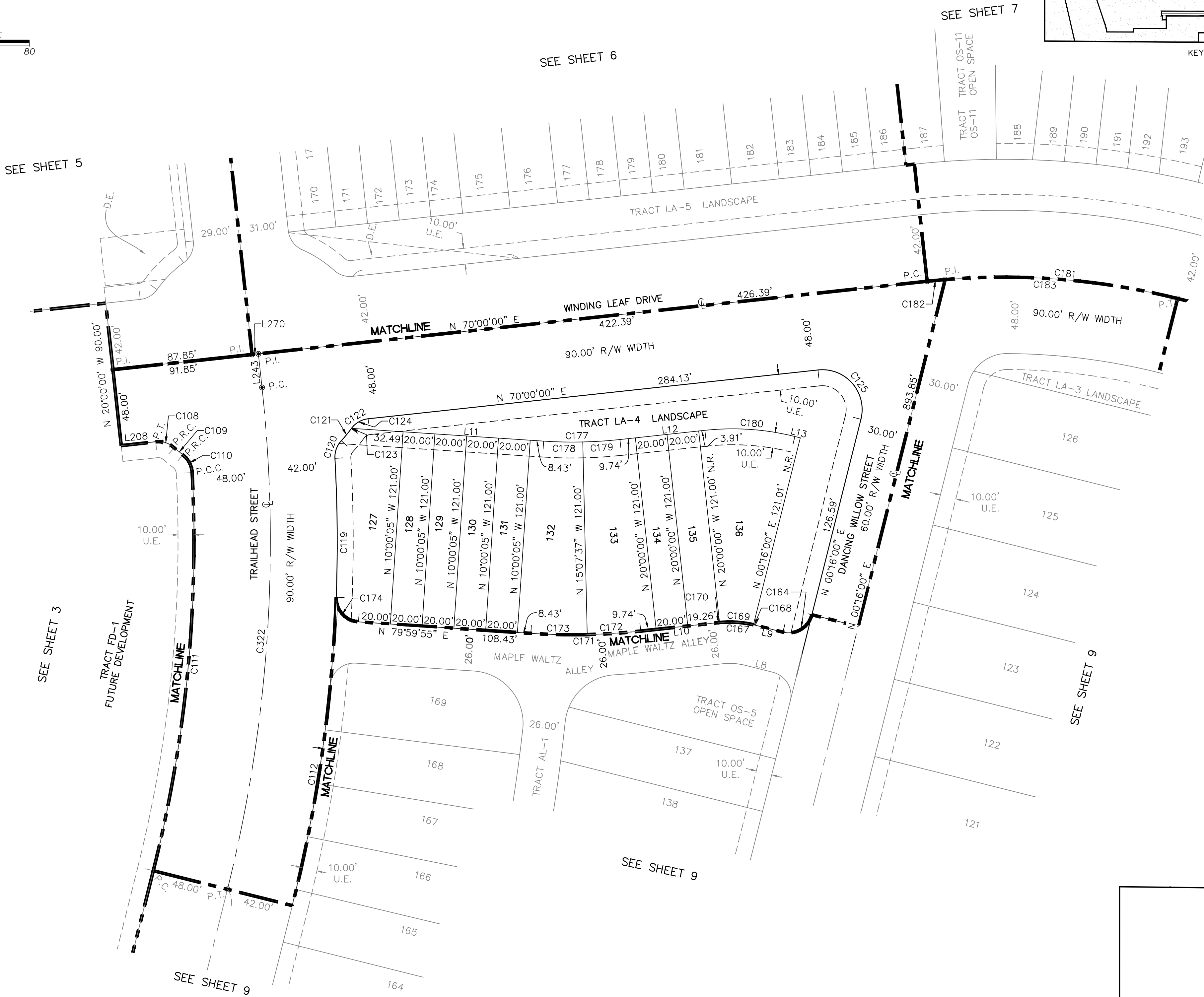
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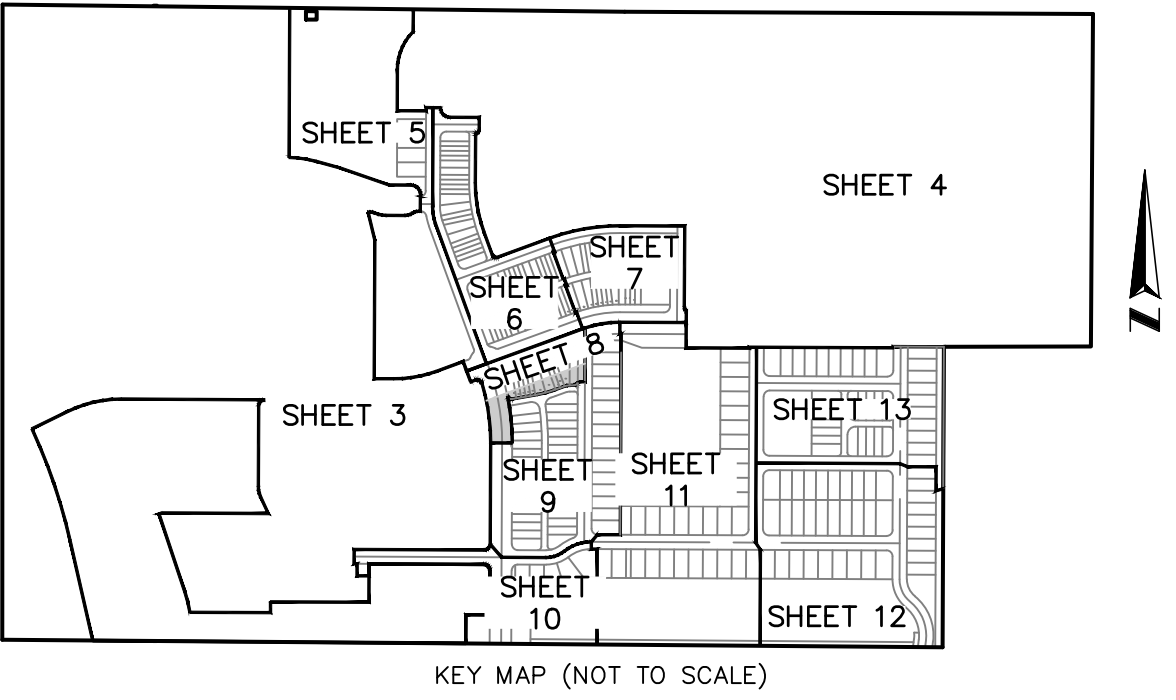


CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C108	15.00'	N85°54'19"W	12.25'	048°11'23"	12.62'
C109	75.00'	S64°24'51"E	6.81'	005°12'28"	6.82'
C110	15.00'	N41°52'28"W	12.75'	050°17'15"	13.17'
C111	850.00'	N08°13'55"W	251.24'	016°59'50"	252.16'
C112	940.00'	N08°21'57"W	282.18'	017°15'54"	283.25'
C119	940.00'	N14°20'23"W	87.20'	005°19'00"	87.23'
C120	15.00'	S06°09'02"W	11.79'	046°17'51"	12.12'
C121	75.00'	N25°33'17"E	9.80'	007°29'20"	9.80'
C122	15.00'	S45°54'19"W	12.25'	048°11'23"	12.62'
C123	15.00'	S22°15'05"W	0.23'	000°52'55"	0.23'
C124	15.00'	S46°20'46"W	12.04'	047°18'28"	12.39'
C125	25.00'	N54°52'00"W	41.02'	110°16'00"	48.11'
C164	15.00'	N45°16'00"E	21.21'	090°00'00"	23.56'
C167	66.00'	S80°08'00"W	23.22'	020°16'00"	23.35'
C168	66.00'	S89°45'32"W	1.17'	001°00'55"	1.17'
C169	66.00'	S79°56'37"W	21.35'	018°36'55"	21.45'
C170	66.00'	S70°19'05"W	0.73'	000°38'10"	0.73'
C171	396.00'	N74°59'58"E	69.02'	009°59'55"	69.11'
C172	396.00'	N72°26'12"E	33.67'	004°52'23"	33.68'
C173	396.00'	N77°26'09"E	35.41'	005°07'32"	35.43'
C174	15.00'	S55°50'29"E	20.90'	088°19'12"	23.12'
C177	275.00'	N74°59'58"E	47.93'	009°59'55"	47.99'
C178	275.00'	N77°26'09"E	24.59'	005°07'32"	24.60'
C179	275.00'	N72°26'12"E	23.38'	004°52'23"	23.39'
C180	161.00'	S80°08'00"W	56.65'	020°16'00"	56.95'
C181	448.00'	S80°08'00"W	157.64'	020°16'00"	158.47'
C182	448.00'	S70°43'35"W	11.36'	001°27'10"	11.36'
C183	448.00'	S80°51'35"W	146.45'	018°48'50"	147.11'
C322	898.00'	N09°52'00"W	315.99'	020°16'00"	317.64'

LINE TABLE		
LINE	BEARING	LENGTH
L9	S89°44'00"E	17.91'
L10	N70°00'00"E	49.00'
L11	N79°59'55"E	120.92'
L12	N70°00'00"E	53.65'
L13	S89°44'00"E	3.48'
L208	N70°00'00"E	21.77'
L243	N20°00'00"W	21.22'
L270	N70°00'00"E	4.00'



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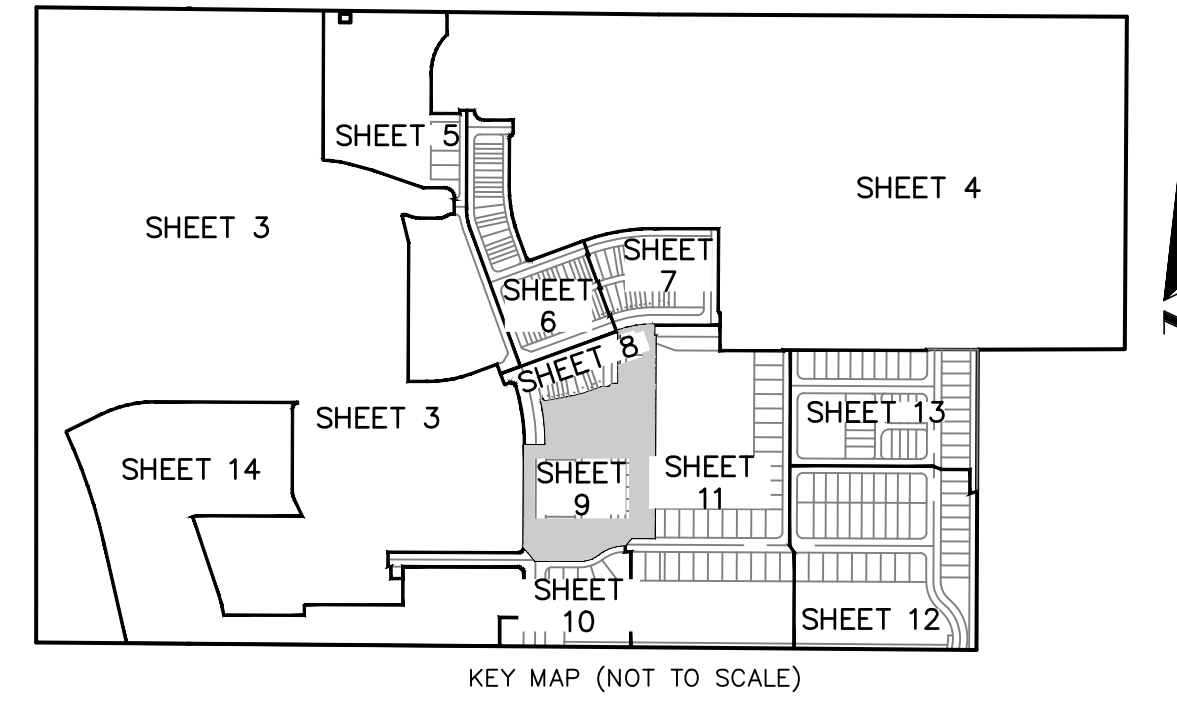
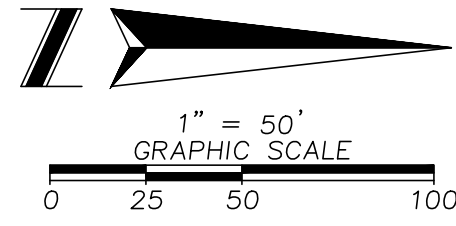
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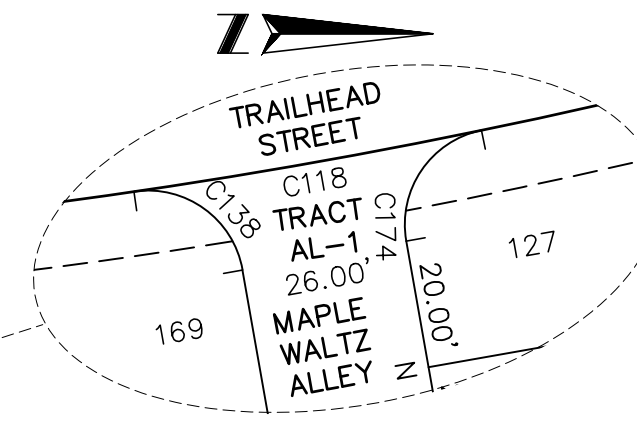
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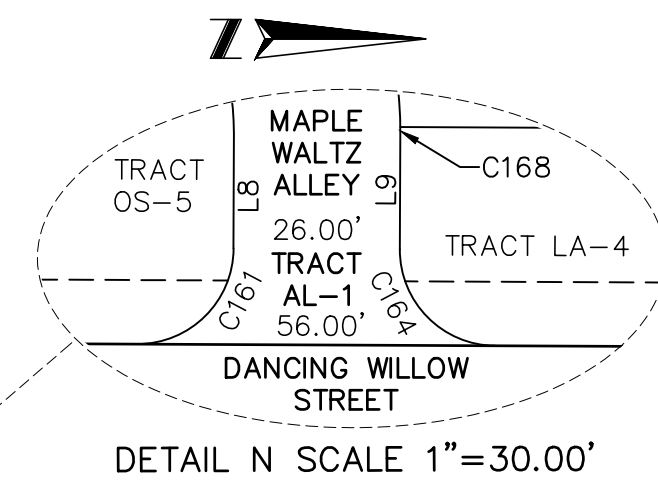
LINE TABLE		
LINE	BEARING	LENGTH
L6	N79°59'55"E	74.38'
L7	N70°00'00"E	49.00'
L8	S89°44'00"E	17.91'
L9	S89°44'00"E	17.91'
L10	N70°00'00"E	49.00'
L244	S00°16'00"W	27.32'
L246	S89°44'00"E	5.52'



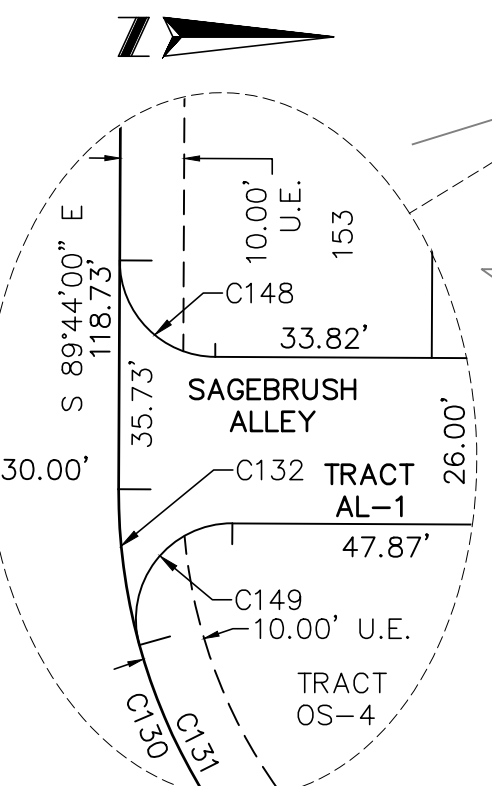
KEY MAP (NOT TO SCALE)



DETAIL M SCALE 1"=30.00'



DETAIL N SCALE 1"=30.00'



DETAIL L SCALE 1"=30.00'



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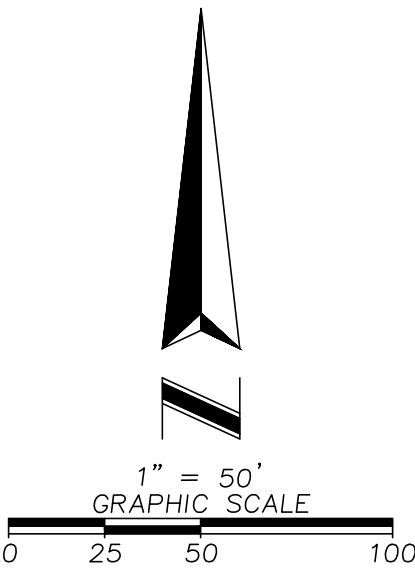
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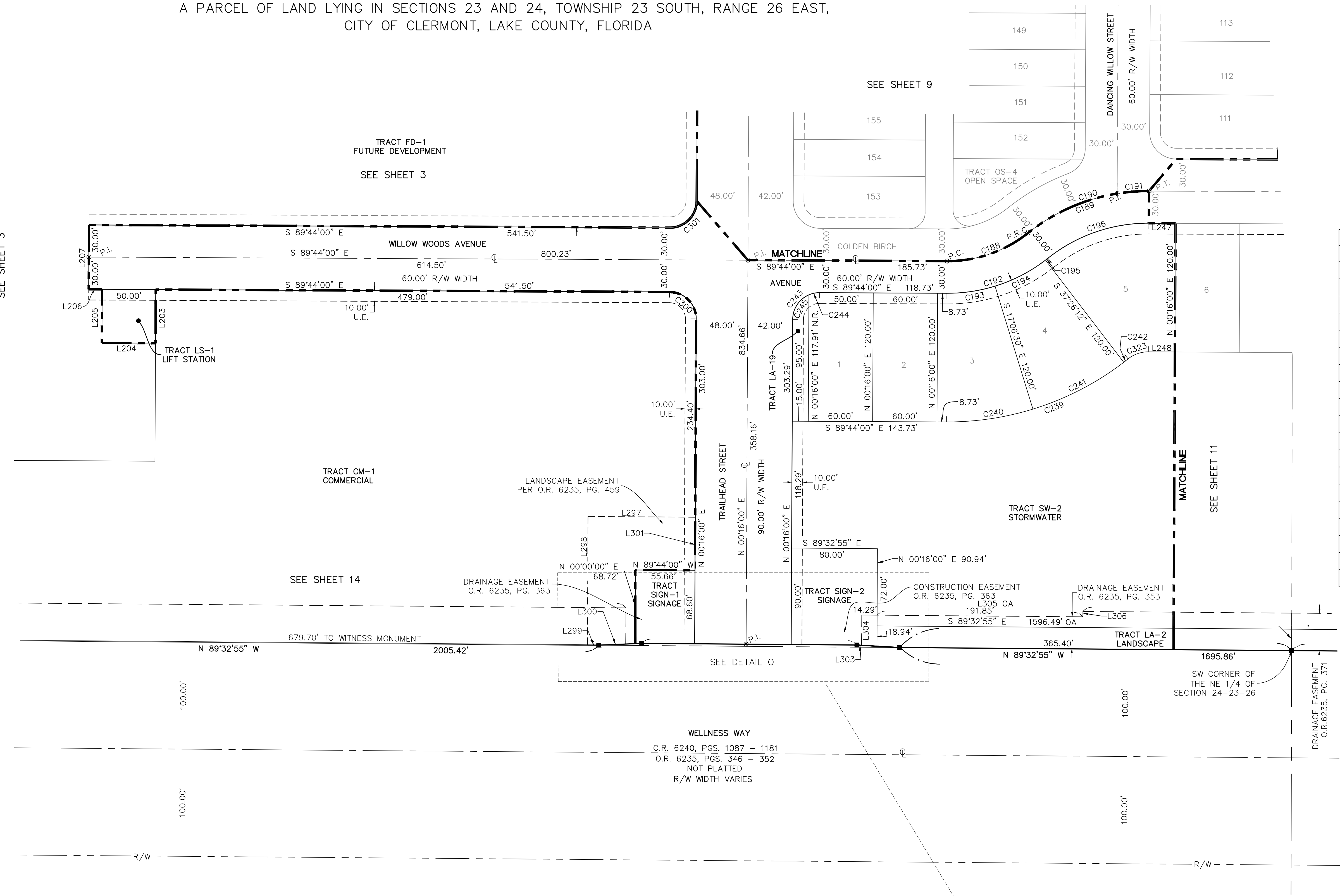
A PARCEL OF LAND LYING IN SECTIONS 23 AND 24, TOWNSHIP 23 SOUTH, RANGE 26 EAST,
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SHEET 10 OF 14

PLAT BOOK ____ OF ____



CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C188	120.00'	N70°51'57"E	79.72'	038°48'06"	81.27'
C189	180.00'	S70°51'57"W	119.58'	038°48'06"	121.90'
C190	180.00'	S66°06'51"W	91.04'	029°17'54"	92.04'
C191	180.00'	S85°30'54"W	29.82'	009°30'12"	29.86'
C192	150.00'	N70°51'57"E	99.65'	038°48'06"	101.58'
C193	150.00'	N81°34'45"E	45.31'	017°22'30"	45.48'
C194	150.00'	N62°43'39"E	52.94'	020°19'43"	53.22'
C195	150.00'	N52°00'51"E	2.88'	001°05'54"	2.88'
C196	150.00'	S70°51'57"W	99.65'	038°48'06"	101.58'
C239	270.00'	N70°51'57"E	179.37'	038°48'06"	182.85'
C240	270.00'	N81°34'45"E	81.56'	017°22'30"	81.88'
C241	270.00'	N62°43'39"E	95.29'	020°19'43"	95.80'
C242	270.00'	N52°00'51"E	5.18'	001°05'54"	5.17'
C243	25.00'	S45°16'00"W	35.36'	090°00'00"	39.27'
C244	25.00'	S78°28'39"W	10.22'	023°34'41"	10.29'
C245	25.00'	S33°28'39"W	27.39'	066°25'19"	28.98'
C300	25.00'	N44°44'00"W	35.36'	090°00'00"	39.27'
C301	25.00'	N45°16'00"E	35.36'	090°00'00"	39.27'
C323	30.00'	S70°51'57"W	19.93'	038°48'06"	20.32'



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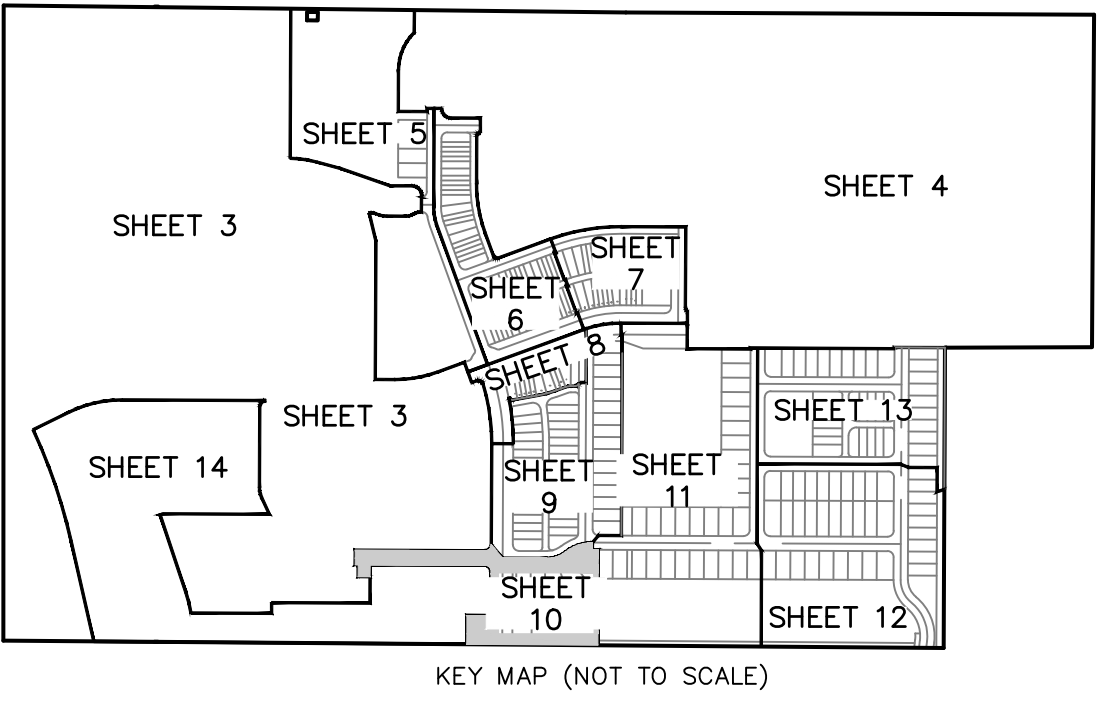
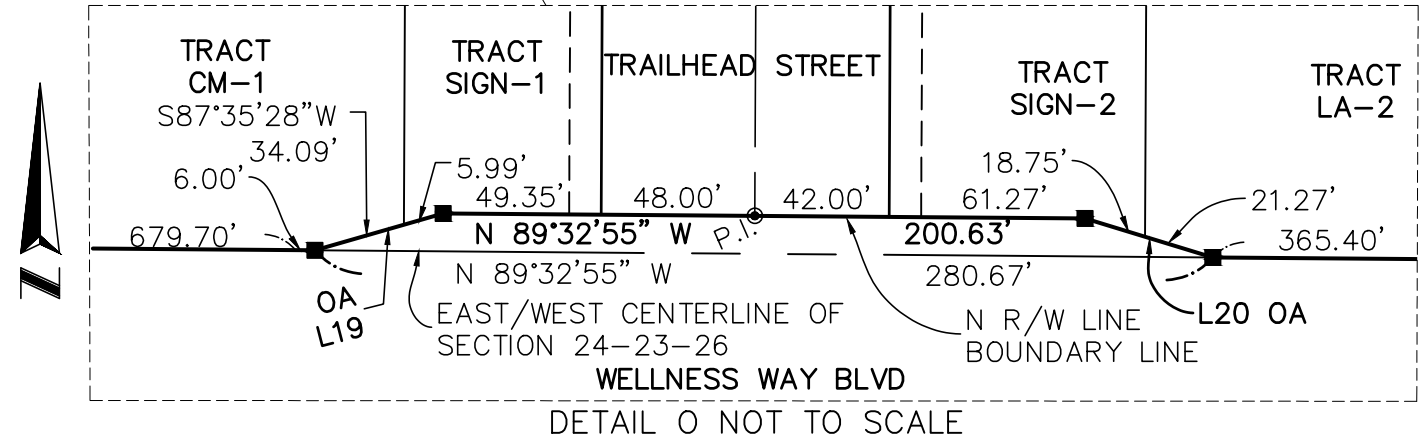
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LINE TABLE		
LINE	BEARING	LENGTH
L19	S87°35'28"W	40.08'
L20	N86°41'03"W	40.02'
L203	N00°16'00"E	50.00'
L204	S89°44'00"E	50.00'
L205	S00°16'00"W	50.00'
L206	N89°44'00"W	12.50'
L207	S00°16'00"W	60.00'
L247	S89°44'00"E	24.80'
L248	S89°44'00"E	24.80'

LINE TABLE		
LINE	BEARING	LENGTH
L297	S89°32'55"E	100.00'
L298	N00°16'00"E	120.00'
L299	N89°32'55"W	10.60'
L300	S87°35'29"W	34.09'
L301	N00°16'00"E	49.40'
L303	N86°41'03"W	4.35'
L304	S00°27'32"W	28.22'
L305	N89°32'55"W	206.13'
L306	S00°27'05"W	5.00'

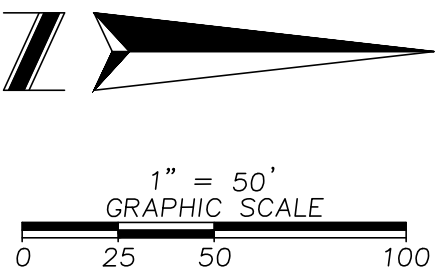
LINE TABLE		
LINE	BEARING	LENGTH
L307	N89°32'55"W	194.69'
L308	S00°08'05"W	35.00'

SHEET INDEX
SHEET 1 OF 14 - LEGAL DESCRIPTION, NOTES, LEGEND & DEDICATION
SHEET 2 OF 14 - SCHEDULE B, SECTION 2 ITEMS
SHEETS 3 & 4 OF 14 - BOUNDARY AND TRACT GEOMETRY
SHEETS 5-13 OF 14 - CENTERLINE, LOT & TRACT GEOMETRY
SHEET 14 OF 14 - EASEMENT GEOMETRY



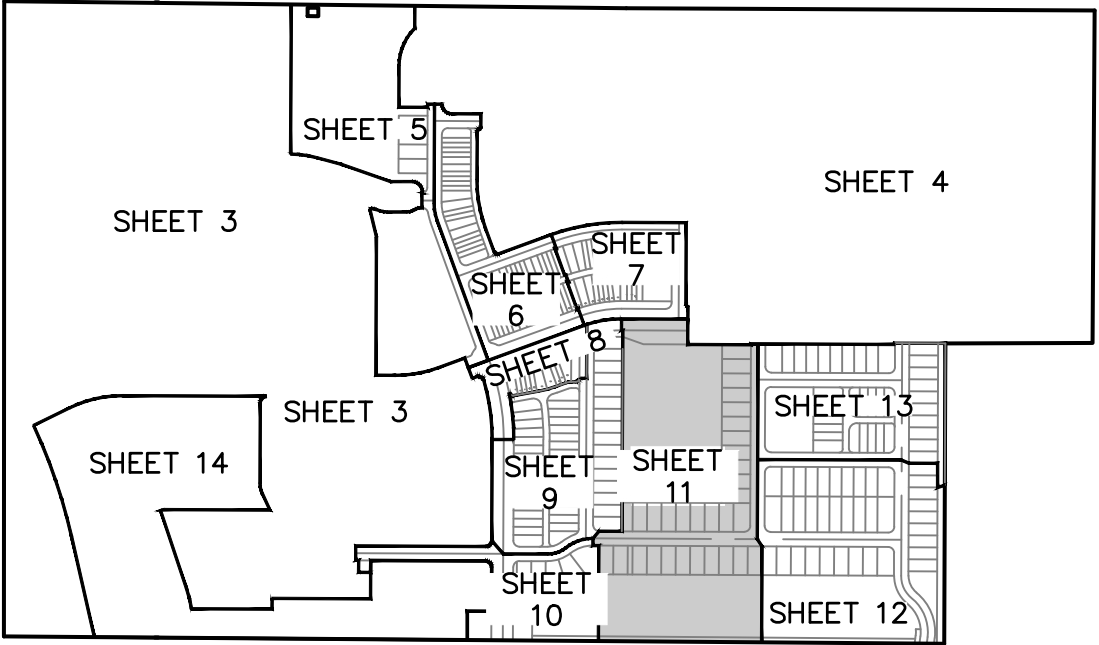
PARKSIDE TRAILS - PHASE 1

A PARCEL OF LAND LYING IN SECTIONS 23 AND 24, TOWNSHIP 23 SOUTH, RANGE 26 EAST,
CITY OF CLERMONT, LAKE COUNTY, FLORIDA



SHEET 11 OF 14

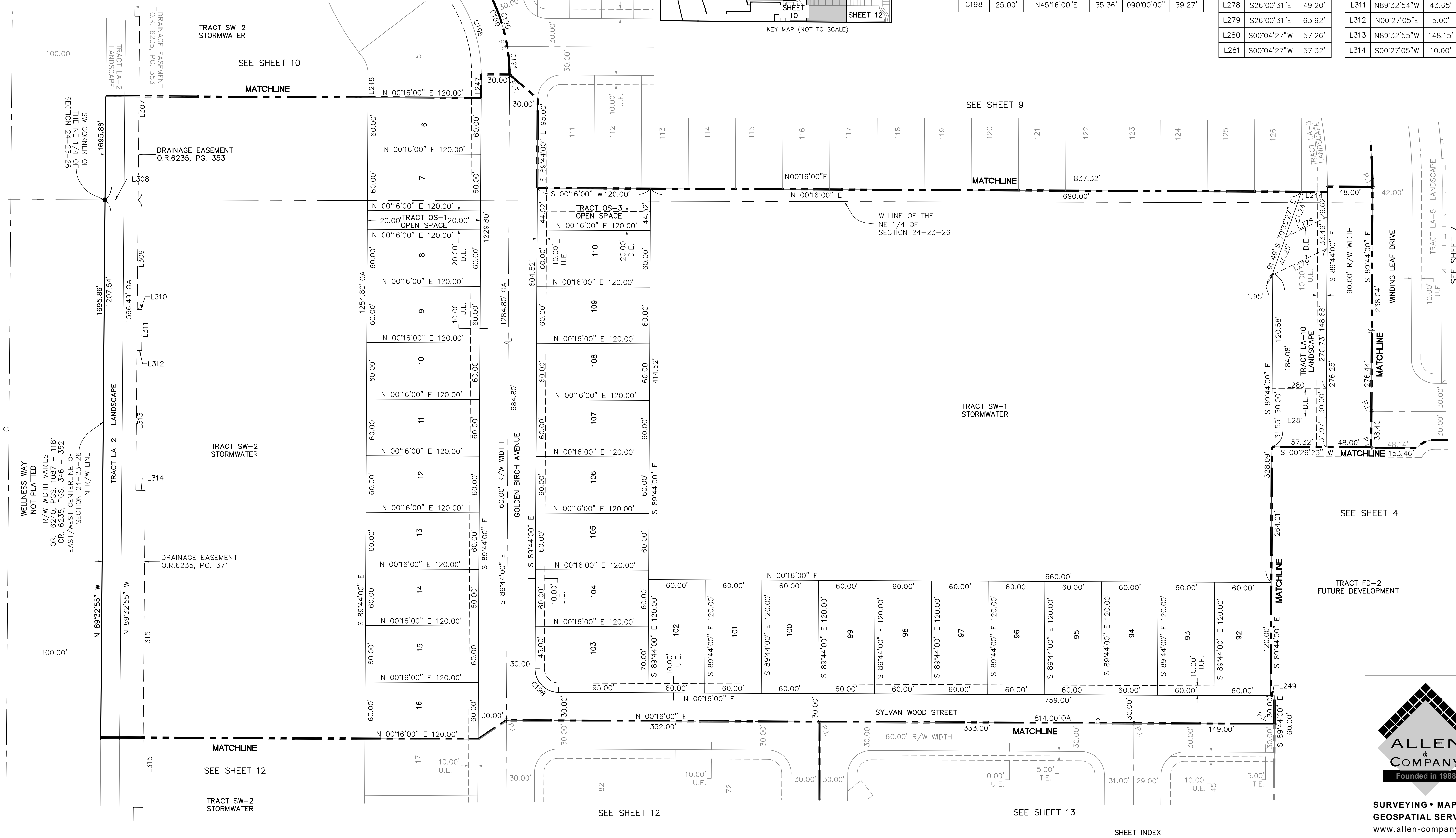
PLAT BOOK ____ OF ____



CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C189	180.00'	S70°51'57"W	119.58'	038°48'06"	121.90'
C190	180.00'	S66°06'51"W	91.04'	029°17'54"	92.04'
C191	180.00'	S85°30'54"W	29.82'	009°30'12"	29.86'
C196	150.00'	S70°51'57"W	99.65'	038°48'06"	101.58'
C198	25.00'	N45°16'00"E	35.36'	090°00'00"	39.27'

LINE TABLE		
LINE	BEARING	LENGTH
L244	S00°16'00"W	27.32'
L247	S89°44'00"E	24.80'
L248	S89°44'00"E	24.80'
L249	N00°16'00"E	4.00'
L278	S26°00'31"E	49.20'
L279	S26°00'31"E	63.92'
L280	S00°04'27"W	57.26'
L281	S00°04'27"W	57.32'

LINE TABLE		
LINE	BEARING	LENGTH
L307	N89°32'55"W	194.69'
L308	S00°08'05"W	35.00'
L309	N89°32'55"W	116.16'
L310	S00°27'05"W	5.00'
L311	N89°32'54"W	43.65'
L312	N00°27'05"E	5.00'
L313	N89°32'55"W	148.15'
L314	S00°27'05"W	10.00'



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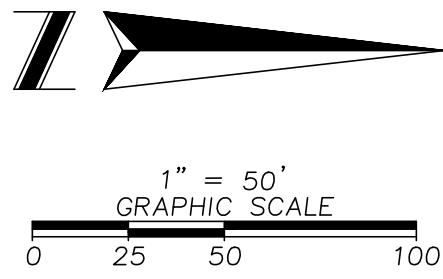
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PARKSIDE TRAILS - PHASE 1

A PARCEL OF LAND LYING IN
SECTIONS 23 AND 24, TOWNSHIP 23 SOUTH, RANGE 26 EAST, CITY OF CLERMONT, LAKE COUNTY, FLORIDA

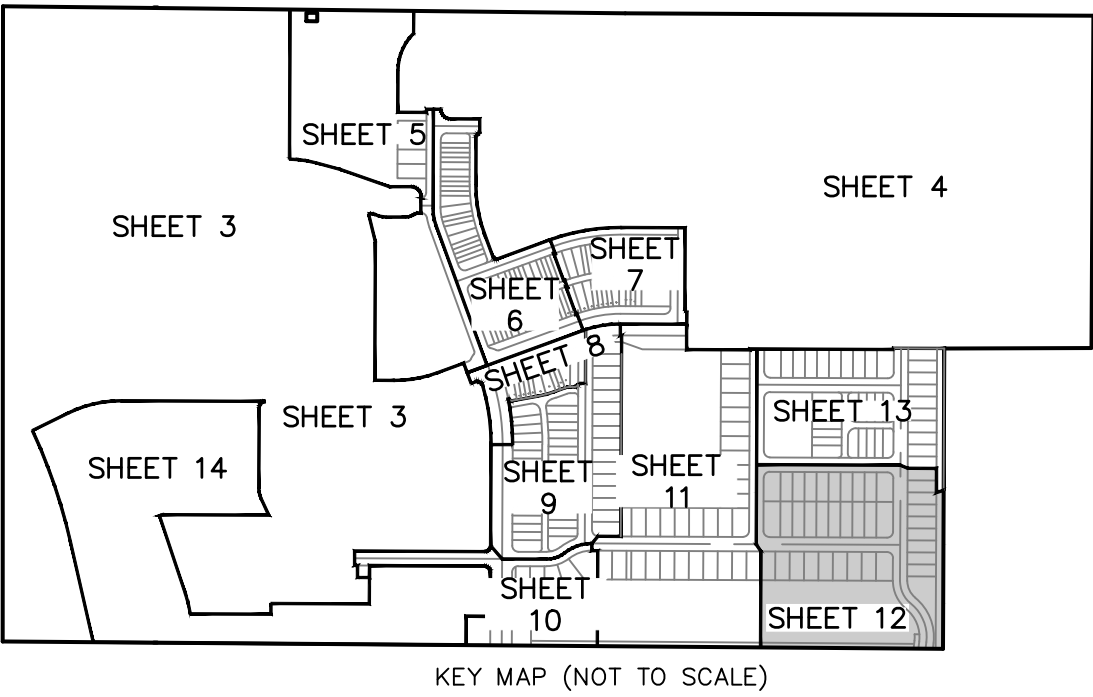
SHEET 12 OF 14

PLAT BOOK ____ OF ____



CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C199	25.00'	S44°44'00"E	35.36'	090°00'00"	39.27'
C200	25.00'	S45°16'00"W	35.36'	090°00'00"	39.27'
C227	25.00'	N44°44'00"W	35.36'	090°00'00"	39.27'
C228	25.00'	N45°16'00"E	35.36'	090°00'00"	39.27'
C229	25.00'	N44°44'00"W	35.36'	090°00'00"	39.27'
C230	150.00'	S25°22'11"E	129.80'	051°16'21"	134.23'
C231	150.00'	N22°04'13"W	145.15'	057°52'17"	151.51'
C232	150.00'	N27°39'13"W	118.92'	046°42'17"	122.27'
C233	150.00'	N01°16'56"E	29.19'	011°10'00"	29.23'
C234	130.00'	N00°54'58"E	26.95'	011°53'55"	27.00'
C235	180.00'	N22°04'13"W	174.18'	057°52'17"	181.81'
C236	120.00'	S25°22'11"E	103.84'	051°16'21"	107.39'
C237	90.00'	S25°22'11"E	77.88'	051°16'21"	80.54'
C238	210.00'	N22°04'13"W	203.21'	057°52'17"	212.11'
C341	3141.62'	N86°07'07"W	240.04'	004°22'44"	240.10'

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SHHET 14 OF 14 - EASEMENT GEOMETRY



LINE TABLE		
LINE	BEARING	LENGTH
L14	N06°51'56"E	30.88'
L15	N06°51'56"E	33.14'
L16	S89°33'26"E	20.08'
L17	N06°51'56"E	27.51'
L18	N06°51'56"E	24.14'
L315	N89°32'55"W	335.89'
L316	N00°27'05"E	10.00'
L317	N89°32'55"W	279.37'
L318	N88°55'41"W	67.90'
L319	S01°41'32"W	7.00'



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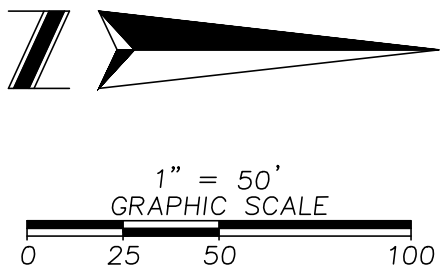


PARKSIDE TRAILS - PHASE 1

A PARCEL OF LAND LYING IN
SECTIONS 23 AND 24, TOWNSHIP 23 SOUTH, RANGE 26 EAST, CITY OF CLERMONT, LAKE COUNTY, FLORIDA

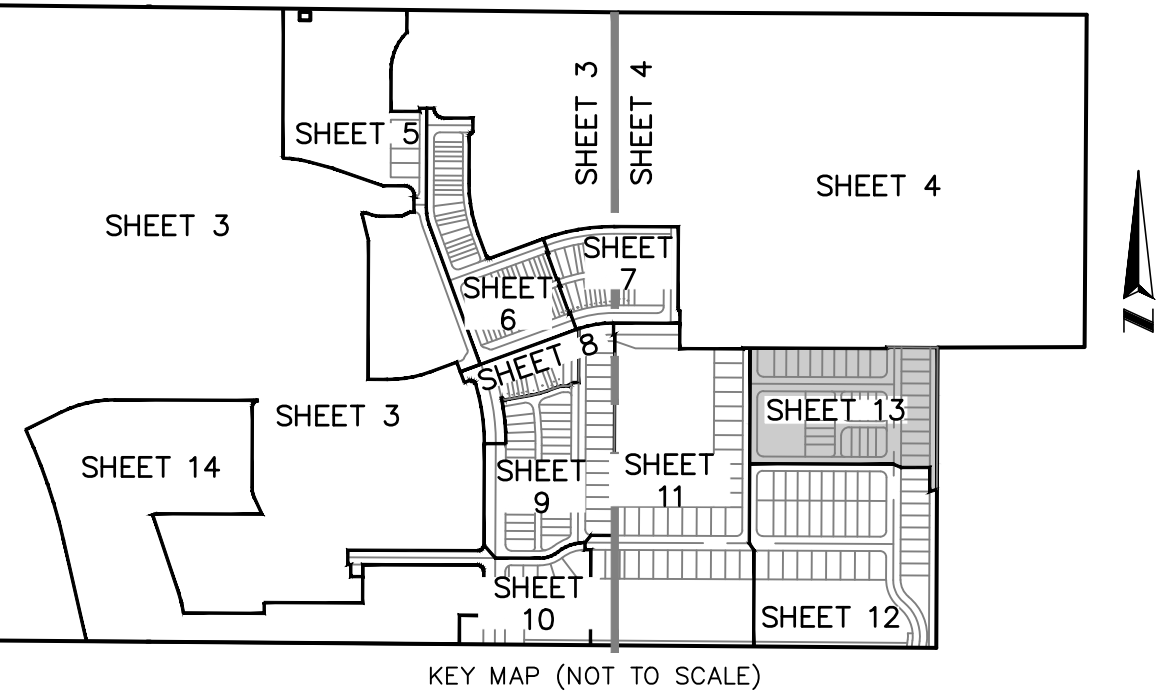
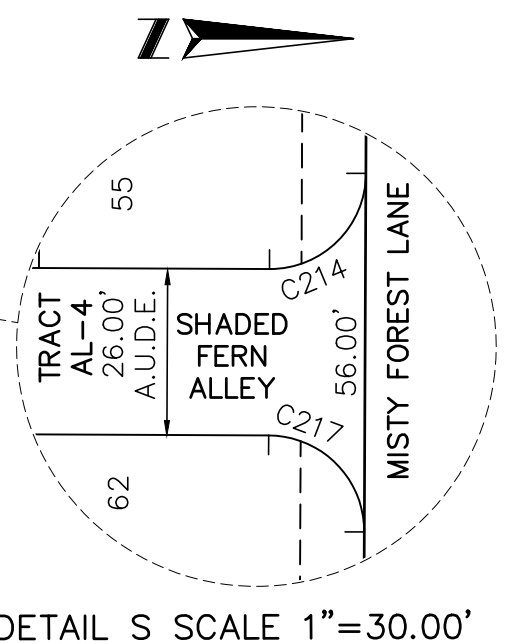
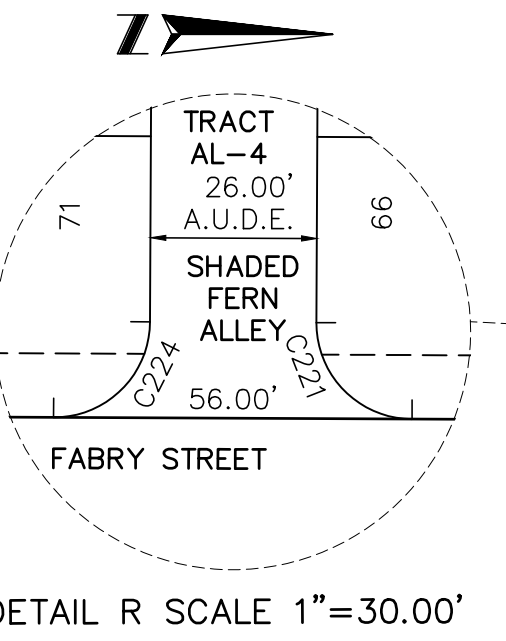
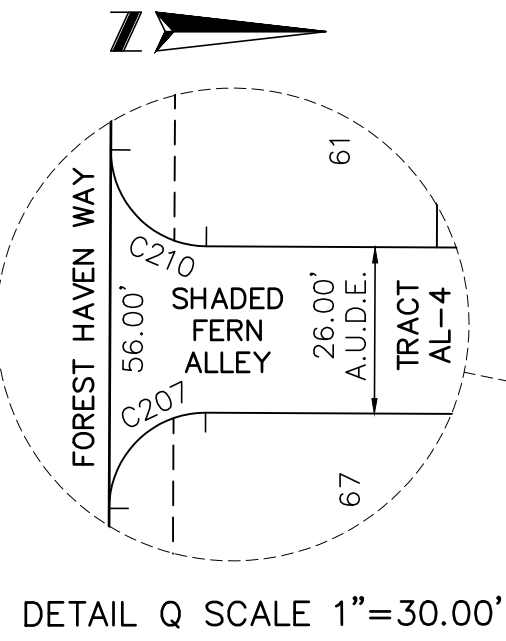
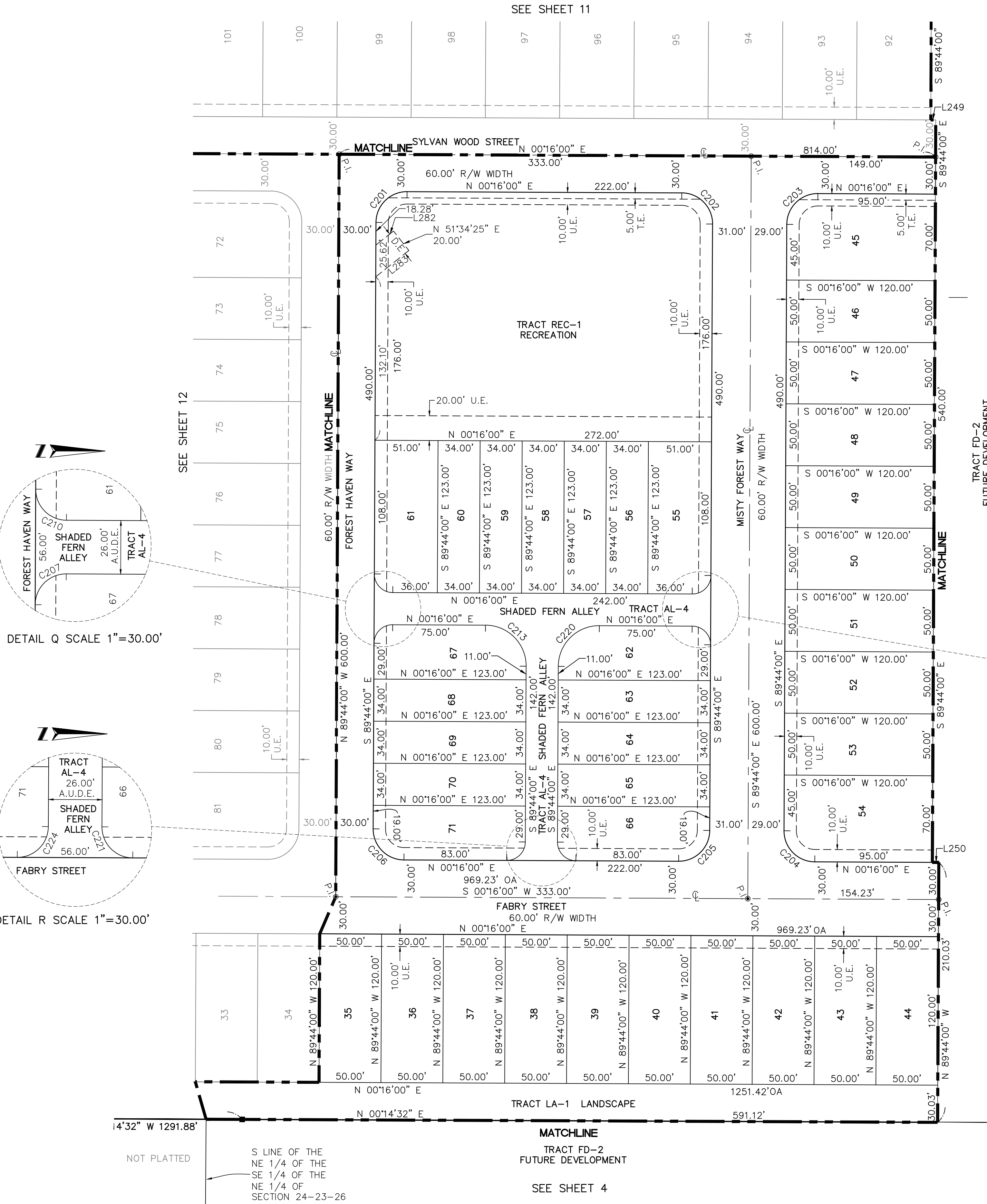
SHEET 13 OF 14

PLAT BOOK ____ OF ____



CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C201	25.00'	S44°44'00"E	35.36'	090°00'00"	39.27'
C202	25.00'	S45°16'00"W	35.36'	090°00'00"	39.27'
C203	25.00'	S44°44'00"E	35.36'	090°00'00"	39.27'
C204	25.00'	N45°16'00"E	35.36'	090°00'00"	39.27'
C205	25.00'	N44°44'00"W	35.36'	090°00'00"	39.27'
C206	25.00'	N45°16'00"E	35.36'	090°00'00"	39.27'
C207	15.00'	S44°44'00"E	21.21'	090°00'00"	23.56'
C210	15.00'	N45°16'00"E	21.21'	090°00'00"	23.56'
C213	33.00'	S45°16'00"W	46.67'	090°00'00"	51.84'
C214	15.00'	N44°44'00"W	21.21'	090°00'00"	23.56'
C217	15.00'	S45°16'00"W	21.21'	090°00'00"	23.56'
C220	33.00'	S44°44'00"E	46.67'	090°00'00"	51.84'
C221	15.00'	N45°16'00"E	21.21'	090°00'00"	23.56'
C224	15.00'	N44°44'00"W	21.21'	090°00'00"	23.56'

LINE TABLE		
LINE	BEARING	LENGTH
L249	N00°16'00"E	4.00'
L250	N00°16'00"E	5.23'
L282	N38°25'35"W	18.17'
L283	S38°25'35"E	34.19'



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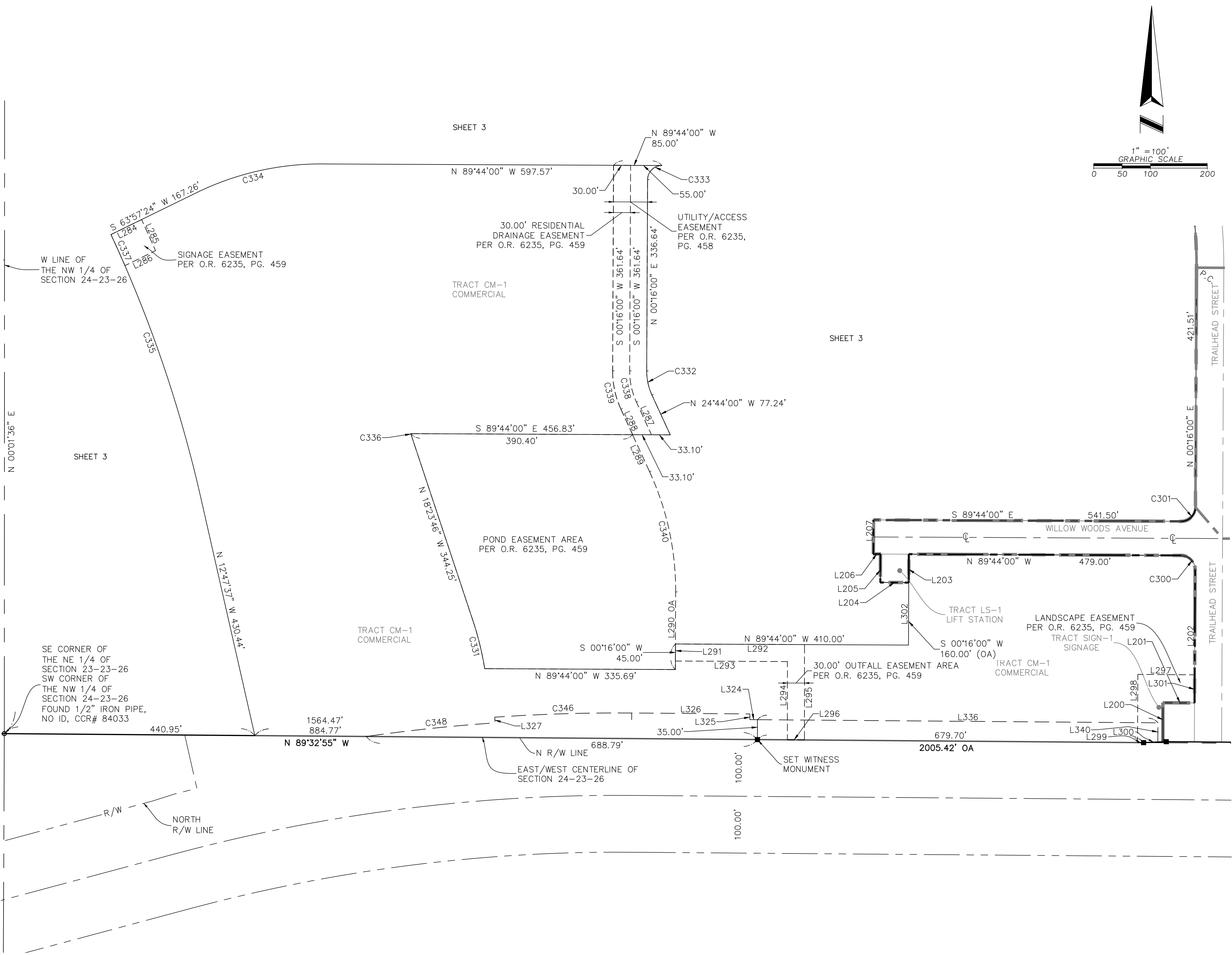
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CITY OF CLERMONT, LAKE COUNTY, FLORIDA

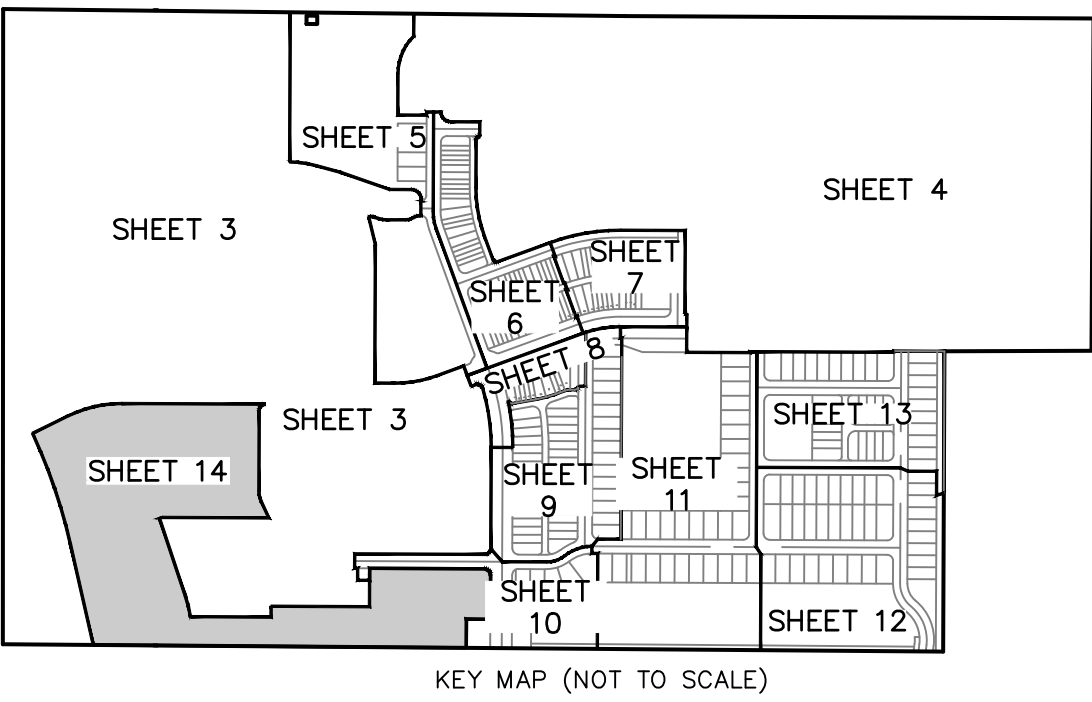
SHEET 14 OF 14

PLAT BOOK ____ OF ____



CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C300	25.00'	N44°44'00"W	35.36'	090°00'00"	39.27'
C301	25.00'	N45°16'00"E	35.36'	090°00'00"	39.27'
C331	559.65'	N13°47'47"W	87.01'	008°55'02"	87.10'
C332	100.00'	N12°14'00"W	43.29'	025°00'00"	43.63'
C333	25.00'	N45°16'00"E	35.36'	090°00'00"	39.27'
C334	500.00'	S77°06'42"W	227.59'	026°18'36"	229.60'
C335	2310.00'	N18°51'37"W	488.28'	012°08'01"	489.20'
C336	970.00'	N18°19'11"W	2.58'	000°09'09"	2.58'
C337	2310.00'	S24°10'59"E	60.00'	001°29'18"	60.00'
C338	130.00'	S12°14'00"E	56.27'	025°00'00"	56.72'
C339	160.00'	S12°14'00"E	69.26'	025°00'00"	69.81'
C340	500.00'	S12°14'00"E	216.44'	025°00'00"	218.17'
C346	3104.47'	N88°15'09"E	241.34'	004°27'19"	241.40'
C348	3134.90'	N83°58'04"E	228.21'	004°10'19"	228.26'

LINE TABLE		
LINE	BEARING	LENGTH
L200	N00°00'00"E	68.72'
L201	N89°44'00"W	55.66'
L202	N00°16'00"E	234.40'
L203	N00°16'00"E	50.00'
L204	S89°44'00"E	50.00'
L205	S00°16'00"W	50.00'
L206	N89°44'00"W	12.50'
L207	S00°16'00"W	60.00'
L284	S63°57'24"W	60.00'
L285	N24°10'59"W	60.00'
L286	N63°57'29"E	60.00'
L287	S24°44'00"E	63.25'
L288	S24°44'00"E	49.26'
L289	S24°44'00"E	71.81'
L290	S00°16'00"W	136.61'
L291	S00°16'00"W	30.00'
L292	N89°44'00"W	227.02'
L293	S89°44'00"E	197.13'
L294	S00°02'56"W	137.69'
L295	N00°02'56"E	167.79'
L296	S89°32'55"E	30.00'
L297	S89°32'55"E	100.00'
L298	N00°16'00"E	120.00'
L299	N89°32'55"W	10.60'
L300	S87°35'29"W	34.09'
L301	N00°16'00"E	49.40'
L302	S00°16'00"W	110.00'
L324	S89°32'55"E	13.35'
L325	S00°27'05"W	10.00'
L326	S89°32'55"E	208.06'
L327	N03°56'47"W	10.00'
L336	S89°32'55"E	705.01'



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CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date		
Tuesday, September 10, 2024		
Agenda Item Name		
Bid Award & Budget Amendment <i>Fire Prevention Facility</i>		
Requested Action		
Requesting approval of the bid award and contract with The Kinsmen Construction Company, Inc. to provide all labor, materials, and equipment necessary to provide interior/exterior renovations to 650 W. Montrose property in the amount of \$395,556.		
Staff Report		
The Procurement Services Department and the Fire Department recommend approval of the above action. The Fire Department is requesting approval to proceed with renovations to the building at 650 W Montrose St that was acquired to provide room for the Fire Prevention Division. Space at Fire Station 1 Administration is currently constrained, where many staff members are working in converted closets or in hallways due to a lack of space from the rapid growth of the agency. The renovations of this facility will provide needed space for the Prevention Division, as well as additional room for future expansion. Additionally, it will relieve space constraints at Station 1 Administration and provide more effective work areas for the remaining administrative staff. The Fire Department contacted the Procurement Services Department to determine the most effective manner to contract a company to provide interior/exterior renovations to the newly acquired property on 650 W. Montrose Street. The Procurement Services Department issued a Request for Bid (RFB) number 24-100 to acquire these services. The RFB was competitively bid, formally advertised, and complies with the City of Clermont Procurement Policy and Procedures. There were ten (10) responses to the RFB. The work involves interior and exterior renovation of an existing 2,500 sq ft property located at 650 W. Montrose Street. It includes partial demolition and interior renovations, including new doors and windows. The interior work includes necessary electrical, plumbing, and mechanical modifications, including four offices, a reception area, a conference room, and accessible restrooms for the new Fire Prevention Facility. The award is being recommended to the low-responsive and responsible bidder, The Kinsmen Construction Company, Inc., in the total amount of \$395,556, who complied with all terms, conditions, and specifications stated in the RFB.		
Additional Analysis		
Fiscal Impact Summary		
The fiscal impact of \$300,000 is included in the current year's Fire Impact Fees approved budget (account 16522-66201-29800). A budget amendment will be needed for the remaining amount of \$95,556 in the 4th Quarter.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. RFB 24-100 Evaluation Tabulation	RFB 24-100 Evaluation Tabulation.pdf	
2. RFB 24-100 Notice of Intent to Award	RFB 24-100 Notice of Intent to Award.pdf	
3. Clermont Fire Prevention Building 100% Bid Permit Submission 061124	Clermont Fire Prevention Building 100% Bid Permit Submission 061124.pdf	



EVALUATION TABULATION

RFB No. RFB 24-100

Exterior and Interior Improvements of the Fire Prevention Facility

RESPONSE DEADLINE: August 15, 2024 at 2:00 pm

VENDOR TOTALS

Vendor	Total
The Kinsmen Construction Company, Inc. – Orlando, FL	\$395,556.00
FLO Construction Company – Winter Garden, FL	\$400,700.00
Gaynor & Paynter Construction, LLC. d/b/a GP Construction – Groveland, FL	\$411,068.00
JJ Pro Management, LLC. – Apopka, FL	\$427,392.00
FSV Construction Company – Miami, FL	\$449,196.00
APD Construction, LLC. – Orlando, FL	\$532,297.80
CORE Engineering & Construction, Inc. – Winter Park, FL	\$548,000.00
D.E. Scorpio Corporation d/b/a Scorpio – Gainesville, FL	\$562,007.00
Votum Construction, LLC. – Orlando, FL	\$586,298.01
Poli Construction, Inc. – Orlando, FL	\$593,715.00



NOTICE OF INTENT TO AWARD
RFB No. RFB 24-100
Exterior and Interior Improvements of the Fire Prevention Facility

RESPONSE DEADLINE: August 15, 2024 at 2:00 pm

Thursday, August 22, 2024

After the careful and thorough review of all responses received to solicitation number RFB 24-100 titled Exterior and Interior Improvements of the Fire Prevention Facility, the City hereby issues this Award Recommendation to the following company:

The Kinsmen Construction Company

Sincerely,

Freddy L. Suarez, MPA, CPPB
Procurement Services Director



CLERMONT FIRE DEPARTMENT FIRE PREVENTION DIVISION

AN EXTERIOR & INTERIOR IMPROVEMENT
CLERMONT, FLORIDA



SITE ADDRESS:
650 W MONTROSE ST., CLERMONT, FL 34711

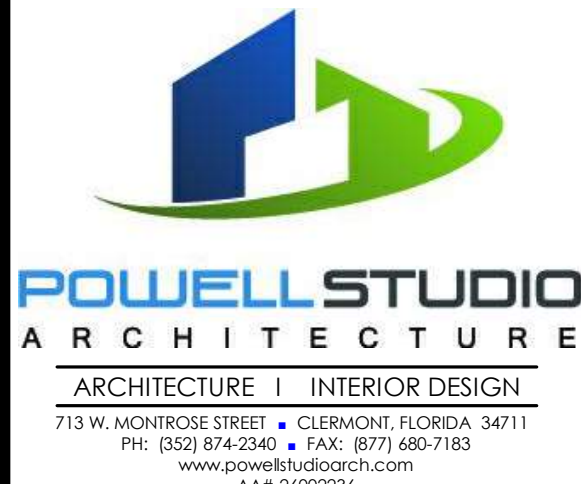
PARCEL ID: 24-22-25-0100-077-00800

LEGAL DESCRIPTION
CLERMONT W 19 FT OF LOT 8, LOT 10, BLK 77 PB 8
PG 17 ORB 6247 PG 39

LIST OF DRAWINGS AND REVISIONS

ARCHITECTURAL			
Sheet #	Sheet Name	Current Revision	Current Revision Date
A1.0	COVER SHEET		
A1.2	PROJECT DATA/SYMBOL LEGEND/NOTES		
A1.3	TYPICAL ADA STANDARD		
A1.4	SPECIFICATIONS		
A1.5	SPECIFICATIONS		
A1.6	SPECIFICATIONS		
A3.1	EXISTING AND DEMOLITION PLAN		
A3.2	RENOVATION FLOOR PLAN		
A3.3	EXIST. AND DEMO. REFLECTED CEILING PLAN		
A3.4	RENOVATION REFLECTED CEILING PLAN		
A3.5	LIFE SAFETY PLAN		
A4.1	EXTERIOR ELEVATIONS		
A5.1	BUILDING AND WALL SECTIONS		
A6.1	INTERIOR ELEVATIONS AND FINISHES		
A6.2	PARTITION TYPES AND DETAILS		
A7.1	DOOR AND WINDOW SCHEDULE		
A7.2	TYPICAL DOOR AND WINDOW DETAILS		
A7.3	WINDOW & WATER PROOFING DETAILS		
E2.1A	RENO FLOOR PLAN LIGHTING		
MECHANICAL			
Sheet #	Sheet Name	Current Revision	Current Revision Date
M0.1	SYMBOL & LEGENDS MECHANICAL		
M1.1	DEMO FLOOR PLAN MECHANICAL		
M2.1	RENO FLOOR PLAN - MECHANICAL		
M3.1	SCHEDULES MECHANICAL		
M4.1	DETAILS - MECHANICAL		
M4.2	DETAILS - MECHANICAL		
M5.1	ENERGY COMPLIANCE MECHANICAL		
M6.1	SPECIFICATIONS MECHANICAL		
ELECTRICAL			
Sheet #	Sheet Name	Current Revision	Current Revision Date
E0.1	SYMBOL & LEGENDS - ELECTRICAL		
E1.1	DEMO FLOOR PLAN ELECTRICAL		
E2.1	RENO FLOOR PLAN POWER & SYSTEMS		
E2.1A	RENO FLOOR PLAN LIGHTING		
E3.1	POWER RISER DIAGRAM & SCHEDULES ELECTRICAL		
E4.1	DETAILS- ELECTRICAL		
E5.1	SPECIFICATIONS- ELECTRICAL		
PLUMBING			
Sheet #	Sheet Name	Current Revision	Current Revision Date
P0.1	SYMBOL & LEGENDS - PLUMBING		
P1.1	DEMO FLOOR PLAN PLUMBING		
P2.1	RENO FLOOR PLAN PLUMBING		
P3.1	RISER DIAGRAMS PLUMBING		
P4.1	SCHEDULES PLUMBING		
P5.1	DETAIL PLUMBING		

OWNER/DEVELOPER	ARCHITECT	M / E / P
FIRE DEPARTMENT ADMINISTRATION 439 WEST HIGHWAY 50 CLERMONT, FL 34711 ATTN: RICK CASLER E: RCASLER@CLERMONTFL.ORG P: 352-241-2217	POWELL STUDIO ARCHITECTURE, LLC 713 W. MONTROSE STREET CLERMONT, FL 34711 ATTN: JEFF POWELL, AIA, ARCHITECT E: JEFF@POWELLSTUDIOARCH.COM P: 352-874-2340	JOSEPH, LAWRENCE, & CO. 1180 HARTWOOD AVENUE, SUITE 3000, ALTAMONTE SPRINGS, FL 32714 PH: (321) 972-4466 CONTACT: ADAM JOSEPH BARNEY, P.E. EMAIL: adam.barney@jlceng.com



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OWNER / PROJECT:

CLERMONT FIRE DEPARTMENT
FIRE PREVENTION DIVISION
AN EXTERIOR & INTERIOR IMPROVEMENT
CLERMONT, FLORIDA

PROFESSIONAL SEAL:

100% BID / PERMIT SUBMISSION SET: NOT FOR CONSTRUCTION

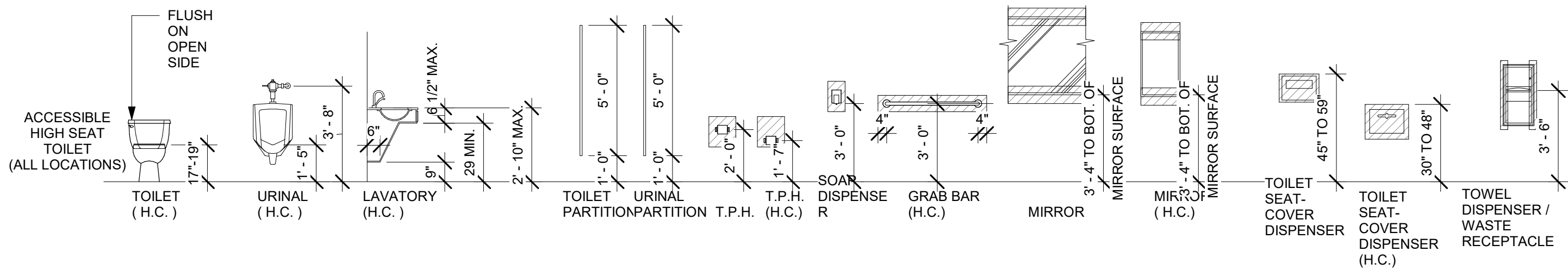
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ISSUE DATE: JUNE 13, 2024

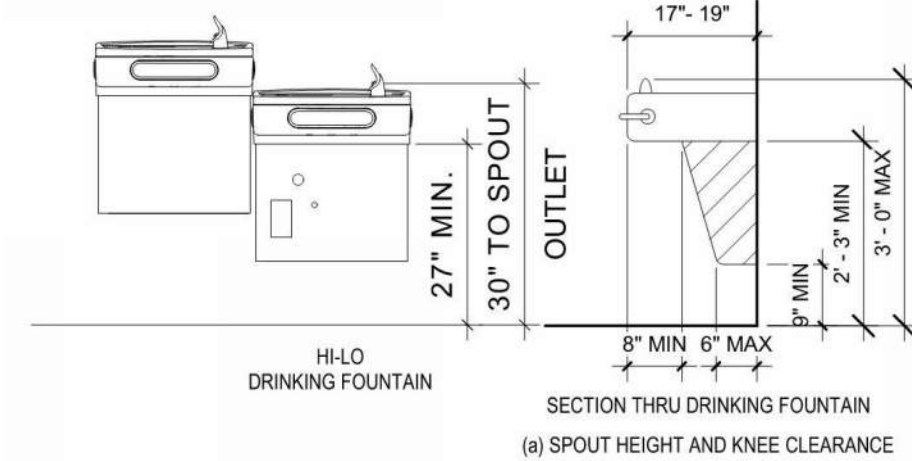
COVER SHEET

PROJECT NO.	PSA 2024-11.00
DRAWN BY	TP
CHECKED BY	AP

A1.0

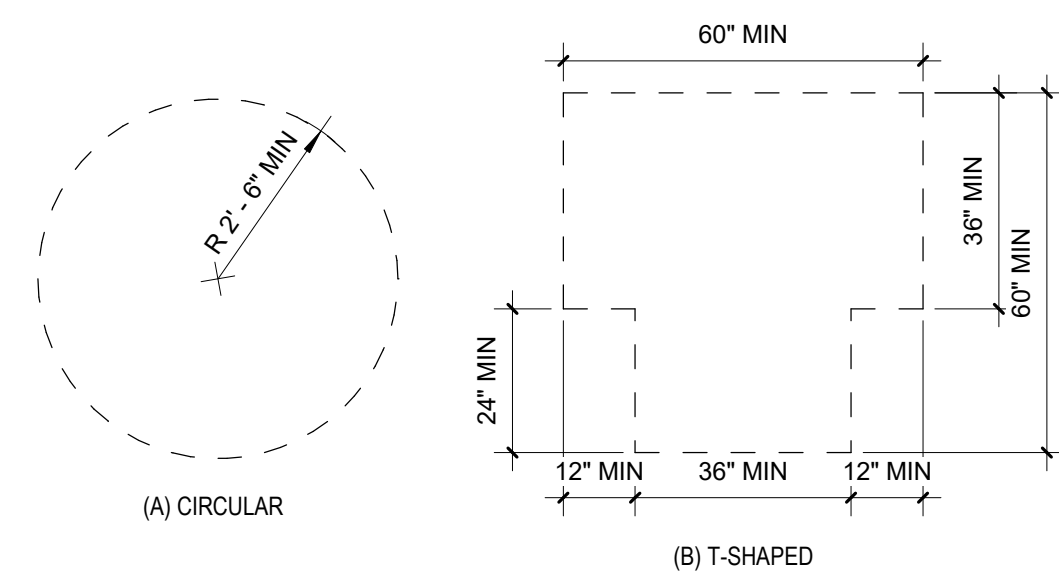
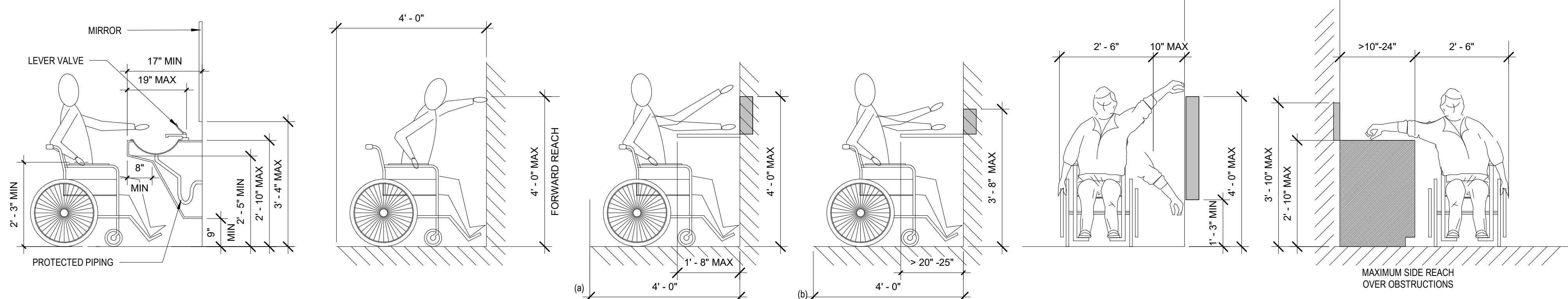


NOTES:
1. HORIZONTAL BLOCKING DIMENSIONS ARE MINIMUM.
2. BLOCKING TO BE FRAMED.
3. REFER TO MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR ADDITIONAL BLOCKING REQUIREMENTS NOT SHOWN.



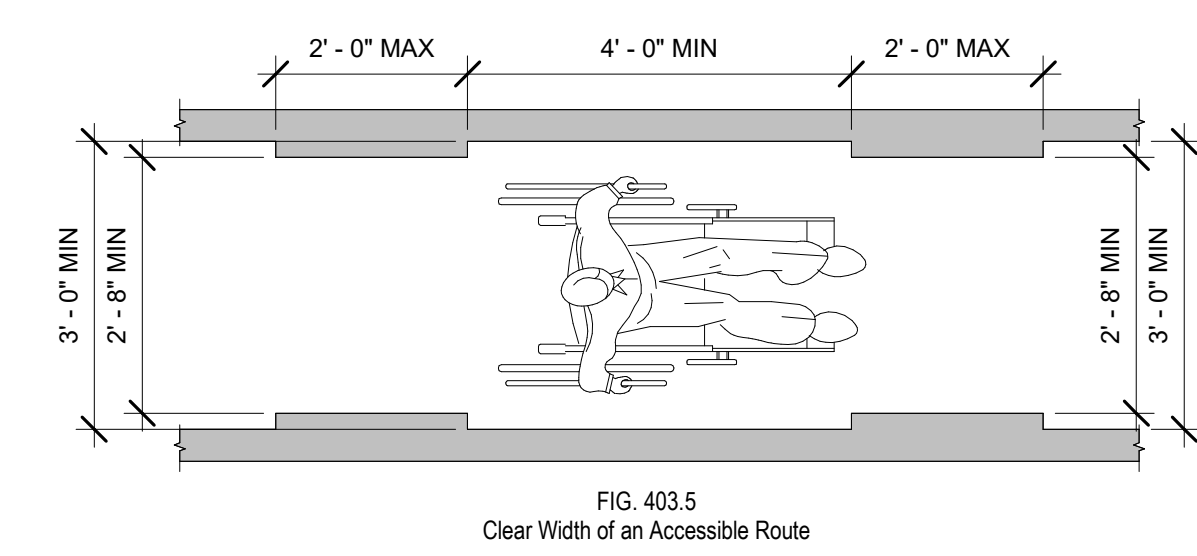
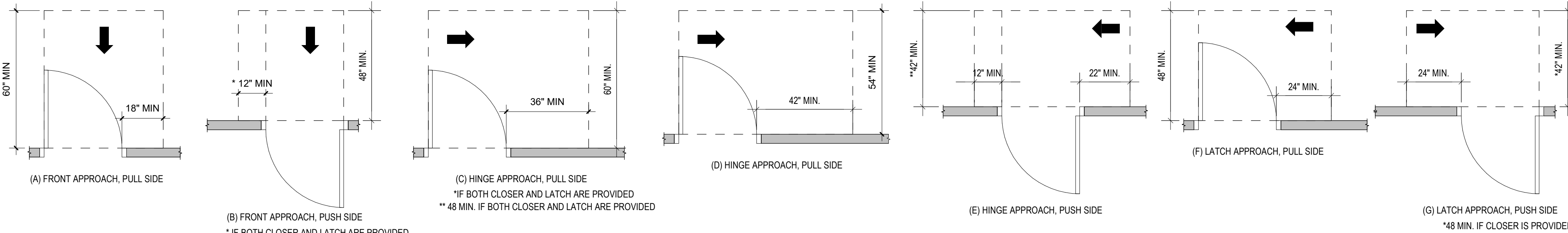
1 COMMON AREA BATHROOM ELEVATIONS
A1.3 1/4" = 1'-0"

2 DRINKING FOUNTAIN CLEARANCES
A1.3 1/2" = 1'-0"



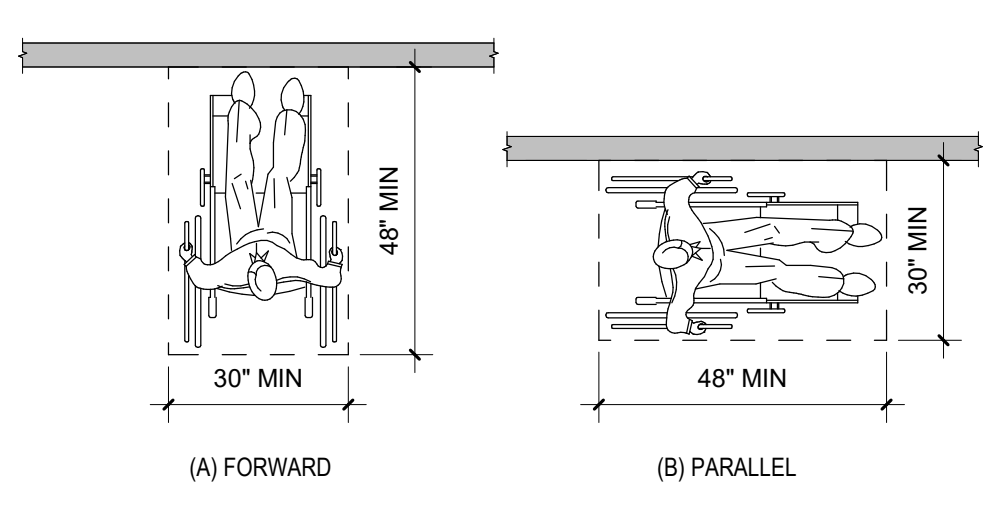
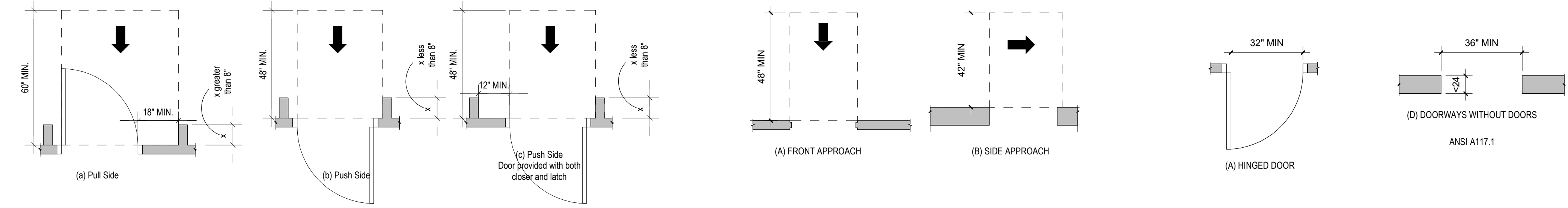
3 REACH RANGES
A1.3 1/2" = 1'-0"

4 SIZE OF TURNING SPACE
A1.3 3/8" = 1'-0"



5 MANEUVERING CLEARANCE AT SWING DOORS
A1.3 3/8" = 1'-0"

6 CLEAR SPACE OF AN ACCESSIBLE ROUTE
A1.3 1/2" = 1'-0"

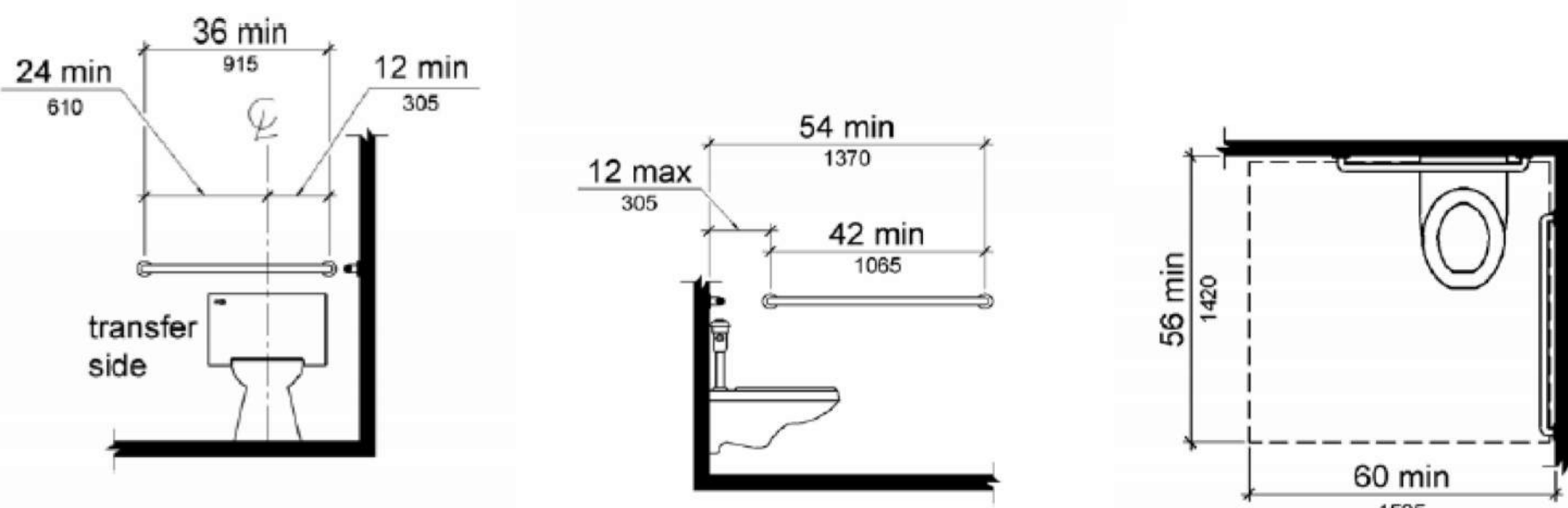


7 MANEUVERING CLEARANCE AT RECESSED DOORS
A1.3 3/8" = 1'-0"

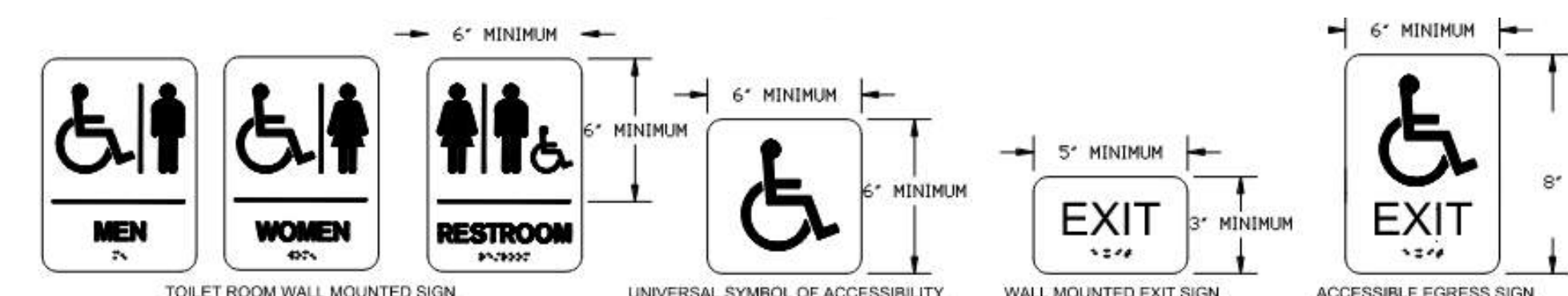
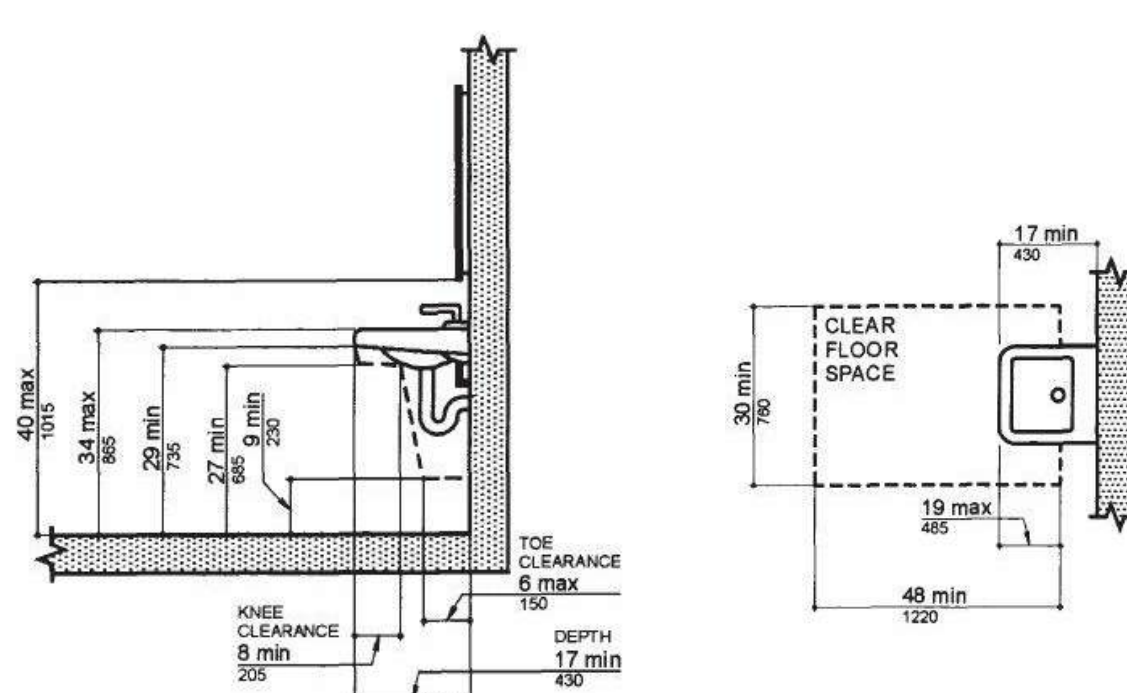
8 CLEARANCE AT OPENINGS
A1.3 3/8" = 1'-0"

9 DOORWAY CLEAR WIDTHS
A1.3 3/8" = 1'-0"

10 POSITION OF CLEAR FLOOR SPACE
A1.3 3/8" = 1'-0"



NOTE:
ALL ADA REQUIREMENTS SHALL CONFORM TO THE 2010 ADA STANDARDS FOR ACCESSIBILITY DESIGN.



ACCESSIBILITY SIGNAGE NOTES:
CHARACTER PROPORTION:
LETTERS AND NUMBERS ON SIGNS SHALL HAVE A WIDTH-TO-HEIGHT RATIO BETWEEN 3:5 AND 1:1 AND A STROKE-WIDTH-TO-HEIGHT RATIO BETWEEN 1:5 AND 1:10.
RAISED AND BRAILLE CHARACTERS AND PICTORIAL SYMBOL SIGNS (PICTOGRAMS):
LETTERS AND NUMERIC SHALL BE RAISED 1/32 IN., UPPER CASE, SANS SERIF OR SIMPLE SERIF TYPE AND SHALL BE ACCOMPANIED WITH GRADE BRAILLE. RAISED CHARACTERS SHALL BE AT LEAST 5/8" (16 MM) HIGH, BUT NO HIGHER THAN 2 IN. (50 MM). PICTOGRAMS SHALL BE ACCOMPANIED BY THE EQUIVALENT VERBAL DESCRIPTION PLACED DIRECTLY BELOW THE PICTOGRAM. THE BORDER DIMENSION OF THE PICTOGRAM SHALL BE 6 IN. (152 MM) MINIMUM OF HEIGHT.
FINISH AND CONTRAST:
THE CHARACTERS AND BACKGROUND OF SIGNS SHALL BE EGGSHELL, MATTE, OR OTHER NON-GLARE FINISH. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND.
MOUNTING LOCATION AND HEIGHT:
WHERE PERMANENT IDENTIFICATION IS PROVIDED FOR ROOMS AND SPACES, SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR. WHERE THERE IS NO WALL SPACE TO THE LATCH SIDE OF THE DOOR, INCLUDING AT DOUBLE LEAF DOORS, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL. MOUNTING LOCATION OF SUCH SIGNAGE SHALL BE SO THAT A PERSON MAY APPROACH WITHIN 3 IN. (76 MM) OF SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF THE DOOR. MOUNTING HEIGHT SHALL BE 60 IN. (1525 MM) ABOVE THE FINISH FLOOR TO THE CENTERLINE OF THE SIGN.
SYMBOLS OF ACCESSIBILITY:
FACILITIES AND ELEMENTS REQUIRED TO BE IDENTIFIED AS ACCESSIBLE BY SECTION 4.1 OF THE A.D.A.A.G. SHALL USE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY.

11 TOILET CLEARANCES
A1.3 3/8" = 1'-0"

12 LAVATORY CLEARANCES
A1.3 3/8" = 1'-0"

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OWNER / PROJECT:

CLERMONT FIRE DEPARTMENT
FIRE PREVENTION DIVISION
AN EXTERIOR & INTERIOR IMPROVEMENT
CLERMONT, FLORIDA

PROFESSIONAL SEAL:

MARK	DATE	DESCRIPTION
	ISSUE DATE: JUNE 13, 2024	

TYPICAL ADA STANDARD

PROJECT NO.	PSA 2024-11.00
DRAWN BY	TP
CHECKED BY	AP

A1.3

100% BID / PERMIT SUBMISSION SET: NOT FOR CONSTRUCTION

DIVISION 2 - SITE WORK
SECTION 02050 BUILDING DEMOLITION

PART 1 - GENERAL

- 1.01 DESCRIPTION
A. WORK INCLUDES MINOR AND MAJOR DEMOLITION TO EXISTING STRUCTURES TO FACILITATE RENOVATION AND EXPANSION WORK.
1.02 QUALITY ASSURANCE
A. COMPLY WITH LOCAL ORDINANCES AND CODES RELATIVE TO RUBBLE REMOVAL, DUST CONTROL, ETC.

PART 2 - PRODUCTS

- 2.01 MATERIALS
A. THERE ARE NO SPECIFIC MATERIALS ASSOCIATED WITH THIS SECTION.

PART 3 - EXECUTION

- 3.01 INSPECTION
A. EXAMINE AREAS THAT REQUIRE DEMOLITION TO DETERMINE THE EXTENT AND EXISTING CONDITIONS AVAILABLE.
3.02 DEMOLITION
A. DEMOLISH ITEMS SCHEDULED USING MEANS AND METHODS APPROPRIATE FOR THE TYPE OF WORK TO BE PERFORMED.
B. AVOID UNNECESSARILY REMOVING OR DEMOLISHING UNSCHEDULED ITEMS.
C. REMOVE FROM SITE AND DISPOSE OF DEMOLISHED ITEMS IN A MANNER AND LOCATION APPROVED BY THE GOVERNING AGENCIES AND MUNICIPALITIES INVOLVED.
3.03 ADJUSTMENT AND CLEANING
A. UNSCHEDULED ITEMS DEMOLISHED SHALL BE RESTORED TO THEIR ORIGINAL DESIGN AND FUNCTION. CLEAN DEBRIS FROM AREAS OF DEMOLITION LEAVING AREA SUITABLE FOR RENOVATION WORK.

DIVISION 6 - CARPENTRY
SECTION 06100: ROUGH CARPENTRY

PART 1 - GENERAL

- 1.01 DESCRIPTION
A. WORK INCLUDES ALL ROUGH CARPENTRY WORK AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN.
1.02 JOB CONDITIONS
A. MEASUREMENTS:
1. VERIFY ALL DIMENSIONS SHOWN ON THE DRAWINGS BY TAKING FIELD MEASUREMENTS; PROPER FIT AND ATTACHMENT OF ALL PARTS IS REQUIRED.
2. BEFORE COMMENCING WORK, CHECK ALL LINES AND LEVELS AND SUCH WORK AS HAS BEEN COMPLETED.
3. SHOULD THERE BE ANY DISCREPANCIES, IMMEDIATELY REPORT TO THE ARCHITECT IN WRITING. IN THE EVENT OF FAILURE TO DO SO, BE RESPONSIBLE FOR CORRECTION OF ANY ERRORS.
B. COORDINATION: COORDINATE WORK WITH OTHER TRADES (ELECTRICAL, MECHANICAL, PLUMBING, ETC.) AND DO ALL CUTTING AND PATCHING REQUIRED TO ACCOMMODATE THEIR WORK. PROTECT ADJACENT WORK.
1.03 QUALITY ASSURANCE
A. CONFORM WITH ALL REQUIREMENTS OF U.S. DEPARTMENT OF COMMERCE COMMERCIAL STANDARDS AND AMERICAN WOOD PRESERVE ASSOCIATION STANDARDS, AS THEY APPLY.
B. ALL WOOD IN CONTACT WITH MASONRY OR STEEL, OR USED OUTSIDE OF CONDITIONED AREAS, SHALL BE PRESSURE TREATED L.L.S.P., HAVE AN APPROVED SEPARATING MATERIAL, OR HAVE A GALVANIZED ANCHOR SEAT.

PART 2 - PRODUCTS

- 2.01 MATERIALS
A. FASTENERS:
1. NAILS: BRIGHT COMMON WIRE NAILS, GALVANIZED FOR EXTERIOR WORK.
2. BOLTS: BOLTS SHALL BE ASTM A307, GALVANIZED, UNLESS OTHERWISE INDICATED.
3. LAG SCREWS AND SCREWS
4. METAL BRACKETS: GALVANIZED PER ASTM A153, ASTM A36 STEEL.
B. GENERAL ROUGH LUMBER: NAILERS, BLOCKING, FURRING AND GROUNDS:
1. NO. 2 SOUTHERN PINE MOISTURE CONTENT: 19% MAXIMUM.
2. WOOD MATERIALS EXPOSED TO MOISTURE OR IN CONTACT WITH CONCRETE OR MASONRY SHALL BE, PRESSURE-TREATED.
C. PLYWOOD: PSI 1-74, OF SIZES INDICATED ON DRAWINGS; GRADE C-C EXT-APA, EXTERIOR.

PART 3 - EXECUTION

- 3.01 INSTALLATION
A. GENERAL:
1. CUT AND FRAME ALL OPENINGS REQUIRED BY OTHER TRADES.
2. STRUCTURAL MEMBERS SHALL NOT BE CUT, NOTCHED OR DRILLED, EXCEPT AS NOTED OR SHOWN ON THE DRAWINGS.
B. LUMBER:
1. PROVIDE ALL WOOD BACKING, FURRING, STRIPPING OR BLOCKING INDICATED OR REQUIRED FOR INSTALLATION AND ATTACHMENT OF WORK FOR ALL OTHER TRADES.
2. CUT AND FRAME ALL OPENINGS REQUIRED BY OTHER TRADES.
3. DO NOT CUT, NOTCH OR DRILL STRUCTURAL MEMBERS EXCEPT AS NOTED OR SHOWN ON THE DRAWINGS.
C. CAUTION:
1. ALL BLOCKING IN PARTITION CAVITIES CONTAINING MEDICAL GAS PIPING, OUTLETS, VALVES OR EQUIPMENT SHALL BE NON-COMBUSTIBLE.
2. WHERE CONDITIONS REQUIRE WOOD BLOCKING IN PARTITION CAVITIES WHICH CONTAIN MEDICAL GAS PIPING, THEN ALL MEDICAL GAS PIPING IN THAT AREA SHALL BE SHEATHED IN METAL, PROPERLY WRAPPED FOR PROTECTION AGAINST GALVANIC CORROSION.
D. FASTENERS:
1. SUBDRILL FOR NAILING WHERE NECESSARY TO AVOID SPLITTING.
2. DRILL BOLT HOLES 1/32-INCH LARGER THAN BOLT DIAMETER.
3. USE SQUARE PLATE OR MALLEABLE IRON WASHERS UNDER HEADS AND NUT OF BOLTS, WHERE THEY ARE AGAINST WOOD.
4. SUBDRILL FOR LAG SCREWS/BOLTS AND WOOD SCREWS; USE SQUARE PLATE OR MALLEABLE IRON WASHER UNDER LAG SCREW HEADS WHEN THEY BEAR ON WOOD.

SECTION 06400 MILLWORK

PART 1 - GENERAL

- 1.01 DESCRIPTION
D. WORK INCLUDES ALL CABINET WORK AS SHOWN ON THE DRAWINGS AND AS SPECIFIED.
E. DESCRIPTION OF SYSTEM
1. PLASTIC LAMINATE COVERED CABINETS:
1.A. HARD LAMINATE EXTERIORS WHERE EXPOSED TO VIEW.
1.B. CABINET INTERIORS, INCLUDING DRAWERS. LAMINATED IN WHITE MELAMINE OVERLAY.
1.02 QUALITY ASSURANCE
A. CABINETS MANUFACTURER SHALL HAVE ADEQUATE PLANT AND EQUIPMENT TO PRODUCE QUALITY CASEWORK.
B. PERFORM CABINET WORK IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE MILLWORK STANDARDS OF THE ARCHITECTURAL WOODWORK INSTITUTE (AWI,) CUSTOM GRADE.
1.03 SUBMITTALS
A. SHOP DRAWINGS
1. SUBMIT SHOWING THE WORK AT APPROPRIATE SCALE TO SHOW SIZES, METHODS OF CONSTRUCTION, CONNECTION TO ADJACENT MEMBERS AND INSTALLATION.
2. SUBMIT ONE REPRODUCIBLE AND ONE COPY.
3. THE MARKED UP REPRODUCIBLE WILL BE RETURNED FOR DISTRIBUTION.
1.04 DELIVERY, STORAGE AND HANDLING
A. STORE ALL WORK AWAY FROM THE SITE AT NO ADDITIONAL COST TO THE OWNER, UNTIL ALL WET WORK, SANDING AND GRINDING, PAINTING AND SIMILAR OPERATIONS WHICH COULD DAMAGE, SOIL OR DETERIORATE CASEWORK HAS BEEN COMPLETED IN THE AREA OF INSTALLATION.
B. DO NOT STORE OR INSTALL CASEWORK IN THE PROJECT UNTIL ENVIRONMENTAL CONDITIONS WITHIN THE STRUCTURE ARE DRY, WITH RELATIVE HUMIDITY NO GREATER THAN 55% AND NOT LESS THAN 25%, AT 75 DEGREES F.
C. ADEQUATELY PROTECT ALL MATERIAL FROM INJURY AND DAMAGE TO THE FINISH, DURING STORAGE, DELIVERY AND INSTALLATION.

PART 2 - PRODUCTS

- 2.01 MATERIALS
A. MATERIALS SHALL BE NEW, AND ALL WOOD OR LUMBER SHALL BE IN ACCORDANCE WITH AMERICAN WOODWORK INSTITUTE STANDARD OF QUALITY.
B. FRAMING: FIR, WHITE PINE, OR POPLAR WITH MOISTURE CONTENT NOT TO EXCEED 12%.
C. PLYWOOD:
1. 3/4" DOUBLE SIDED LAMINATED PLASTIC P.PLY.
2. 3/4" DOUBLE SIDED LAMINATED MELAMINE 7 PLY.
3. 3/4" DOUBLE SIDED WOOD VENEER, SPECIES TO BE SELECTED BY OWNER, 7 PLY.
4. 1/2" DOUBLE SIDED LAMINATED MELAMINE, 5 PLY.
5. 1/4" DOUBLE SIDED LAMINATED MELAMINE, 3 PLY.
D. HARDWARE
1. HINGES: BLUME OR EQUAL, CONCEALED, SELF-CLOSING, SIX-WAY ADJUSTABLE, 125-DEGREE SWING DESIGN.
2. PULLS: WIRE TYPE STANLEY 4484, OR EQUAL, US 28.
3. DRAWER GLIDES:
3.A. STEEL, FULL EXTENSION TYPE, WITH DURABLE ELECTROSTATICALLY APPLIED EPOXY FINISH AND WITH FOUR (4) NYLON ROLLERS.
3.B. 100 POUND CAPACITY.
3.C. SELF-CLOSING WITHIN LAST 2 INCHES OF TRAVEL.
3.D. EQUIPPED WITH AUTOMATIC STOP.
4. SHELF STANDARDS: KNAP & VOGT; 255 NP WITH 256 SHELF SUPPORTS.
5. COAT HOOKS: ICES 570, HEAVY DUTY ALUMINUM (2 IN EACH LOCKER)
6. LOCKS: NATIONAL LOCK C8053-14A, OR EQUAL, BRIGHT NICKEL.
E. LAMINATES
1. VERTICAL SURFACES: .030"
2. HORIZONTAL SURFACES: .050"
3. BACKSPLASHES (ALL EXPOSED FACES): .050"
4. COUNTER TOPS: 1/16" THICK
5. BACKING SHEET: .050"
6. IN COLORS AS SELECTED BY THE OWNER
F. ACCESSORIES:
1. MANUFACTURER: OUTWATER PLASTICS INDUSTRIES, INC., 1-800-631-8375
1.A. WIRE MANAGEMENT GROMMENT: #31BK, BLACK PLASTIC, (2" DIAMETER) OR EQUAL.
1.B. TRASH RECEPTACLE FROMMENT: #38BK, BLACK PLASTIC, (6" DIAMETER) OR EQUAL.
G. GLASS: 1/8" UP TO 47" IN LARGEST DIMENSION, 3/16" LARGER THAN 47" IN LARGEST DIMENSION, CLEAR PLATE FOR CABINET DOORS.

2.02 FABRICATION

- A. GENERAL: ALL CONSTRUCTION SHALL BE GLUED, DOWELED, AND SCREWED CONSTRUCTION, WITH DOWEL SPACING NOT TO EXCEED 2-INCHES.
B. CAREFULLY FABRICATE CABINETS TRUE, SQUARE, WITHOUT WARP AND ALL PARTS IN PERFECT ALIGNMENT.
C. FABRICATE ALL CABINET WORK WITH NEAT AND TIGHT FITTING JOINTS THROUGHOUT; FIT JOINTS FLUSH AND MOVE TO HAIRLINE.
D. FIT MOVABLE PARTS SUCH AS DOORS TO CLOSE TOLERANCE.
E. FACE BEST GRADES SURFACE OF PLYWOOD TO EXPOSED SIDE.
F. SHOP FABRICATE CABINET WORK IN WHOLE UNITS OR IN PARTIAL UNITS AS MOST PRACTICABLE FOR HANDLING AND TRANSPORTATION.
G. ASSEMBLE PARTIAL UNITS IN PLACE IN SUCH MANNER THAT EACH CABINET BECOMES A UNIFIED WHOLE, VISUALLY AND STRUCTURALLY.
H. VISUAL JOINTS WILL NOT BE ACCEPTABLE.
I. MAKE ALL CUTS REQUIRE TO ACCOMMODATE WORKS OF OTHER TRADES.
J. TREAT UNDERSIDES OF COUNTERTOPS AND CURB TOPS AND BACK FACES OF SPLASHES WITH TWO (2) COATS OF WATER SEALANT, THOMPSON WATER SEAL OR EQUAL.
K. INSTALL SHELF STANDARDS FULLY MORTISED, FULL LENGTH OF CABINET BODY.
L. PLASTIC LAMINATE BASE AND WALL UNITS:
1. SHELL UNIT: FABRICATE TOTALLY ENCLOSED FIVE-SIDED BOX.
2. TOPS, SIDES, BOTTOMS: 3/4" THICK, DOUBLE SIDED LAMINATE, SEVE; PLY A-C EXTERIOR PLYWOOD.
3. BACKS: MORTISED INTO THE SIDES, GLUED AND SCREWED. 1/4" DOUBLE SIDED LAMINATE (MELAMINE) PLYWOOD.
4. ALL EXPOSED SURFACES SHALL HAVE A FINISHED LAMINATE PLASTIC SURFACE.
5. ALL NON-EXPOSED SURFACES SHALL HAVE A WHITE MELAMINE PLASTIC OVERLAY.
6. CROSS RAILS
6.A. LOCATE BETWEEN CUPBOARD OPENINGS AND BANKS OF DRAWERS.
6.B. LOCATE UPRIGHT SUPPORTS BEHIND DOUBLE DOORS ON 42" OR LARGER UNITS.
6.C. LAMINATE ALL EXPOSED SURFACES TO MATCH CABINET FACES.
7. HANGING RAILS: 1 X 3 FRAMING LUMBER FULLY MORTISED INTO TH SIDE PANELS OF THE UNIT, GLUED AND SCREWED.
8. DRAWERS:
8.A. FRONTS: DOUBLE SIDED LAMINATED 3/4" THICK SEVEN PLY PLYWOOD; LAMINATE ALL EXPOSED EDGES WITH SAME LAMINATE
8.B. BODIES:
8.B.A. UP TO 30" WIDE (FRONT DIMENSION): PROVIDE AN INDEPENDENT FIVE-SIDED BOX WITH 1/2" DOUBLE-SIDED LAMINATE MELAMINE 5 PLY PLYWOOD SIDES, MORTISED IN, GLUED AND SCREWED
8.B.B. WIDER THAN 30": PROVIDE AN INDEPENDENT FIVE-SIDED BOX WITH 3/4" DOUBLE-SIDED LAMINATE MELAMINE 7 PLY PLYWOOD SIDES, MORTISED IN, GLUED AND SCREWED; LAMINATE ALL EXPOSED EDGES WITH SAME MELAMINE.
8.C. BOTTOMS: 1/4" LAMINATED (MELAMINE) PLYWOOD, MORTISED IN, GLUED AND SCREWED.
8.D. EQUIP ALL DRAWERS WITH SILENCERS.
9. DOORS
9.A. DOUBLE SIDED LAMINATED 3/4" THICK SEVEN PLY PLYWOOD; LAMINATE ALL EXPOSED EDGES WITH SAME LAMINATE.
9.B. DOORS 35" TO 70" HIGH SHALL HAVE THREE (3) HINGES, DOORS OVER 70" HIGH SHALL HAVE FOUR (4) HINGES.
9.C. EQUIP ALL DOORS WITH SILENCERS.
10. SHELVES: DOUBLE-SIDED, LAMINATED 3/4" SEVEN PLY PLYWOOD WITH LAMINATE (MELAMINE) ON ALL EDGES.

2.03 LAMINATES

- A. GLUE PLASTIC LAMINATES UNDER PRESSURE TO THE BACKING, FORMED AS SHOWN ON THE DRAWINGS, AND IN ACCORDANCE WITH WITH PLASTIC LAMINATE MANUFACTURER'S INSTRUCTIONS.
B. TOP FACE OF PLASTIC LAMINATE SHALL OVERLAP EDGES.
C. RECESSED CABINET BASE TOE KICKS SHALL BE LAMINATED WITH BLACK LAMINATE.
D. LAMINATE ALL EXPOSED UNDERSIDES OF COUNTER TOPS TO MATCH CABINET COUNTER TOP.
E. LAMINATE UNDERSIDES OF OVERHEAD CABINETS AND UNDERSIDES OF ALL CABINET VALANCES TO MATCH FACE OF CABINET.

PART 3 - EXECUTION

- 3.01 INSPECTION
A. MEASUREMENTS:
1. TAKE SUCH FIELD MEASUREMENTS AS MAY BE REQUIRED, AND BE RESPONSIBLE FOR SAME.
2. REPORT ANY MAJOR DISCREPANCIES BETWEEN PLAN AND FIELD DIMENSIONS TO THE ARCHITECT.
3. FILLERS SHALL NOT EXCEED 3/4-INCH.
3.02 INSTALLATION
A. INSTALL WITHOUT DISTORTION, SET STRAIGHT, LEVEL PLUMB, AND SECURELY ANCHORED.
B. SCRIBE AND CLOSELY FIT CABINETS TO WALLS AND ADJACENT CABINETS.
C. ALL CABINET TOPS OVER WATER CLOSETS SHALL BE REMOVABLE.
D. FILL AND PATCH ALL HOLES CUT FOR INSTALLATION BEFORE FINAL ACCEPTANCE.
E. EXPOSED SHELVED CABINETS AND BOOKCASE UNITS SHALL HAVE NO VISIBLE HOLES OR SCREWS FOR ATTACHMENT; COUNTERSINK, FILL AND PATCH BEFORE FINAL ACCEPTANCE.
F. CABINETS SHALL HAVE NO EXTERNAL OR INTERNAL VOIDS, CRACKS OR UNEVEN JOINTS WHICH WOULD ALLOW INSECTS TO PENETRATE CONCEALED CABINET AREAS.
G. SUCH VOIDS, CRACKS OR JOINTS SHALL BE CAULKED AND FILLED PRIOR TO FINAL ACCEPTANCE.
H. INSTALL AND SEAL BACK SPLASH TIGHT TO WALL AND COUNTER TOP.
3.03 ADJUSTMENT
A. ADJUST ALL DRAWERS, DOORS, AND MOVABLE PARTS TO OPERATE EASILY AND SMOOTHLY WITHOUT BINDING.

SECTION 07620: FLASHING AND SHEET METAL

PART 1 - GENERAL

- 1.01 DESCRIPTION
A. WORK INCLUDES MIAMI-DADE COMPLIANCE FOR ALL FLASHINGS AND SHEET METAL WORK AS SHOWN ON THE DRAWINGS AND REQUIRED TO PROVIDE A WATERTIGHT BUILDING ENVELOPE AND OTHERWISE AS INDICATED. INSTALLATION SHALL BE IN COMPLIANCE WITH MIAMI-DADE CERTIFICATIONS ASSOCIATED WITH THE PRODUCTS BEING USED OR BEING TIED INTO.
B. RELATED WORK SPECIFIED ELSEWHERE:
1. SECTION 09000: PAINTING
1.02 SUBMITTALS
A. SAMPLES: PROVIDE 3 COLOR SAMPLES FOR PREFINISHED COMPONENTS.
B. SHOP DRAWINGS: PROVIDE SHOWING SHAPES, SIZES, AND ANCHORING DETAILS FOR ALL COMPONENTS.
1.03 QUALITY ASSURANCE
A. STANDARDS: HAVE ALL WORK DONE BY APPLICATORS APPROVED BY THE MANUFACTURER OF THE MATERIALS AND INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS, AND ALL APPLICABLE REQUIREMENTS OF FACTORY MUTUAL ENGINEERING CORPORATION STANDARDS, CLASS A, TYPE I.

PART 2 - PRODUCTS

- 2.01 MATERIALS
A. WHERE SHEET METAL IS REQUIRED AND NO MATERIAL OR GAGE IS INDICATED ON THE DRAWINGS, PROVIDE THE HIGHEST QUALITY AND GAGE COMMENSURATE WITH THE REFERENCED STANDARDS USING AS MINIMUM, GALVANIZED SHEET STEEL.
B. GALVANIZED SHEET: ASTM A93, ZINC COATED, 1.25 OZ PER SQUARE FOOT SHEET STEEL.
C. ALUMINUM SHEET
D. FLEXIBLE THERMAL PLASTIC SHEET: CHLORINATED POLYETHYLENE.
E. ACCESSORY MATERIALS AND FASTENERS:
1. FASTENERS: SIZE AND TYPE TO FIT THE APPLICATION.
2. SAME MATERIAL AS SHEET METAL.
a. FOR ATTACHING COPPER: STAINLESS STEEL
2. SOLDER AND FLUX: TYPE RECOMMENDED FOR THE MATERIALS BEING USED.
3. PLASTIC CEMENT: ASTM D 2822
4. BITUMINOUS PAINT: ACID AND ALKALI RESISTANT TYPE, BLACK IN COLOR.
2.02 FABRICATIONS
A. GENERAL:
1. FABRICATE OF MATERIALS SCHEDULED.
2. IF NO SPECIFIC DETAILS ARE REQUIRED, COMPLY WITH THE RECOMMENDATIONS OF THE "ARCHITECTURAL SHEET METAL MANUAL" OF THE SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION (SMAKNA).
3. SEPARATE DISSIMILAR METALS FROM EACH OTHER BY PAINTING EACH METAL SURFACE IN THE AREA OF CONTACT WITH A BITUMINOUS COATING OR OTHER PERMANENT SEPARATION TO PRECLUDE ELECTROLYSIS BETWEEN THE TWO METALS.
4. PROVIDE FOR THERMAL EXPANSION ON RUNNING TRIM IN ITEMS EXPOSED FOR MORE THAN 15 FEET CONTINUOUS LENGTH AT A MINIMUM OF ONE JOINT EVERY 10 FEET.
5. LOCATE EXPANSION JOINTS WITHIN 2 FEET OF EACH CORNER OR INTERSECTION OF SHEET METAL FLASHING AND TRIM.
6. FORM EXPOSED FACES FLAT AND FEE OF BUCKLES, EXCESSIVE WAVES AND AVOIDABLE TOOL MARKS, CONSIDERING THE TEMPER AND REFLECTIVITY OF THE METAL.
7. PROVIDE UNIFORM, NEAT SEAMS WITH MINIMUM EXPOSURE OF SOLDER, WELDS, AND SEALANT.
8. EXCEPT AS OTHERWISE SHOWN, FOLD BACK THE SHEET METAL TO FORM A HEM ON THE CONCEALED SIDE OF EXPOSED EDGES.
B. SEAMS:
1. FINISH FLAT LOCK SEAMS NOT LESS THAN 1" WIDE.
2. FINISH SOLDER-LAP SEAMS NOT LESS THAN 1" WIDE.
3. LAP UNSOLDERED PLAIN-LAP SEAMS NOT LESS THAN 3 INCHES UNLESS OTHERWISE SPECIFIED.
4. MAKE FLAT SEAMS IN THE DIRECTION OF THE FLOW.
C. MISCELLANEOUS METAL FLASHINGS:
1. PERIMETER ROOF EDGE METAL DRIP FLASHINGS: FABRICATE FROM 0.027" ALUMINUM IN A COLOR TO MATCH ADJACENT EXPOSED FINISHES.
2. PITCH PANS: 24 GAUGE GALVANIZED STEEL.
A. SIZE:
I. SIDES: MINIMUM OF 4 INCHES ABOVE ROOFING MEMBRANE.
II. FLANGES: MINIMUM OF 4 INCHES.
III. AREA: 2 INCHES GREATER IN WIDTH AND LENGTH THAN SUPPORT IT IS FLASHING.
D. COPINGS:

- A. PROVIDE PRE-FINISHED .050 ALUMINUM COPINGS WITH KYNAR COATING (KYNAR 500 OR HYLAR 5000), COLOR TO MATCH THE BUILDING EXTERIOR FINISH, FROM STANDARD MANUFACTURER'S COLORS AS DETERMINED BY THE ARCHITECT.
B. SUPPLY COPING SYSTEM COMPLETE WITH HOLD-DOWN CLEATS, SPLICE PLATES AND SNAP-ON COPINGS IN FINISHES AND COLOR TO MATCH COPING.
C. SIZE EACH COPING ACCORDING TO THE WALL TO WHICH COPING IS TO BE ATTACHED.
D. FABRICATE COPINGS 3/4-INCH LARGER THAN THE WALL SIZE TO ALLOW FOR MEMBRANES AND INCONSISTENCIES.

E. CONCEALED FLASHINGS:

- A. USE NOMINAL .020 INCH THICK FLEXIBLE FLASHING MEMBRANES FOR VERTICAL CONDITIONS SUPPORTING NO HEAD OF WATER.
B. SEALING SOLVENT: MANUFACTURER'S APPROVED BONDING LIQUID.

F. GUTTERS:

- A. CONTINUOUS .032 ALUMINUM, COLOR TO MATCH ADJACENT BUILDING FINISHES.
B. BOX STYLE
C. AS INDICATED ON THE PLANS
G. DOWNSPOUTS: CONTINUOUS .032 ALUMINUM, 8", 6" CORRUGATED RECTANGULAR, REFER TO PLANS, COLOR TO MATCH ADJACENT BUILDING FINISHES.

PART 3 - EXECUTION

3.1 INSTALLATION

- A. INSTALL METAL FLASHINGS AND TRIM IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS, PROVIDING PROPER EXPANSION JOINT MOVEMENT, AS DETAILED IN MANUFACTURER'S INSTALLATION DATA.
B. COPINGS:
1. INSTALL COPING SYSTEM ON COMPRESSION PAD, ENSURING THAT COPING IS HELD FIRMLY IN PLACE, AND TO ALLOW INSTALLATION WITH NO EXPOSED FASTENERS.
2. INSTALL SPLICE PLATES WITH THREE BEADS OF NON-ACID CURE SILICONE CAULKING, FIELD APPLIED, TO EACH SIDE OF THE SPLICE PLATE.
C. GUTTERS AND DOWNSPOUTS:
1. INSTALL WITH ALUMINUM STRAP HANGERS IN COMPLIANCE WITH MIAMI-DADE COMPLIANCE.
2. INSTALL STRAP HANGERS FOR GUTTERS ON 2'-0" CENTERS MAXIMUM.
3. INSTALL STRAP HANGERS FOR DOWNSPOUTS AT 4'-0" ON CENTER MAXIMUM.



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OWNER / PROJECT:

CLERMONT FIRE DEPARTMENT
FIRE PREVENTION DIVISION
AN EXTERIOR & INTERIOR IMPROVEMENT
CLERMONT, FLORIDA

PROFESSIONAL SEAL:

100% BID / PERMIT SUBMISSION SET: NOT FOR CONSTRUCTION

MARK	DATE	DESCRIPTION
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ISSUE DATE: JUNE 13, 2024

SPECIFICATIONS

PROJECT NO. PSA 2024-11.00

DRAWN BY TP

CHECKED BY AP

A1.4

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SECTION 07920 SEALANTS, CAULKING AND SEALS

07920 - 1 SEALANTS, CAULKING & SEALS

PART 1 - GENERAL

1.01 DESCRIPTION

A. WORK INCLUDES SEALING AND CAULKING WHERE SHOWN ON THE DRAWINGS AND REQUIRED TO PROVIDE A POSITIVE BARRIER AGAINST PASSAGE OF AIR AND MOISTURE.

B. RELATED WORK SPECIFIED ELSEWHERE:

1. SECTION 07920: SHEET METAL FLASHING AND TRIM
2. SECTION 08810: GLASS AND GLAZING

1.02 GUARANTEE

A. PROVIDE A GUARANTEE PERIOD OF FIVE (5) YEARS ON ALL SEALANT INSTALLATION AGAINST JOINT FAILURE.
B. JOINT FAILURE IS DEFINED AS LEAKS OF AIR OR WATER; EVIDENCE OF LOSS OF COHESION, FADING OF SEALANT MATERIAL, MIGRATION OF SEALANT, OR EVIDENCE OF LOSS OF ADHESION BETWEEN SEALANT AND JOINT EDGE.

PART 2 - PRODUCTS

2.01 MATERIALS

A. USE CAULKING AND SEALING COMPOUNDS OF THE FOLLOWING KINDS, OR A COMBINATION OF BOTH, AT CONTRACTOR'S OPTION.
B. USE PRIMERS THAT ARE QUICK-DRYING, COLORLESS, NON-STAINING SEALERS OF TYPE AND CONSISTENCY AS RECOMMENDED BY MANUFACTURER OF CAULKING MATERIAL FOR THE PARTICULAR SURFACE INVOLVED.

C. ELASTOMERIC SEALANTS:

1. POLYSULFIDE-BASED COMPOUND: ONE COMPONENT POLYSULFIDE LIQUID POLYMER BASE RUBBER WHICH CURES AT NORMAL TEMPERATURE TO A FLEXIBLE FILM RUBBER, IN GUN GRADE CONSISTENCY.

2. BUTYL-BASED COMPOUND

A. SMOOTH FLOWING, SINGLE COMPONENT, ARCHITECTURAL GRADE, SYNTHETIC, GENERAL PURPOSE CAULKING COMPOUND, COMPOSED OF 80-100% SOLIDS, BUTYL, NON-OILY, NON-HARDENING, CURING TO A TACK-FREE SURFACE, PAINTABLE, IN GUN GRADE CONSISTENCY.
B. MASTIC: BUTYL-BASED COMPOUND, KNIFE OR TROWEL CONSISTENCY.

3. EXTERIOR JOINT SEALANTS: DOW PC-790.

D. ACOUSTICAL SEALANTS FOR USE FOR SEALING AREAS IN AND AROUND FIRE/SMOKE PRIORITY WALLS: NON-FLAMMABLE, NON-DRYING, NON-HARDENING, NON-OIL BASED, NON-BLEEDING PERMANENTLY FLEXIBLE ACOUSTICAL SEALANT, AS MANUFACTURED BY USG.

E. SILICONE BUILDING SEALANT FOR USE IN SEALING JOINT BETWEEN ALUMINUM WINDOW FRAMING AND THE AIR BARRIER, POLYURETHANE LINER. SEALANT SHALL BE DOW CORNING 790 SILICONE BUILDING SEALANT.

PART 3 - EXECUTION

3.01 INSPECTION

A. EXAMINE SUB SURFACES TO RECEIVE WORK AND REPORT IN WRITING TO THE CONTRACTOR, WITH A COPY TO THE ARCHITECT, ANY CONDITIONS DETRIMENTAL TO THE WORK.
B. FAILURE TO OBSERVE THIS CONSTITUTES A WAIVER TO ANY SUBSEQUENT CLAIM TO THE CONTRARY, AND WILL MAKE THIS CONTRACTOR RESPONSIBLE FOR ANY CORRECTIONS WHICH MAY BE REQUIRED BY THE ARCHITECT.
C. COMMENCEMENT OF THE WORK WILL BE CONSTRUED AS ACCEPTANCE OF ALL SUB SURFACES.

3.02 PREPARATION

A. CLEAN AND PREPARE SURFACES TO WHICH SEALANT IS TO BE APPLIED, PER MANUFACTURER'S RECOMMENDATIONS.
B. SCRAPE AND WIRE BRUSH ANY CONCRETE AND SIMILAR SURFACES AS REQUIRED; ALL SURFACES SHALL BE DRY.
C. PRIME SURFACES IF REQUIRED BY THE MANUFACTURER.

3.03 APPLICATION

A. APPLIED MATERIALS SHALL BE IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PRINTED DIRECTIONS; OBSERVE MANUFACTURER'S REQUIREMENTS REGARDING TEMPERATURE CONTROL, USABILITY OF MATERIALS AND PROTECTION OF ADJACENT SURFACES.

B. MAKE SEALING SURFACES SLIGHTLY CONCAVE, FREE OF WRINKLES AND SKIPS, UNIFORMLY SMOOTH AND WITH PERFECT ADHESION ALONG BOTH SIDES OF JOINT.

C. PROTECT ADJACENT SURFACES FROM EXCESS MATERIALS; LEAVE JOINTS IN A CLEAN, NEAT CONDITION.

D. DEFECTIVE JOINTS SHALL BE REMOVED, CLEANED AND REPLACED AT NO ADDITIONAL COST TO THE OWNER.

08410-2 ALUMINUM STOREFRONTS

SECTION 08410 ALUMINUM STOREFRONTS

08410 - 1 ALUMINUM STOREFRONTS

PART 1 - GENERAL

1.01 DESCRIPTION

A. WORK INCLUDES FURNISHING ALL MATERIALS, LABOR AND INCIDENTALS NECESSARY FOR THE COMPLETE INSTALLATION AND PROPER OPERATION OF ALL ALUMINUM STOREFRONTS (FIXED WINDOWS) AS SHOWN ON THE DRAWINGS.

B. RELATED WORK SPECIFIED ELSEWHERE:

1. SECTION 07920: CAULKING AND SEALANTS
2. SECTION 08810: GLASS AND GLAZING

1.02 SUBMITTALS

A. SHOP DRAWINGS: INCLUDE SYSTEM AND COMPONENT DIMENSIONS, COMPONENTS WITHIN ASSEMBLY, FRAMED OPENING REQUIREMENTS AND TOLERANCES, ANCHORAGE AND FASTENERS, GLASS AND INFILLS, DOOR HARDWARE REQUIREMENTS, WIND LOAD CERTIFICATION AND CERTIFICATION OF COMPLIANCE WITH FLORIDA BUILDING CODE REQUIREMENTS AND RELATED WORK.

1.03 JOB CONDITIONS

A. MEASUREMENTS: VERIFY ALL EXISTING DIMENSIONS BY TAKING FIELD MEASUREMENTS BEFORE ANY STOREFRONT SYSTEMS ARE FABRICATED OR SHIPPED TO THE JOB SITE.

1.04 DELIVERY AND STORAGE

A. DELIVER AND STORE MATERIALS IN PROTECTED AREAS.

B. PROTECT GLASS, WHETHER INSTALLED OR NOT, AGAINST DAMAGE, AND PROTECT PRE-FINISHED ALUMINUM SURFACES.

C. REPLACE BROKEN OR DEFECTIVE GLASS AT NO ADDITIONAL COST TO THE OWNER.

PART 2 - PRODUCTS

2.01 SYSTEM DESCRIPTION

A. GENERAL:

1. PROVIDE ALL STOREFRONT SYSTEMS FOR THIS WORK, UNLESS OTHERWISE SPECIFICALLY APPROVED BY THE ARCHITECT, THE PRODUCT OF ONE MANUFACTURER.
2. STOREFRONT DESIGN IS BASED ON PRODUCTS OF YKK; COMPARABLE COMPONENTS OF OTHER MANUFACTURES MEETING THE DESIGN CRITERIA ESTABLISHED WILL BE CONSIDERED.

2.03 FIXED WINDOW SYSTEM

A. STANDARD YKK AP YES 45 TU FIXED ALUMINUM STOREFRONT SYSTEM, THERMALLY BROKEN, INSULATED

CENTER SET, FLUSH GLAZED STOREFRONT SYSTEM FOR 1" INSULATING GLASS, WITH MANUFACTURER'S STANDARD EPDM GLAZING GASKET, FABRICATED AS SHOWN AND WHERE LOCATED ON THE DRAWINGS.

B. FINISH: CLEAR ANODIZED ALUMINUM.

2.04 FABRICATION

A. FABRICATE SYSTEM CUSTOM DESIGNED TO SUIT JOB CONDITION AND CONFORM TO THE DETAILS AND DIMENSIONS AS SHOWN ON THE DRAWINGS.
B. PROVIDE SYSTEMS COMPLETE WITH ALL TRIM HARDWARE AND OTHER ACCESSORIES AND PERTINENT PARTS REQUIRED TO COMPLETE THE WORK. SYSTEM COMPONENTS SHALL INCLUDE SILL PAN FLASHING WITH WELDED EDGE UP-TURNS.
C. PREFABRICATE AND DELIVER FRAMING PRE-ASSEMBLED TO THE EXTENT POSSIBLE.

PART 3- EXECUTION

3.01 INSTALLATION

A. FIELD ERECT BY MANUFACTURER'S FRANCHISED REPRESENTATIVE AND BY PERSONNEL EXPERIENCED AND REGULARLY EMPLOYED IN THIS TRADE.
B. INSTALL COMPLETE ANCHORAGE SYSTEM TO SECURE ALL COMPONENTS IN A RIGID MANNER TO DEVELOP THE FULL DESIGN CRITERIA OF THE SYSTEM AND INSTALL ALL FASTENERS, CAUKING, AND SEALANTS NECESSARY OR REQUIRED TO MAKE THE SYSTEM COMPLETE, SOUND AND WATER TIGHT.
C. ALUMINUM FRAMING OF FIXED WINDOW SYSTEM SHALL BE SEALED AGAINST VAPOR BARRIER MEMBRANE USING THE TESTED AND WARRANTED SYSTEM BY DOW CORNING, IN ACCORDANCE WITH SECTION 07920 OF THESE SPECIFICATIONS AND IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND WRITTEN INSTRUCTIONS.

SECTION 08810 GLASS AND GLAZING

PART 1 - GENERAL

1.01 DESCRIPTION

A. SCOPE OF THE WORK: FURNISH AND INSTALL ALL EXTERIOR AND INTERIOR GLASS AND GLAZING AS SHOWN ON THE DRAWINGS, AND AS SPECIFIED HEREIN.

B. RELATED WORK SPECIFIED ELSEWHERE:

1. SECTION 08110: STEEL DOORS AND FRAMES
2. SECTION 08210: WOOD DOORS AND FRAMES
3. SECTION 08410: ALUMINUM ENTRANCES AND STOREFRONTS

1.02 JOB CONDITIONS

A. MEASUREMENTS: VERIFY ALL GLASS DIMENSIONS BY TAKING FIELD MEASUREMENTS BEFORE ANY GLASS IS SHIPPED TO THE JOB SITE.

1.03 DELIVERY AND STORAGE

A. DELIVER AND STORE MATERIALS IN PROTECTED AREAS.

B. STORE GLASS IN ACCORDANCE WITH MANUFACTURER=S INSTRUCTIONS.
C. PROTECT GLASS, WHETHER INSTALLED OR NOT, AGAINST DAMAGE.

D. REPLACE BROKEN OR DEFECTIVE GLASS AT NO ADDITIONAL COST TO THE OWNER.

PART 2 - PRODUCTS

2.01 MATERIALS

A. INTERIOR GLAZING SHALL BE TEMPERED CLEAR POLISHED PLATE GLASS, 1/4" THICK GLAZING QUALITY INTERIOR SET IN STEEL FRAMES AS SHOWN ON THE DRAWINGS.

B. MIRRORS SHALL BE 1/4-INCH THICK POLISHED PLATE GLASS, MIRROR GLAZING QUALITY WITH ELECTROPLATED COPPER BACKING, HEAT SEALED WITH FLAT POLISHED EDGES, MIRROR SIZED ARE AS SHOWN IN THE DRAWINGS, ON THE INTERIOR ELEVATIONS. MIRRORS SHALL BE IN ONE PIECE, NOT SEGMENTED.

C. EXTERIOR GLAZING FOR YKK YHS-45 FS: PPG OR EQUAL, CENTER SET, FLUSH GLAZED FRAMING SYSTEM FOR 1/2" GLASS.

D. SAFETY GLASS:

08810-2

1. WHERE REQUIRED BY CODE, TEMPERED SAFETY GLASS SHALL BE INSTALLED.

PART 3 - EXECUTION

3.01 INSTALLATION

A. INSTALL GLASS TYPES AT LOCATIONS SHOWN ON THE DRAWINGS AND IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTALLATION PROCEDURES.

B. KEEP LABELS INDICATING MANUFACTURER, QUALITY AND THICKNESS ON GLASS UNTIL INSTALLATION HAS BEEN APPROVED BY THE OWNER; ABSENCE OF LABEL CONSTITUTES CAUSE FOR REJECTION.

C. WIRE GLASS SHALL BE GLAZED INTO THE APPROPRIATE FIRE-RATED FRAME WITH A SILICONE GLAZING COMPOUND.

D. GLAZE ALL OPENINGS IN ACCORDANCE WITH DETAILS SHOWN ON THE DRAWINGS OR SPECIFIED HEREIN.

E. GLASS MATERIAL THAT IS SHOWN OR SPECIFIED TO BE SET USING VINYL OR NEOPRENE MATERIALS SHALL BE SO INSTALLED.

F. GLASS MATERIALS FOR WHICH NO SPECIFIC INSTALLATION IS SHOWN, SHALL BE SET IN GLAZING COMPOUNDS DESIGNED FOR THE PARTICULAR MATERIALS IN WHICH THE GLASS IS TO BE INSTALLED; BACK PUTTY PRIOR TO INSTALLATION OF STOPS.

G. FOR GLAZING ALUMINUM, PROVIDE ELASTIC COMPOUND FOR INTERIOR AND EXTERIOR GLAZING CONFORMING TO FEDERAL SPECIFICATION TT-G-00-410.

H. FOR GLAZING IN WOOD DOORS, USE ELASTIC COMPOUND DESIGNED FOR USE WITH WOOD PRODUCTS.

I. SETTING BLOCK SHALL BE NEOPRENE EXTRUSIONS CONFORMING TO ASTM C-509, GRADE 4.

J. ALL OPENINGS OR AREAS TO BE GLAZED SHALL BE MEASURED FOR ACTUAL FIELD CONDITIONS PRIOR TO MANUFACTURING.

3.02 PROTECTION AND CLEANING

A. ON COMPLETION OF THE WORK, AND JUST PRIOR TO JOB COMPLETION DATE, CLEAN AND WASH ALL GLASS THOROUGHLY.

B. USE NO ABRASIVES, IMPLEMENTS OR METHODS LIKELY TO RESULT IN SCRATCHED SURFACES.

SECTION 09250 GYPSUM WALLBOARD SYSTEMS

PART 1 - GENERAL

1.01 DESCRIPTION

A. WORK INCLUDES GYPSUM DRYWALL AND ACCESSORIES, COMPLETE AS SHOWN ON THE DRAWINGS.

B. RELATED WORK SPECIFIED ELSEWHERE:

1. SECTION 06100: ROUGH CARPENTRY
2. SECTION 07920: SEALANTS, CAULKING AND SEALS

1.02 QUALITY ASSURANCE

A. COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE "AMERICAN STANDARD SPECIFICATIONS FOR THE APPLICATION AND FINISHING OF GYPSUM WALLBOARD", BY THE AMERICAN STANDARDS ASSOCIATION, EXCEPT WHERE MORE STRINGENT REQUIREMENTS ARE CALLED FOR HEREIN, IN LOCAL CODES, BY MANUFACTURER OF WALLBOARD.

B. MAINTAIN TEMPERATURE OF DRYWALL SPACE IN RANGE OF 55 TO 90 DEGREES F TO ELIMINATE EXCESSIVE MOISTURE.

1.03 JOB CONDITIONS

A. DO ALL CUTTING AND PATCHING REQUIRED TO ACCOMMODATE WORK OF OTHER TRADES.

B. COORDINATION: DRYWALL CONTRACTOR SHALL COORDINATE HIS PART OF THE WORK WITH THE FOLLOWING SUB-TRADES TO ENSURE PROPER PENETRATIONS OF PRIORITY WALLS, AS SPECIFIED IN PART 3 BELOW:

1. PLUMBING CONTRACTOR
2. ELECTRICAL CONTRACTOR
3. HVAC CONTRACTOR
4. METAL FRAMING CONTRACTOR

1.04 DELIVERY AND STORAGE: STORE MATERIALS OFF THE GROUND AND COVER AGAINST WEATHER. REMOVE ANY DAMAGED MATERIAL FROM THE SITE.

PART 2 - PRODUCTS

2.01 MATERIALS

A. METAL SUPPORTS:

1. CEILING SUPPORT SYSTEMS:
A. SIZE COMPONENTS IN COMPLIANCE WITH ASTM C-754.
B. MAIN RUNNERS: STEEL CHANNELS WITH RUST INHIBITIVE PAINT FINISH, HOT OR COLD ROLLED.

C. HANGER WIRE: SOFT, 12-GAGE GALVANIZED.

D. HANGER ANCHOR DEVICES:

I. SCREWS, CLIPS, BOLTS OR OTHER DEVICES APPLICABLE TO THE INDICATED METHOD OF STRUCTURAL ANCHORAGE.
II. SIZE DEVICES FOR 3 X CALCULATED LOAD SUPPORT EXCEPT SIZE DIRECT PULL-OUT INSERTS FOR 5 X CALCULATED LOADS.
E. FURRING ANCHORAGES: 16-GAGE GALVANIZED WIRE TIES, MANUFACTURER'S STANDARD WIRE-TYPE CLIPS, BOLTS OR SCREWS AS RECOMMENDED BY FURRING MANUFACTURER.

B. GYPSUM WALLBOARD:

1. CONFORM TO ASTM C-36
2. TYPES: GOLD BOND BRAND XP MOLD RESISTANT GYPSUM BOARD
A. 2-INCH THICK BY 4 FEET WIDE, TAPERED EDGE.
B. 5/8-INCH THICK BY 4 FEET WIDE, TAPERED EDGE.
C. 2-INCH THICK BY 4 FEET WIDE, TAPERED EDGE FIRE RESISTIVE GYPSUM BOARD TYPE "C" FOR RATED WALLS ASSEMBLIES.
D. 5/8-INCH THICK BY 4 FEET WIDE, TAPERED EDGE FIRE RESISTIVE GYPSUM BOARD TYPE "X" FOR RATED WALLS ASSEMBLIES.
E. MOISTURE RESISTANT DRYWALL [MR BOARD (GREEN BOARD)]: 2 INCH THICK BY 4 FEET WIDE, TAPERED EDGE.

C. CEMENTITIOUS BACKER BOARD: USG DORIC INTERIOR CEMENT BOARD, 2" THICK.

D. SHAFT WALLS: SIZE AS SHOWN ON DRAWINGS TO PROVIDE RATING LISTED.

7. INSTALL CEMENTITIOUS BACKER BOARD IN ALL SHOWER ENCLOSURES SCHEDULED TO RECEIVE TILE OR SIMILAR SURFACE (WALLS AND CEILINGS).
8. WRAP AND PROTECT PRIOR TO INSTALLATION THE EXPOSED ENDS OF CUTS IN MOISTURE RESISTANT DRYWALL MADE FOR FITTING AS SPECIFIED BY THE MANUFACTURER.

B. GYPSUM BOARDS:

1. APPLY BOARDS VERTICALLY, IN PARALLEL APPLICATION, WITH ALL ABUTTING ENDS AND EDGES OVER SUPPORTS.
2. MAKE JOINTS OCCUR ON DIFFERENT STUDS AT OPPOSITE SIDES OF PARTITION.
3. EXPANSION JOINTS: LOCATE JOINTS IN LONG CORRIDOR WALLS (JOINTS NOT TO EXCEED 30'-0" INTERVALS) SO THEY OCCUR OVER THE CENTER OF A DOOR FRAME.

C. CEILINGS:

1. METAL SUPPORTS:
A. SECURE HANGERS TO STRUCTURAL SUPPORT BY CONNECTING DIRECTLY TO STRUCTURE WHERE POSSIBLE.
B. SPACE MAIN RUNNERS FOUR FEET ON CENTER AND SPACE HANGERS FOUR FEET ALONG RUNNERS, EXCEPT AS OTHERWISE SHOWN.
C. LEVEL MAIN RUNNERS TO A TOLERANCE OF 1/8" IN 12 FEET MEASURED BOTH LENGTHWISE ON EACH RUNNER AND TRANSVERSELY BETWEEN PARALLEL RUNNERS.
D. WIRE TIE OR CLIP FURRING MEMBERS TO MAIN RUNNERS AND TO OTHER STRUCTURAL SUPPORTS AS REQUIRED.
E. SPACE FURRING MEMBER 16" ON CENTER.
F. INSTALL AUXILIARY FRAMING AT TERMINATION OF GYPSUM WALLBOARD AND AT OPENINGS FOR LIGHT FIXTURES AND SIMILAR WORK, FOR SUPPORT OF BOTH THE WALLBOARD CONSTRUCTION AND OTHER WORK FOR SUPPORT.
2. GYPSUM BOARDS: INSTALL WITH THE LONG DIMENSION OF THE WALLBOARD PARALLEL TO THE SUPPORTING MEMBERS, WITH SEPARATE SUPPORTING MEMBERS PROVIDED AT END JOINTS.

D. SOFFITS:

FRAME USING 25 GAGE STEEL STUDS.

3.03 TAPING AND FINISHING

A. GENERAL:

1. MIX JOINT AND FINISHING COMPOUNDS PER MANUFACTURER'S DIRECTIONS.

2. CENTER TAPE OVER JOINTS AND EMBED IN UNIFORM LAYER OF JOINT COMPOUND OF SUFFICIENT WIDTH AND DEPTH TO PROVIDE FIRM AND COMPLETE BOND.
3. APPLY SKIM COAT WHILE EMBEDDING TAPE.
4. TREAT ANGLES WITH REINFORCEMENT TAPE FOLDED TO CONFORM TO ADJACENT SURFACES AND STRAIGHT TRUE ANGLES.
5. ALLOW COMPOUND TO THOROUGHLY DRY FOR AT LEAST 24 HOURS.
6. OVER JOINT COMPOUND AND TAPE, APPLY COAT OF FINISHING COMPOUND.
7. SPREAD EVENLY AND FEATHER OUT BEYOND EDGE OF BOARD.
8. AFTER FIRST FINISHING COAT IS THOROUGHLY DRY (AT LEAST 24 HOURS) COVER WITH SECOND COAT WITH EDGES FEATHERED OUT SLIGHTLY BEYOND PRECEDING COAT.
9. GIVE ALL DIMPLES AND FASTENER HEADS AND ALL MARRED SPOTS ON SURFACE OF BOARD ONE (1) COAT JOINT COMPOUND AND TWO (2) COATS FINISHING COMPOUND, APPLIED AS EACH COAT IS APPLIED TO JOINTS.
10. INSTALL METAL CORNER REINFORCEMENT TO ALL EXTERNAL CORNERS.
11. CONCEAL FLANGES OF METAL REINFORCEMENT WITH AT LEAST TWO (2) COATS OF COMPOUND.
12. WHEN COMPLETED, COMPOUND SHOULD EXTEND APPROXIMATELY 8-INCHES TO 10-INCHES ON EACH SIDE OF METAL NOSING.
13. AFTER EACH APPLICATION OF JOINT COMPOUND OR FINISH COMPOUND HAS DRIED, LIGHTLY SAND ALL JOINTS.
14. LEAVE ALL BOARD AND TREATED AREAS SMOOTH AND READY FOR PAINTING.
15. CAULK ALONG BOTTOM OF DRYWALL AT FLOOR SLAB USING ACOUSTICAL CAULK.

SECTION 09510 SUSPENDED ACOUSTICAL CEILINGS

PART 1 - GENERAL

1.01 DESCRIPTION

A. WORK INCLUDES ALL ACOUSTICAL TILE FOR CEILINGS INCLUDING SUSPENSION GRID.

B. RELATED WORK SPECIFIED ELSEWHERE:

1. SECTION 07920: SEALANTS, CAULKING AND SEALS

1.03 COORDINATION

A. COORDINATE WITH TRADES WHOSE WORK CONNECTS WITH, IS AFFECTED BY, OR CONCEALED BY ACOUSTICAL CEILINGS.

B. BEFORE PROCEEDING WITH WORK, MAKE CERTAIN ALL REQUIRED INSPECTIONS HAVE BEEN MADE.

1.04 SUBMITTALS

A. PRODUCT DATA: SUBMIT MANUFACTURER'S SPECIFICATION AND PRODUCT DATA FOR EACH SYSTEM SCHEDULED FOR INSTALLATION.

B. EXTRA STOCK: PROVIDE AN ADDITIONAL 3% OF EACH TYPE OF ACOUSTICAL TILE SPECIFIED FOR MAINTENANCE USE.

1.05 GUARANTEE

A. ALL MATERIALS AND WORKMANSHIP FURNISHED UNDER THIS SECTION SHALL BE GUARANTEED BY THE ACOUSTICAL CONTRACTOR FOR A PERIOD OF ONE (1) YEAR FROM THE COMPLETION DATE, AND UPON WRITTEN DEMAND FROM THE CONTRACTOR OR OWNER, SHALL REPLACE ANY DEFECTIVE MATERIALS OR WORKMANSHIP.

1.06 DELIVERY AND STORAGE

A. DELIVER ALL MANUFACTURED MATERIALS IN ORIGINAL CONTAINERS BEARING MANUFACTURER'S NAME AND BRAND.

B. USE ONLY ONE (1) BRAND FOR EACH TYPE OF TILE THROUGHOUT THE PROJECT.

C. STORE MATERIALS WITHIN BUILDING IN LOCATIONS DIRECTED BY THE GENERAL CONTRACTOR.

PART 2 - PRODUCTS

2.01 MATERIALS

09510-2

A. TILE:

1. FLAME SPREAD: 25 OR UNDER PER ASTM E-84.
2. FLAME RESISTANCE: CLASS "A@". INCOMBUSTIBLE IN ACCORDANCE WITH ASTM 1264, UL LABELED.
3. NCR RANGE: .55 TO .75
4. PATTERNS / DESIGN:
A. ARMSTRONG "MINABOARD" CORTEGA 704 DESIGN, 24" X 24" X 3/4" ACOUSTIC PANELS.
B. GRID: NON-FIRE RATED DIRECT HUNG:

1. STANDARD INTERMEDIATE DUTY, INCLUDING MAIN RUNNERS, CROSS TEES, AND WALL ANGLES.
2. FABRICATE OF COLD ROLLED ELECTRO GALVANIZED STEEL WITH STANDARD FACTORY APPLIED WHITE MAT FINISH IN COMPLIANCE WITH ASTM C-635.
3. SIZE: 15/16" WIDE FACE
4. MANUFACTURER / PRODUCT: ARMSTRONG PRELUDE, OR EQUAL.

C. ACCESSORIES:

1. WIRE HANGERS: NOT LESS THAN #12 GALVANIZED STEEL WIRE.
2. WIRE ANCHORS IN CONCRETE: USE ANCHORS TO MEET FIELD CONDITION TIMES A LOAD FACTOR OF TWO.

PART 3 - EXECUTION

3.01 INSTALLATION

A. INSTALL UNITS TO SUBSURFACES FROM SET-OUT POINTS AND TO PATTERNS SHOWN ON THE DRAWINGS.

B. VERIFY LOCATION OF WORK OF OTHERS SO THEIR ITEMS OCCUR IN A WHOLE TILES OR AT JOINTS AS SHOWN.

C. INSTALL TILES IN PLACE, FITTING SNUGLY.

D. PROVIDE SPACERS OR HOLD-DOWN CLIPS WHERE SHOWN OR WHERE REQUIRED.

3.02 CLEANING AND ADJUSTMENT

A. AFTER INSTALLATION, CLEAN ANY SOILED SURFACES; REPLACE ANY DAMAGED UNITS.



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CLERMONT, FLORIDA

PROFESSIONAL SEAL:

100% BID / PERMIT SUBMISSION SET: NOT FOR CONSTRUCTION

MARK DATE DESCRIPTION

ISSUE DATE: JUNE 13, 2024

SPECIFICATIONS

PROJECT NO. PSA 2024-11.00

DRAWN BY TP

CHECKED BY AP

A1.5

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B

C

D

SECTION 09900: PAINTING AND FINISHING

- PART 1 - GENERAL
- 1.01 DESCRIPTION
- A. SCOPE OF WORK:
1. WORK INCLUDES PRIMING AND/OR PAINTING ALL SURFACES NOT FACTORY FINISHED, INCLUDING FACTORY PRIMED ITEMS, GALVANIZED ITEMS UNLESS SCHEDULE OTHERWISE ON THE DRAWINGS.
2. SURFACE PREPARATION, PRIMING AND COATS OF PAINT SPECIFIED ARE IN ADDITION TO SHOP-PRIMING, EXCEPT AS OTHERWISE SPECIFIED.
3. ITEMS TO BE PAINTED INCLUDE BUT ARE NOT LIMITED TO ALL EXPOSED PIPES AND DUCTS, HANGARS, EXPOSED STEEL AND IRON WORK, AND PRIMED METAL SURFACES OF EQUIPMENT INSTALLED UNDER THE MECHANICAL AND ELECTRICAL WORK, WHICH ARE LEFT EXPOSED.
4. CONCEALED SURFACES:
- A. UNLESS OTHERWISE INDICATED, PAINTING IS NOT REQUIRED ON SURFACES SUCH AS WALLS OR CEILING IN CONCEALED AREAS AND INACCESSIBLE AREAS, FURRED AREAS, AND PIPE SPACES.
- B. ALL PIPING, EQUIPMENT, AND OTHER SUCH ITEMS IN CONCEALED SPACES ARE NOT REQUIRED TO BE PAINTED.
1. COPPER, BRONZE, CHROMIUM PLATE, NICKEL, STAINLESS STEEL, ALUMINUM, MONEL METAL, LEAD AND LEAD COATED COPPER ARE NOT TO BE PAINTED OR FINISHED UNLESS SPECIFICALLY SCHEDULED.
- 1.02 SUBMITTALS
- A. SAMPLES:
1. BEFORE WORK IS BEGUN, THE CONTRACTOR WILL FURNISH THE OWNER WITH A COLOR SCHEDULE OF COLORS SELECTED EITHER FROM THE MANUFACTURER'S STOCK COLORS, OR SPECIFICALLY REQUESTED COLOR MIXES BY THE OWNER.
2. SUBMIT TWO 8-INCH X 8-INCH SAMPLES OF EACH COLOR ON HEAVY CARDBOARD.
3. SUBMIT SEALER AND STAINED FINISHES ON MATERIAL ON WHICH THAT PARTICULAR FINISH IS TO BE USED.
- 1.03 JOB CONDITIONS
- A. PROTECTION:
1. DO NOT PAINT ANY MOVING PARTS OF OPERATING UNITS, MECHANICAL AND ELECTRICAL PARTS, SUCH AS VALVE AND DAMPER OPERATORS, LINKAGES, SENSING DEVICES, MOTOR AND FAN SHAFTS, UNLESS OTHERWISE INDICATED.
2. DO NOT PAINT OVER ANY CODE-REQUIRE LABELS, SUCH AS UNDERWRITERS LABORATORIES AND FACTORY MUTUAL OR ANY EQUIPMENT IDENTIFICATION, PERFORMANCE RATING, NAME OR NOMENCLATURE PLATES.
- PART 2 - PRODUCTS
- 2.01 MATERIALS AND SYSTEMS
- A. PORTER PAINTS, SHERWIN WILLIAMS, OR APPROVED EQUAL, SHALL BE USED, WITH THINNING NOT TO EXCEED MANUFACTURER'S RECOMMENDATIONS.
- B. PAINT COLOR SHALL BE AS DEFINED IN THE FINISH SCHEDULE.
- C. PAINT MATERIAL USED ON THIS PROJECT SHALL CONTAIN MINIMUM CERTIFIED FLAME AND SMOKE RATINGS, DEPENDING ON THE LOCATION OF THE APPLICATION. CERTIFICATION OF MANUFACTURER'S FLAME AND SMOKE RATINGS SHALL BE AVAILABLE AT THE FINAL INSPECTION.
1. IN CORRIDORS AND ACCESSSES TO EXITS SHALL BE MINIMUM CLASS B, HAVING A FLAME SPREAD RATING OF BETWEEN 26 AND 75, AND SMOKE DEVELOPED 0-450, AS DETERMINED BY ASTM-255.
2. IN ALL OTHER AREAS, MINIMUM CLASS C, HAVING A FLAME SPREAD RATING OF BETWEEN 76 AND 200, AND SMOKE DEVELOPED 0-450, AS DETERMINED BY ASTM-255.
- PART 3 - EXECUTION
- 3.01 INSPECTION
- A. EXAMINE ALL SUBSURFACES TO RECEIVE PAINTING AND REPORT IN WRITING TO THE CONTRACTOR, WITH A COPY TO THE ARCHITECT, ANY CONDITIONS DETRIMENTAL TO THE WORK.
- B. FAILURE TO OBSERVE REQUIREMENT CONSTITUTES A WAIVER TO ANY SUBSEQUENT CLAIMS TO THE CONTRARY, AND HOLDS PAINTING CONTRACTOR RESPONSIBLE FOR ANY CORRECTIONS WHICH MAY BE REQUIRED BY THE ARCHITECT.
- C. COMMENCEMENT OF THE WORK WILL BE CONSTRUED A ACCEPTANCE OF ALL SUBSURFACES.
- 3.02 SURFACE PREPARATION
- A. PROTECT ITEMS NOT TO BE PAINTED OR REMOVE PRIOR TO PAINTING.
- B. IF REQUIRED TO BE REMOVED, REPOSITION AFTER PAINTING.
- C. MAKE ANY EXPOSED MISCELLANEOUS METAL ITEMS, SUCH AS STEEL SUPPORTS, ANCHORS, BUCKS, HOLLOW METAL FRAMES AND THE LIKE, CLEAN, FREE OF RUST, DUST, GREASE OR DIRT.
- D. CLEAN ANY VISIBLE PORTIONS OF THROATS OF GALVANIZED STEEL DUCTWORK WITH SOLVENTS, WIPE DRY WITH CLEAN RAGS, AND PAINT FLAT BLACK.
- E. MAKE ANY WOOD SURFACES TO BE PAINTED OR STAINED CLEAN, SMOOTH, DRY AND FULLY SANDED. KNOTS AND PITCH POCKETS UNDER PAINT FINISH SHALL BE SEALED WITH SHELLAC.
- F. FILL JOINTS, CRACKS, NAIL HOLES, DISFIGURATIONS, ETC., WITH PUTTY AFTER PRIMING, THEN SAND SMOOTH.
- G. SEAL ANY CONCRETE, MASONRY, PLASTER AND SIMILAR SURFACES TO BE PAINTED AND FILL TO SMOOTH, EVEN SURFACES AFTER NEUTRALIZING WITH A WASH OF FOUR POUNDS SULFATE OR ZINC AND ONE GALLON OF WATER.
- H. REMOVE GREASE AND OIL WITH BENZINE.
- I. CLEAN THOROUGHLY ANY WALLBOARD SURFACES TO BE PAINTED.
- J. SPACKLE ANY NAIL HOLES AFTER PRIMING HAS DRIED.
- K. SAND SMOOTH ALL ROUGH SURFACES.
- 3.03 WORKMANSHIP
- A. THOROUGHLY COVER WITH UNIFORM COLOR AND FINISH; THE NUMBER OF COSTS SPECIFIED BEING THE MINIMUM.
- 3.04 APPLICATION
- A. DURING INTERIOR APPLICATION, MAINTAIN MINIMUM TEMPERATURE OF 65 DEGREES F UNLESS OTHERWISE DIRECTED BY MANUFACTURER'S PRINTED INSTRUCTIONS.
- B. HOLD TEMPERATURE AS CONSTANT AS POSSIBLE.
- C. PROVIDE ADEQUATE VENTILATION AT ALL TIMES SO THE HUMIDITY CANNOT RISE ABOVE THE DEW POINT OF THE COLDEST SURFACE TO BE PAINTED.
- D. PAINT ALL EXPOSED SURFACES OF EVERY MEMBER; PAINT ANYTHING INACCESSIBLE AFTER INSTALLATION, BEFORE INSTALLATION, IF REQUIRED TO BE PAINTED.
- E. COLOR CODE AND STENCIL IDENTIFY MECHANICAL EQUIPMENT WHERE REQUIRED IN DIVISION 15 OF THESE SPECIFICATIONS.
- F. PAINT NO ITEMS FITTED WITH FINISH HARDWARE UNTIL HARDWARE HAS BEEN TEMPORARILY REMOVED. FINISH HARDWARE SHALL NOT BE PAINTED.
- G. SAND CAREFULLY BETWEEN COATS ALL FINISHES ON SMOOTH SURFACES FOR GOOD ADHESION OF SUBSEQUENT COATS.
- H. WHERE COVERAGE IS INCOMPLETE OR NOT UNIFORM, PROVIDE AN ADDITIONAL COAT AT NO ADDITIONAL COST TO THE OWNER.
- I. EACH SUCCEEDING PIGMENTED COAT SHALL BE DISTINGUISHABLY LIGHTER THAN THE PREVIOUS COAT.
- J. TINT ALL PRIME AND UNDERCOATS TO A COLOR SIMILAR TO FINISH COAT.
- K. APPLY PUTTY, CAULK OR SPACKLE AFTER SURFACE IS PRIMED AND PRIMER IS DRY.
- L. APPLY ALL COATINGS WITHOUT REDUCTION EXCEPT AS SPECIFIED BY LABEL INSTRUCTIONS, OR REQUIRED BY THIS SPECIFICATION.
- M. IN SUCH CASES, REDUCTION SHALL BE THE MINIMUM, PERMITTED.
- 3.05 COMPLETION AND CLEANING
- A. ON COMPLETION OF THE WORK, CAREFULLY CLEAN ALL GLASS, HARDWARE, ETC., AND REMOVE ALL MISPLACED PAINT AND STAIN SPOTS OR SPILLS AND LEAVE WORK IN AN ACCEPTABLE CONDITION.
- 3.06 SCHEDULE OF PAINTING
- A. INTERIOR:
1. WOOD BASE TRIM AND DOOR CASINGS:
- a. ONE (1) COAT OF PIGMENTED SHELLAC; TWO (2) COATS OF ALKYD SATIN ENAMEL.
- b. ALL SURFACES SHALL BE LIGHTLY SANDED BETWEEN COATS TO ASSURE A SMOOTH AND BLEMISH FREE SURFACE.
2. STAINED WOOD DOORS:
- a. SEMI-GLOSS ALKYD VARNISH FINISH: ONE (1) COAT OF A MIXTURE OF 1 PART SHELLAC AND 5 PARTS DENATURED ALCOHOL; ONE (1) COAT WOOD STAIN TO OWNER'S CHOICE; ONE (1) COAT QUICK-DRY WONDERWOOD SANDING SEALER, AND TWO (2) COATS OF WONDERWOOD STAIN FINISH VARNISH.
- b. ALL SURFACES SHALL BE LIGHTLY SANDED BETWEEN COATS TO ASSURE A SMOOTH AND BLEMISH FREE SURFACE.
3. STEEL DOORS AND FRAMES: ONE (1) COAT LATEX METAL PRIMER AND TWO (2) COATS ACRYLIC LATEX (METALATEX) SATIN ENAMEL.

4. PAINTED GYPSUM WALLS:
- a. DRYWALL SHALL RECEIVE ONE (1) COAT OF LATEX PRIMER SEALER AND TWO (2) COATS OF ALKYD SATIN ENAMEL.
- b. WALLS WHICH ARE TO RECEIVE VINYL WALL-COVERING SHALL BE PRIMED AND SEALED WITH ONE (1) COAT PRIMER UNDERCOAT OR SEALER WARRANTED BY THE MANUFACTURER, PRIMZ FAST DRY SEALER 220-01 OR EQUAL.
- c. WALLS AND CEILINGS IN ALL JANITOR'S CLOSETS AND CEILINGS OF ALL REST ROOMS SHALL RECEIVE ONE (1) COAT OF VINYL ACRYLIC WALL PRIMER AND ONE (1) COAT OF WATER BORNE EPOXY.
- d. CONCRETE MASONRY UNITS: ONE (1) COAT ACRY-FILL AND TWO (2) COATS ALKYD SATIN ENAMEL.
- e. GALVANIZED METAL: ONE (1) COAT ALKYD ZINC DUST COATING AND TWO (2) COATS ALKYD SATIN ENAMEL.

DIVISION 10 - SPECIALTIES
SECTION 10520: FIRE EXTINGUISHERS:

- PART 1 - GENERAL
- 1.01 DESCRIPTION
- A. WORK INCLUDES FIRE EXTINGUISHERS AS SHOWN ON THE DRAWINGS AND AS SPECIFIED.
- PART 2 - PRODUCTS
- 2.01 WALL MOUNT BRACKET: LARSEN, B-2 OR EQUAL.
- 2.02 FIRE EXTINGUISHERS: EQUIP EACH CABINET AND WALL BRACKET WITH 5 LB. ABC TYPE, LARSEN OR EQUAL.
- PART 3 - EXECUTION
- 3.01 INSTALLATION
- A. MOUNT EXTINGUISHERS AND BRACKETS IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS, SO THAT THE FIRE EXTINGUISHER DOES NOT EXCEED A HEIGHT OF 5'-0" AFF.

SECTION 10800 TOILET ACCESSORIES

- PART 1 - GENERAL
- 1.01 DESCRIPTION
- A. WORK INCLUDES THE FURNISHING OF LABOR, MATERIALS AND INCIDENTALS NECESSARY TO INSTALL THE VARIOUS SPECIALTY ITEMS CALLED FOR ON THE DRAWINGS OR AS SPECIFIED.
- B. RELATED WORK SPECIFIED ELSEWHERE:
1. SECTION 09310: TILE WORK
- 1.03 SUBMITTALS
- A. SHOP DRAWINGS: SUBMIT SHOWING MANUFACTURER'S DATA, CONSTRUCTION DETAILS, FITTINGS AND ACCESSORIES AS APPLICABLE.
- PART 2 - PRODUCTS
- 2.01 ACCESSORIES
- A. GRAB BARS:
1. BOBRICK, OR EQUAL.
- A. 1 1/2-INCH DIAMETER
- B. TYPE 304, 18 GAUGE STAINLESS STEEL WITH #4 SATIN FINISH, PEENED GRIP, ONE-PIECE CONSTRUCTION WITH MATCHING STAINLESS FLANGES AND CONCEALED SET SCREW MOUNTING AND SNAP-FLANGE COVER.
2. 42" STRAIGHT BAR AT SIDE WALL (AT WATER CLOSET).
3. 36" STRAIGHT AT BACK WALL (AT WATER CLOSET).
4. 18" X 30" HORIZONTAL SHOWER TYPE G (FOR SHOWER STALLS 36 X 36).
- B. MOP AND BROOM HOLDER: A & J WASHROOM ACCESSORIES NO. UJ12B OR EQUAL, TYPE 304 WITH 8-18 ALLOY STAINLESS STEEL WITH ALL EXPOSED SURFACES PRE-POLISHED TO #4 SATIN FINISH.
- C. PAPER TOWEL DISPENSERS:
1. SURFACE MOUNTED (MANUAL DISPENSER):
- A. A & J WASHROOM ACCESSORIES, NO. U258 OR EQUAL.
- B. TYPE 304, 22 GAGE STAINLESS STEEL
- C. FABRICATE CABINET FACE TRIM IN ONE-PIECE CONSTRUCTION, WITHOUT WELDS OR MITERS.
2. SURFACE MOUNTED:
- A. BOBRICK RECESSED MANUAL TOWEL DISPENSER OR EQUAL, B-318
- B. (ALTERNATE) WORLD DRYER SMARTDRI OR EQUAL, #K4-974P.
- C. (ALTERNATE) WORLD DRYER XLERATOR OR EQUAL, #20XL0948.
- D. TOILET TISSUE HOLDERS:
1. SURFACE MOUNTED: BOBRICK NO. B-2890, OR EQUAL, JUMBO ROLL SURFACE-MOUNTED ACCESSORY, TYPE 304 STAINLESS STEEL WITH SATIN FINISH, WITH HOOD.
- E. MIRRORS:
1. FRAMELESS STAINLESS STEEL MIRROR: BOBRICK NO. B-1556 OR EQUAL, 24"X36", TYPE 430 STAINLESS STEEL WITH BRIGHT POLISHED FINISH.
- ALTERNATE: TILT MIRROR WITH STAINLESS STEEL FRAME: BOBRICK NO. B-293 OR EQUAL, 24" X 36", TYPE 304, HEAVY GAUGE STAINLESS STEEL WITH SATIN FINISH.

- PART 3 - EXECUTION
- 3.01 INSTALLATION
- A. MOUNTING HEIGHTS:
1. GRAB BARS:
- A. WATER CLOSET: MOUNT AT 33" ABOVE FINISH FLOOR TO CENTER OF GRAB BAR.
2. MOP AND BROOM HOLDER: 60" ABOVE FINISHED FLOOR OVER SERVICE SINK.
3. PAPER TOWEL DISPENSER: MOUNT SO THAT PAPER TOWEL DISPENSER OUTLET IS MAXIMUM 44-INCHES ABOVE FINISH FLOOR.
- A. FOR LOCATIONS BETWEEN UPPER AND LOWER CABINETWORK, MOUNT WITH BOTTOM EDGE 1" ABOVE BACK SPLASH.
4. TOILET TISSUE HOLDERS: MINIMUM 18" ABOVE FINISHED FLOOR TO CENTER OF HOLDERS.
5. TOWEL BAR: 42" ABOVE FINISHED FLOOR OR AS SHOWN ON THE DRAWINGS.



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CLERMONT FIRE DEPARTMENT
FIRE PREVENTION DIVISION
AN EXTERIOR & INTERIOR IMPROVEMENT
CLERMONT, FLORIDA

PROFESSIONAL SEAL:

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ISSUE DATE: JUNE 13, 2024

SPECIFICATIONS

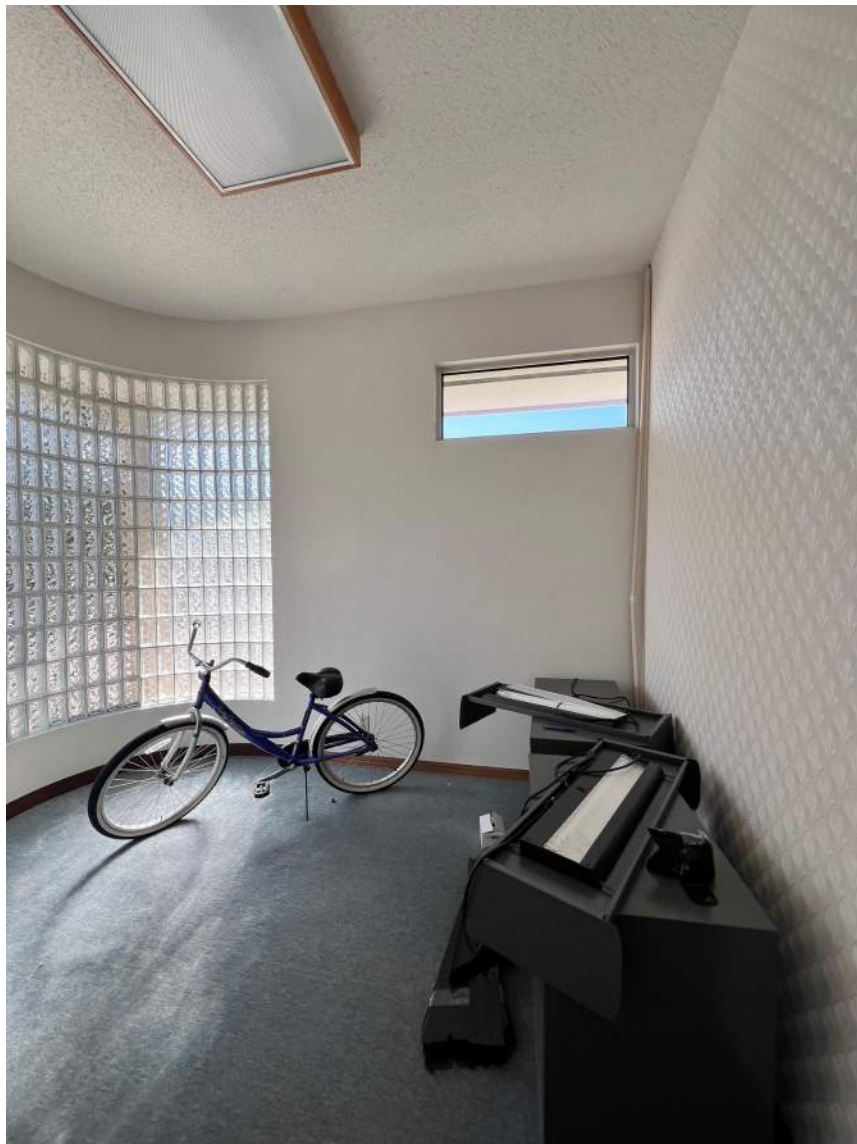
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100% BID / PERMIT SUBMISSION SET: NOT FOR CONSTRUCTION



EXISTING CONDITIONS

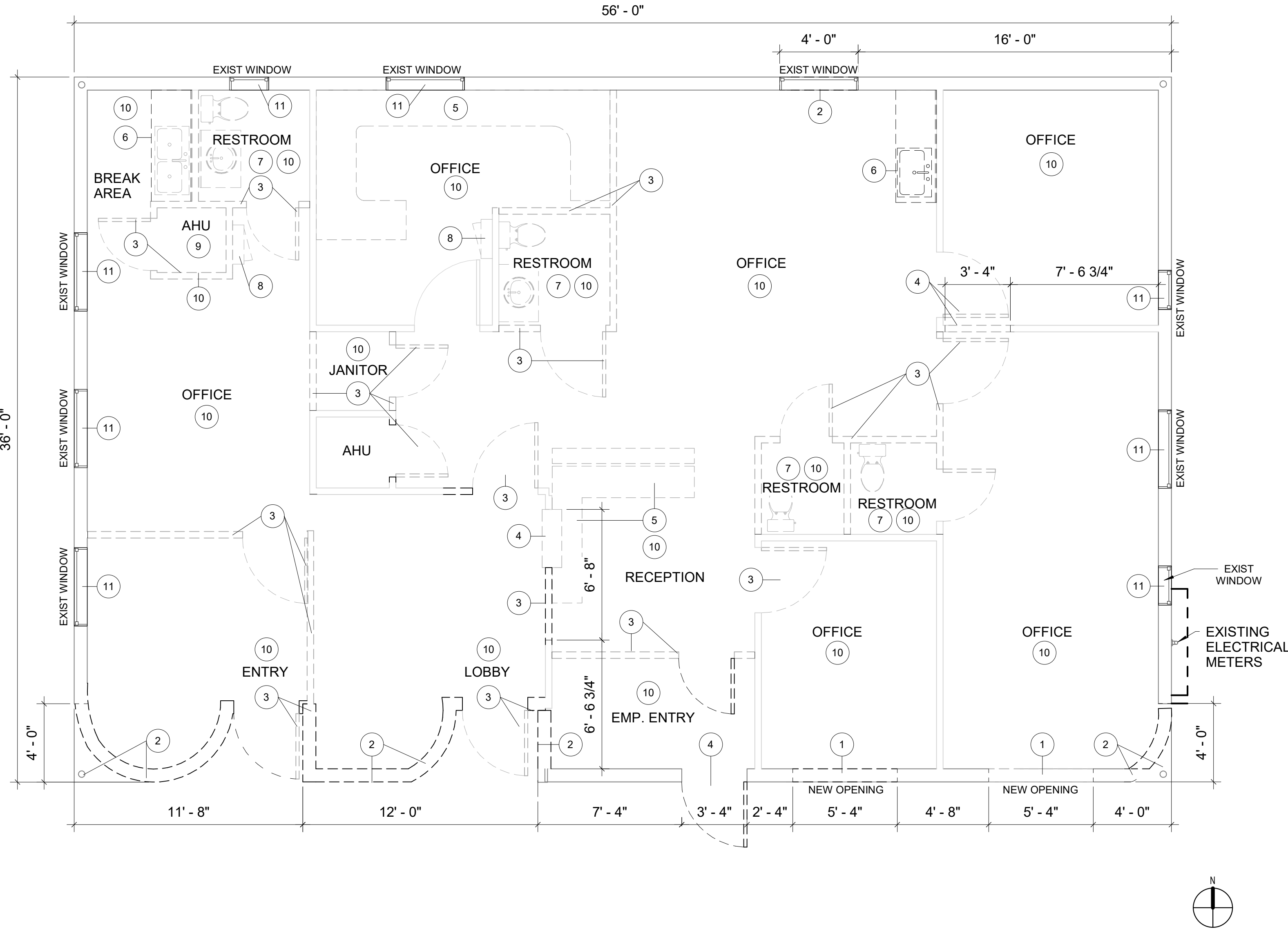
KEY NO.	DESCRIPTION
1	REMOVE EXISTING CONCRETE BLOCK WALL AS SHOWN. PREPARE AREA FOR NEW EXTERIOR WINDOW OR DOOR. REFER TO RENOVATION PLAN FOR DETAIL. PATCH AND REPAIR ANY DAMAGE TO WALLS AND FINISHES TO REMAIN.
2	REMOVE EXISTING GLASS AND CMU BLOCK WALL AS SHOWN. RETAIN EXISTING SUPPORT COLUMN. PREPARE FOR NEW BLOCK WALL INFILL. PATCH AND REPAIR ANY DAMAGE TO EXISTING WALLS AND FINISHES TO REMAIN.
3	REMOVE EXISTING WALLS AND DOOR / FRAME AS SHOWN. PATCH AND REPAIR ANY DAMAGE TO WALLS AND FINISHES TO REMAIN.
4	REMOVE EXISTING DOOR AND FRAME AS SHOWN. PATCH AND REPAIR ANY DAMAGE TO WALLS AND FINISHES TO REMAIN. PREPARE OPENING FOR INFILL WALL AND FINISH.
5	REMOVE EXISTING MILLWORK AS SHOWN; RELOCATE OR CAP EXISTING ELECTRICAL PER MEP DRAWINGS. PATCH AND REPAIR ANY DAMAGE TO EXISTING FINISHES.
6	REMOVE EXISTING MILLWORK AND PLUMBING FIXTURES AS SHOWN. RELOCATE PLUMBING LINE PER RENOVATION; REFER TO MEP DRAWINGS. PATCH AND REPAIR ANY DAMAGE TO WALLS AND FINISHES TO REMAIN.
7	REMOVE EXISTING PLUMBING FIXTURES AS SHOWN. CAP AND TERMINATE EXISTING PLUMBING SERVICE; REFER TO MEP DRAWINGS. PATCH AND REPAIR ANY DAMAGE TO WALLS AND FINISHES TO REMAIN.
8	RELOCATE EXISTING ELECTRICAL PANEL PER RENOVATION; REFER TO MEP DRAWINGS.
9	REMOVE EXISTING MECHANICAL EQUIPMENT AND ASSOCIATED DUCTWORK; REFER TO MEP DRAWINGS. PATCH AND REPAIR ANY DAMAGE TO WALLS AND FINISHES TO REMAIN.
10	REMOVE ALL FLOORING FINISH. PRESERVE CONCRETE SLAB UNDERNEATH. PATCH AND REPAIR ANY DAMAGE TO FLOOR SLAB TO SMOOTH AND EVEN SURFACE.
11	EXISTING TO REMAIN

NOTE:
CONTRACTOR SHALL REMOVE ALL FINISHES AND PREPARE FOR NEW FINISHES THROUGHOUT. DEMOLITION TO INCLUDE, BUT NOT LIMITED TO THE FOLLOWING:

- FLOORING FINISHES
- BASE BOARDS
- MILLWORK AND PLUMBING FIXTURES
- SWITCH / RECEPTACLE / DATA OUTLETS AND PLATES
- INTERIOR CEILINGS

WALL LEGEND	
	EXISTING WALL
	EXISTING CMU WALL
	DEMOLITION WALL
	NEW WALL
	NEW CMU WALL

DEMOLITION GENERAL NOTES:	
1. G.C. SHALL BE RESPONSIBLE FOR ALL DEMOLITION WORK REQUIRED TO INSTALL NEW WORK AS SHOWN OR AS OTHERWISE INDICATED ON THIS SET OF CONSTRUCTION DRAWINGS INCLUDING BUT NOT LIMITED TO THE FOLLOWING: a. REMOVE NON-LOAD BEARING WALLS AS INDICATED INCLUDING DOORS AND FRAMES. AND ALL OTHER ITEMS INDICATED TO BE REMOVED ON THIS SET OF CONSTRUCTION DOCUMENTS. b. CONTRACTOR MUST PLAN, SCHEDULE, AND COORDINATE ALL REMOVALS (AND NEW WORK) TO AVOID INTERRUPTION OF SERVICES, ELECTRICAL, HVAC, PLUMBING, AND FIRE PROTECTION. c. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY ALL CONDITIONS AND DIMENSIONS WITHIN THE SCOPE OF WORK FOR THIS PROJECT. G.C. SHALL REPORT ANY PROBLEMS AND/OR DISCREPANCIES TO THE ARCHITECT OR OWNER PRIOR TO THE COMMENCEMENT OF WORK. d. REFER TO ELECTRICAL, MECHANICAL, AND PLUMBING DRAWINGS FOR ADDITIONAL NOTES ON DEMOLITION, MODIFICATIONS, AND PHASING.	6. SCHEDULING - SCHEDULE DEMOLITION WORK WITH FACILITY ADMINISTRATION PRIOR TO START OF WORK TO MINIMIZE DISRUPTION OF SERVICES AND PROVIDE FOR THE UNINTERRUPTED FUNCTIONING OF THE FACILITY. 7. OPENINGS - WHERE OPENINGS ARE CREATED IN EXISTING CONSTRUCTION SCHEDULED TO REMAIN BY DEMOLITION WORK INDICATED HEREIN, SUCH AS REMOVAL OF EXISTING DOORS OR WINDOWS ON WALLS INDICATED TO REMAIN, NEW CONSTRUCTION SHALL BE OF TYPE AND THICKNESS TO MATCH ADJACENT. FILL OPENINGS AND FINISHES INSTALLED TO MATCH EXISTING UNLESS NEW FINISHES ARE SCHEDULED FOR THOSE SURFACES. 8. EXISTING DOORS AND FRAMES - REMOVE ALL EXISTING DOORS AND ASSOCIATED FRAMES AND HARDWARE, TO BE REPLACED WITH NEW TO MATCH THROUGHOUT. REFER TO DOOR SCHEDULE FOR TYPE AND HARDWARE. 9. EXISTING SERVICES - WHERE EXISTING SERVICES SUCH AS PLUMBING, ELECTRICAL, ETC. ARE AFFECTED BY DEMOLITION WORK, SUCH AS REMOVAL OF AN EXISTING PARTITION, THE SERVICES SHALL BE REMOVED TO A POINT WHERE THEY CAN BE CAPPED AND TERMINATED UNLESS OTHERWISE SHOWN ON THE DRAWINGS OF THE SPECIFIC DISCIPLINE AFFECTED. 10. NEW FINISHES - WHERE NEW FINISHES ARE SCHEDULED FOR EXISTING OR RENOVATED SPACES, THE CONTRACTOR SHALL REMOVE EXISTING FINISHES AND PREPARE SUBSTRATES TO RECEIVE NEW FINISHES AS SCHEDULED. PREPARATION OF SUBSTRATES SHALL INCLUDE, BUT NOT LIMITED TO THE FOLLOWING IF DEEMED REQUIRED BY THE ARCHITECT: - PATCHING AND/OR LEVELING OF FLOOR SLAB - SKIM COATING OF GYPSUM WALLBOARD SURFACES - SANDING OF METAL FRAMES, ETC. 11. WHERE WALLS, CEILINGS, AND/OR FINISHES ARE SHOWN TO BE REMOVED, ALL EXISTING INTERIOR COMMUNICATION, DATA CABLE, ETC. OUTLETS SHALL BE REMOVED. ALL EXISTING WIRING AND CONDUIT ASSOCIATED WITH THESE ITEMS SHALL ALSO BE REMOVED. 12. WHERE LIFE SAFETY LIGHTING AND/OR FIRE ALARM DEVICES ARE LOCATED ON PARTITIONS SCHEDULED FOR DEMOLITION, RELOCATE OR REPLACE DEVICES AS SHOWN ON THE FLOOR PLAN (A3.1). CONTRACTOR MUST COORDINATE MODIFICATION OF FIRE ALARM SYSTEM WITH EXISTING FIRE ALARM PROVIDER, AND SUBMIT ANY REQUIRED DOCUMENTATION TO THE BUILDING DEPARTMENT.



1 EXISTING AND DEMOLITION PLAN
A3.1 1/4" = 1'-0"



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FIRE PREVENTION DIVISION
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CLERMONT, FLORIDA

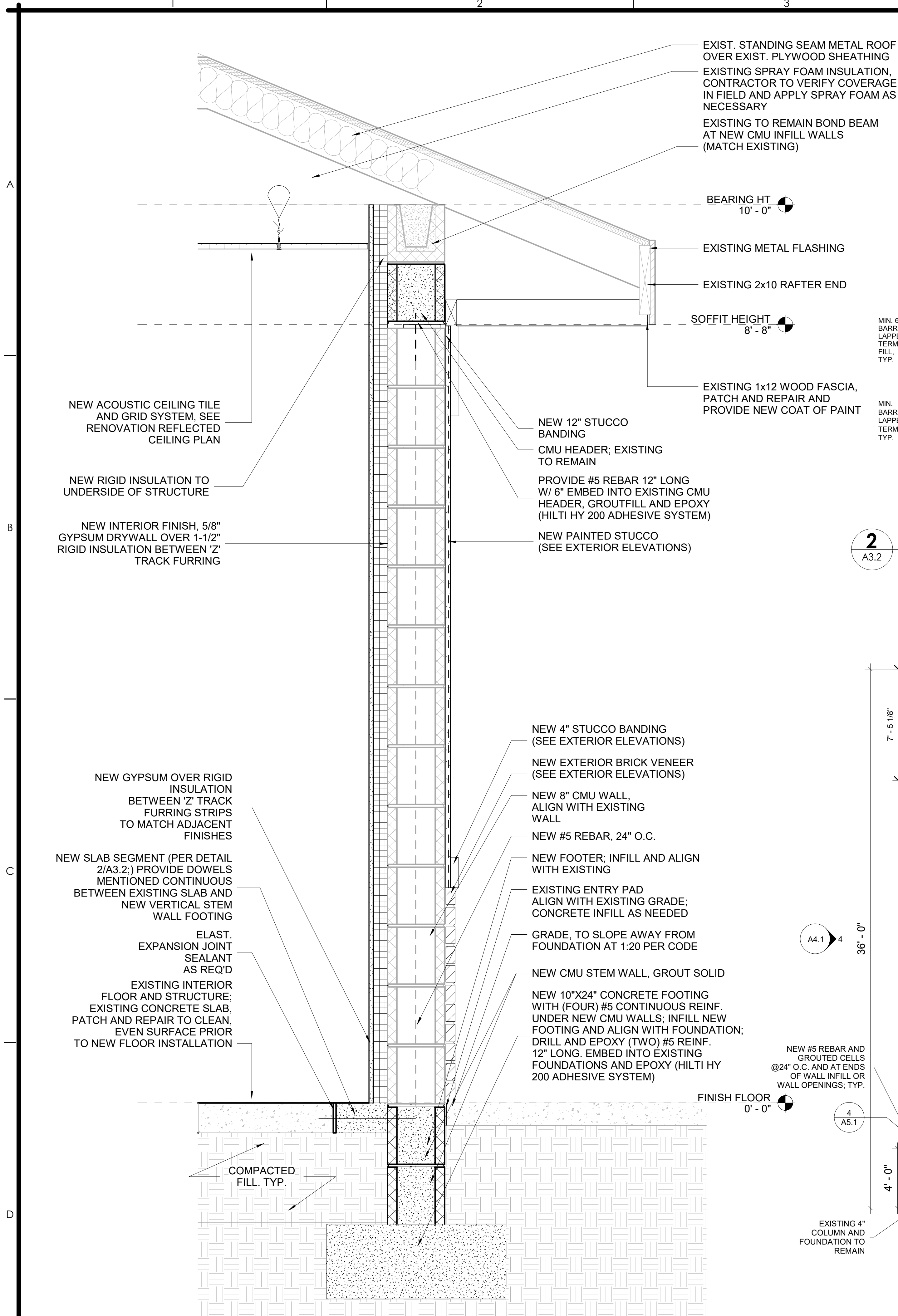
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	ISSUE DATE: JUNE 13, 2024	

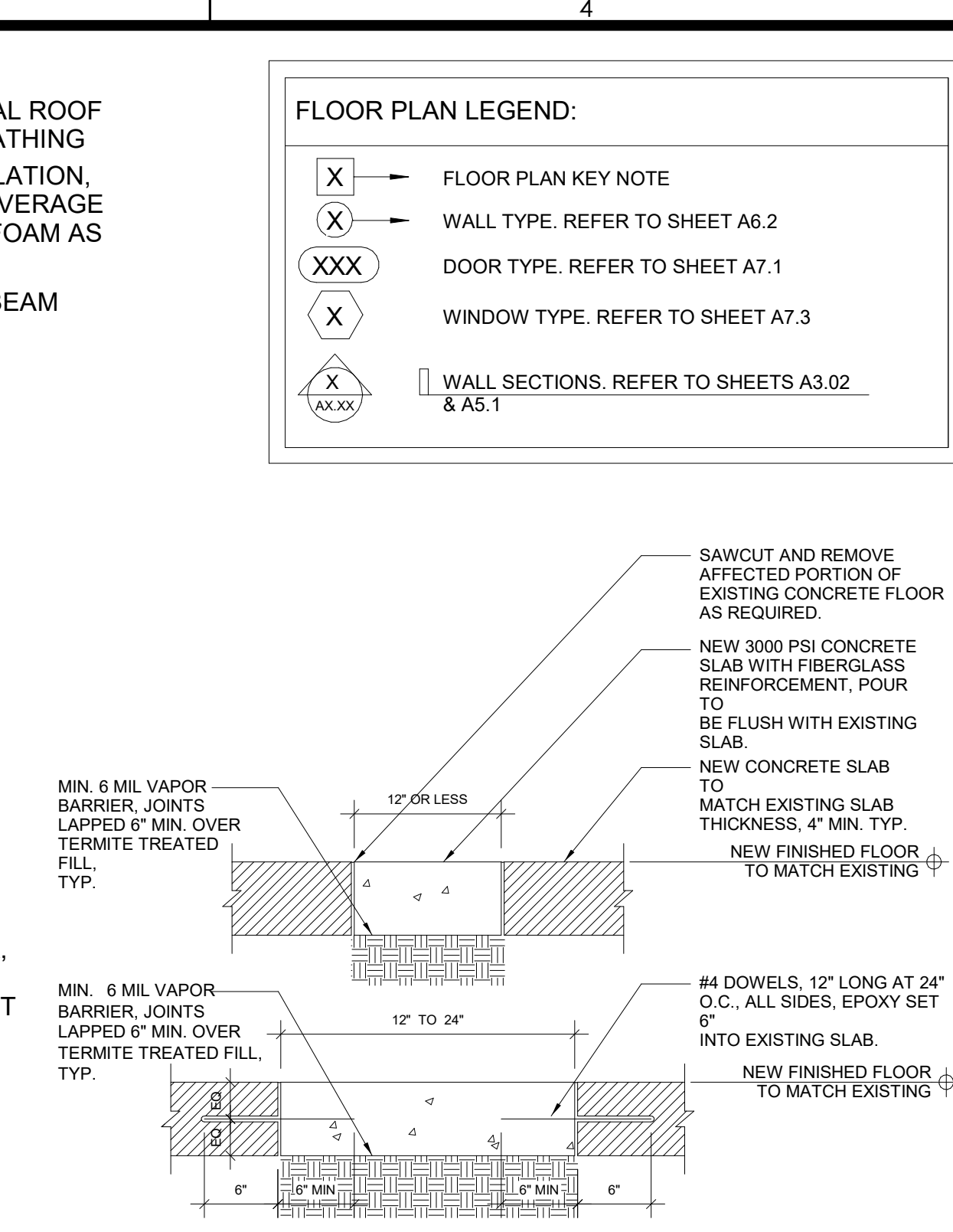
EXISTING AND DEMOLITION PLAN

PROJECT NO.	PSA 2024-11.00
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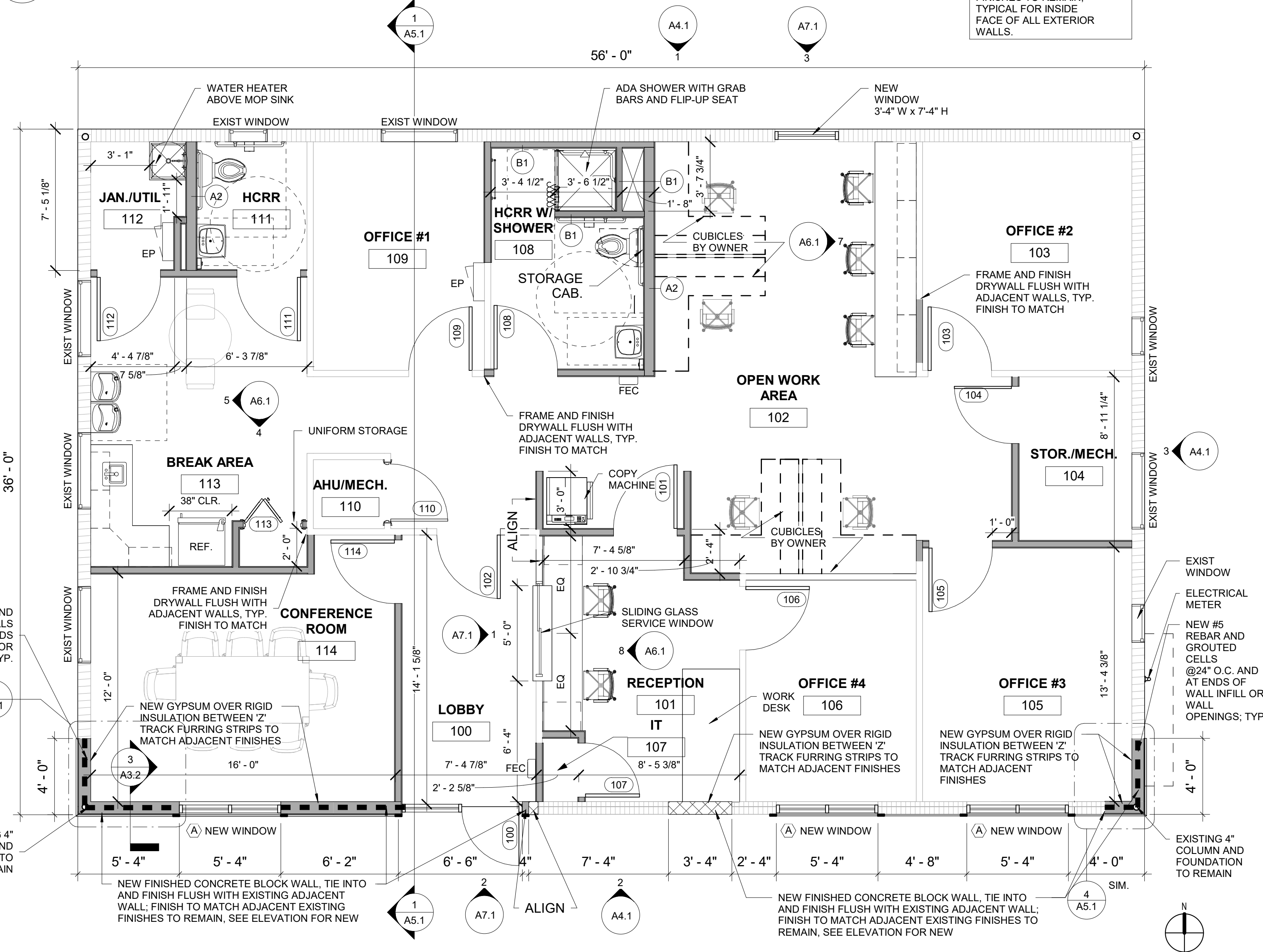
A3.1



3 INFILL WALL DETAIL SECTION
A3.2 1 1/2" = 1'-0"



2 TYPICAL SLAB REPAIR DETAIL
A3.2 1" = 1'-0"



1 RENOVATION FLOOR PLAN
A3.2 1/4" = 1'-0"

- FLOOR PLAN LEGEND:
- X FLOOR PLAN KEY NOTE
 - X WALL TYPE. REFER TO SHEET A6.2
 - XXX DOOR TYPE. REFER TO SHEET A7.1
 - X WINDOW TYPE. REFER TO SHEET A7.3
 - X WALL SECTIONS. REFER TO SHEETS A3.02 & A5.1

- FLOOR PLAN GENERAL NOTES
- THIS PLAN IS NOT INTENDED TO BE ALL-INCLUSIVE, ACTUAL CONDITIONS MAY VARY. G.C. SHALL VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
 - FIELD VERIFY EXISTING DIMENSIONS, NOTIFY ARCHITECT OF ANY VARIATION FROM PLAN.
 - ALL NEW INTERIOR WALLS TO BE DESIGNATED A1 UNLESS NOTED OTHERWISE.
 - ALL FURNITURE BY OWNER, SEE INTERIOR PLANS AND ELEVATIONS FOR MILLWORK.
 - CONTRACTOR TO PROVIDE AND INSTALL NEW 10LB ABC FIRE EXTINGUISHERS AND COORDINATE PLACEMENTS WITH FIRE MARSHALL. INSTALL QUANTITY AS REQUIRED SO AS NOT TO EXCEED 75'-0" OF TRAVEL TO AN EXTINGUISHER.
 - CONSTRUCTION SHALL COMPLY WITH ALL CITY, STATE, AND FEDERAL CODES AND STANDARDS.
 - ALL "WORK" STARTED OR COMPLETED WITHOUT THE PROPER PERMITS OR INSPECTIONS IS SUBJECT TO REMOVAL. ALL "WORK" IS TO BE EXPOSED AND AVAILABLE FOR VISUAL INSPECTION.
 - THERE ARE NO EXTERIOR SIGNS AS PART OF THIS SCOPE OF WORK. EXTERIOR SIGNAGE WILL BE PERMITTED SEPARATELY BY FUTURE TENANT.
 - THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE TO THE EXISTING BUILDING RESULTING FROM WORK ASSOCIATED WITH THIS PROJECT. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRS RESULTING FROM DAMAGES TO THE INSIDE OR OUTSIDE OF THE BUILDING AS A RESULT OF THE WORK. THE GENERAL CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR ANY AND ALL MOLD TESTING, ABATEMENT OF HAZARDOUS MATERIALS, AND THE REQUIRED REPAIR, LABOR, AND MATERIALS AT NO COST TO THE OWNER.
 - REFER TO SHEET A1.1 FOR WALL HATCH, DOORS AND WINDOWS SYMBOLS, SHEET A6.4 FOR WALL TYPE DETAILS, SHEET A8.1 FOR DOOR SCHEDULE, AND SHEET A8.2 FOR STOREFRONT INFORMATION.
 - REFER TO STRUCTURAL DETAILS FOR LOCATIONS AND INSTALLATION OF MASONRY CONTROL JOINTS, MASONRY BEARING, AND ALL REINFORCING.
 - DO NOT SCALE THE DRAWINGS. ALL DIMENSIONS ARE TO BE CHECKED ON SITE BEFORE CONSTRUCTION COMMENCES.
 - EXISTING BUILDING CONSTRUCTION TYPE-VB, ALL NEW CONSTRUCTION TO BE OF NON-COMBUSTIBLE MATERIALS EXCEPT AS PERMITTED BY THE FBC.

- WALL LEGEND
- EXISTING WALL
 - EXISTING CMU WALL
 - DEMOLITION WALL
 - NEW WALL
 - NEW CMU WALL
- GENERAL NOTE
- EXISTING GYPSUM WALL BOARD OVER RIGID INSULATION OVER CMU, PATCH AND REPAIR DAMAGE TO EXISTING FINISHES TO REMAIN, TYPICAL FOR INSIDE FACE OF ALL EXTERIOR WALLS.



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AN EXTERIOR & INTERIOR IMPROVEMENT
CLERMONT, FLORIDA

PROFESSIONAL SEAL:

MARK	DATE	DESCRIPTION
	ISSUE DATE: JUNE 13, 2024	RENOVATION FLOOR PLAN
	PROJECT NO.	PSA 2024-11.00
	DRAWN BY	TP
	CHECKED BY	AP

A3.2

100% BID / PERMIT SUBMISSION SET: NOT FOR CONSTRUCTION

A

B

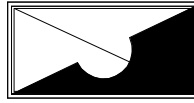
C

D

REFLECTED CEILING PLAN SYMBOL LEGEND:



2'x2' DROP-IN LED LIGHT FIXTURE / EMERGENCY



2'x4' DROP-IN LED LIGHT FIXTURE / EMERGENCY



EXIT LIGHT



INTERIOR RECESSED LIGHTING



PENDANT LIGHT



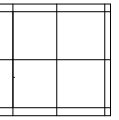
SUSPENDED LED STRIP LIGHTING / EMERGENCY



EXTERIOR WALL SCONCE



DRYWALL CEILING FINISH, SEE HEIGHTS ON PLAN



2X2 OR 2X4 ACOUSTIC CEILING TILE & GRID FINISH, SEE HEIGHTS ON PLAN; (BASIS OF DESIGN: Armstrong Cortega 704)

REFLECTED CEILING PLAN DEMOLITION NOTES:

1. THIS PLAN IS NOT INTENDED TO BE ALL-INCLUSIVE, ACTUAL CONDITIONS MAY VARY. GC SHALL VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION.

2. FIELD VERIFY EXISTING DIMENSIONS, NOTIFY ARCHITECT OF ANY VARIATION FROM PLAN.

3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES TO THE EXISTING BUILDING RESULTING FROM WORK ASSOCIATED WITH THIS PROJECT. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REPAIRS RESULTING FROM DAMAGES TO THE INSIDE OR OUTSIDE OF THE BUILDING AS A RESULT OF THE WORK. THE GENERAL CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR ANY AND ALL MOLD TESTING, ABATEMENT OF HAZARDOUS MATERIALS, AND THE REQUIRED REPAIR LABOR, AND MATERIALS AT NO COST TO THE OWNER.

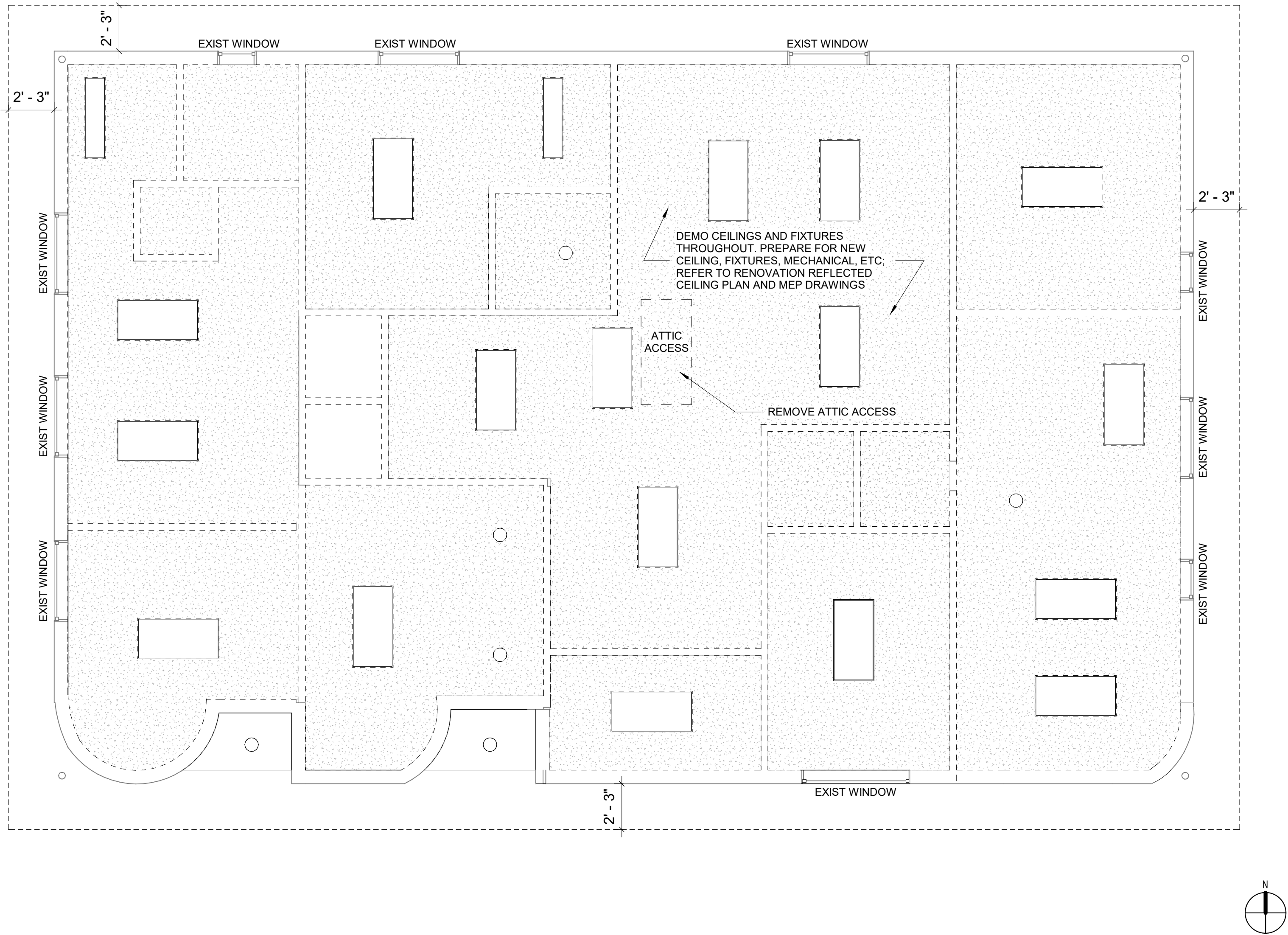
4. DEMOLITION SHALL BE PERFORMED IN A MANNER THAT WILL NOT DAMAGE ADJOINING SURFACES INDICATED TO REMAIN. SURFACES SHALL BE PATCHED IF NECESSARY TO PROVIDE A SUITABLE SUBSTRATE FOR NEW FINISHES.

5. CONTRACTOR TO MODIFY AND REMOVE EXISTING LIGHT FIXTURES AS SHOWN, AS NECESSARY, AND COORDINATE MECHANICAL GRILL LOCATIONS WITH THE MEP DRAWINGS.

6. EXISTING SERVICES - WHERE EXISTING SERVICES SUCH AS PLUMBING, ELECTRICAL, ETC. ARE AFFECTED BY DEMOLITION WORK, SUCH AS REMOVAL OF AN EXISTING PARTITION, THE SERVICES SHALL BE REMOVED TO A POINT WHERE THEY CAN BE CAPPED AND TERMINATED UNLESS OTHERWISE SHOWN ON THE DRAWINGS OF THE SPECIFIC DISCIPLINE AFFECTED.

7. WHERE WALLS, CEILINGS, AND/OR FINISHES ARE SHOWN TO BE REMOVED, ALL EXISTING INTERIOR COMMUNICATION, DATA, CABLE, ETC. OUTLETS SHALL BE REMOVED. ALL EXISTING WIRING AND CONDUIT ASSOCIATED WITH THESE ITEMS SHALL ALSO BE REMOVED.

8. WHERE LIFE SAFETY LIGHTING AND/OR FIRE ALARM DEVICES ARE LOCATED ON PARTITIONS SCHEDULED FOR DEMOLITION, RELOCATE OR REPLACE DEVICES AS SHOWN ON THE FLOOR PLAN (A3.2). CONTRACTOR MUST COORDINATE MODIFICATION OF FIRE ALARM SYSTEM WITH EXISTING FIRE ALARM PROVIDER, AND SUBMIT ANY REQUIRED DOCUMENTATION TO THE BUILDING DEPARTMENT.



2

A3.3

EXIST. AND DEMO. REFLECTED CEILING PLAN

1/4" = 1'-0"



POWELLSTUDIO
ARCHITECTURE

ARCHITECTURE | INTERIOR DESIGN

713 W. MONTROSE STREET • CLERMONT, FLORIDA 34711
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CLERMONT FIRE DEPARTMENT

FIRE PREVENTION DIVISION

AN EXTERIOR & INTERIOR IMPROVEMENT

CLERMONT, FLORIDA

PROFESSIONAL SEAL:

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EXIST. AND DEMO. REFLECTED
CEILING PLAN

PROJECT NO.	PSA 2024-11.00
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A3.3

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A

B

C

D

REFLECTED CEILING PLAN SYMBOL LEGEND:

2'X2' DROP-IN LED LIGHT FIXTURE / EMERGENCY

2'X4' DROP-IN LED LIGHT FIXTURE / EMERGENCY

EXIT LIGHT

INTERIOR RECESSED LIGHTING

PENDANT LIGHT

SUSPENDED LED STRIP LIGHTING / EMERGENCY

EXTERIOR WALL SCONCE

DRYWALL CEILING FINISH, SEE HEIGHTS ON PLAN

2X2 OR 2X4 ACOUSTIC CEILING TILE & GRID FINISH, SEE HEIGHTS ON PLAN; (BASIS OF DESIGN: Armstrong Cortega 704)

REFLECTED CEILING PLAN GENERAL NOTES:

1.

SEE DIMENSIONED FLOOR PLAN FOR INTERIOR DIMENSIONS AS WELL AS DIMENSIONAL TOLERANCES.

2.

ALL ITEMS INSTALLED WITHIN CEILING TILES SHALL BE CENTERED WITHIN THE TILE THE ITEM IS INSTALLED (UNLESS OTHERWISE NOTED), INCLUDING BUT NOT LIMITED TO, INCANDESCENT LIGHTING, SMOKE DETECTORS, MOTION SENSORS, ETC.

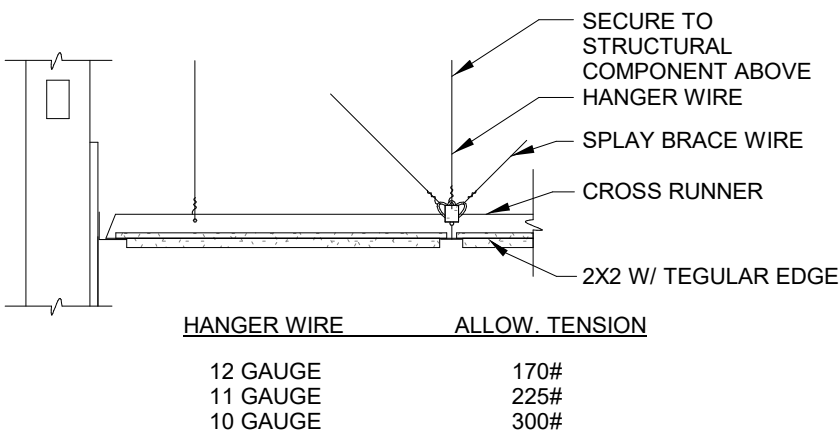
3.

SEE DETAIL 2/A3.4 FOR ACOUSTICAL CEILING GRID AND PANEL SPECIFICATIONS.

TABLE NO. 1

MINIMUM SIZE OF THE BRACING MEMBER FOR CEILING

WALL HEIGHT	MAXIMUM SPACING OF THE BRACE	
	6'-0"	8'-0"
UP TO 10'	12 GA WIRE	12 GA WIRE
12'	10 GA WIRE	10 GA WIRE *
14'	10 GA WIRE	25 GA STUD
16'	10 GA WIRE	25 GA STUD



LATERAL FORCE BRACING NOT TO EXCEED 12'-0" O.C. IN EITHER DIRECTION WITH THE FIRST POINT WITHIN 4' FROM EACH WALL.

CONTINUE HORIZONTAL STRUT TO PREVENT SPREADING OF RUNNERS. LOCKING CLIP TO FASTEN CROSS RUNNER TO MAIN RUNNER.

CEILING SYSTEM HANGER WIRES AND BRACE WIRES MUST CONNECT TO STRUCTURAL COMPONENTS ONLY: STEEL JOIST AND GIRDER BOTTOM CHORDS, OR BEAM AND CHANNEL BOTTOM FLANGES SUPPORT AND BRACING WIRES ARE NOT ALLOWED TO BE CONNECTED TO: PIPING OR CONDUITS, JOIST BRACING, ROOF DECK, HVAC DUCTWORK.

2

CEILING GRID DETAILS

A3.4

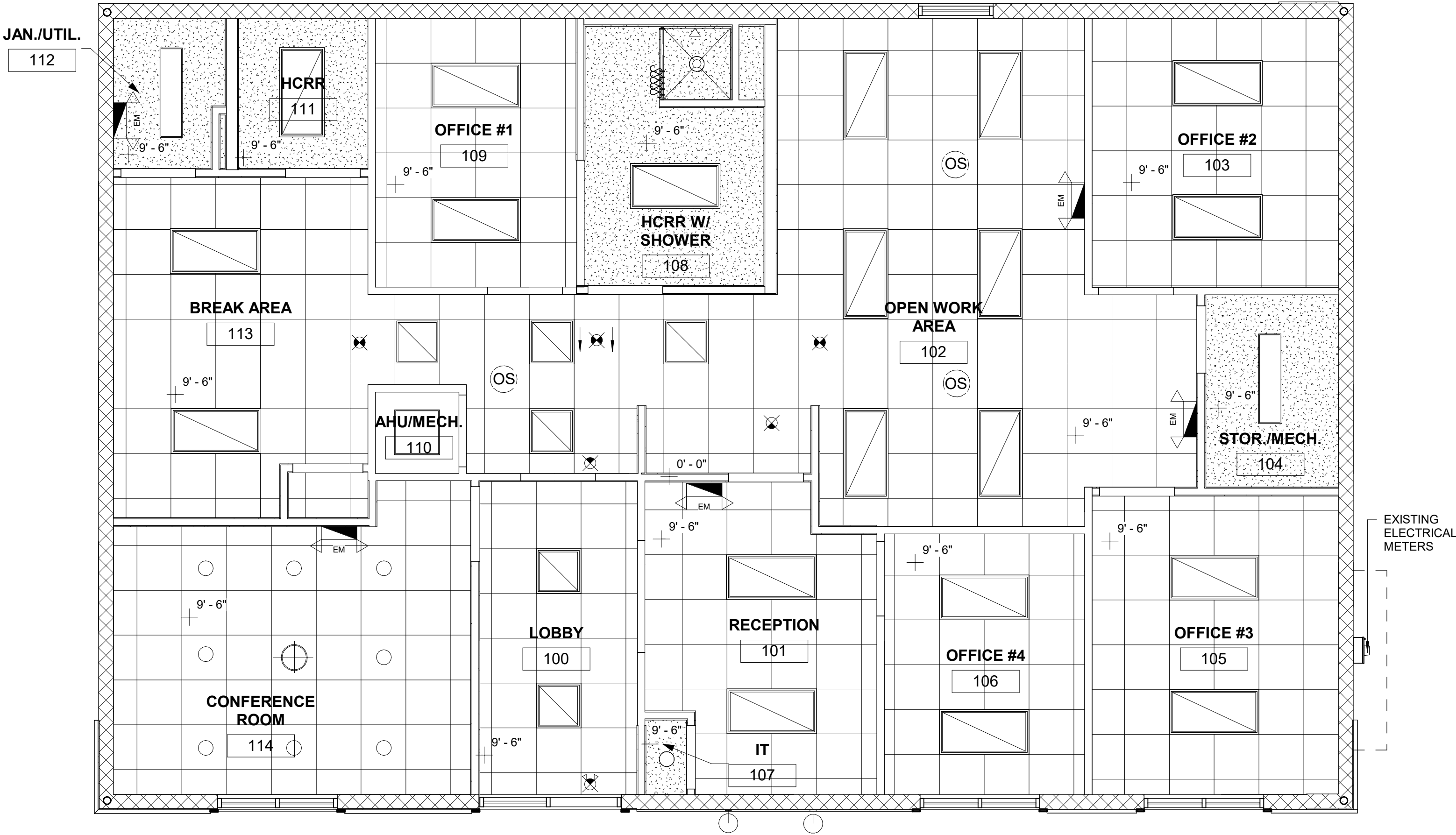
1" = 1'-0"

1

RENOVATED CEILING PLAN

A3.4

1/4" = 1'-0"



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AN EXTERIOR & INTERIOR IMPROVEMENT
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RENOVATION REFLECTED CEILING PLAN

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A3.4

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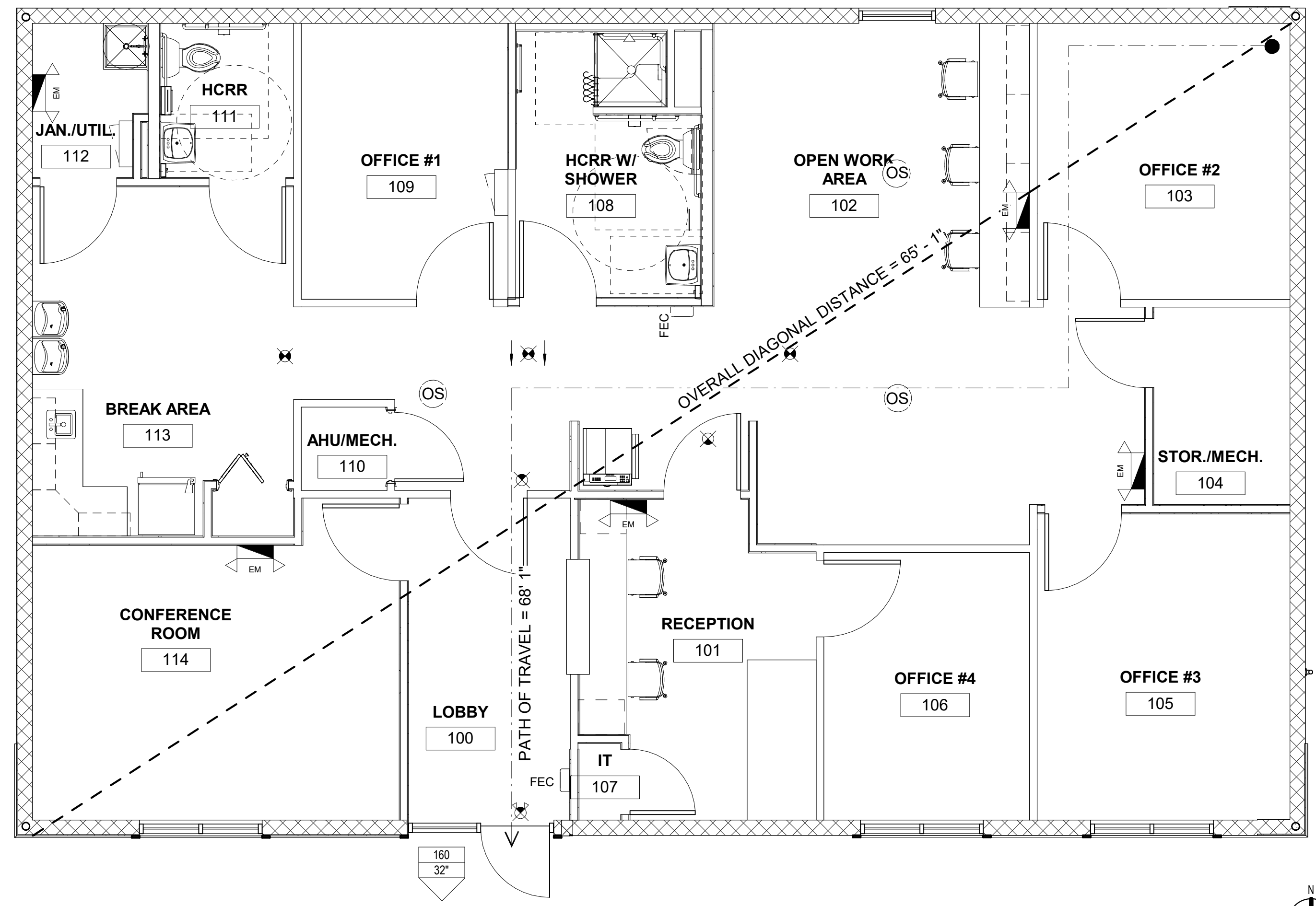


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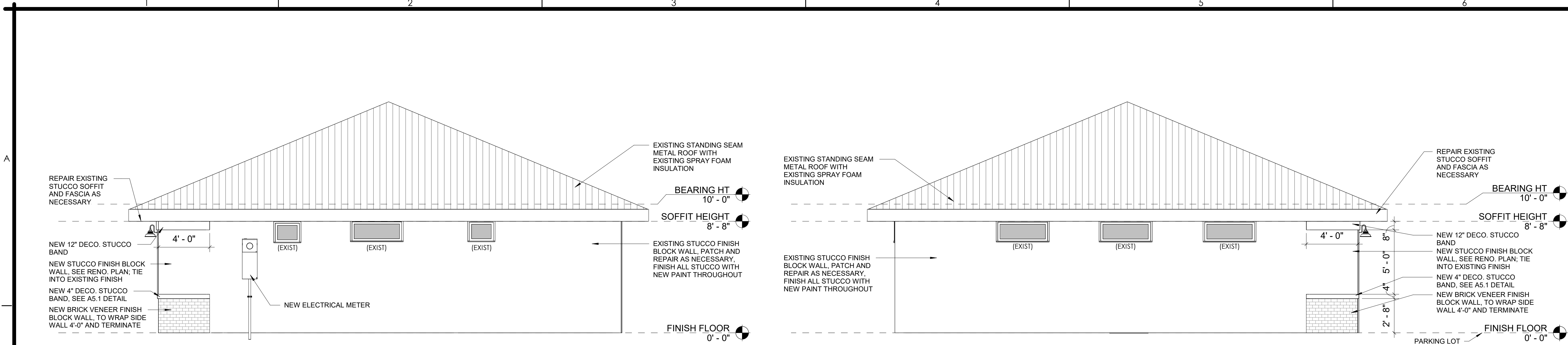
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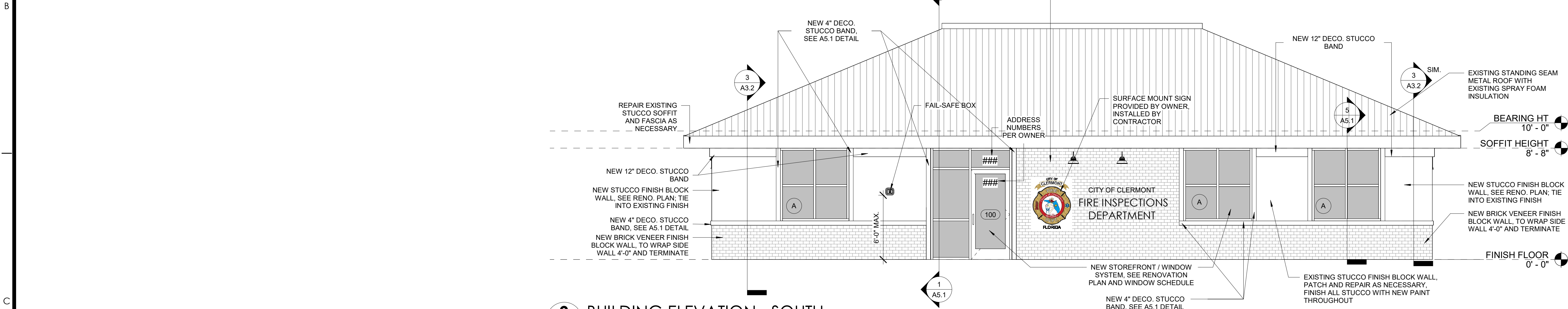
1 LIFE SAFETY PLAN
A3.5 1/4" = 1'-0"

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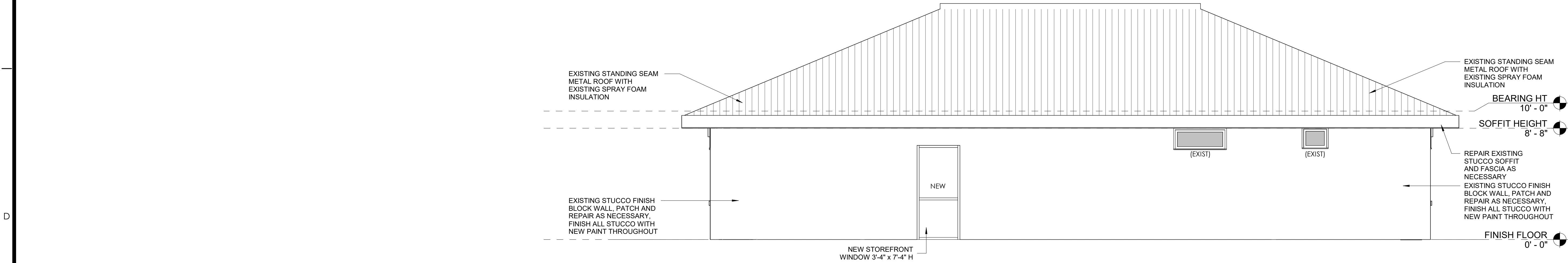


3 BUILDING ELEVATION - EAST
A4.1 1/4" = 1'-0"

4 BUILDING ELEVATION - WEST
A4.1 1/4" = 1'-0"



2 BUILDING ELEVATION - SOUTH
A4.1 1/4" = 1'-0"



1 BUILDING ELEVATION - NORTH
A4.1 1/4" = 1'-0"

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ISSUE DATE: JUNE 13, 2024

EXTERIOR ELEVATIONS

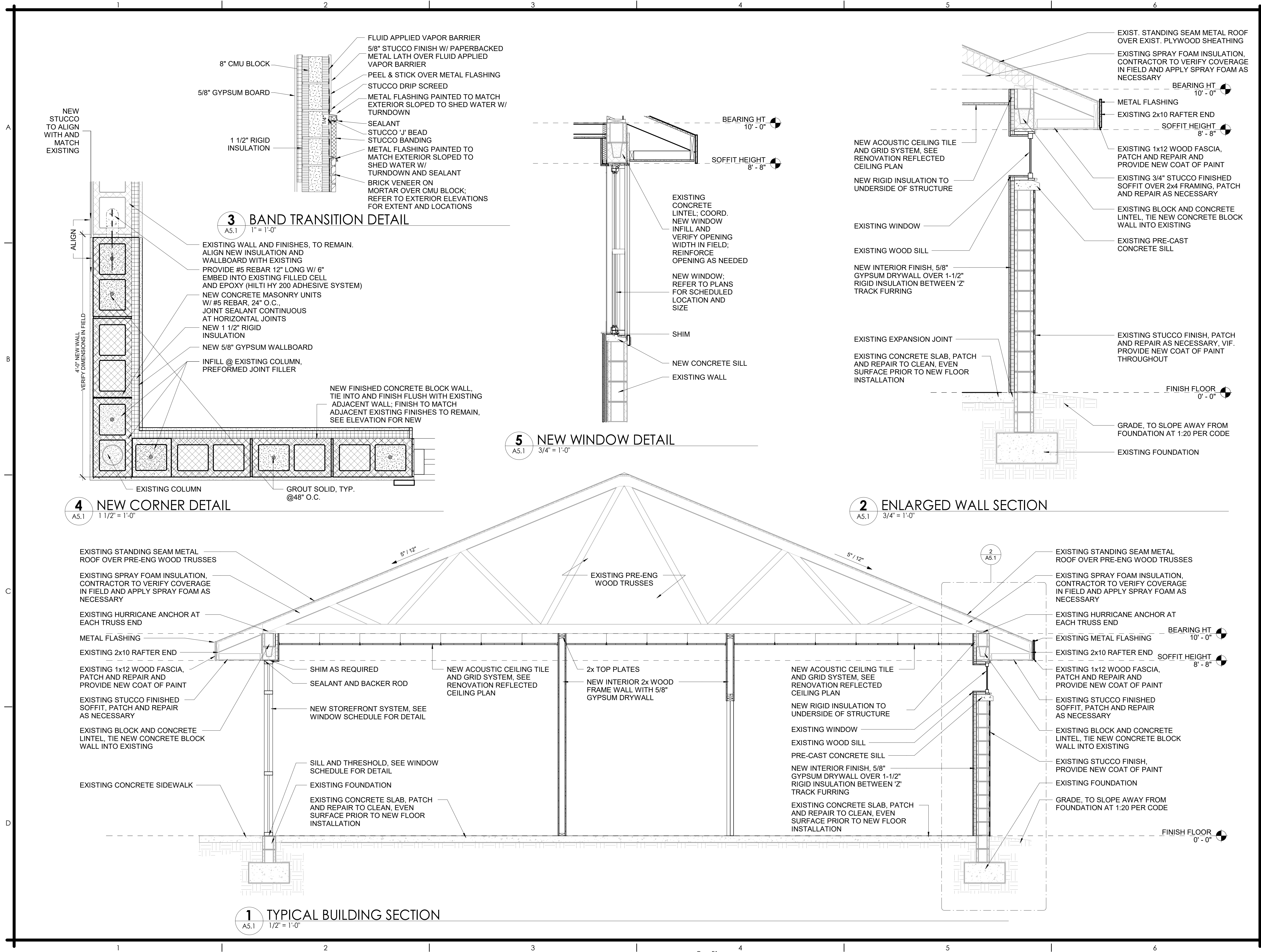
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A4.1

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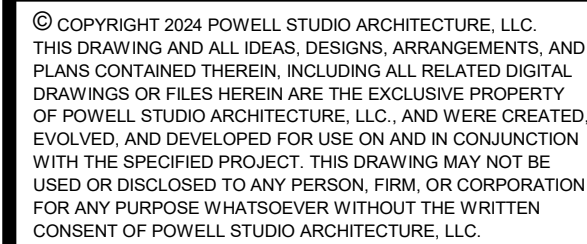
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AN EXTERIOR & INTERIOR IMPROVEMENT
CLERMONT, FLORIDA

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	BUILDING AND WALL SECTIONS	
	PROJECT NO. PSA 2024-11.00	
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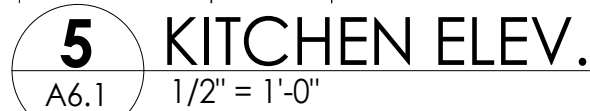
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A6.1



3 ADA RESTROOM ELEVATION



INTERIOR ELEVATIONS ONLY SHOW DESIGN INTENT. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL ITEMS NECESSARY PER TYPICAL CABINETRY GUIDELINES AND STANDARDS TO MEET CURRENT CODES. GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING SHOP DRAWINGS FOR ARCHITECT'S REVIEW AND APPROVAL.

3) PROVIDE LEVEL 4 FINISH TYP. OF ALL GYP. BOARD LOCATIONS.

FINISH SCHEDULE									
		FLR	BASE	WALL	CLNG				
		CARPET TILE	VINYL PLANK / PORCELAIN TILE	VINYL PORCELAIN TILE	SMOOTH GYPSUM PORCELAIN TILE	FRP TO 48" AFF	SMOOTH GYPSUM ACOUSTIC CEILING	NONE	
RM #	ROOM NAME								REMARKS
100	LOBBY	●	●	●	●	●	●		
101	RECEPTION	●	●	●	●	●	●		
102	OPEN W/ORK								
103	OFFICE #2	●	●	●	●	●	●		
104	STORAGE								
105	OFFICE #3	●	●	●	●	●	●		
106	OFFICE #4	●	●	●	●	●	●		
107	IT ROOM	●	●	●	●	●	●		
108	HCRH W/SHOWER								TILE TO 48" AFF
109	OFFICE #1	●	●	●	●	●	●		
110	AHU / MECH.							●	
111	HORR								TILE TO 48" AFF
112	JANITOR/UTIL	●	●	●	●	●	●		
113	BREAK AREA	●	●	●	●	●	●		
114	CONFERENCE	●	●	●	●	●	●		



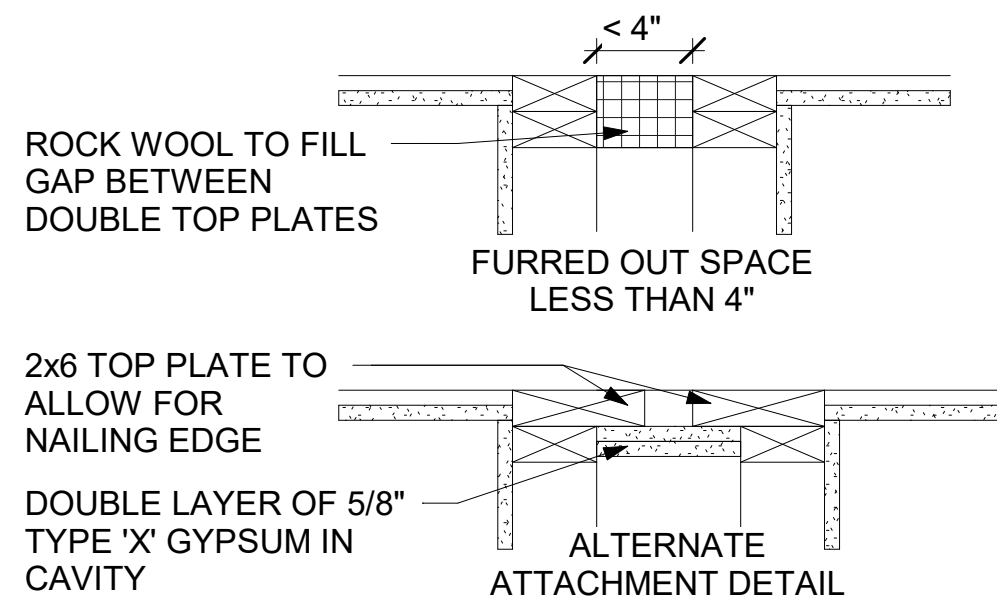
100% BID / PERMIT SUBMISSION SET: NOT FOR CONSTRUCTION

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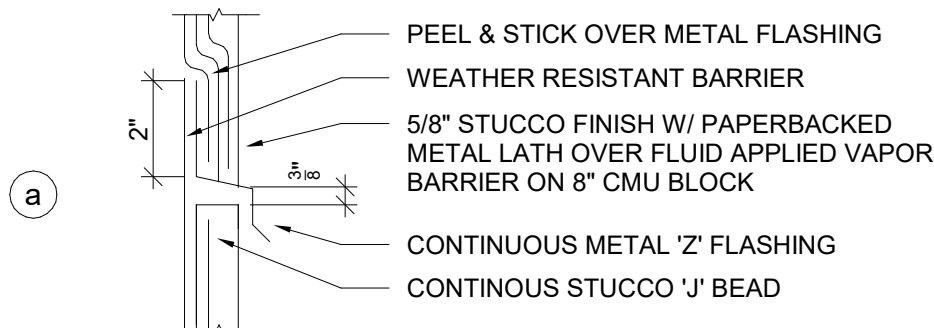
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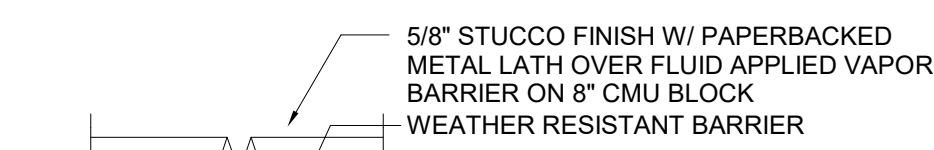
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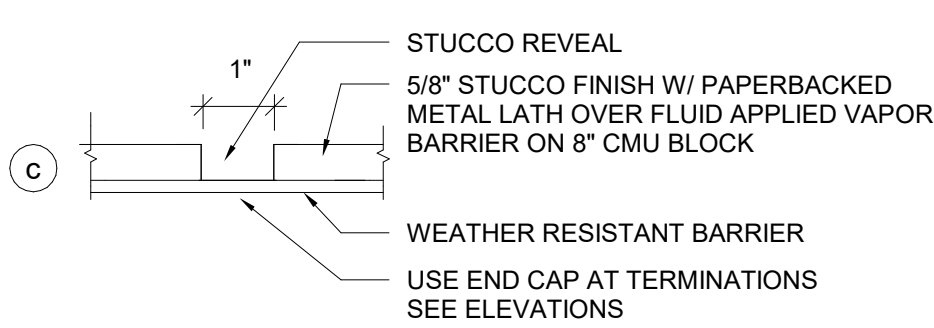
3 TYPICAL FURRING WALL DETAILS
A6.2 1 1/2" = 1'-0"



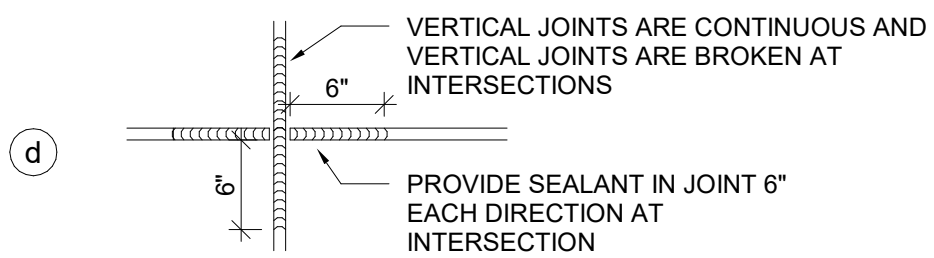
CONTROL/EXPANSION JOINT - HORIZONTAL APPLICATIONS



CONTROL/EXPANSION JOINT - VERTICAL & CEILING APPLICATIONS



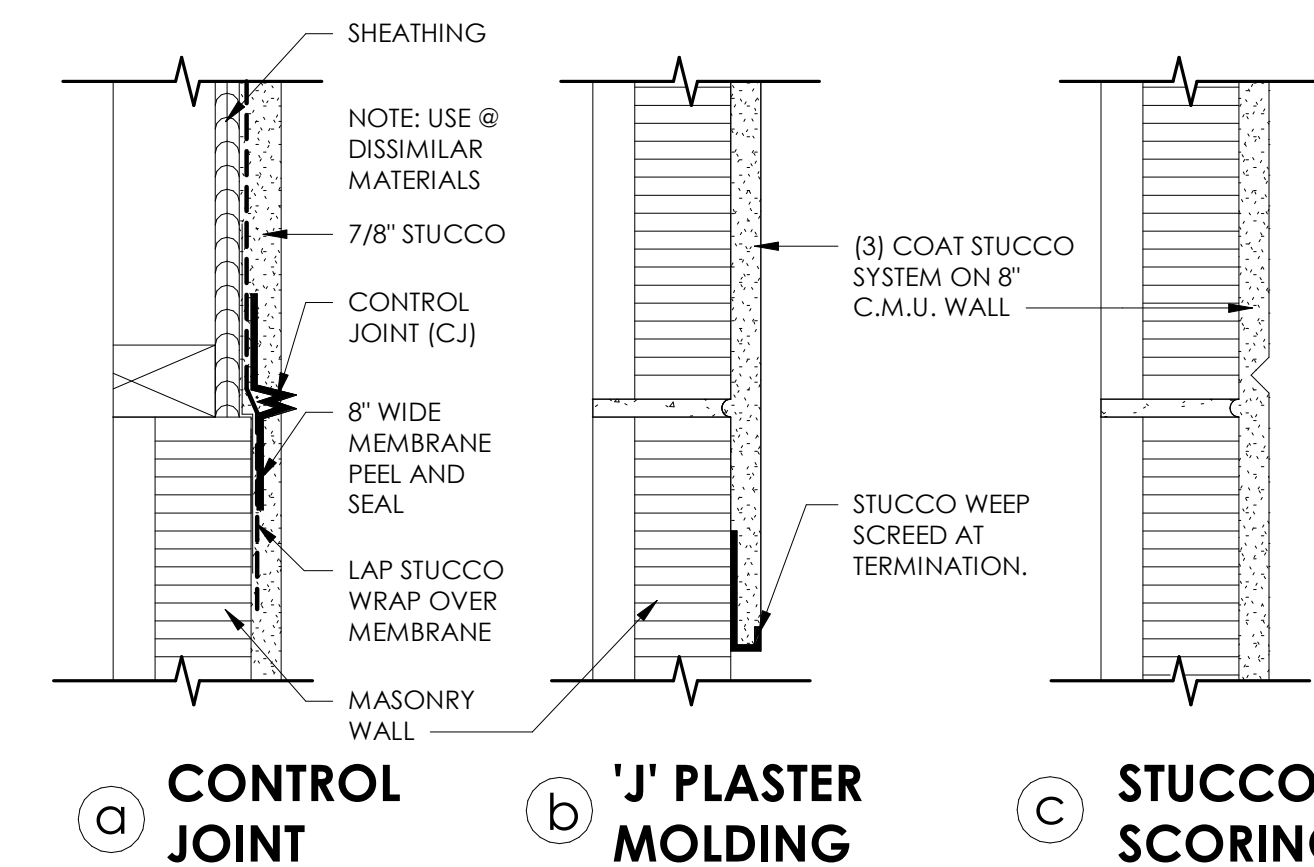
CONTROL/EXPANSION JOINT - VERTICAL & CEILING APPLICATIONS



CONTROL/EXPANSION JOINT - AT INTERSECTION
NOTE: STUCCO CONTROL JOINTS TO BE PLACED SO AS NOT TO EXCEED 144 S.F. OF WALL OR 18 L.F.

6 TYPICAL STUCCO DETAILS
A6.2 3" = 1'-0"

- NOTE:
1. IN NO CASE SHALL CONTROL JOINTS EXCEED 144 S.F. NOT TO EXCEED 18 L.F.
 2. ALL ACCESSORIES FOR EXTERIOR WORK TO BE ZINC ALLOY



7 TYPICAL STUCCO ACCESSORIES
A6.2 3" = 1'-0"

CMU INFILL FINISH TO MATCH EXSTING ADJACENT WALL FINISH, TYP.

CMU INFILL EXSTING WINDOW OPENING

EXISTING FILLED CELL CMU BLOCK

PROVIDE #5 REBAR 12" LONG W/ 6" EMBED INTO EXISTING FILLED CELL AND EPOXY (HILTI HY 200 ADHESIVE SYSTEM)

HATCH INDICATES EXISTING CMU WALL TO REMAIN (TYP.)

EXIST. FIN. FLR. 0'-0"

EXISTING CONC. FLOORING. COORD. EXACT SLAB THICKNESS IN FIELD AS NECESSARY, TYP.

5 TYPICAL BLOCK WALL INFILL DETAIL
A6.2 3/4" = 1'-0"

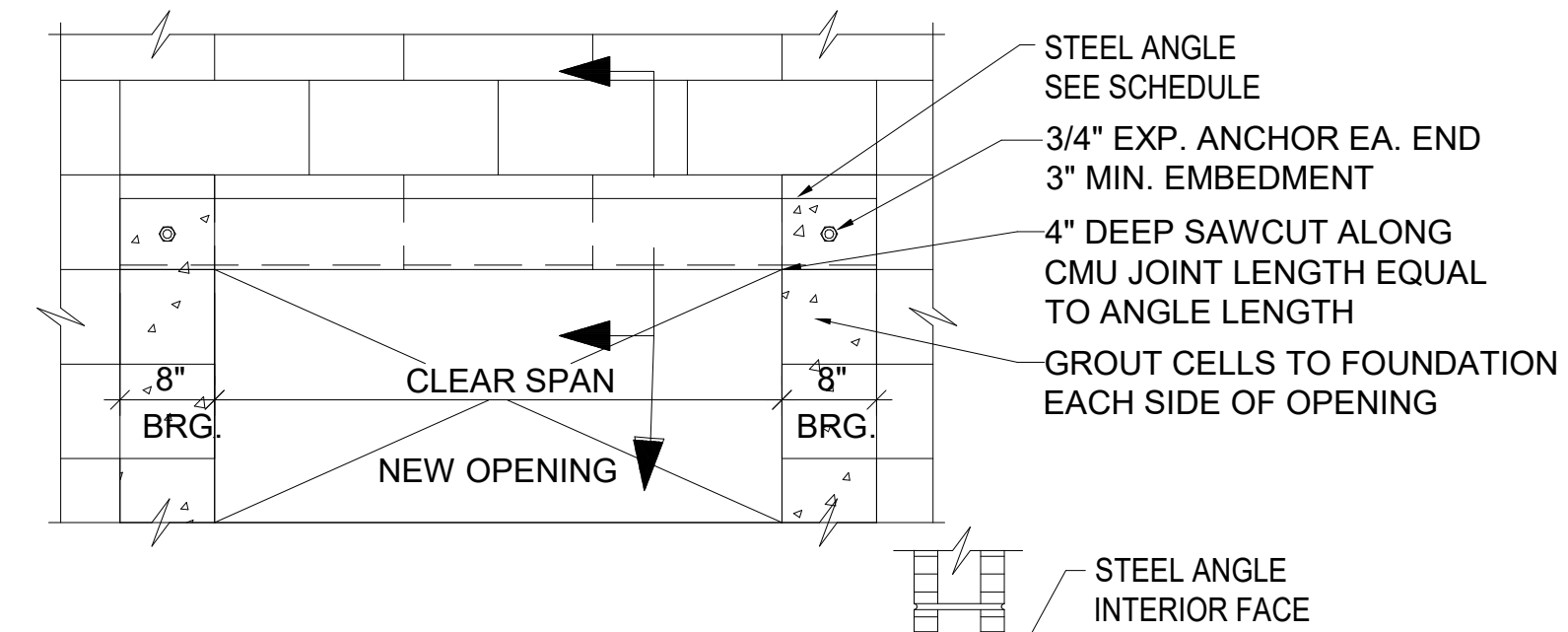
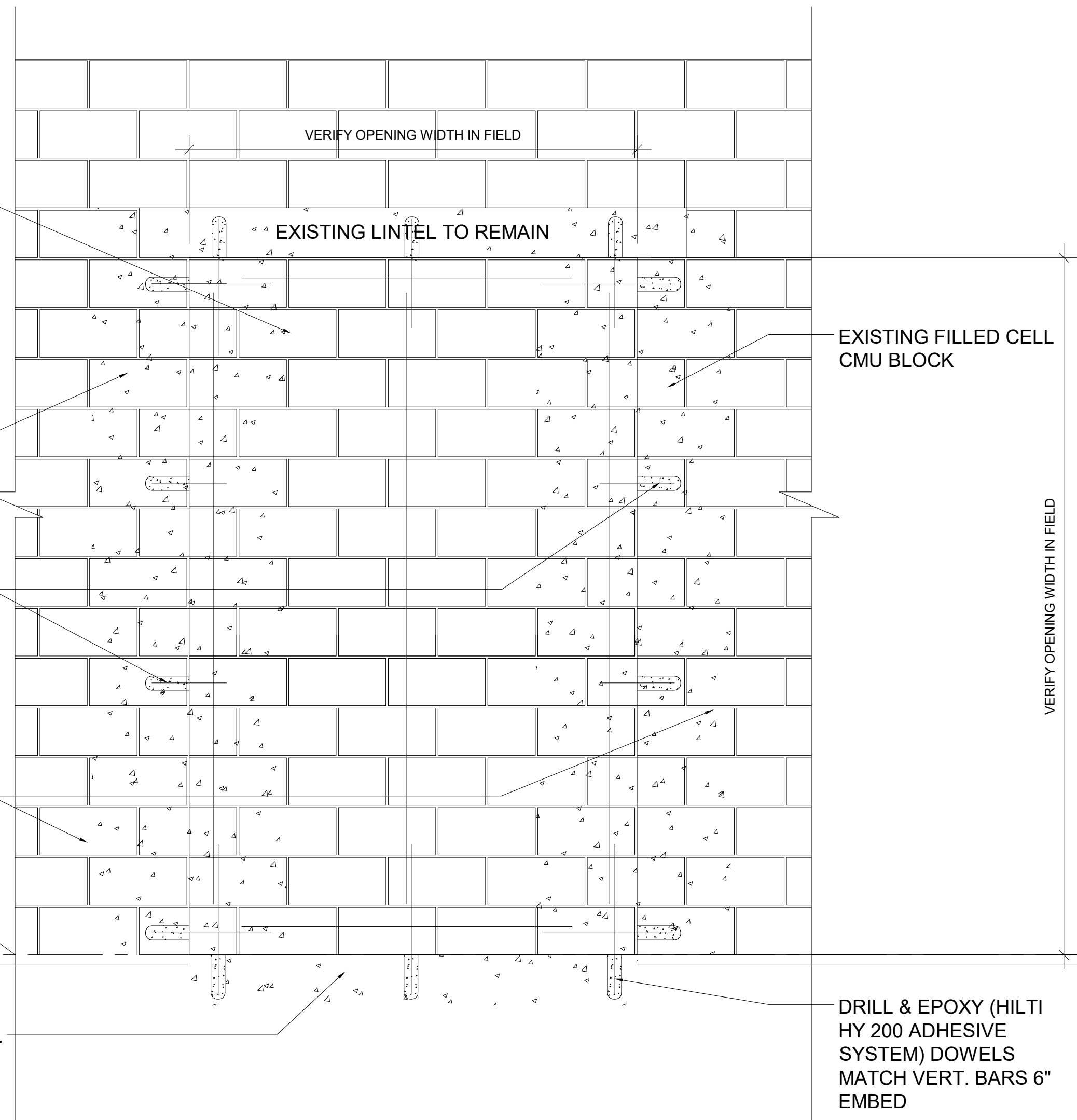
- NOTE:
- TYPICAL INTERIOR CHASE WALLS
- STUD WIDTH MAY VARY, SEE FLOOR / UNIT PLANS
 - MOISTURE RESISTANT BOARD REQUIRED AT ALL WET WALL LOCATIONS, SEE FLOOR / UNIT PLANS
 - CHASE WALLS ALONG EXTERIOR CMU WALLS TO BE FRT; PROVIDE RIGID INSULATION AS REQUIRED

B1 2x4 STUD

B2 2x6 STUD

SOUND RATING: STC = N/A

2 WALL TYPE B
A6.2 3" = 1'-0"

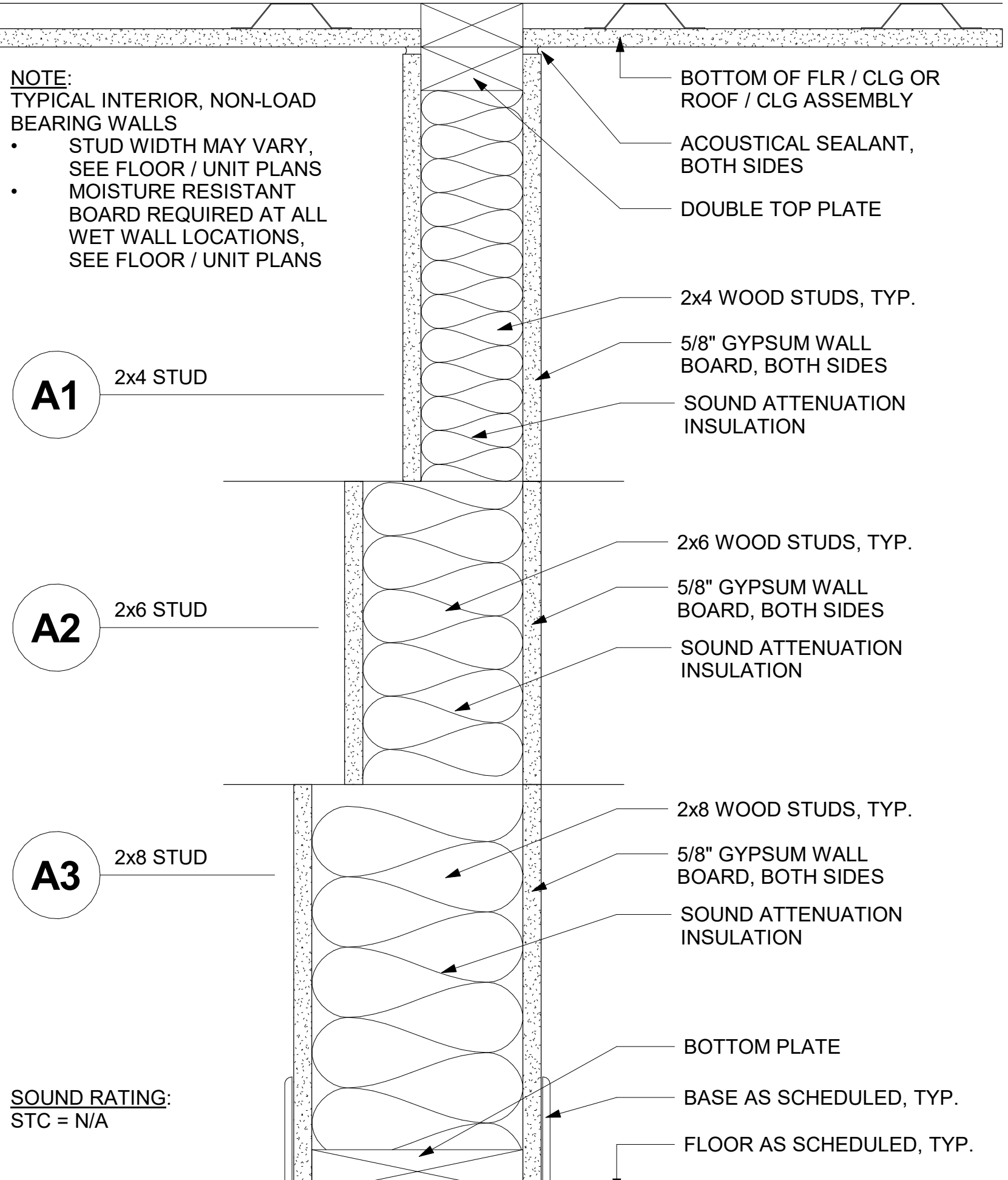


INTERIOR WALL OPENING LINTEL EXTERIOR WALL OPENING LINTEL

STEEL ANGLE LINTEL SCHEDULE		
CLEAR SPAN	EXTERIOR WALLS STEEL ANGLE SIZE (LLV)	
SPAN ≤ 4'-0"	L5 x 3-1/2 x 5/16	
4'-0" SPAN ~ 6'-8"	L6 x 6 x 5/16	

NOTE: SHORING OF ROOF STRUCTURE MAY BE REQUIRED DURING LINTEL INSTALLATION. CONTRACTOR IS RESPONSIBLE FOR PROVING SHORING CAPABLE OF SUPPORTING LOADS. CONTRACTOR TO VERIFY EXISTING WINDOW TYPE, DIMENSIONS, HEAD AND SILL HEIGHT AND PREPARE EXISTING WALL FOR INSTALLATION OF NEW MATCHING WINDOW.

4 CMU OPENING DETAIL
A6.2 3/4" = 1'-0"



A1 2x4 STUD

A2 2x6 STUD

A3 2x8 STUD

SOUND RATING: STC = N/A

1 WALL TYPE A
A6.2 3" = 1'-0"

OWNER / PROJECT:

**CLEMONT FIRE DEPARTMENT
FIRE PREVENTION DIVISION**
AN EXTERIOR & INTERIOR IMPROVEMENT
CLEMONT, FLORIDA

PROFESSIONAL SEAL:

MARK DATE DESCRIPTION

ISSUE DATE: JUNE 13, 2024

PARTITION TYPES AND DETAILS

PROJECT NO. PSA 2024-11.00

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A6.2

100% BID / PERMIT SUBMISSION SET: NOT FOR CONSTRUCTION

A

B

C

D

DOOR, FRAME, & HARDWARE LEGEND:

DOOR MATERIAL

MTL METAL
WD WOOD

MANUFACTURER LIST

AB ABH MANUF. INC.
BE BEST ACCESS SYSTEMS
BY BY OTHERS
IV IVES
KS KWIKSET
NG NATIONAL GUARD
OR PRECISION
SC SCHLAGE
SH STANLEY COMM. HRDWR
ST STANLEY
TR TRIMCO

FRAME MATERIAL & TYPES

MTL METAL
WD WOOD
AN. ALUM. ANODIZED ALUMINUM

FINISHES

PT PAINT
FP FACTORY PRIMED
ST STAIN
AL ALUMINUM
S1 SPRAYED ALUMINUM FINISH
2SD SATIN CHROME
626 SATIN CHROME PLATED
628 SATIN ALUM. CLEAR ANODIZED
630 SATIN STAINLESS STEEL
689 ALUMINUM PAINTED
630W STAINLESS STEEL, WEATHERIZED
GREY GREY
US26D CHROMIUM PLATED, DULL
US32D STAINLESS STEEL, DULL

OPTION LIST

R FULL SIZE ROUNDED PLASTIC COVER
S SLIM COVER
BS BF KEYWAY (SFC)
FL FIRE EXIT HARDWARE
HC HURRICANE CODE DEVICE
LC LESS SFC CYLINDER - QDB200 SERIES
S1 ANSI - DEADBOLT STRIKE
SN SEX NUTS
WS WIND STORM LISTED (MIAMI-DADE / FLORIDA)
3RO PREFIX OPTION FOR 2000 APEX SERIES
CSK COUNTER SINKING OF KICK PLATES
DBS STANDARD DEADBOLT STRIKE
LBR LESS BOTTOM ROD
478S 4-7/8" ANSI STRIKE
S300 STD. STRIKE - RIM AND TOP OF SVR DEVICES
S301 OPT. ROLLER, STRK - RIM AND TOP OF SVR
S519 STANDARD TOP STRIKE - CVR
W/ SCREW PACK (8000473)
SSMS/LA STAINLESS MACHINE SCREWS / LEAD ANCHOR

DOOR NOTES:

- REFER TO DOOR SCHEDULE FOR OVERALL WIDTH AND HEIGHTS, UNO.
- ALL INTERIOR PANEL DOORS SHALL BE FIBERCORE.
- ALL EXTERIOR DOORS AT CONDITIONED SPACES SHALL BE METAL INSULATED (FACTORY PRIMED).
- ALL EXTERIOR DOOR JAMBS SHALL BE SMTL, PT WD OR COMP.
- IBC 716.5.3.1 SMOKE AND DRAFT CONTROL**
FIRE DOOR ASSEMBLIES SHALL MEET THE REQUIREMENTS FOR A SMOKE AND DRAFT CONTROL DOOR ASSEMBLY TESTED IN ACCORDANCE WITH UL 1784. THE AIR LEAKAGE RATE OF THE DOOR ASSEMBLY SHALL NOT EXCEED 3.0 CUBIC FEET PER MINUTE PER SQUARE FOOT (0.01524 M3/S - M2) OF DOOR OPENING AT 0.10 INCH (24.9 PA) OF WATER FOR BOTH THE AMBIENT TEMPERATURE AND ELEVATED TEMPERATURE TESTS. LOUVERS SHALL BE PROHIBITED. INSTALLATION OF SMOKE DOORS SHALL BE IN ACCORDANCE WITH NFPA 105.
- IBC 716.5.9.1 LATCH REQUIRED**
SINGLE FIRE DOORS AND BOTH LEAVES OF PAIRS OF SIDE-HINGED SWINGING FIRE DOORS SHALL BE PROVIDED WITH AN ACTIVE LATCH BOLT THAT WILL SECURE THE DOOR WHEN IT IS CLOSED.
- IBC 716.5.9.2 AUTOMATIC-CLOSING FIRE DOOR ASSEMBLIES**
AUTOMATIC-CLOSING FIRE DOOR ASSEMBLIES SHALL BE SELF-CLOSING IN ACCORDANCE WITH NFPA 80.

DOOR SCHEDULE

Mark	OPENING		DOOR				FRAME		HDWR SET	FIRE RATING	NOTES
	WIDTH	HEIGHT	TYPE	THICKNESS	MTRL	FINISH	MTRL	FINISH			
100	3'-0"	7'-0"	M1	2"	ALUM.	MTL	ALUM.	MTL	A	N/A	EXTERIOR STOREFRONT DOOR
101	3'-0"	7'-0"	W1	1 3/8"	WOOD	PT	PT	PT	C	N/A	PASSAGE
102	3'-0"	7'-0"	W1	1 3/8"	WOOD	PT	PT	PT	C	N/A	PASSAGE
103	3'-0"	7'-0"	W1	1 3/8"	WOOD	PT	PT	PT	B	N/A	OFFICE (KEYED)
104	3'-0"	7'-0"	W1	1 3/8"	WOOD	PT	PT	PT	B	N/A	STORAGE (KEYED)
105	3'-0"	7'-0"	W1	1 3/8"	WOOD	PT	PT	PT	B	N/A	OFFICE (KEYED)
106	3'-0"	7'-0"	W1	1 3/8"	WOOD	PT	PT	PT	B	N/A	OFFICE (KEYED)
107	3'-0"	7'-0"	W2	1 3/8"	WOOD	PT	PT	PT	B	N/A	12X12 GRILLE, UTILITY (KEYED)
108	3'-0"	7'-0"	W1	1 3/8"	WOOD	PT	PT	PT	B	N/A	RESTROOM- PRIVACY
109	3'-0"	7'-0"	W1	1 3/8"	WOOD	PT	PT	PT	B	N/A	OFFICE (KEYED)
110	3'-0"	7'-0"	W1	1 3/8"	WOOD	PT	PT	PT	B	N/A	UTILITY (KEYED)
111	3'-0"	7'-0"	W1	1 3/8"	WOOD	PT	PT	PT	B	N/A	RESTROOM (KEYED)
112	3'-0"	7'-0"	W1	1 3/8"	WOOD	PT	PT	PT	B	N/A	UTILITY (KEYED)
113	3'-0"	7'-0"	W3	1 3/8"	WOOD	PT	PT	PT	D	N/A	PULL (STANDARD TYPE)
114	3'-0"	7'-0"	W1	1 3/8"	WOOD	PT	PT	PT	C	N/A	PASSAGE

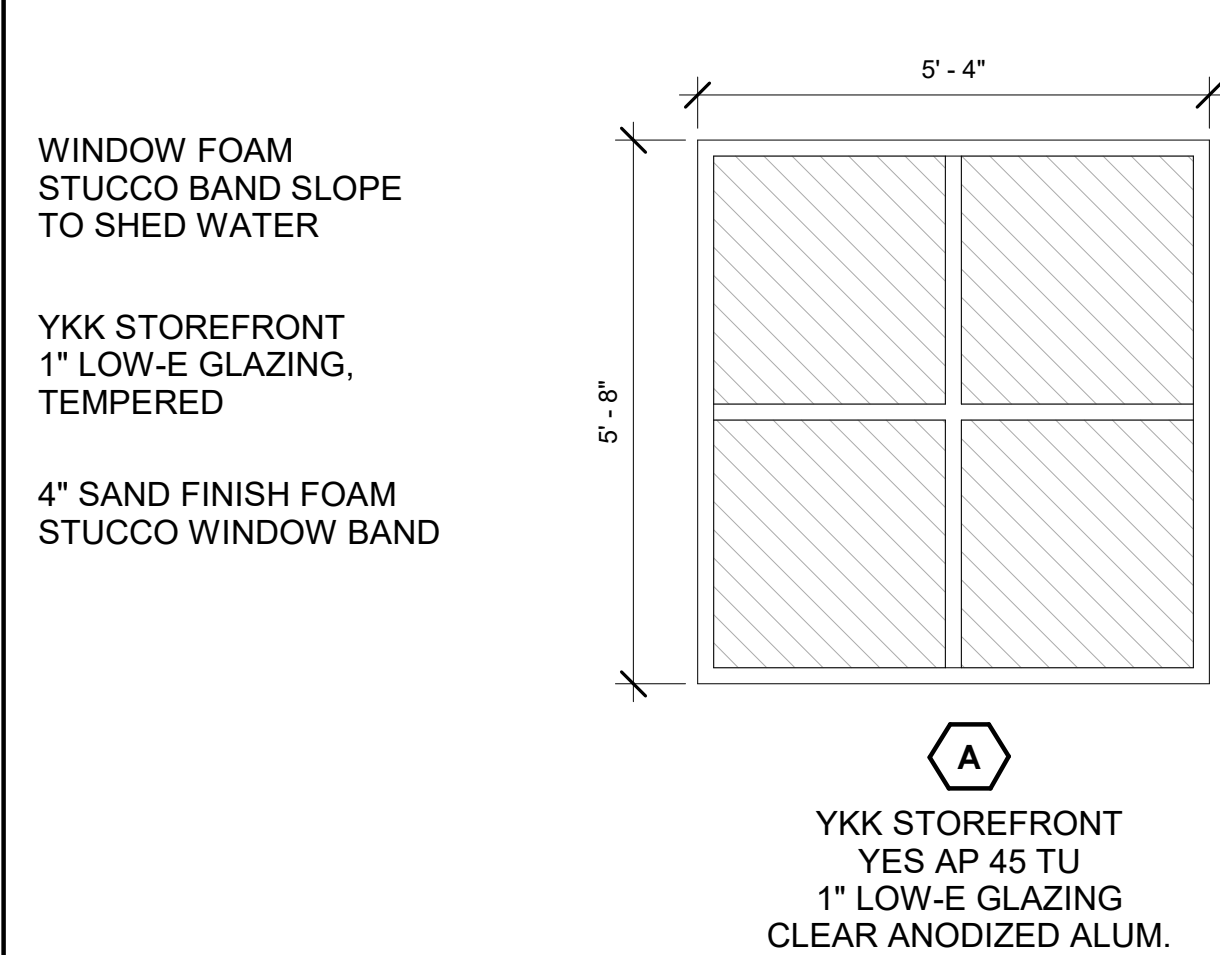
GENERAL NOTES:

- CONTRACTOR TO VERIFY ROUGH OPENINGS REQUIRED FOR DOORS WITH DOOR FRAME PRODUCT MANUFACTURER.
- CONTRACTOR TO REVIEW AND CONFIRM HARDWARE SETS WITH OWNER AND ARCHITECT PRIOR TO ORDERING.
- ALL HARDWARE TO BE SATIN CHROME FINISH UNLESS OTHERWISE NOTED; CONTRACTOR SHALL PROVIDE SAMPLE OF METAL FINISH FOR HARDWARE MANUFACTURER FOR ARCHITECT AND / OR INTERIOR DESIGNER APPROVAL OF METAL FINISH.
- ALL DOOR HANDLES MUST HAVE LEVER HANDLES PER ADA CODE.
- HARDWARE MANUFACTURERS INDICATED ARE LISTED AS BASIS OF DESIGN ONLY. CONTRACTOR SHALL PROVIDE PRODUCT SUBMITTAL FOR ARCHITECT / DESIGNER APPROVAL OF ACCEPTABLE SUBSTITUTIONS.
- ALL GLAZING TO BE 1" INSULATED LOW 'E' TEMPERED CLEAR GLASS, UNLESS OTHERWISE NOTED.
- REFER TO SHEET A7.2 FOR TYPICAL DOOR AND WINDOW DETAILS.

WINDOW NOTES:

- BASIS OF DESIGN YKK STOREFRONT WINDOWS
- FIELD VERIFY ALL WINDOWS MOLDING, TRIM, PANELING AND OVERALL DIMENSIONS.
- TEMPERED SAFETY GLAZING AS REQUIRED
- GC TO COORDINATE MOCKUP WINDOW FOR APPROVAL
- REFER TO SHEET A7.2 FOR TYPICAL WINDOW DETAILS.

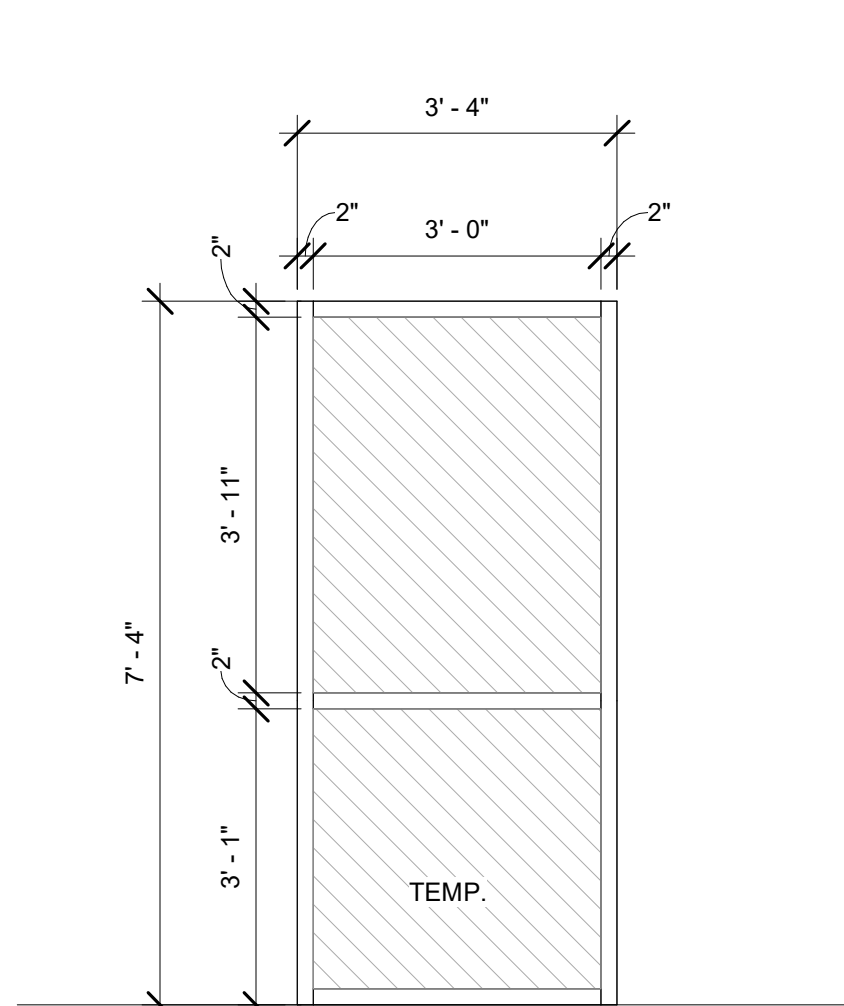
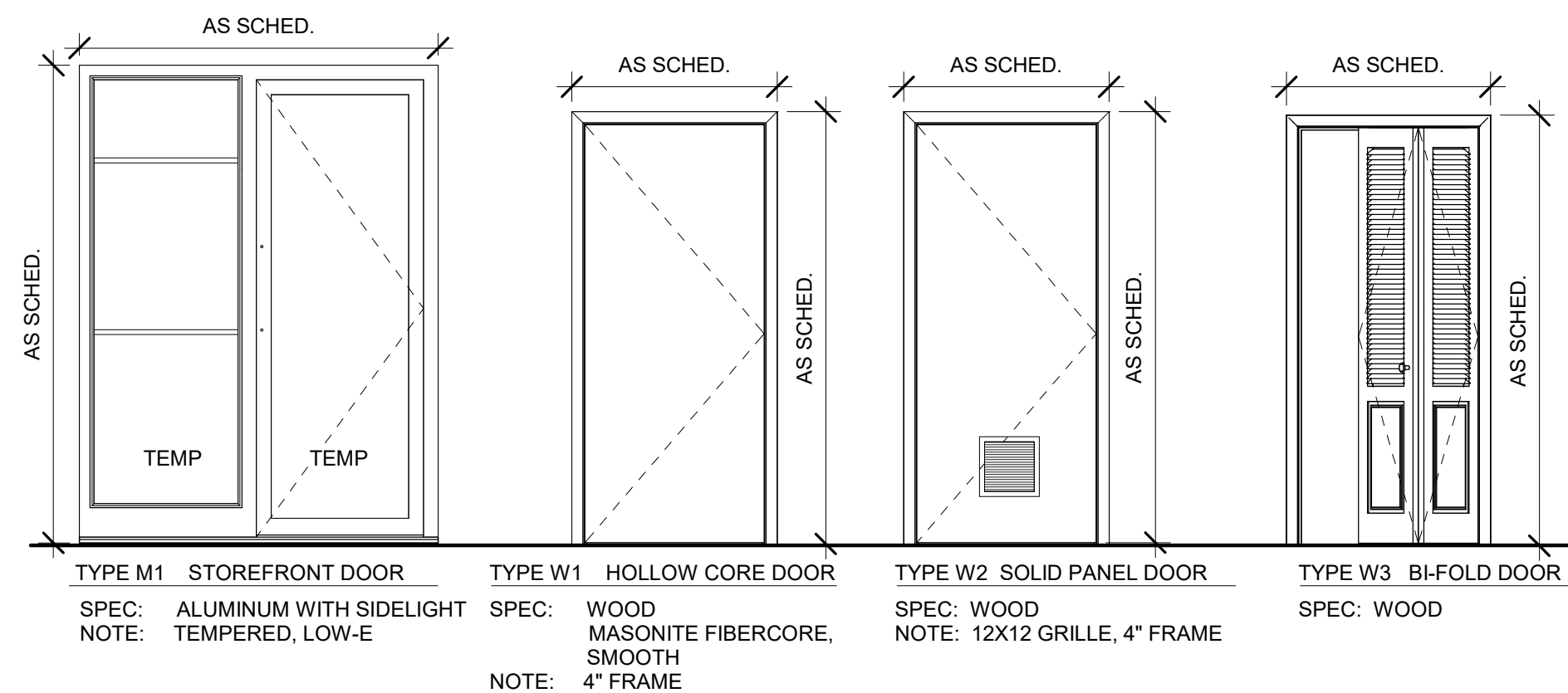
WINDOW ELEVATION:



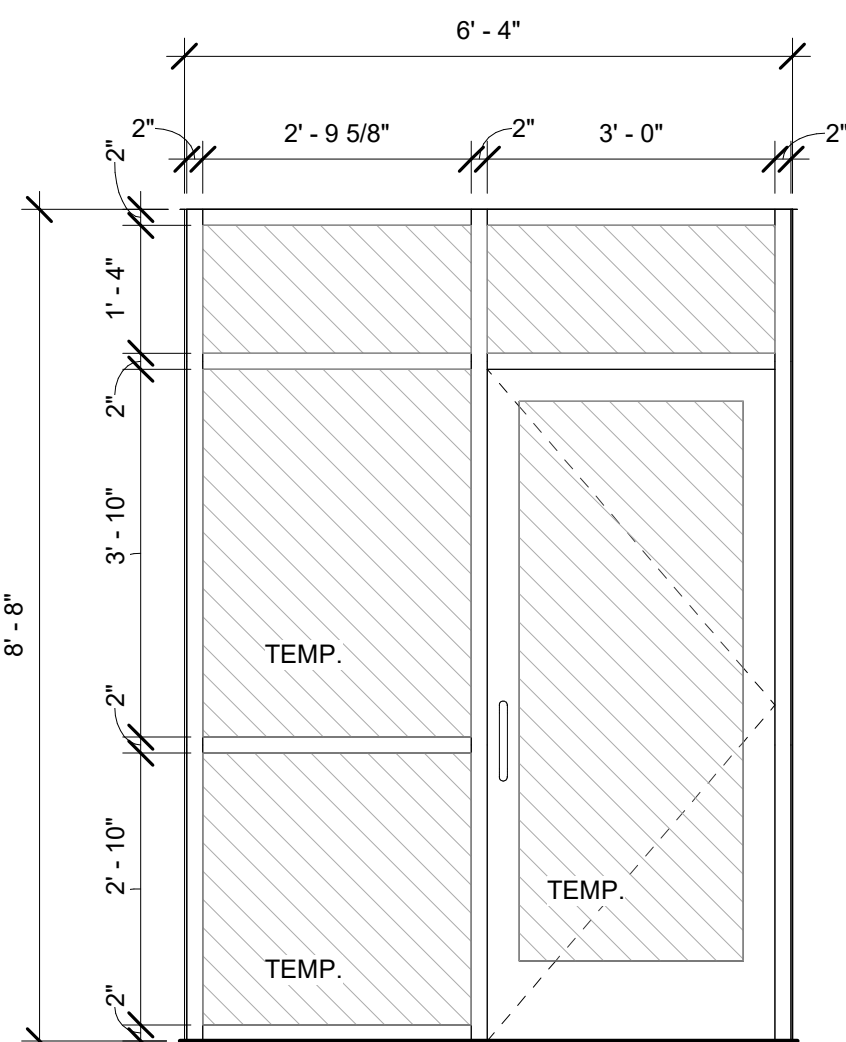
DOOR HARDWARE SCHEDULE

SET	ITEM	MANUFACTURER & MODEL NUMBER	SET	ITEM	MANUFACTURER & MODEL NUMBER
HARDWARE SET 'A'	INACTIVE LEAF: (1-1/2) PAIR 4-1/2" X 4-1/2" BUTT HINGES (1 EA) PUSH / PULL (1) CLOSER	STANDARD 4-1/2" X 4-1/2" BALL BEARING HINGES CP-11 PUSH BAR / CO-9 PULL HANDLE LCN 1260 SERIES SURFACE MTD. CLOSER WITH BACKCHECK AND HOLD OPEN	HARDWARE SET 'C'	(1-1/2) PAIR 4-1/2" X 4-1/2" BUTT HINGES (1) PASSAGE LATCHSET (1) CLOSER (1) WALL STOP (3) SILENCERS	3 EA. BUTTS - STANLEY FBB 191 (32D) 4.5 X 4.5 YALE 3000 SERIES, OR EQUAL, PARALLEL ARM MOUNTED IVES 407 (32D.) OR EQUAL
	ACTIVE LEAF: (1-1/2) PAIR 4-1/2" X 4-1/2" BUTT HINGES (1 EA) PUSH / PULL (1) CLOSER	STANDARD 4-1/2" X 4-1/2" BALL BEARING HINGES CP-11 PUSH BAR / CO-9 PULL HANDLE LCN 1260 SERIES SURFACE MTD. CLOSER WITH BACKCHECK AND HOLD OPEN ADAMS RITE MS-1850 DEADLOCK WITH CYLINDER KEYED TO MASTER KEY SYSTEM			
	GENERAL: (1) WEATHER STRIPPING (1) THRESHOLD	BOTTOM DOOR SWEEP THRESHOLD 1/2" HIGH OFFSET PIVOT / BUTT HINGE			
HARDWARE SET 'B'	(1-1/2) PAIR 4-1/2" X 4-1/2" BUTT HINGES (1) PRIVACY LATCHSET (1) CLOSER (1) WALL STOP (3) SILENCERS	3 EA. BUTTS - STANLEY FBB 191 (32D) 4X5 X 4X5 BEST 73KC-0-L-15D-S3-626 YALE 3000 SERIES, OR EQUAL, PARALLEL ARM MOUNTED IVES 407 (32D.) OR EQUAL	HARDWARE SET 'D'	3/6 HINGES 1/2 PASSAGE SET 1/2 HINGE STOP 1 BASE STOP	BY PREHUNG DOOR MANUFACTURER QCL230 M 478S 30680 30619

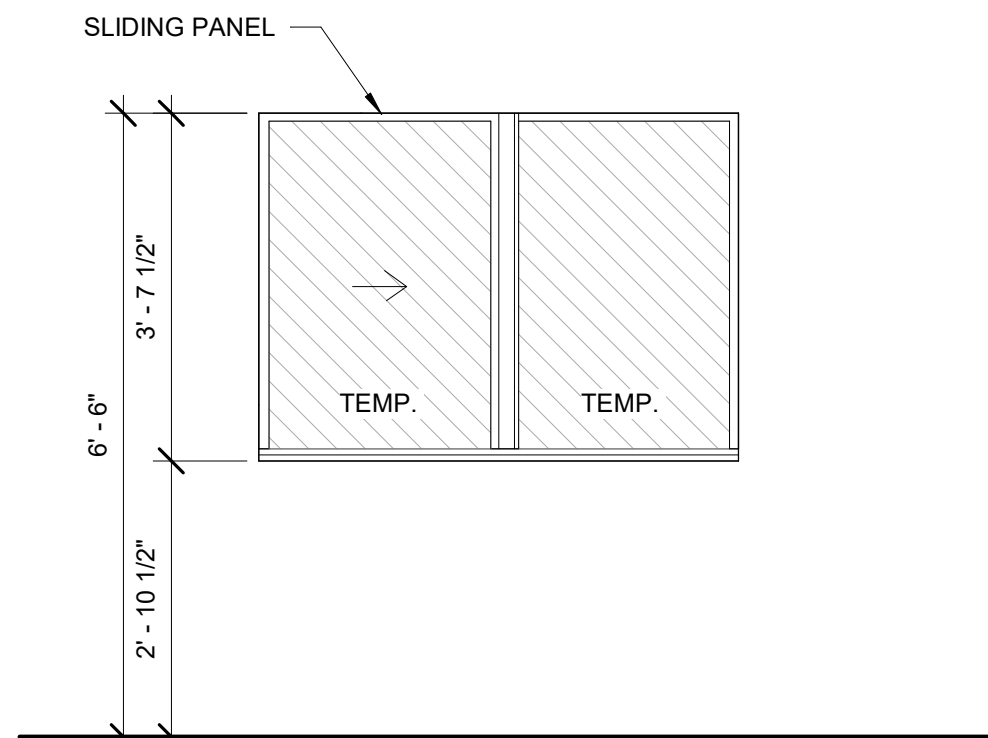
DOOR & FRAME TYPES:



3 STOREFRONT WINDOW
A7.1 1/2" = 1'-0"



2 NEW STOREFRONT DOOR ELEVATION
A7.1 1/2" = 1'-0"



1 NEW INTERIOR GLASS SERVICE WINDOW ELEVATION
A7.1 1/2" = 1'-0"

NOTE: SEE 8/A6.1

OWNER / PROJECT:

**CLERMONT FIRE DEPARTMENT
FIRE PREVENTION DIVISION**
AN EXTERIOR & INTERIOR IMPROVEMENT
CLERMONT, FLORIDA

PROFESSIONAL SEAL:

100% BID / PERMIT SUBMISSION SET: NOT FOR CONSTRUCTION

MARK DATE DESCRIPTION

ISSUE DATE: JUNE 13, 2024

DOOR AND WINDOW SCHEDULE

PROJECT NO. PSA 2024-11.00

DRAWN BY TP

CHECKED BY AP

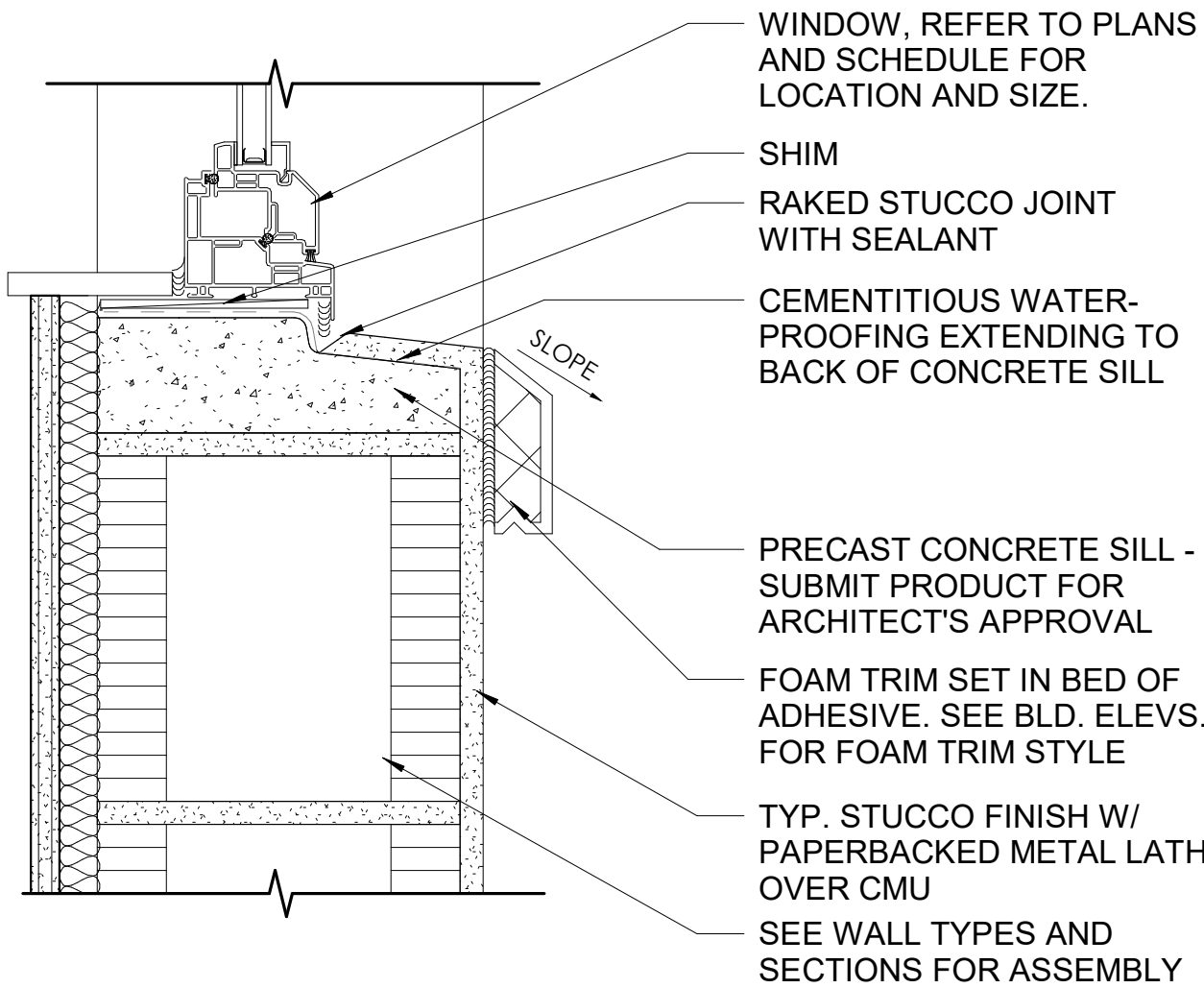
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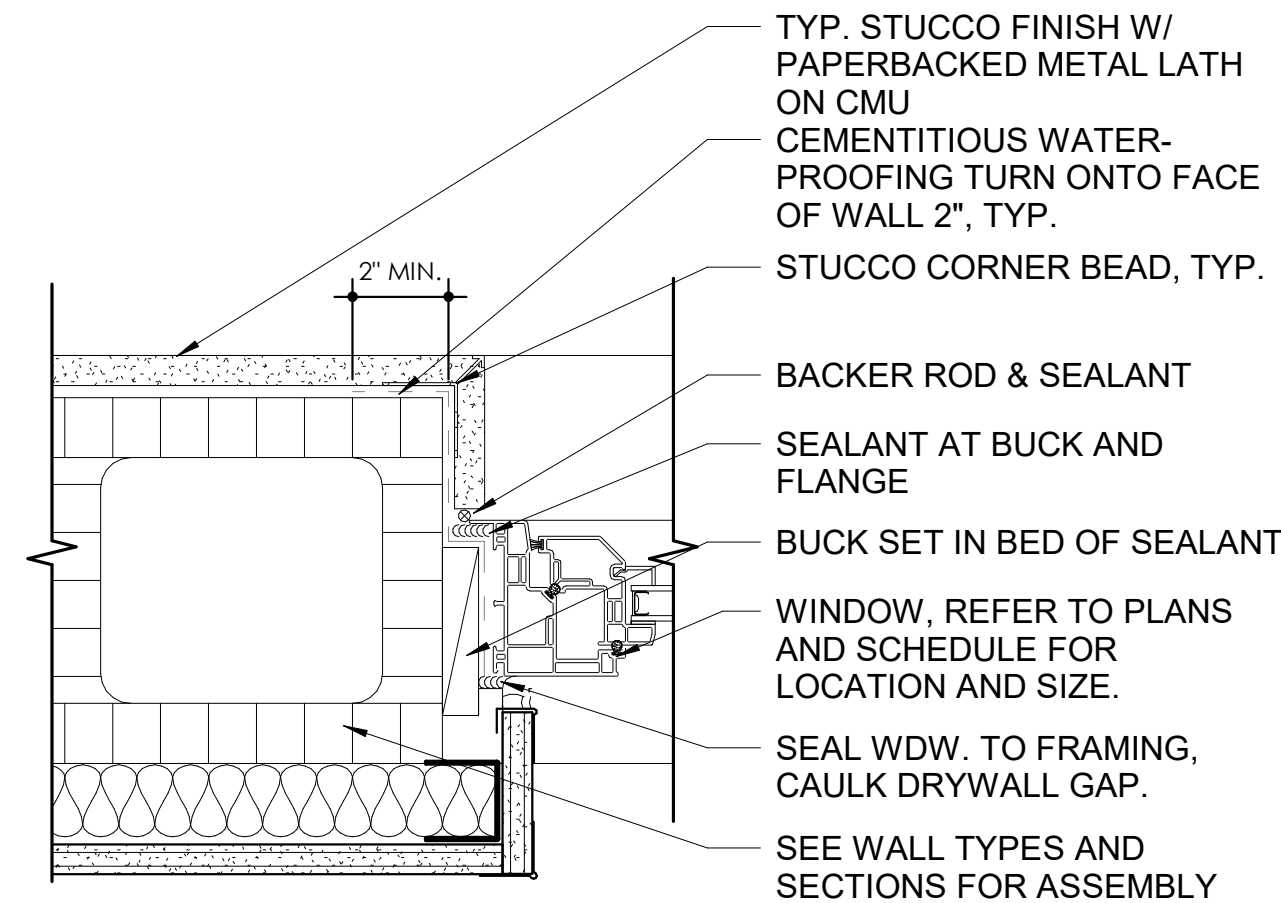
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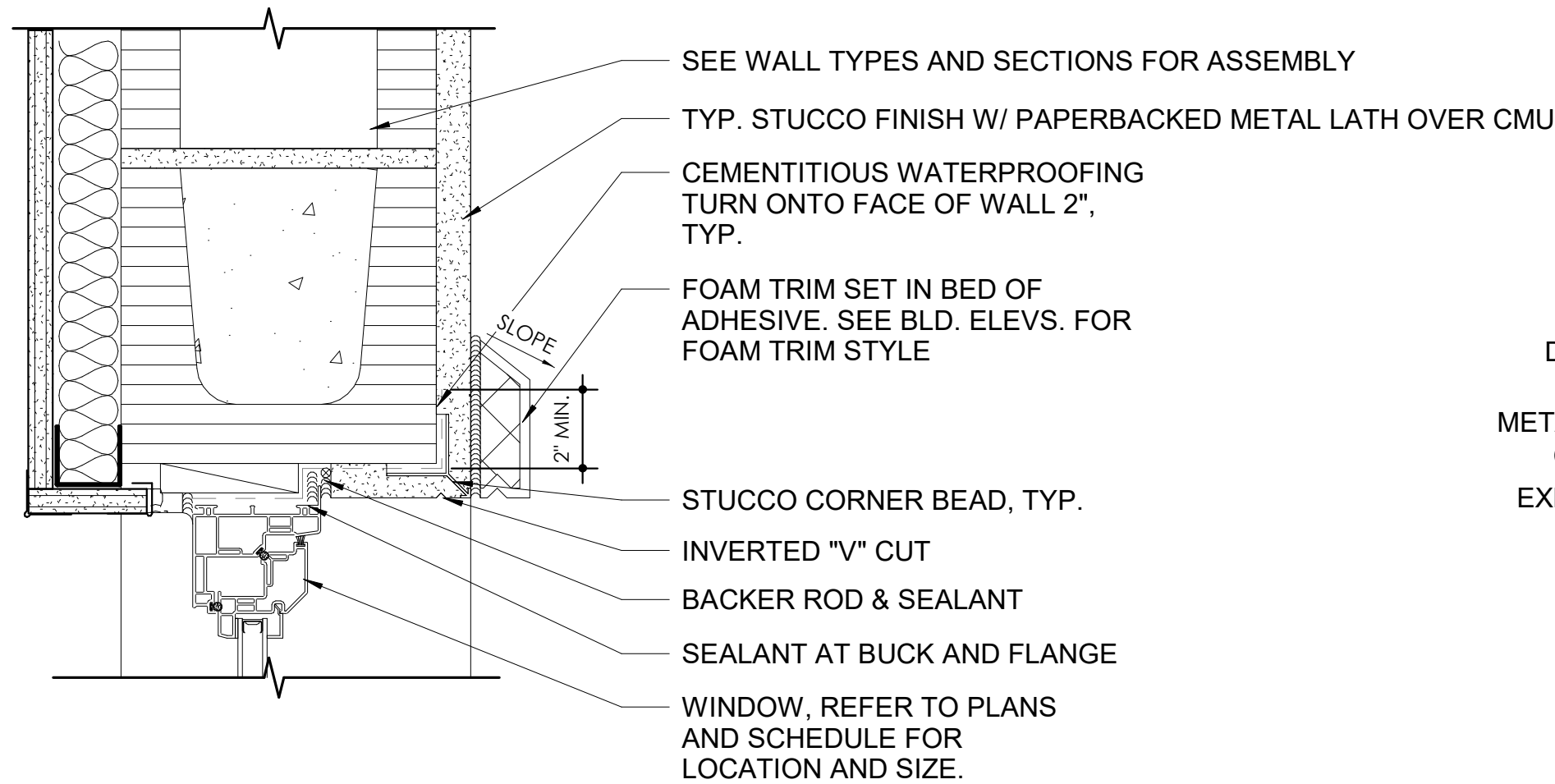
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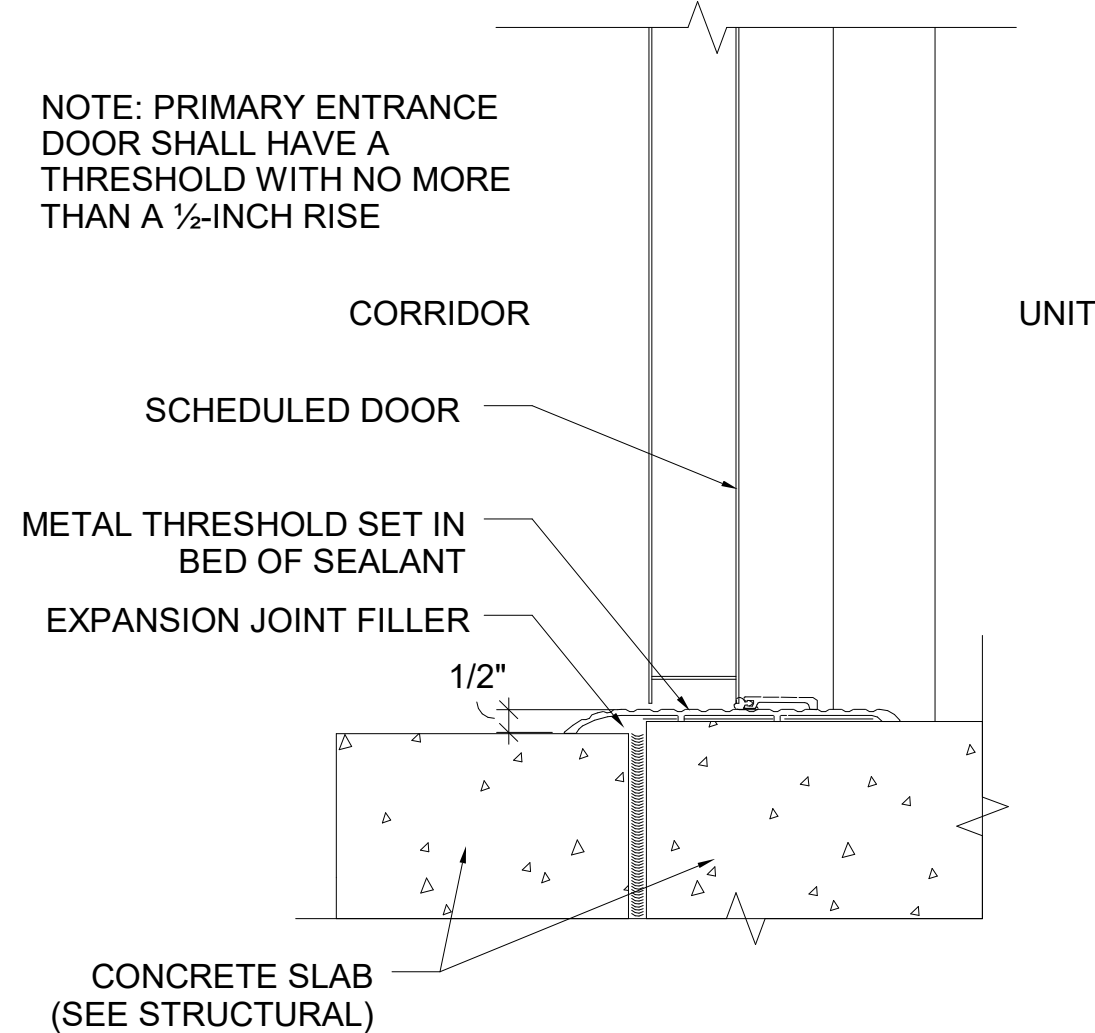
7 SILL DETAIL-CMU
A7.2 3" = 1'-0"



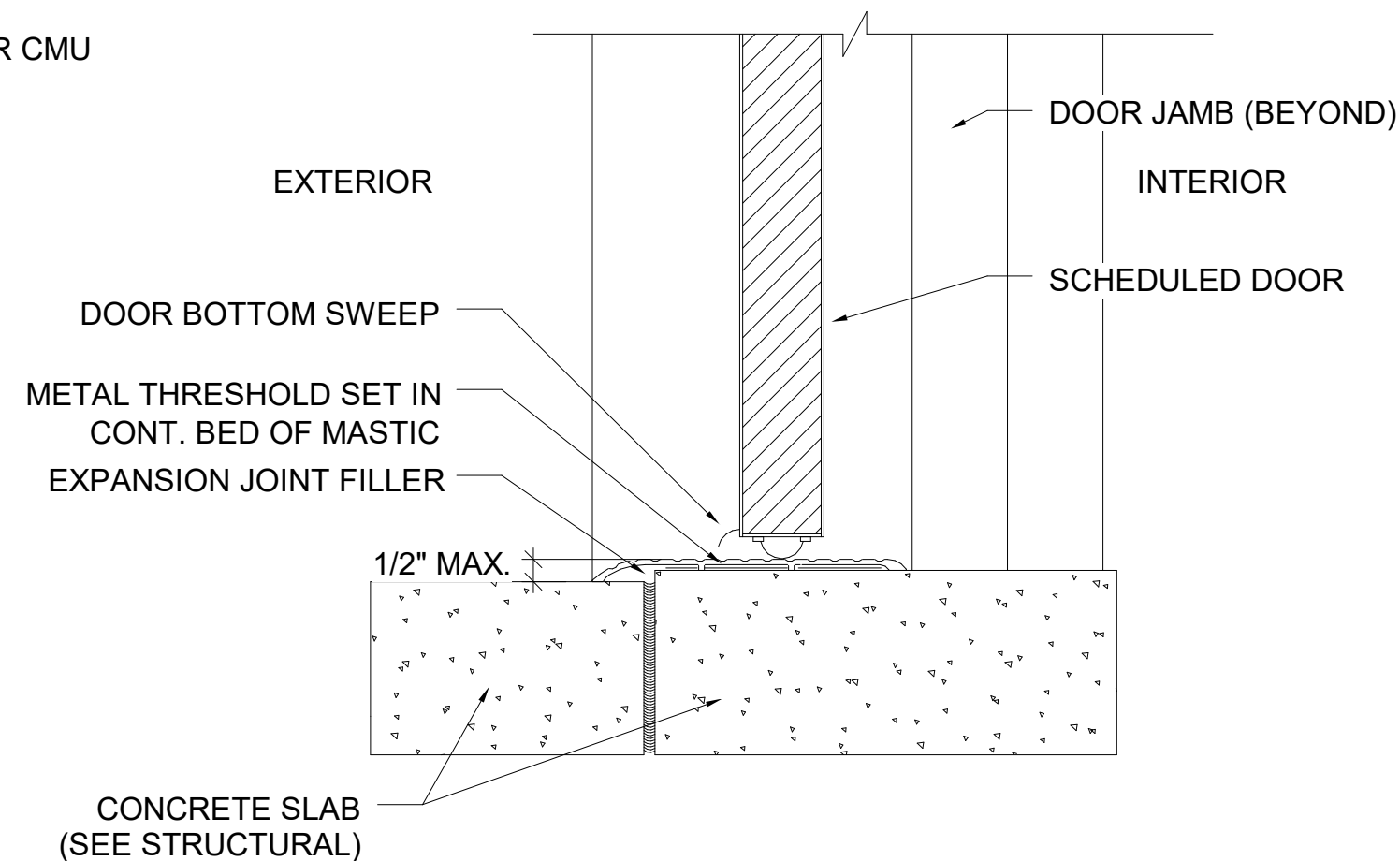
8 JAMB DETAIL-CMU
A7.2 3" = 1'-0"



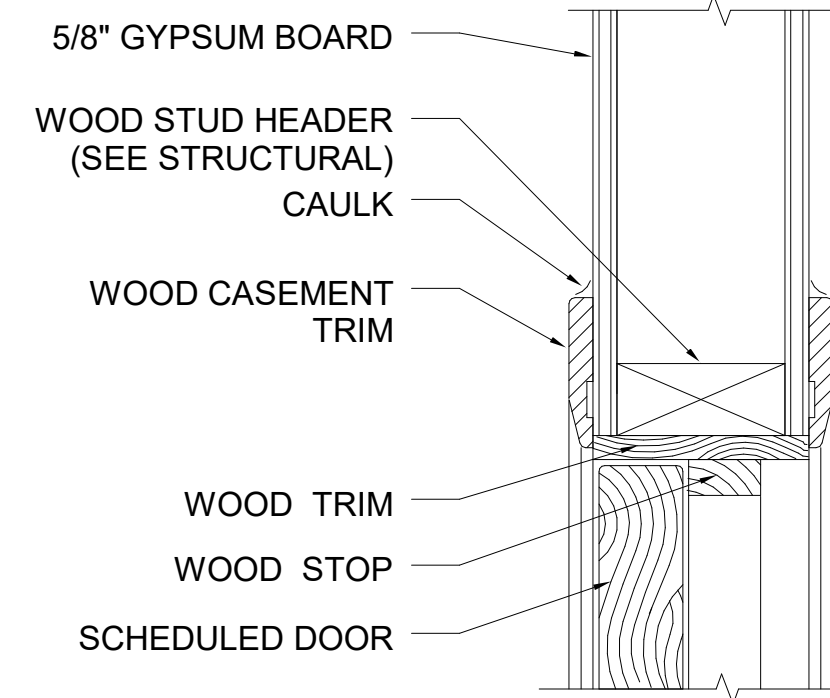
9 HEAD DETAIL-CMU
A7.2 3" = 1'-0"



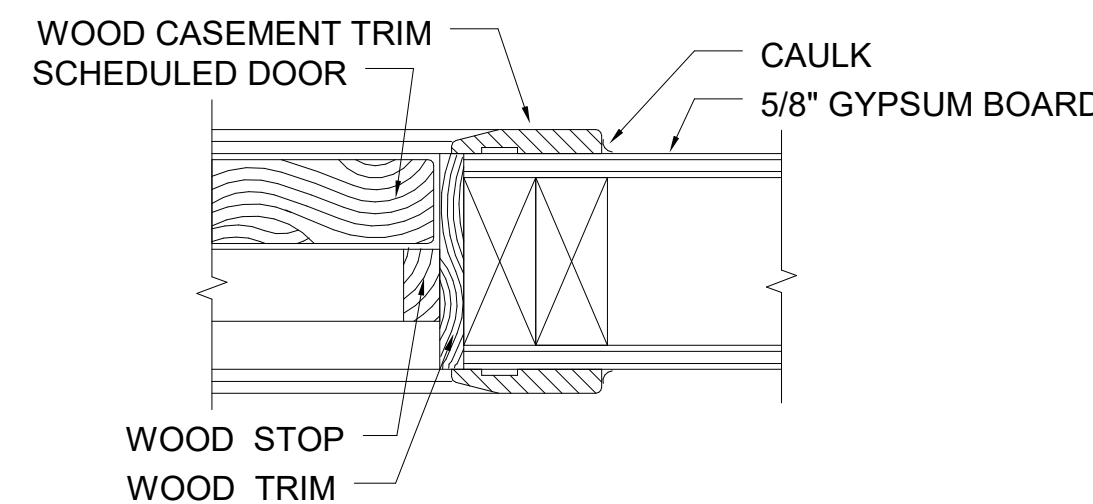
5 ENTRY DOOR - THRESHOLD
A7.2 3" = 1'-0"



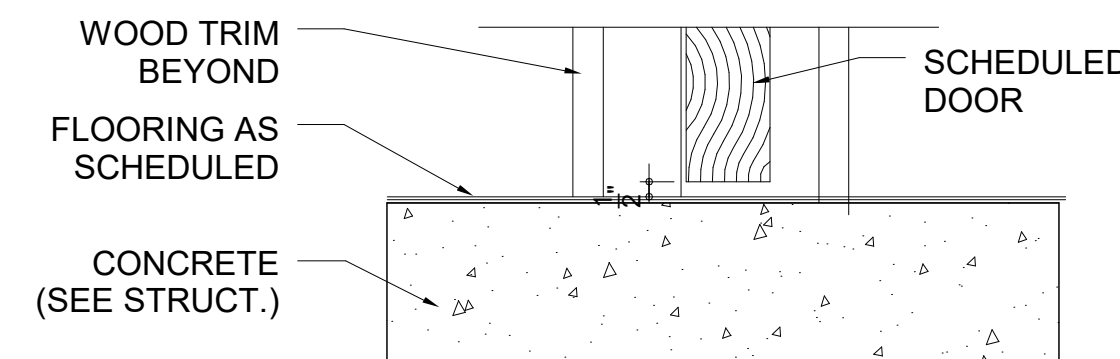
6 EXT. DOOR - THRESHOLD
A7.2 3" = 1'-0"



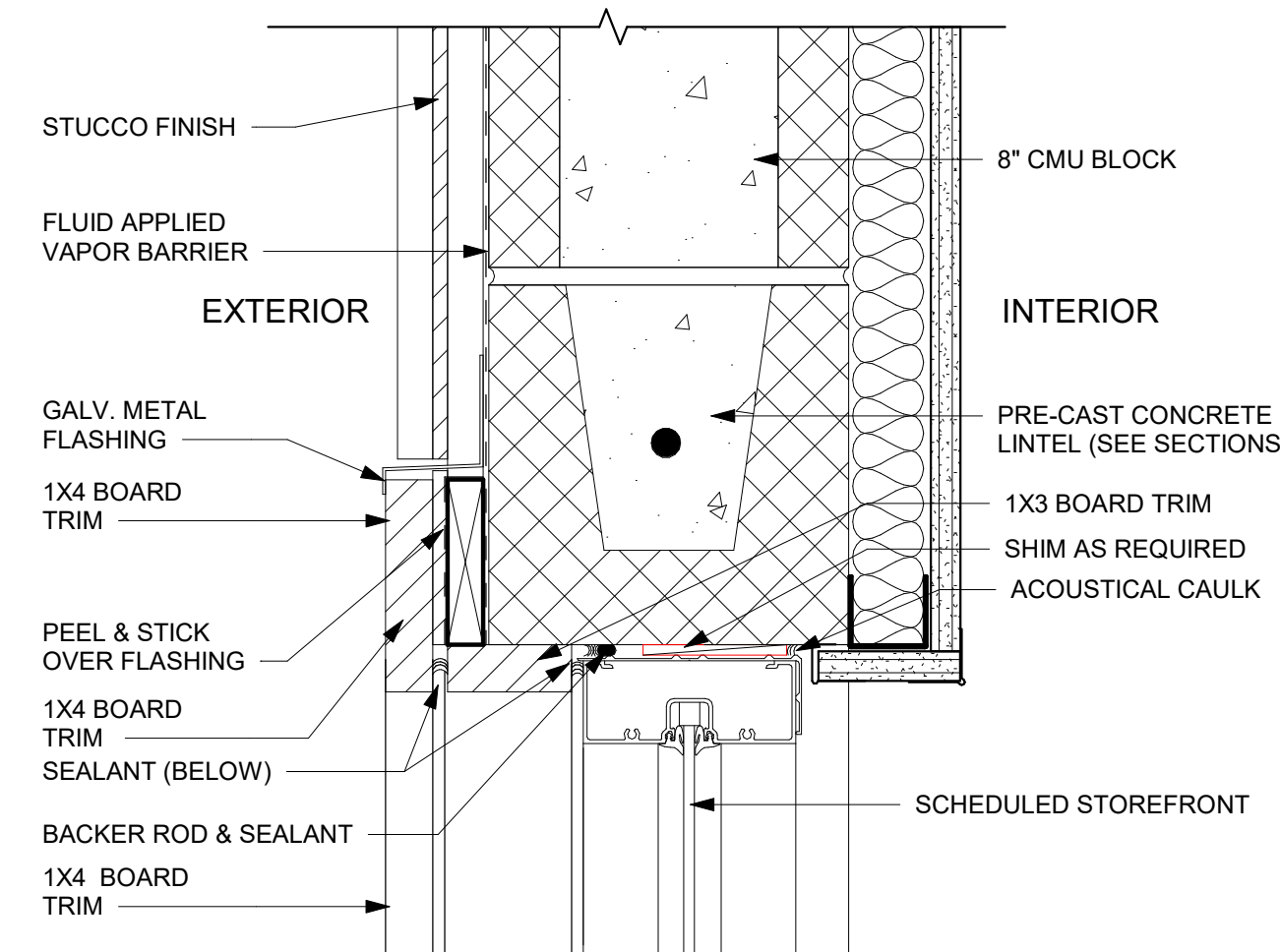
1 INT. DOOR - HEAD DETAIL
A7.2 3" = 1'-0"



2 INT. DOOR - JAMB DETAIL
A7.2 3" = 1'-0"



3 INT. DOOR - THRESHOLD
A7.2 3" = 1'-0"



4 ENTRY DOOR - HEADER DETAIL
A7.2 3" = 1'-0"

OWNER / PROJECT:

**CLERMONT FIRE DEPARTMENT
FIRE PREVENTION DIVISION**
AN EXTERIOR & INTERIOR IMPROVEMENT
CLERMONT, FLORIDA

PROFESSIONAL SEAL:

MARK	DATE	DESCRIPTION

ISSUE DATE: JUNE 13, 2024
TYPICAL DOOR AND WINDOW DETAILS

PROJECT NO. PSA 2024-11.00
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A7.2

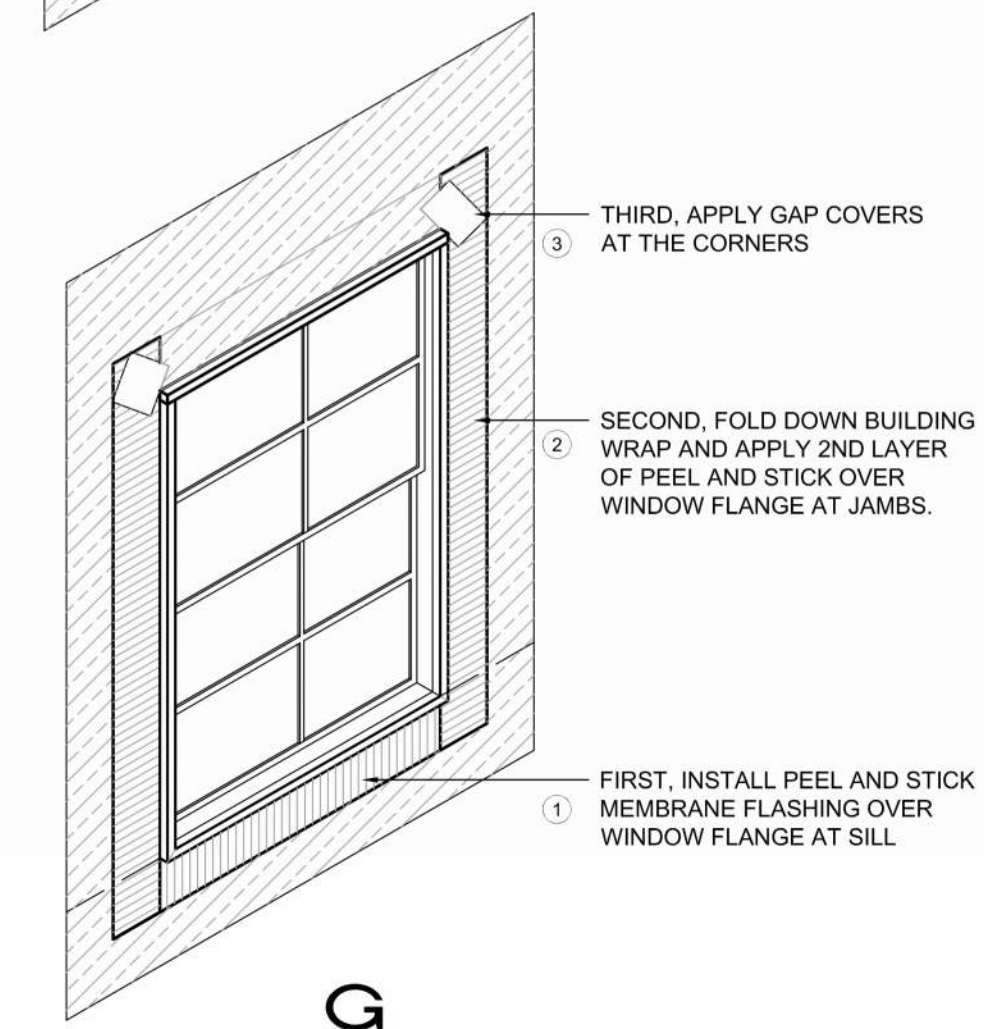
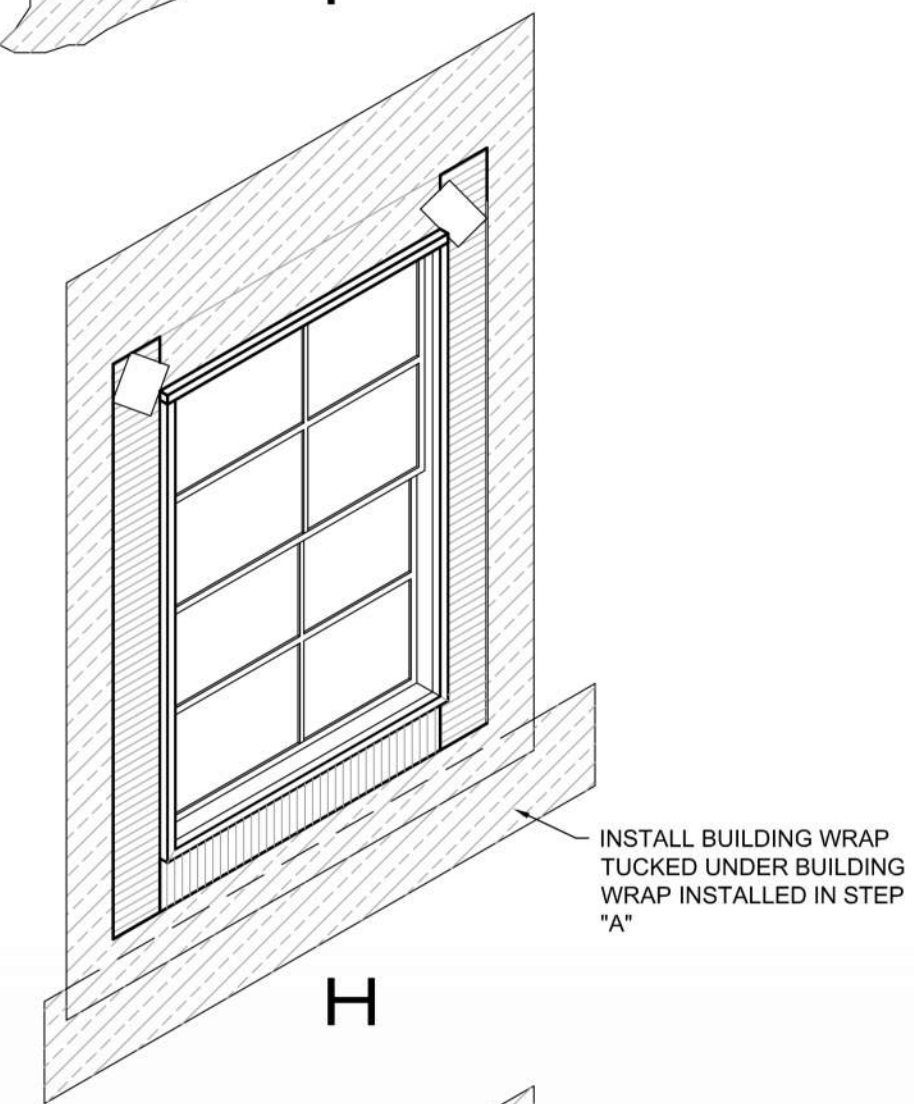
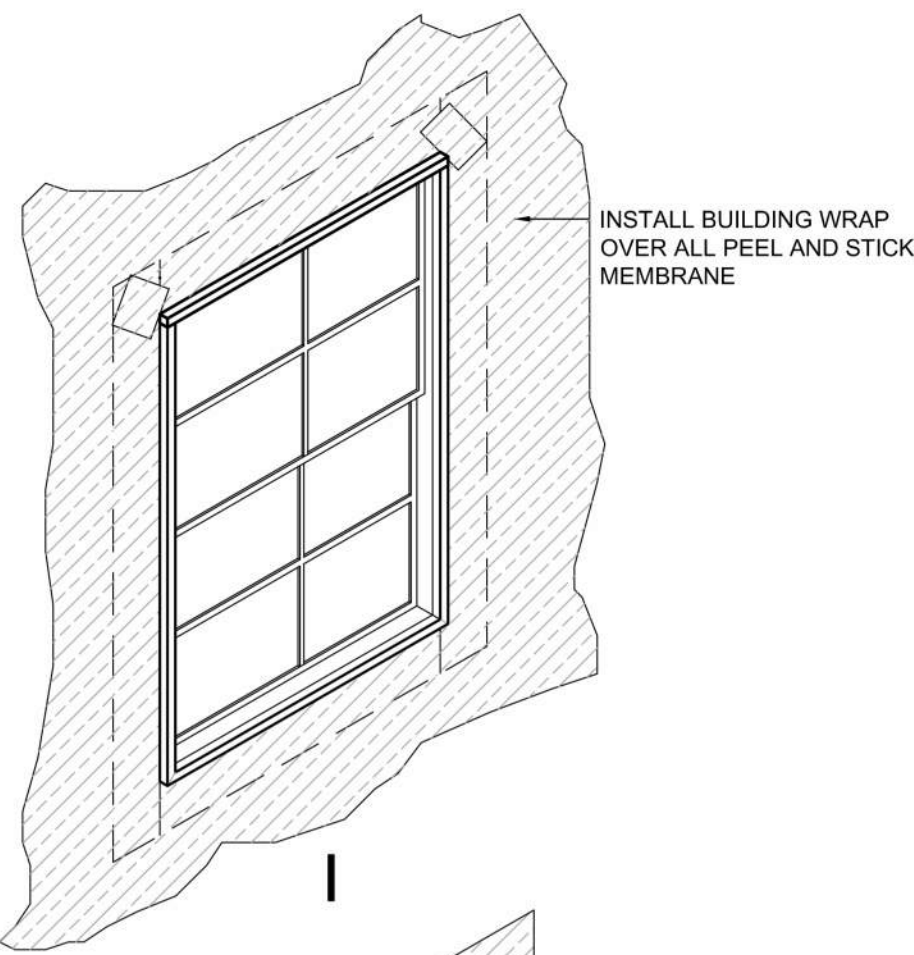
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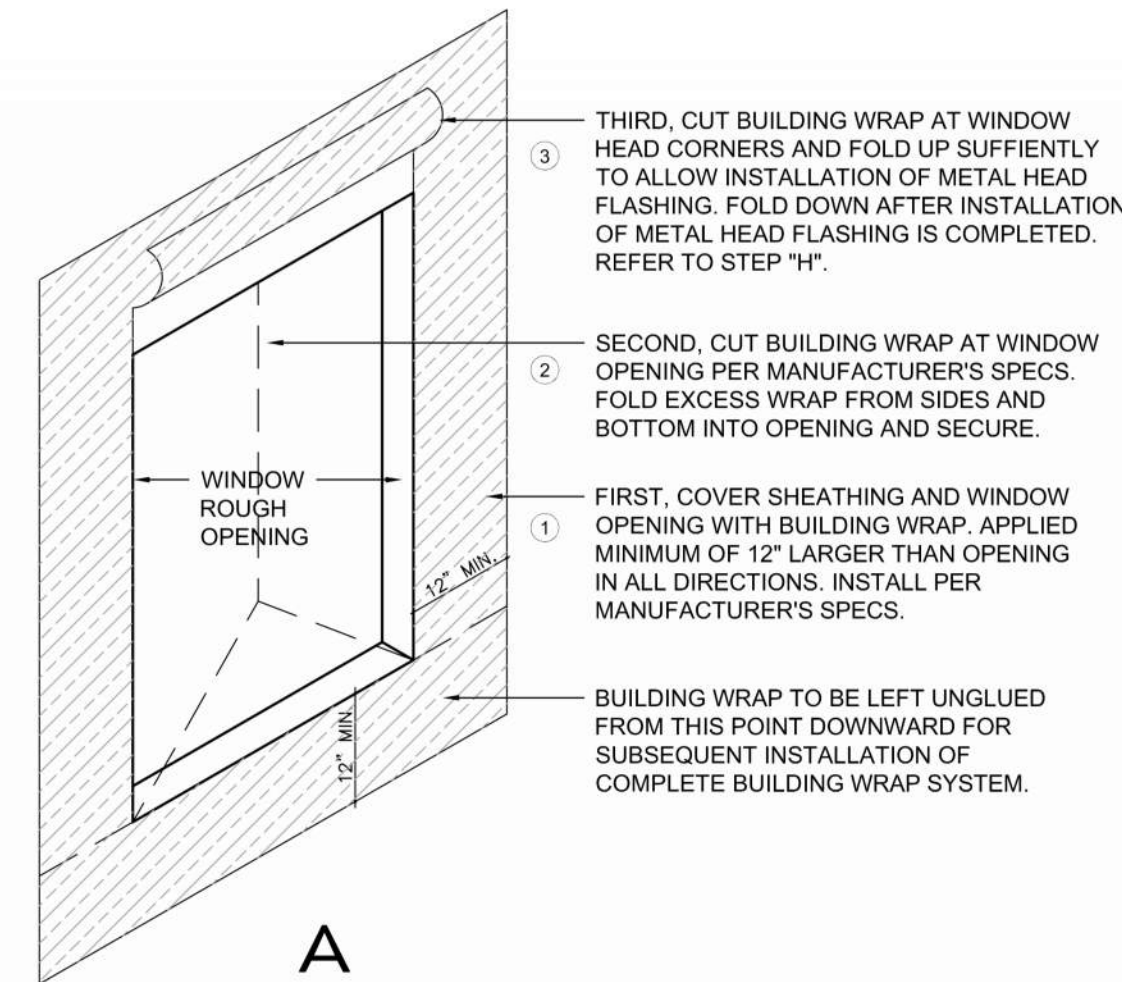
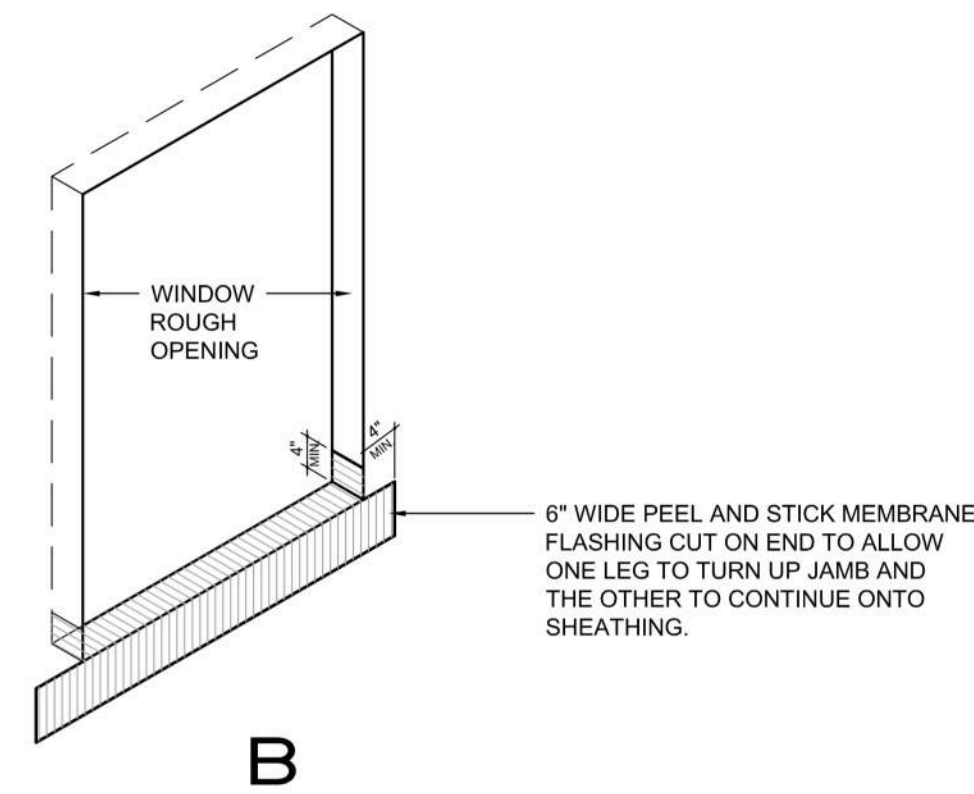
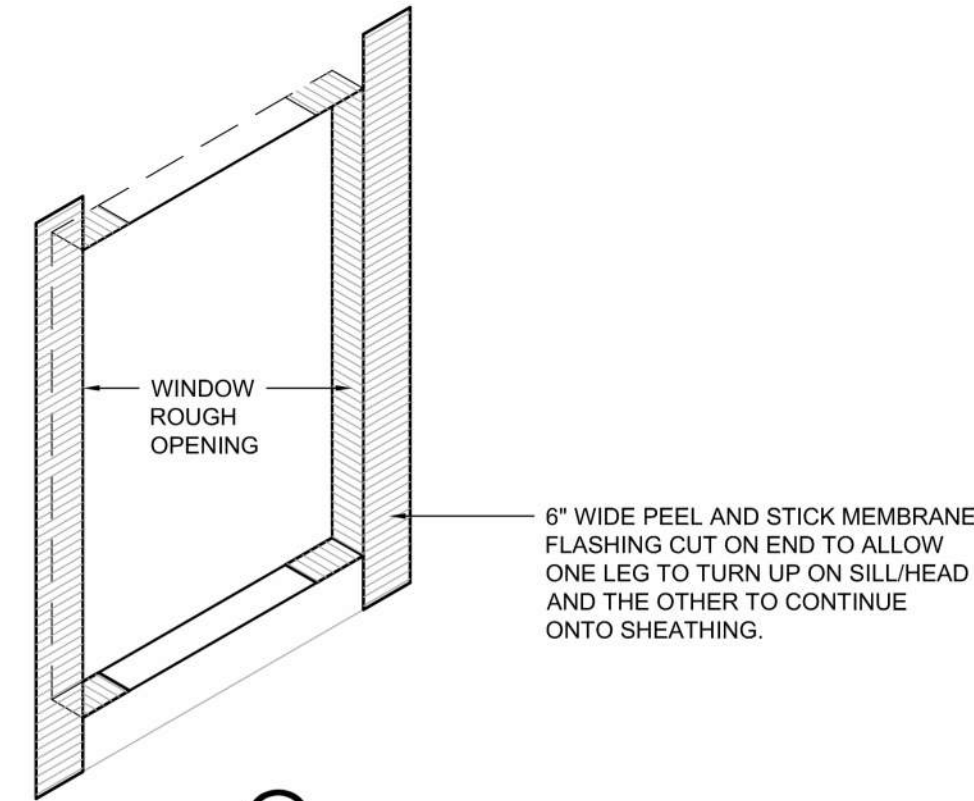
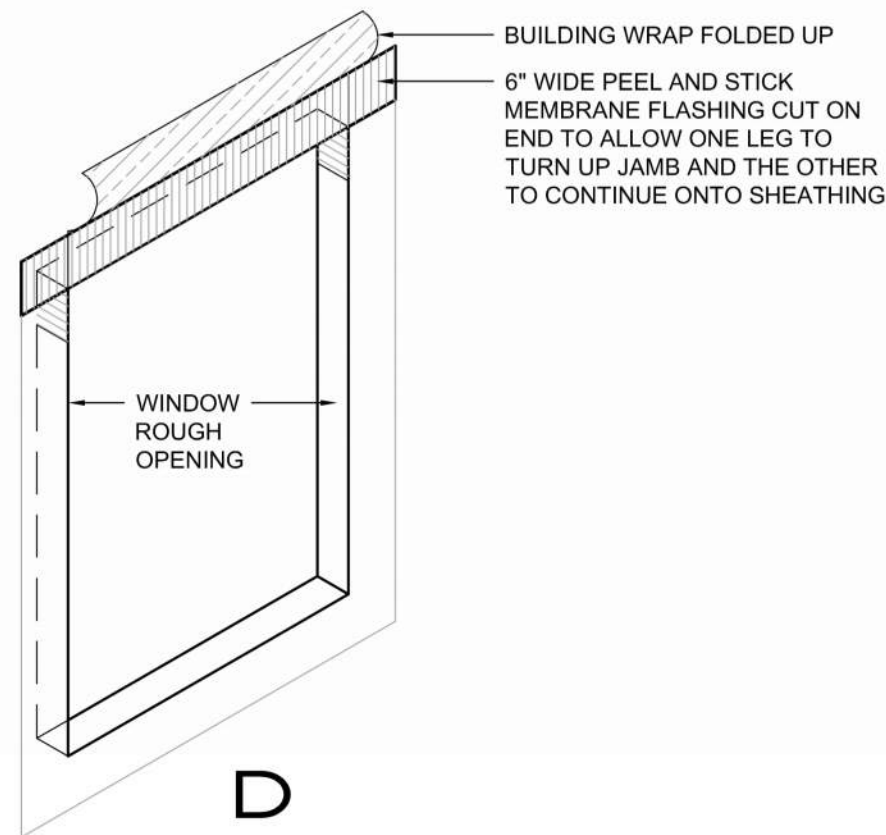
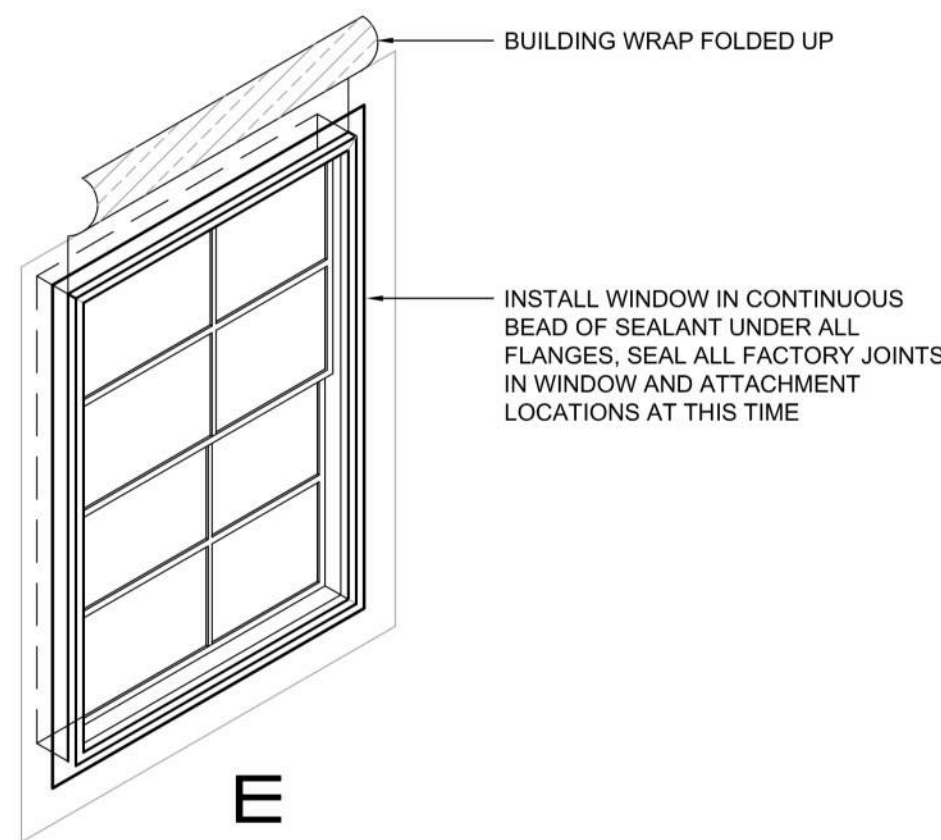
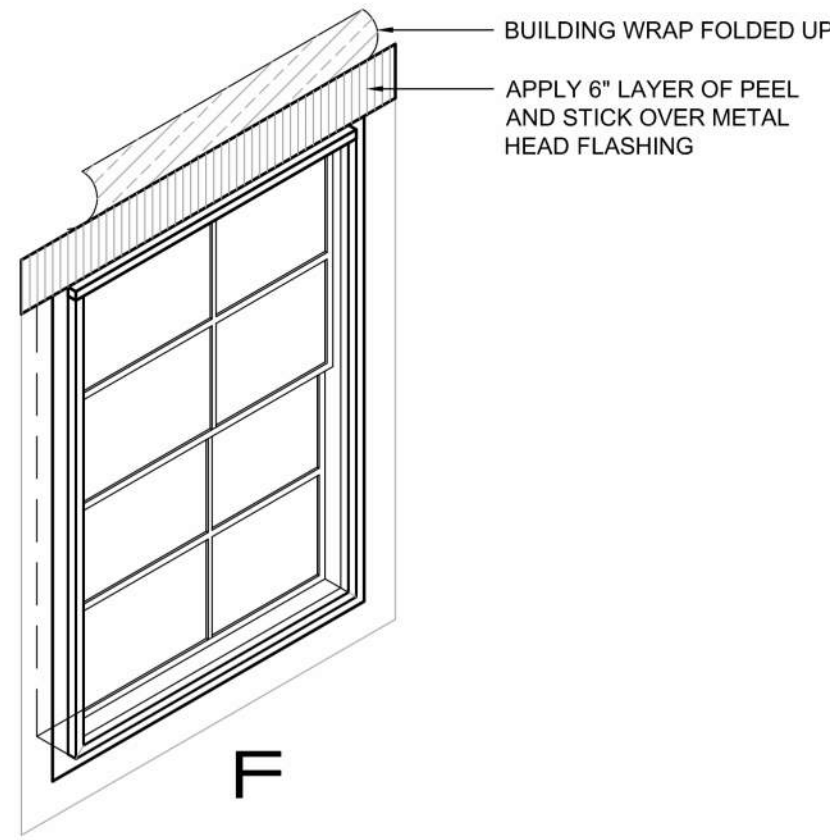
B

C

D



1 WINDOW INSTALLATION/TAPING DETAIL
A7.3 3" = 1'-0"



1 WINDOW SEQUENCE DETAILS
A&A N.T.S.

OWNER / PROJECT:

**CLERMONT FIRE DEPARTMENT
FIRE PREVENTION DIVISION**
AN EXTERIOR & INTERIOR IMPROVEMENT
CLERMONT, FLORIDA

PROFESSIONAL SEAL:

MARK	DATE	DESCRIPTION
	ISSUE DATE: JUNE 13, 2024	

WINDOW & WATER PROOFING DETAILS

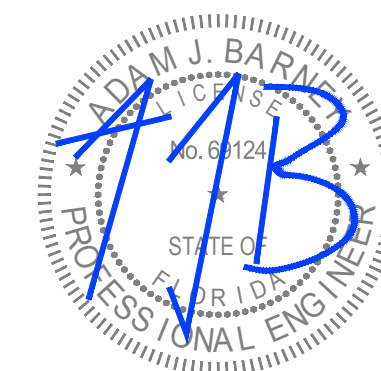
PROJECT NO.	PSA 2024-11.00
DRAWN BY	TP
CHECKED BY	AP

A7.3

100% BID / PERMIT SUBMISSION SET: NOT FOR CONSTRUCTION

CLERMONT, FLORIDA

PROFESSIONAL SEAL: JLC24.0054.00

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ISSUE DATE: JUNE 13, 2024

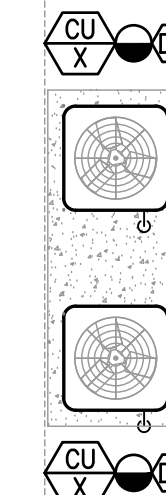
DEMO FLOOR PLAN
MECHANICAL

PROJECT NO.	PSA 2024-11.00
DRAWN BY	CRW/JAL
CHECKED BY	BLS/AJB

M1.1

Scale	As indicated
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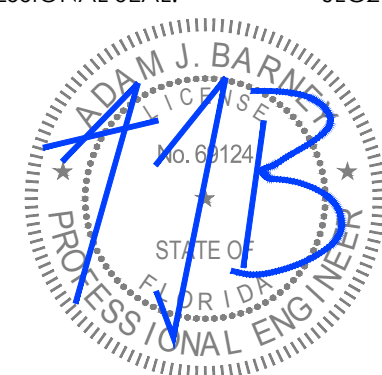
- (D1) EXISTING AIR HANDLING UNIT TO BE REMOVED AND DISCARDED. EXISTING DUCTWORK TO BE REMOVED AT POINT OF DISCONNECT SHOWN AND CAPPED FOR REUSE AS REQUIRED. CONTRACTOR TO INSPECT PRIOR TO START OF CONSTRUCTION AND REPAIR OR REPLACE AS REQUIRED.
- (D2) EXISTING RETURN DUCTWORK TO BE REMOVED AT POINT OF CONNECTION SHOWN AND CAPPED FOR REUSE AS REQUIRED. CONTRACTOR TO INSPECT PRIOR TO START OF CONSTRUCTION AND REPAIR OR REPLACE AS REQUIRED.
- (D3) EXISTING THERMOSTAT TO BE REMOVED AND DISCARDED.
- (D4) EXISTING CEILING MOUNTED EXHAUST FAN AND DUCTWORK TO BE REMOVED AND DISCARDED.
- (D5) EXISTING CONDENSING UNIT TO BE REMOVED AND DISCARDED. EXISTING HOUSEKEEPING PAD TO REMAIN.
- (D6) EXISTING AIR DEVICE AND CORRESPONDING DUCTWORK TO BE REMOVED AND DISCARD.
- (D7) EXISTING RETURN DUCTWORK TO BE REMOVED AND DISCARDED.



1 DEMO FLOOR PLAN - MECHANICAL
1/4" = 1'-0"

CLERMONT FIRE INSPECTIONS
BUILDING RENOVATION
AN EXTERIOR & INTERIOR IMPROVEMENT
CLERMONT, FLORIDA

PROFESSIONAL SEAL: JLC24.0054.0



MARK	DATE	DESCRIPTION
ISSUE DATE: JUNE 13, 2024		

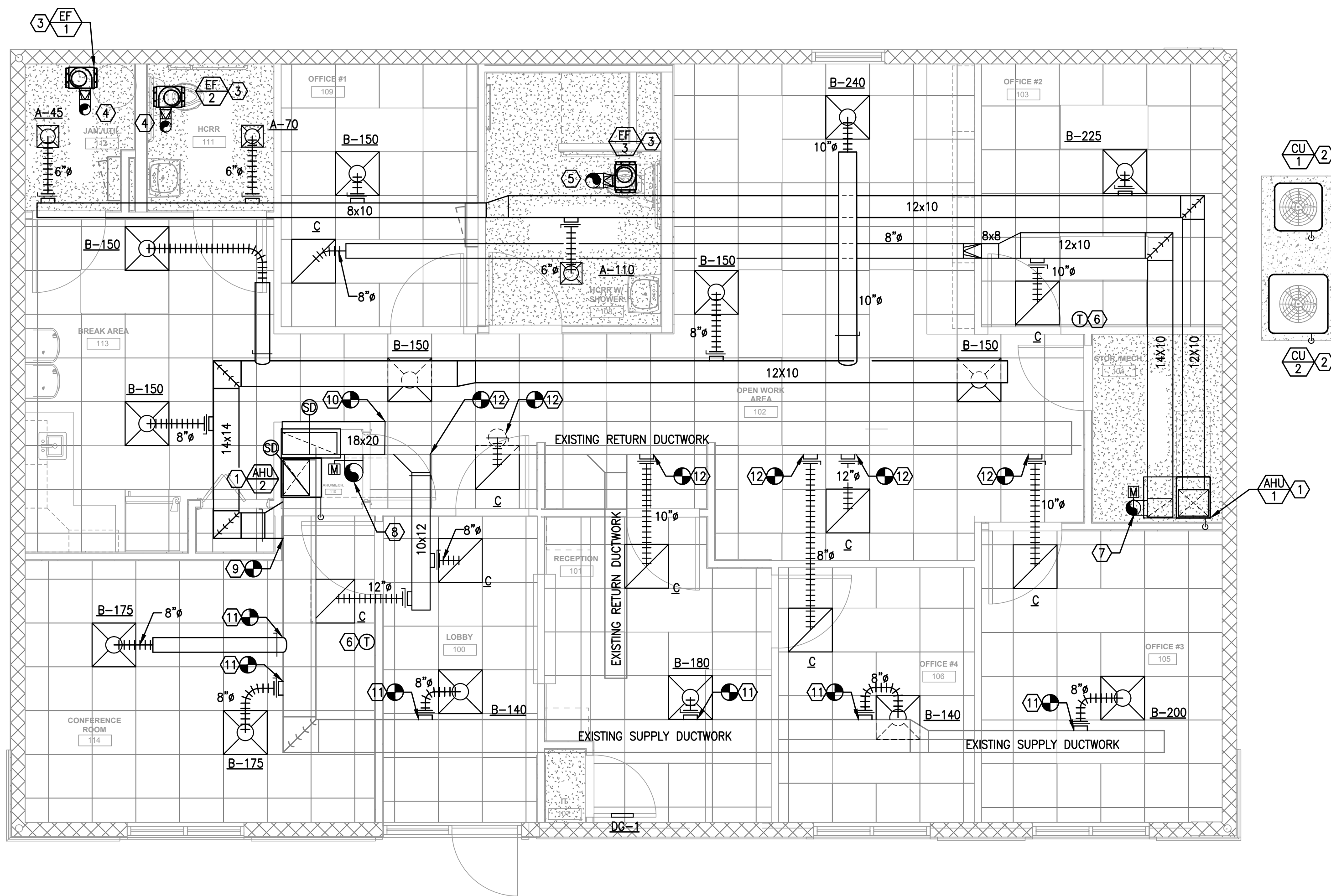
RENO FLOOR PLAN
MECHANICAL

M2.1

Scale	As indicated
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1. DRAWINGS ARE DIAGRAMMATIC ONLY AND REPRESENT THE GENERAL SCOPE OF THE WORK. PRIOR TO SUBMITTING BID, VISIT THE JOB SITE TO OBSERVE THE EXISTING CONDITIONS OF THE PROJECT. REVIEW GENERAL NOTES. SPECIFICATIONS AND PLANS FOR ADDITIONAL REQUIREMENTS THAT MAY NOT BE SPECIFICALLY CALLED OUT IN THIS PORTION OF THE CONSTRUCTION DOCUMENTS. NOTIFY ARCHITECT OF ANY CONFLICTS OR DISCREPANCIES PRIOR TO SUBMISSION OF BID.
2. INSTALLATION OF EQUIPMENT SHALL COMPLY WITH EQUIPMENT MANUFACTURER'S INSTALLATION AND CLEARANCE REQUIREMENTS.
3. ALL NEW RESTROOM AND TRANSFER AIR DUCTWORK SHALL BE GALVANIZED STEEL WITH ZERO LEAKAGE BACKDRAFT DAMPERS AND DOOR UNDERCUTS.
4. DUCT SIZES SERVING DIFFUSERS AND GRILLES ARE SAME SIZE AS DIFFUSER OR GRILLE NECK UNLESS NOTED OTHERWISE.
5. CONTRACTOR IS RESPONSIBLE FOR COORDINATING DIFFUSERS/REGISTERS BORDER STYLES WITH ARCHITECTURAL CEILING TYPES.
6. PROVIDE VOLUME BALANCING DAMPER AT ALL NINETY-DEGREE DUCT TAKE-OFFS. THIS ALSO APPLIES TO TAKE-OFFS TO DIFFUSERS OR REGISTERS LOCATED DIRECTLY UNDER DUCTS.
7. MECHANICAL CONTRACTOR TO FIELD VERIFY WITH STRUCTURE ALL DUCT ROUTING PRIOR TO FABRICATION.
8. PROVIDE ACCESS TO ALL COMPONENTS REQUIRING PERIODIC INSPECTION AND SERVICE THAT ARE LOCATED WITHIN THE SPACE OR REQUIRE ACCESS THROUGH THE SPACE. LABEL ACCESS DOORS AND PANELS OR CEILING TILES UTILIZED FOR ACCESS WITH THE NAME OF THE HIDDEN COMPONENT(S). DEMONSTRATE ACCESS TO ALL HIDDEN COMPONENTS FOR THE FIELD REPRESENTATIVE PRIOR TO OCCUPANCY.
9. CONTRACTOR SHALL COMPLY WITH ALL LANDLORD'S TENANT CRITERIA. COORDINATE AND SCHEDULE ALL WORK WITH LANDLORD'S FIELD REPRESENTATIVE.
10. PROVIDE ALL NECESSARY TRANSITIONS AND OFFSETS AND OFFSETS IN SUPPLY AND RETURN AIR DUCTWORK TO AVOID STRUCTURE, WATER, GAS, SPRINKLER PIPING, OTHER DUCTWORK, OTHER TRADES, ETC.
11. WHERE CEILING SPACE IS NOT SUFFICIENT TO PERMIT TOP CONNECTION TO CEILING DIFFUSER WITH PROPER BEND RADIUS FOR FLEXIBLE DUCTS, CONTRACTOR SHALL FABRICATE AND/OR PROVIDE AN ADAPTER BOX FOR DIFFUSER TO PERMIT SIDE CONNECTION TO FLEXIBLE DUCT.
12. CONTRACTOR SHALL PERFORM A COMPLETE CERTIFIED TEST AND BALANCE OF EACH MECHANICAL SYSTEM INCLUSIVE OF EXHAUST FANS, ROOF TOP UNITS, AND CEILING DEVICES. SEE SPECIFICATIONS FOR DETAILS AND PROVIDE THREE (3) WRITTEN COPIES OF THE COMPLETED TEST AND BALANCE REPORT TO THE OWNER FOR REVIEW.
13. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL EQUIPMENT AND ACCESSORIES FOR HVAC EQUIPMENT. THIS CONTRACTOR SHALL VERIFY ALL EQUIPMENT REQUIREMENT AND QUANTITIES PRIOR TO BID.

- (1) INSTALL STAND MOUNTED AIR HANDLING UNIT IN LOCATION SHOWN PER DETAIL SHEET M4.1. SEE PLUMBING PLANS FOR CONDENSATE DISPOSAL. ROUTE REFRIGERANT LINES PER DETAIL.
- (2) INSTALL CONDENSING UNIT ON EXISTING HOUSEKEEPING PAD IN LOCATION SHOWN PER DETAIL SHEET M4.1. EXTEND PAD AS REQUIRED.
- (3) INSTALL NEW CEILING EXHAUST FAN IN LOCATION SHOWN PER DETAIL SHEET M4.2.
- (4) ROUTE 6" GALVANIZED METAL EXHAUST DUCT FROM CEILING MOUNTED EXHAUST FAN TO ROOF. TERMINATE DUCT WITH ROOF CAP. PROVIDE WITH INTEGRAL BIRD SCREEN PER DETAIL SHEET M4.2.
- (5) ROUTE 8" GALVANIZED METAL EXHAUST DUCT FROM CEILING MOUNTED EXHAUST FAN TO ROOF. TERMINATE DUCT WITH ROOF CAP. PROVIDE WITH INTEGRAL BIRD SCREEN PER DETAIL SHEET M4.2.
- (6) PROVIDE NEW HONEYWELL TH8321WF1001 DIGITAL THERMOSTAT WITH HUMIDISTAT. MOUNT THERMOSTAT 4'-0" ABOVE FINISHED FLOOR. PROVIDE CLEAR ACRYLIC LOCKING COVER FOR THERMOSTAT IF LOCATED WITHIN PUBLIC AREA.
- (7) ROUTE 8" OUTSIDE AIR DUCTWORK UP THROUGH ROOF. TERMINATE WITH GREENHECK GRS-8 ROOF CAP PER DETAIL ON SHEET M4.2. OUTSIDE AIR DUCT SHALL BE LOCATED A MINIMUM OF 10 FEET AWAY FROM ANY DISCHARGE AIR PROVIDE WITH INTEGRAL BIRD SCREEN.
- (8) ROUTE 10" OUTSIDE AIR DUCTWORK UP THROUGH ROOF. TERMINATE WITH GREENHECK GRS-8 ROOF CAP PER DETAIL ON SHEET M4.2. OUTSIDE AIR DUCT SHALL BE LOCATED A MINIMUM OF 10 FEET AWAY FROM ANY DISCHARGE AIR PROVIDE WITH INTEGRAL BIRD SCREEN.
- (9) INSTALL NEW 14"x14" SUPPLY DUCTWORK TO EXISTING SUPPLY DUCTWORK AT POINT OF CONNECTION SHOWN. CONTRACTOR TO VERIFY EXACT SIZING PRIOR TO CONSTRUCTION.
- (10) INSTALL NEW 18"x20" RETURN DUCTWORK TO EXISTING RETURN DUCTWORK AT POINT OF CONNECTION SHOWN. CONTRACTOR TO VERIFY EXACT SIZING PRIOR TO CONSTRUCTION.
- (11) INSTALL NEW SUPPLY DUCTWORK AND CONNECT BACK TO EXISTING SUPPLY TRUNK AT POINT OF CONNECTION SHOWN.
- (12) INSTALL NEW RETURN DUCTWORK AND CONNECT BACK TO EXISTING RETURN TRUNK AT POINT OF CONNECTION SHOWN.



1 RENO FLOOR PLAN - MECHANICAL
1/4" = 1'-0"

OUTSIDE AIR CALCULATIONS							
CLASSIFICATION	OCC. FACTOR OCCUPANCY/ 1000 SQFT. (PERSONS)	FBC-M SECTION 403 VALUES PER TABLE 403.3.1.1		SPACE AREA (SQFT)	SPACE LOAD (PERSONS)	OUTDOOR AIR REQUIRED	OUTDOOR AIR SUPPLIED
		Rp	Ra	Az	Pz	(CFM)	(CFM)
AHU-1							
OFFICE	5	5	0.06	234	2	24.04	25
AHU-2							
CONFERENCE	50	5	0.06	206	11	67.36	70
BREAK AREA	5	5	0.06	148	2	18.88	20
LOBBY	30	7.5	0.06	461	14	132.66	135
RECEPTION	30	5	0.06	92	4	25.52	30
OFFICE	5	5	0.06	384	2	33.04	35
TOTAL	-	-	-	3,409	41	735.04	315

NOTES:

1. REQUIRED OUTDOOR VENTILATION AIR VALUES TAKEN FROM FBC-M SECTION 403, TABLE 403.3.1.1.

VENTILATION BREATHING ZONE FORMULA: $V_{bz} = R_p * P_z + R_o * A_z$
 $P_z = \text{OCCUPANCY FACTOR} * \text{SPACE AREA}$

*AREA DOES NOT INCLUDE RESTROOMS.

FLEX DUCT SCHEDULE	
CFM	FLEX SIZE
0 - 100	6"ø
101 - 200	8"ø
201 - 400	10"ø
401 - 600	12"ø
601 - 900	14"ø
901 - 1,300	16"ø
1,300 - 1,700	18"ø

AIR BALANCE	
EXHAUST:	
EF-1	51 CFM
EF-2	71 CFM
EF-3	110 CFM
EXHAUST TOTAL:	232 CFM
MAKEUP AIR:	
AHU-1	120 CFM
AHU-2	290 CFM
MAKEUP TOTAL:	410 CFM
BUILDING PRESSURE = +178 (WITH ALL FANS ACTIVATED)	

DOOR GRILLE SCHEDULE				
MARK	SERVICE	W x H (IN)	MANUFACTURER & MODEL NO.	NOTES
DG-1	VENTILATION	12"x12"	HART & COOLEY TG	1. & 2.

NOTES:

1. PROVIDE HART AND COOLEY TGF FRAME.
2. GRILLE TO BE INSTALLED ON BOTH SIDES OF THE DOOR.

MARK	DESCRIPTION	FACE SIZE	NECK	MATERIAL	MANUFACTURER & MODEL NO.	NOTES
A	SQUARE PLAQUE SUPPLY DIFFUSER	12"x12"	SEE SCHED.	ALUMINUM	PRICE ASPD	1., 2., 3., & 4.
B	SQUARE PLAQUE SUPPLY DIFFUSER	24"x24"	SEE SCHED.	ALUMINUM	PRICE ASPD	1., 2. & 3.
C	SQUARE PLAQUE RETURN GRILLE	24"x24"	SEE SCHED.	ALUMINUM	PRICE 630	1., 2. & 3.

NOTES:

- COORDINATE SURFACE FINISHES WITH ARCHITECTURAL DRAWINGS.
- PROVIDE RAPID MOUNT FRAME FOR PLASTER AND SHEET ROCK CEILINGS.
- SUPPLY COMPLETE FACTORY INSTALLED 1/2" THICK FOIL BACKED INSULATION.
- PROVIDE REMOTE DAMPERS FOR AIR DEVICE IN HARD CEILING.

AMENITIES FAN SCHEDULE											
MARK	AREA SERVED	TYPE	CFM	T.S.P.	HP/WATTS	RPM	VOLTS/PH	SONES	WEIGHT	MANUFACTURER & MODEL NO.	NOTES
EF-1	JANITOR	CEILING	51	0.5	80 WATTS	709	120/1Ø	1.5	10.0	GREENHECK-SP-B110	1. & 3.
EF-2	RESTROOM	CEILING	71	0.5	80 WATTS	950	120/1Ø	2.0	10.0	GREENHECK-SP-B110	1. & 2.
EF-3	RESTROOM	CEILING	110	0.5	128 WATTS	847	120/1Ø	2.5	10.0	GREENHECK-SP-B150	1. & 2.

NOTES:

1. PROVIDE WITH VIBRATION ISOLATORS, INTEGRAL BACKDRAFT DAMPER, MOTION SENSOR, MULTI-SPEED MODULE (ACCESSORIES TO FAN), AND ROOF/WALL CAP.
2. EXHAUST FAN TO OPERATE ON OCCUPANCY SENSOR (ACCESSORY TO FAN).
3. EXHAUST FAN TO OPERATE ON TIME CLOCK (ACCESSORY TO FAN).

		FAN					COOLING COIL			FILTERS			ELECTRIC HEATING COIL				SINGLE POINT UNIT ELEC. REQUIREMENTS			UNIT INFORMATION					
MARK	LOCATION SERVED	TOTAL AIR FLOW (CFM)	OUTSIDE AIR FLOW (CFM)	EXTERNAL STATIC PRESS. (IN.WG.)	DRIVE TYPE	HP	ENTERING AIR TEMP. (°F DB/WB)	LEAVING AIR TEMP. (°F DB/WB)	TOTAL CAPACITY (BTUH)	TYPE	MERV	THICKNESS	NO. OF STAGES	VOLTS/ PHASE	TOTAL KW	HEATER STEPS	VOLTAGE/ PHASE	SINGLE CIRCUIT MCA	SINGLE CIRCUIT MOCP	UNIT SIZE (H"xW"xD")	OPERATING WEIGHT (LBS.)	MANUFACTURER	MODEL NUMBER	MOUNTING APPLICATION	NOTES
AHU-1	RETAIL	600	120	0.5	DIRECT	0.5	77.0/65.0	54.7/54.7	18,000	THROWAWAY	8	1"	1	240/1Ø	4.8	1	240/1Ø	30	30	45"x19"x22"	129	LENNOX OR EQUAL	CBA25UHV-018	FLOOR STAND	1. - 7.
AHU-2	RETAIL/BOH	2,000	290	1	DIRECT	1	77.0/65.0	55.2/55	58,500	THROWAWAY	8	1"	1	240/1Ø	12.5	1	240/1Ø	74	80	61"x22"x22"	190	LENNOX OR EQUAL	CBA25UHV-060	FLOOR STAND	1. - 7.

NOTES:

1. PROVIDE COMPLETE WITH ELECTRICAL DISCONNECT (PROVIDED BY DIVISION 16), 1" THICK CABINET FOIL FACED INSULATION, BRAEBURN MODEL 4235 7-DAY PROGRAMMABLE THERMOSTAT WITH HUMIDITY CONTROL. WITH REMOTE SENSORS AND NIGHT SET BACK, FACTORY INSTALLED TVX KIT. PROVIDE CONDENSATE OVERFLOW SWITCH SAFE-T SWITCH MODEL SS2 OR EQUIVALENT.
2. ROUTE AND SIZE REFRIGERANT LINES PER MANUFACTURER'S REQUIREMENTS.
3. PROVIDE CONDENSATE OVERFLOW SWITCH SAFE-T SWITCH MODEL SS2 OR EQUIVALENT.
4. PROVIDE WITH MOTORIZED OUTSIDE AIR DAMPER. DAMPER TO BE INTERLOCKED WITH AHU AND BALANCED PER OUTSIDE AIR SCHEDULE.
5. PROVIDE SINGLE POINT HEATER KID MODEL.
6. PROVIDE UV PROTECTIVE COATING/COVERING ON ALL ELASTOMERIC PIPE INSULATION WHERE EXPOSED TO SUNLIGHT.
7. PROVIDE SUPPLY AND RETURN DUCT MOUNTED SMOKE DETECTOR FOR UNITS 2000 CFM AND OVER.

MARK	LOCATION	COMPRESSOR		CONDENSER FANS		ELECTRICAL							UNIT INFORMATION		MANUFACTURER	MODEL NUMBER	NOTES	
		OUTDOOR DESIGN TEMP. (F°)	QTY.	CAPACITY STEPS %	QTY.	NOMINAL HP	VOLTAGE/ PHASE	COMPRESSOR RLA EACH	CONDENSER FANS		MCA	MOCP	SEER2	UNIT SIZE (H"xW"xD")				OPERATING WEIGHT (LBS.)
									QTY.	FLA (EA.)								
CU-1	GROUND	95°	1	100	1	1/6	240/1Ø	8.8	1	1	12	15	16.4	32"x29"x29"	155	LENNOX	ML17XC1-018-230	1.
CU-2	GROUND	95°	1	100	1	1/3	240/1Ø	26.3	1	2.6	35.5	50	14.4	46"x33"x33"	260	LENNOX	ML17XC1-059-230	1.

NOTES:
1. PROVIDE COMPLETE WITH DISCONNECT SWITCH (PROVIDED BY DIVISION 16), TIME DELAY RELAY AND ANTI-SHORT CYCLE TIMER.
2. MOUNT AND SECURE CONDENSING UNITS PER DETAILS PROVIDED.

GENERAL NOTES:	
1.	CONTRACTOR TO VERIFY ALL MECHANICAL EQUIPMENT SELECTED FITS WITHIN DESIGNATED SPACE SHOWN ON MECHANICAL PLANS AND PROVIDES THE CORRECT CLEARANCES REQUIRED BY THE MANUFACTURER.
2.	CONTRACTOR SHALL COORDINATE VOLTAGE, PHASE AND REQUIRED MOCF FOR EACH PIECE OF EQUIPMENT WITH THE ELECTRICAL CONTRACTOR PRIOR TO ORDERING.
3.	IF PRODUCTS/EQUIPMENT ARE VALUE ENGINEERED OR SUBSTITUTED IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD COORDINATE ALL NEW PRODUCTS/EQUIPMENT REQUIREMENTS WITH OTHER DISCIPLINES/TRADES.

A2L REFRIGERANT REQUIREMENTS ACKNOWLEDGMENT

THE ENVIRONMENTAL PROTECTION AGENCY (EPA) AND DEPARTMENT OF ENERGY (DOE) ARE RELEASING NEW REFRIGERANT FOR HVAC EQUIPMENT. THE REFRIGERANT IS A2L AND WILL BE THE NEW REQUIREMENT EFFECTIVE JANUARY 1ST, 2025.

CURRENTLY HVAC MANUFACTURER'S HAVE NOT RELEASED EQUIPMENT SELECTIONS USING THIS NEW A2L REFRIGERANT. THEREFORE MECHANICAL SCHEDULES ON THIS SHEET STILL CONTAIN EQUIPMENT BEING MANUFACTURED WITH R-410A REFRIGERANT.

THE R-410A REFRIGERANT EQUIPMENT CAN ONLY BE UTILIZED IF THE PRODUCT WAS MANUFACTURED PRIOR TO JANUARY 1ST, 2025 AND IS INSTALLED AND CHARGED PRIOR TO JANUARY 1ST, 2026.

THE MECHANICAL CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE MECHANICAL ENGINEER IF THE DATE OF EQUIPMENT PURCHASE AND INSTALLATION WILL AFFECT THE REQUIRED EQUIPMENT REFRIGERANT. IF THE MECHANICAL CONTRACTOR CAN NOT ENSURE THAT THE EQUIPMENT WILL BE PURCHASED AND INSTALLED PRIOR TO JANUARY 1ST, 2026 THEY ARE RESPONSIBLE TO PLAN, PURCHASE AND INSTALL A2L APPROVED EQUIPMENT FOR THE PROJECT.

IF MECHANICAL CONTRACTOR DETERMINES A2L EQUIPMENT WILL BE REQUIRED FOR THE PROJECT PLEASE PROVIDE SUBMITTALS FOR APPROVAL TO THE MECHANICAL ENGINEER FOR APPROVAL PRIOR TO PURCHASE.



POWELLSTUDIO
ARCHITECTURE

ARCHITECTURE | INTERIOR DESIGN

713 W. MONTROSE STREET • CLEMONT, FLORIDA 34711
 PH: (352) 874-2340 • FAX: (877) 680-7183
www.powellstudioarch.com
 AIA# 26002236

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**JL
& C**
Joseph, Lawrence & Co
Consulting Engineers
1180 HARWOOD AVE., SUITE 3000
ALTAMONTE SPRINGS, FLORIDA 32714
TEL. 321.972.4466
WWW.JLCENG.COM
CA NO. 28730

OWNER / PROJECT:

CLERMONT FIRE INSPECTIONS
BUILDING RENOVATION
AN EXTERIOR & INTERIOR IMPROVEMENT

CLERMONT, FLORIDA

PROFESSIONAL SEAL: JLC24.0054.00A circular professional engineer seal for Adam J. Barnes, No. 69124, State of Florida. The seal features the text "ADAM J. BARNES" at the top, "No. 69124" in the center, and "STATE OF FLORIDA" at the bottom. The words "PROFESSIONAL ENGINEER" are written around the perimeter. A large, stylized blue "AB" is superimposed over the seal.

MARK	DATE	DESCRIPTION
ISSUE DATE: JUNE 13, 2024		

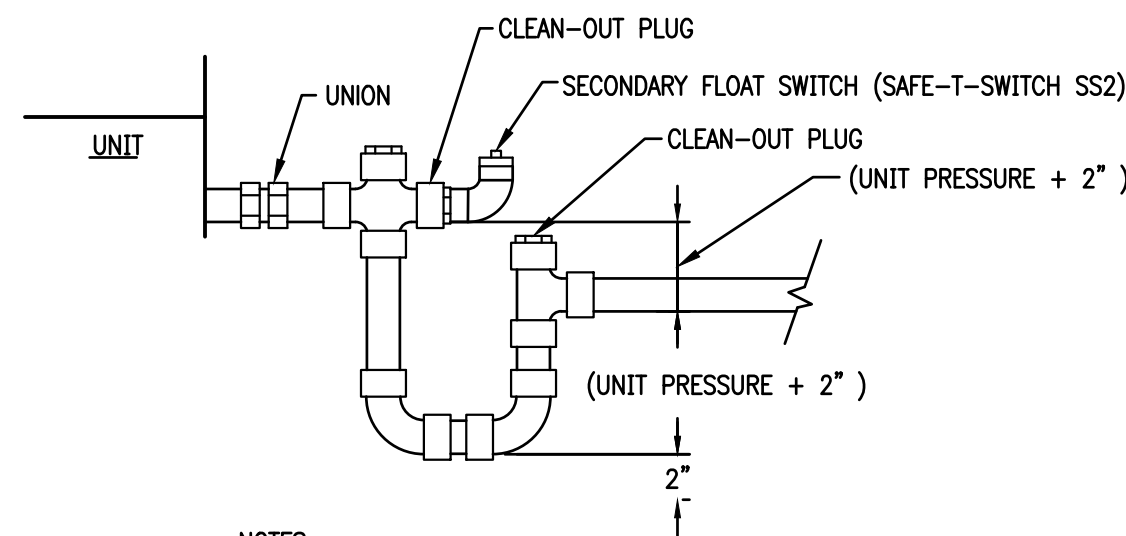
SCHEDULES
MECHANICAL

PROJECT NO.	PSA 2024-11.00
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DRAWN BY	CRW/JAL
CHECKED BY	BLS/AJB

M3 1

Scale	As indicated
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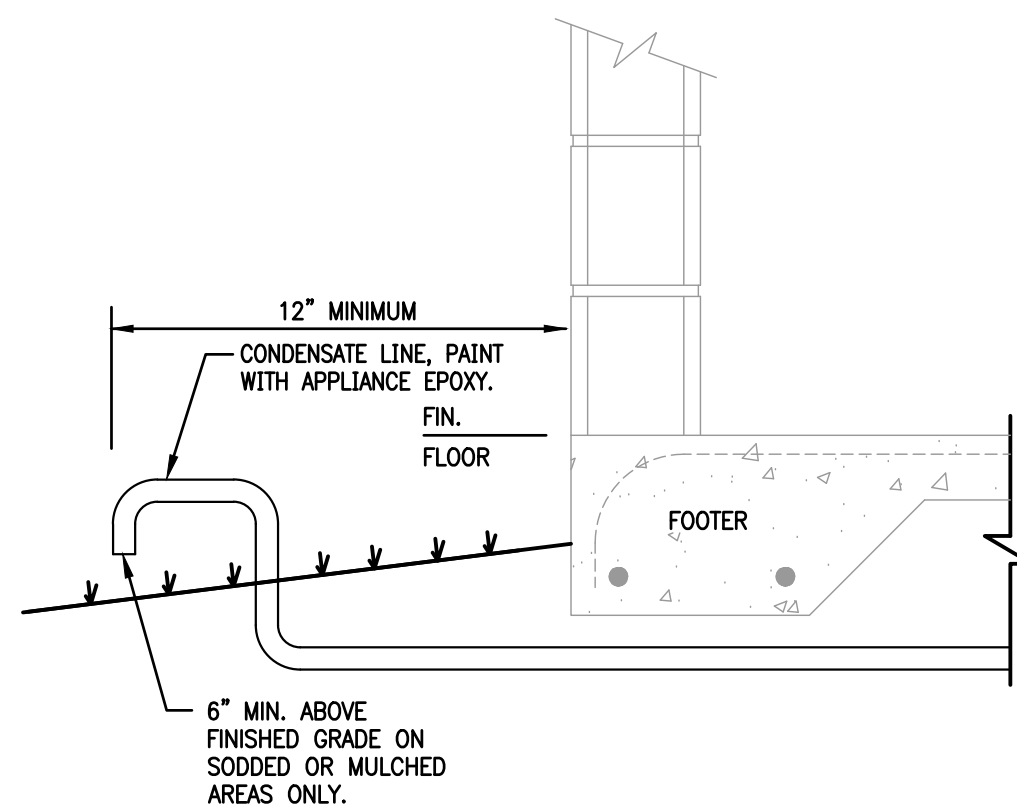


- NOTES:
- CONDENSATE DRAIN SHALL BE PIPED FULL SIZE OF UNIT CONNECTION.
 - CONDENSATE PANS SHALL BE INSTALLED WITH ADEQUATE PITCH TO ENSURE POSITIVE DRAINAGE OF ACCUMULATED CONDENSATE.
 - TRAP CONDENSATE AND DISCHARGE PER PLAN.

6

NTS

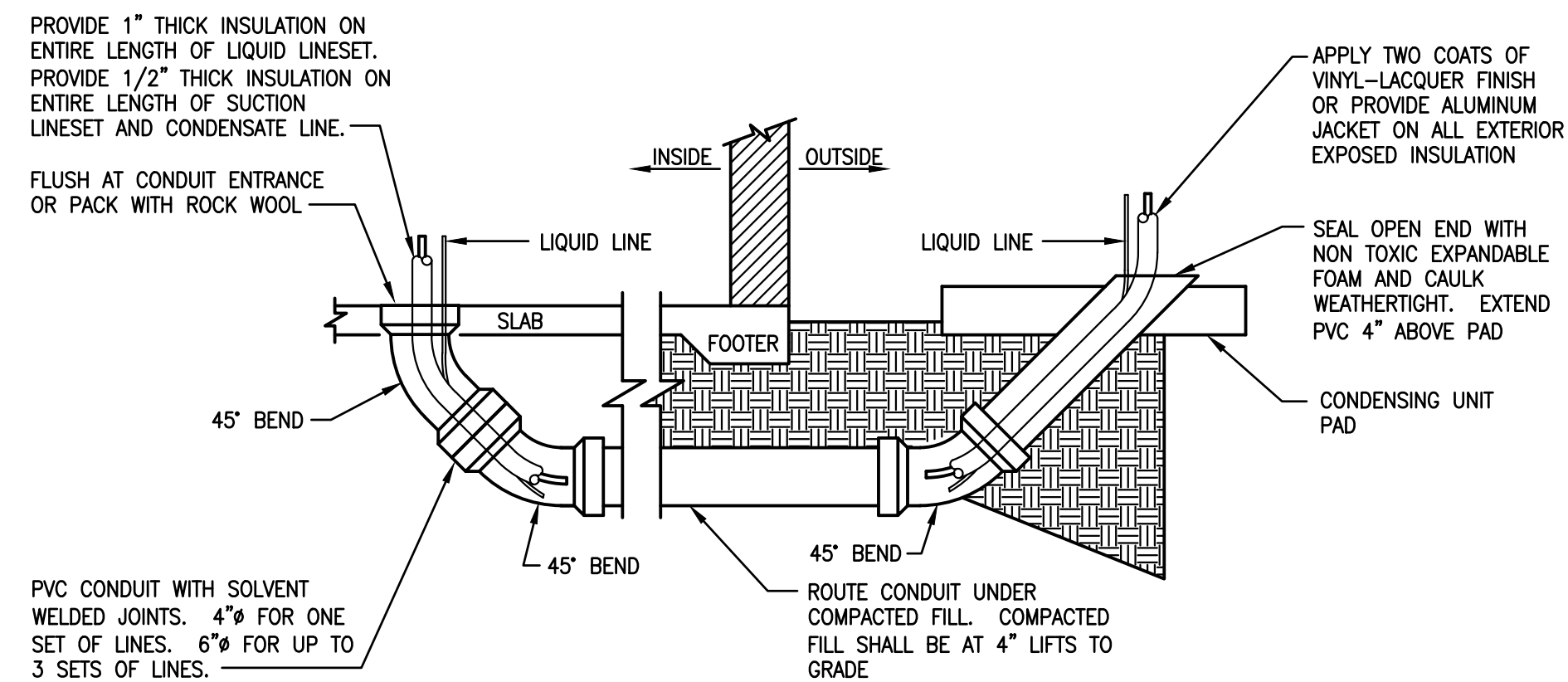
CONDENSATE DRAIN DETAIL



5

NTS

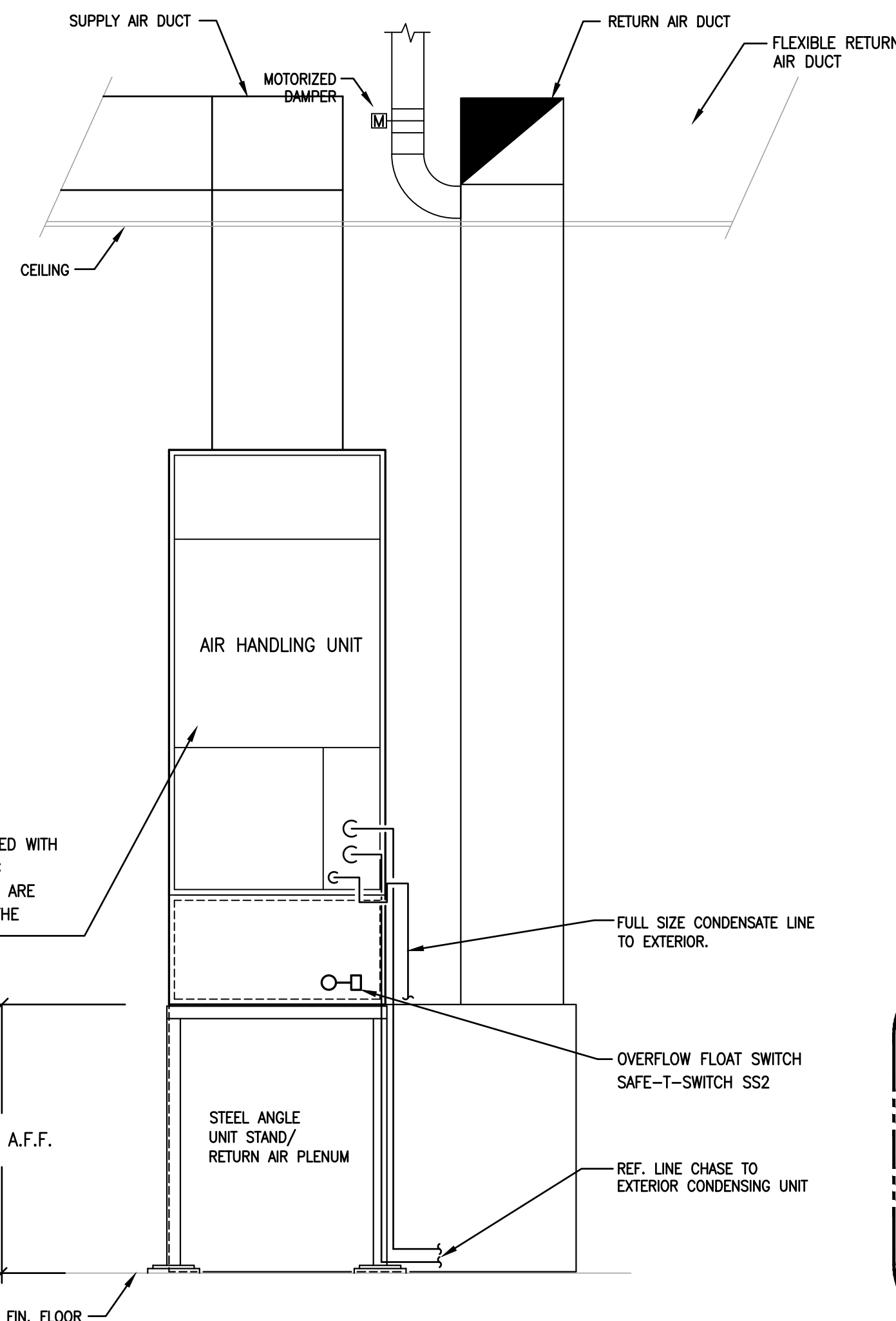
CONDENSING DRAIN TERMINATION DETAIL



4

NTS

REFRIGERANT SLEEVE DETAIL

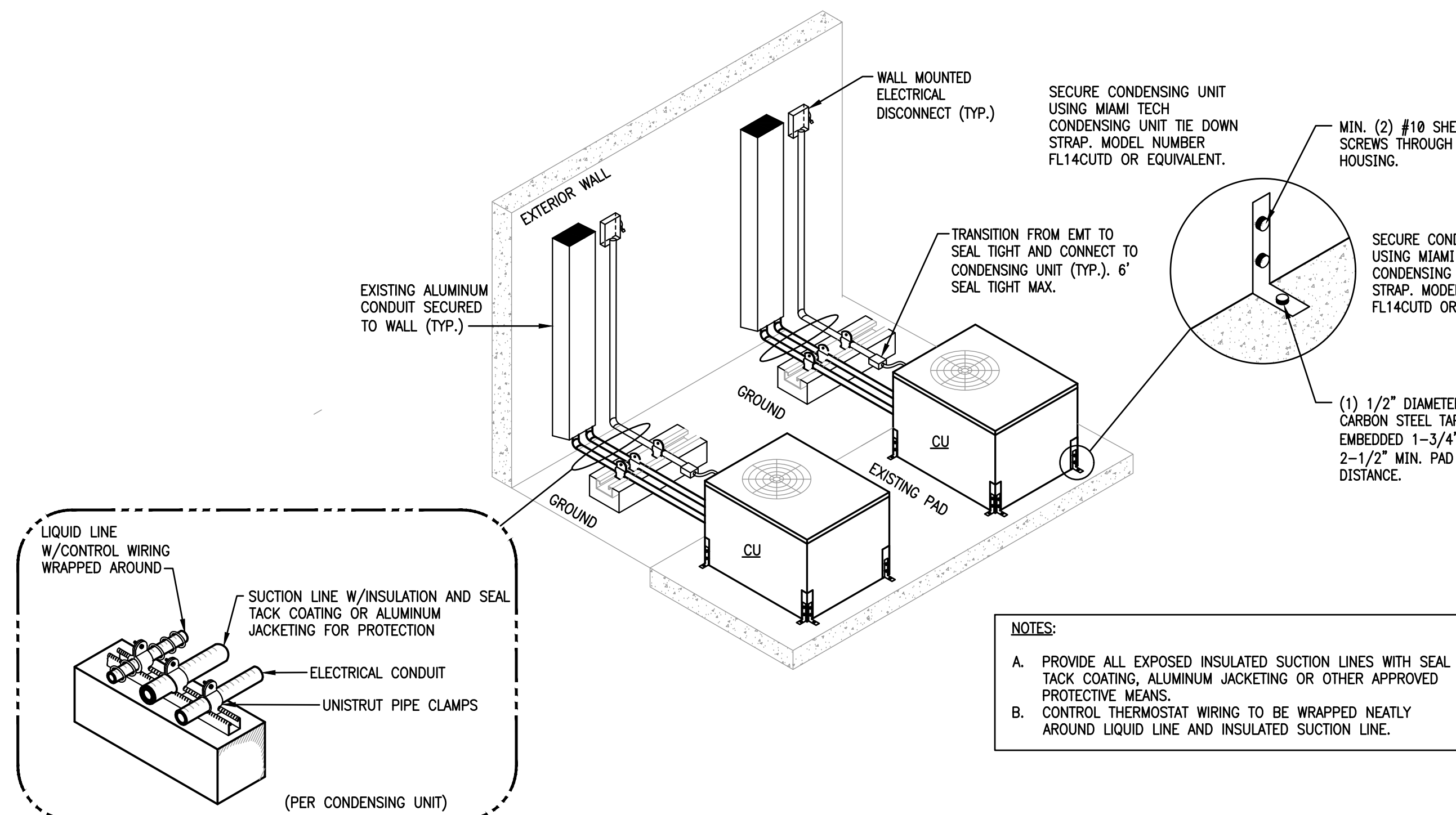


3

NTS

VERTICAL AHU DETAIL

AHU-1

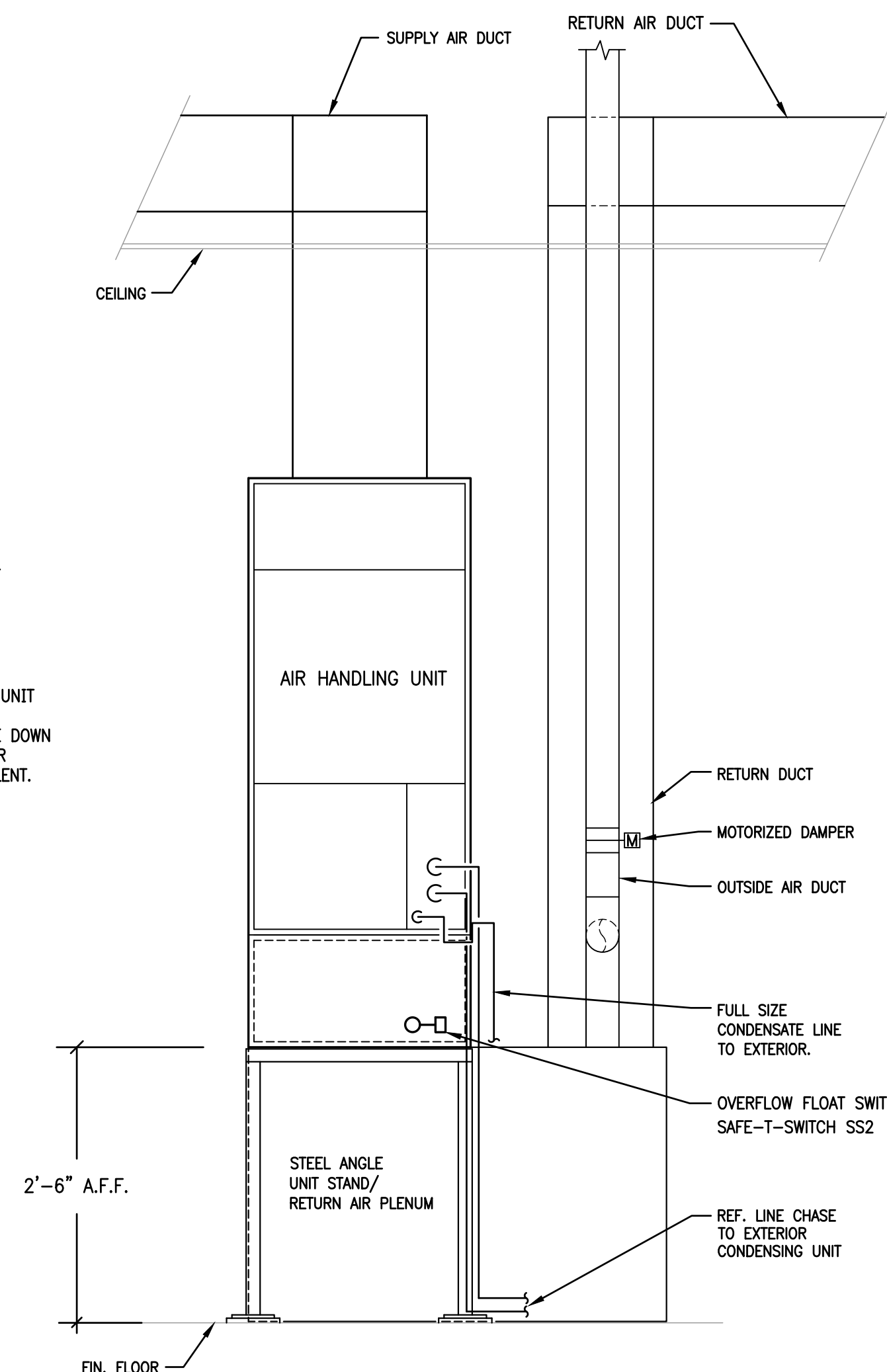


2

NTS

GROUND MOUNTED CONDENSING UNIT PIPING DETAIL

(REFRIGERANT & ELECTRICAL ABOVE GRADE)



1

NTS

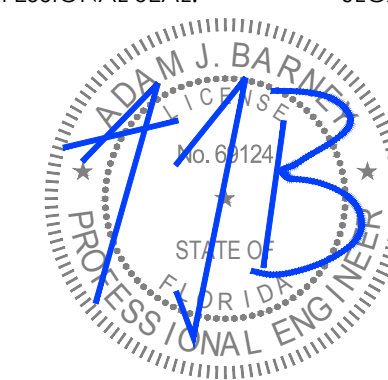
VERTICAL AHU DETAIL

AHU-2

OWNER / PROJECT:

CLERMONT FIRE INSPECTIONS BUILDING RENOVATION AN EXTERIOR & INTERIOR IMPROVEMENT CLERMONT, FLORIDA

PROFESSIONAL SEAL: JLC24.0054.00



MARK	DATE	DESCRIPTION

ISSUE DATE: JUNE 13, 2024

DETAILS
MECHANICAL

PROJECT NO. PSA 2024-11.00
DRAWN BY CRW/JAL
CHECKED BY BLS/AJB

M4.1

Scale As indicated

100% BID / PERMIT SUBMISSION SET: NOT FOR CONSTRUCTION

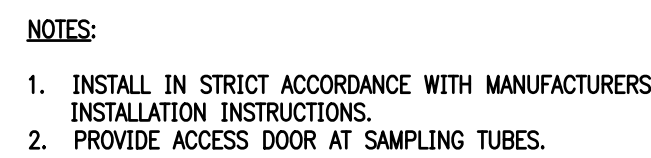


Diagram illustrating the roof curb for a sloped roof, showing the transition to the throat diameter and the outside air duct.

Labels and Callouts:

- ROOF HOOD EQUAL TO GREENHECK MODEL GRS. PROVIDE BIRDSCREEN
- PREFABRICATED ROOF CURB FOR SLOPED ROOF. MATCH ROOF SLOPE.
- ROOF
- TRANSITION TO THROAT DIAMETER.
- OUTSIDE AIR DUCT
- SEE ARCHITECTURAL PLANS FOR ROOF TYPE

SHINGLES

DUCT ATTACHED TO TRUSS.

DUCT

PROVIDE BIRDSCREEN WHEN CAP IS USED FOR EXHAUST. BIRDSCREEN SHALL BE OMITTED WHEN ROOF CAP IS USED FOR DRYER VENTING.

PACK INTERSTITIAL SPACE WITH BATT INSULATION TIGHT ALL AROUND.

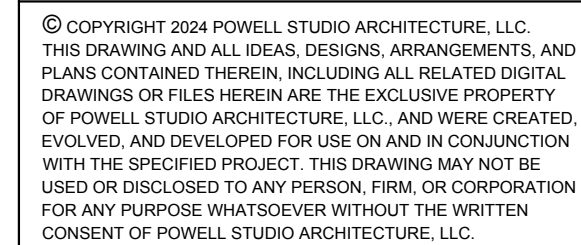
Diagram illustrating a ceiling-mounted exhaust fan assembly. The assembly includes an EXHAUST FAN mounted to a CEILING. The fan is connected to a duct system. Key components and labels include:

- SECURE EXHAUST FAN TO MFR MOUNTING BRACKET
- INTEGRAL BACKDRAFT DAMPER WITHIN EXHAUST FAN
- TRANSITION AS REQ'D SEE PLAN
- SIZE PER PLAN
- CEILING GRILLE TOILET AREA OR JAN. CLO.

Diagram illustrating the correct installation of a water base duct sealer on a flexible duct. The diagram shows a main duct with a bellmouth fitting connected to a flexible duct. The flexible duct is wrapped in insulation and a jacket. A water base duct sealer is applied to the joint between the main duct and the flexible duct. The sealer is applied to both the sheetmetal and the inside of the flex prior to assembly. The diagram also shows the application of drawband on the outside of the insulation around the jacket and on the flexible duct (inner sleeve). The insulation and jacket are shown with a cross-hatched pattern. The flexible duct is shown with a wavy line pattern. The main duct is shown with a solid line pattern. The bellmouth fitting is shown with a solid line pattern. The water base duct sealer is shown with a solid line pattern. The diagram includes labels for:

- MAIN DUCT
- SEAL INSULATION JOINTS AND BREAKS IN VAPOR BARRIER WITH GLASS FABRIC AND MASTIC (NO TAPE ALLOWED)
- BELLMOUTH FITTING
- INSULATION AS SPECIFIED
- DRAWBAND ON OUTSIDE OF INSULATION AROUND JACKET
- DRAWBAND ON FLEXIBLE DUCT (INNER SLEEVE)
- INSULATION AND JACKET
- FLEXIBLE DUCT
- WATER BASE DUCT SEALER BETWEEN FLEXIBLE DUCT AND SHEETMETAL DUCT (APPLY SEALER TO BOTH SHEETMETAL AND INSIDE OF FLEX PRIOR TO ASSEMBLY)
- OVERLAP FULL DISTANCE OF NECK

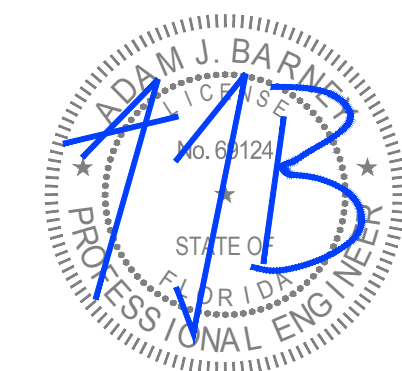
1 FLEXIBLE DUCT CONNECTION DETAIL



OWNER / PROJECT:

CLERMONT FIRE INSPECTIONS
BUILDING RENOVATION
AN EXTERIOR & INTERIOR IMPROVEMENT
CLERMONT, FLORIDA

PROFESSIONAL SEAL: JLC24.0054.00



MARK	DATE	DESCRIPTION

ISSUE DATE: JUNE 13, 2024

DETAILS MECHANICAL

PROJECT NO.	PSA 2024-11.00
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DRAWN BY CRW/IAI

CHECKED BY	BLS/AJB
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M4.2

Scale	As indicated
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A

B

C

D

Project Information

Energy Code: 90.1 (2019) Standard
Project Title: Clermont Fire Inspection - Office Building
Location: Clermont, Florida
Climate Zone: 2a
Project Type: Alteration
Pct. Window and Glass Door Area: 5%

Construction Site: Clermont, FL 34711
Owner/Agent:
Designer/Contractor: Adam Barney
Joseph Lawrence & Co
1180 Harwood Ave.
Altamonte Springs, FL 32714

Building Area	Floor Area
1-Office : Nonresidential	2020

Envelope Assemblies

Post-Alteration Assembly	R-Value		Proposed		Max. Allowed	
	Cavity	Cont.	U-Factor	SHGC	U-Factor	SHGC
NORTH Ext. Wall: Concrete Block, 8in., Partially Grouted, Cells Empty,Light Density , Furring: Metal, [Bldg. Use 1 - Office]						
Window: Metal Frame: Fixed, Clear, [Bldg. Use 1 - Office], Exemption: Less than 25% fenestration area alteration. Pre-alteration: U-Factor = 1.000, SHGC = 0.500	---	---	0.500	0.250	---	---
SOUTH Ext. Wall: Concrete Block, 8in., Partially Grouted, Cells Empty,Light Density , Furring: Metal, [Bldg. Use 1 - Office]						
Window: Metal Frame: Fixed, Clear, [Bldg. Use 1 - Office], Exemption: Less than 25% fenestration area alteration. Pre-alteration: U-Factor = 1.000, SHGC = 0.500 Door: Glass (over 50% glazing): Metal Frame, Entrance Door, Clear, Entrance Door, Entrance Door, [Bldg. Use 1 - Office], Exemption: Less than 25% fenestration area alteration. Pre-alteration: U-Factor = 1.000, SHGC = 1.000	---	---	0.830	0.250	---	---
WEST Ext. Wall: Concrete Block, 8in., Partially Grouted, Cells Empty,Light Density , Furring: Metal, [Bldg. Use 1 - Office]						
Ext. Wall: Concrete Block, 8in., Partially Grouted, Cells Empty,Light Density , Furring: Metal, [Bldg. Use 1 - Office]	0.0	7.6	0.090	---	0.151	---

(a) Fenestration product performance must be certified in accordance with NFRC and requires supporting documentation.

Project Title: Clermont Fire Inspection - Office Building
Data filename:
Report date: 06/13/24
Page 1 of 17

Envelope Compliance Statement

Compliance Statement: The proposed envelope alteration project represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed envelope systems have been designed to meet the 90.1 (2019) Standard requirements in COMcheck Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Adam J. Barney, P.E.
Name - Title
Signature
Date

Project Title: Clermont Fire Inspection - Office Building
Data filename:
Report date: 06/13/24
Page 2 of 17

Project Information

Energy Code: 90.1 (2019) Standard
Project Title: Clermont Fire Inspection - Office Building
Project Type: Alteration

Construction Site: Clermont, FL 34711
Owner/Agent:
Designer/Contractor: Adam Barney
Joseph Lawrence & Co
1180 Harwood Ave.
Altamonte Springs, FL 32714

Allowed Interior Lighting Power	A Area Category	B Floor Area (ft2)	C Allowed Watts / ft2	D Allowed Watts
1-Office		2020	0.64	1293
Total Allowed Watts = 1293				

Proposed Interior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixture	D Fixture Watt.	E (C X D)
Office (2020 sq.ft.)				
A: Other:	1	10	20	200
G1: Other:	1	2	30	60
G2: Other:	1	7	33	231
G3: Other:	1	20	40	800
P1: Other:	1	1	50	Exempt
Exemption:Lighting Sales or Educational Demonstration Systems				
Total Proposed Watts =				1291

Interior Lighting PASSES

Interior Lighting Compliance Statement

Compliance Statement: The proposed interior lighting alteration project represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed interior lighting systems have been designed to meet the 90.1 (2019) Standard requirements in COMcheck Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Blake L. Suddeth, P.E.
Name - Title
Signature
Date

Project Title: Clermont Fire Inspection - Office Building
Data filename:
Report date: 06/13/24
Page 3 of 17

Project Information

Energy Code: 90.1 (2019) Standard
Project Title: Clermont Fire Inspection - Office Building
Project Type: Alteration
Exterior Lighting Zone: 4 (High activity metropolitan commercial district (LZ4))

Construction Site: Clermont, FL 34711
Owner/Agent:
Designer/Contractor: Adam Barney
Joseph Lawrence & Co
1180 Harwood Ave.
Altamonte Springs, FL 32714

Allowed Exterior Lighting Power	A Area/Surface Category	B Quantity	C Allowed Watts /	D Tradable Wattage	E Allowed Watts (B X C)
Illuminated area of facade wall or surface		1840 ft2	0.2	No	368
Total Tradable Watts (a) = 0 Total Allowed Watts = 368 Total Allowed Supplemental Watts (b) = 900					

(a) Wattage tradeoffs are only allowed between tradable areas/surfaces.
(b) A supplemental allowance equal to 900 watts may be applied toward compliance of both non-tradable and tradable areas/surfaces.

Proposed Exterior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixture	D Fixture Watt.	E (C X D)
Illuminated area of facade wall or surface (1840 ft2): Non-tradable Wattage				
B: Other:	1	1	36	36
BE: Other:	1	2	36	72
Total Tradable Proposed Watts =				0

Exterior Lighting PASSES

Exterior Lighting Compliance Statement

Compliance Statement: The proposed exterior lighting alteration project represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed exterior lighting systems have been designed to meet the 90.1 (2019) Standard requirements in COMcheck Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Blake L. Suddeth, P.E.
Name - Title
Signature
Date

Project Title: Clermont Fire Inspection - Office Building
Data filename:
Report date: 06/13/24
Page 4 of 17

Project Information

Energy Code: 90.1 (2019) Standard
Project Title: Clermont Fire Inspection - Office Building
Location: Clermont, Florida
Climate Zone: 2a
Project Type: Alteration

Construction Site: Clermont, FL 34711
Owner/Agent:
Designer/Contractor: Adam Barney
Joseph Lawrence & Co
1180 Harwood Ave.
Altamonte Springs, FL 32714

Mechanical Systems List

Quantity	System Type & Description
1	HVAC System 1 Heating: 1 each - Unit Heater, Electric, Capacity = 16 kBtu/h No minimum efficiency requirement applies Cooling: 1 each - Split System, Capacity = 18 kBtu/h, Air-Cooled Condenser Proposed Efficiency = 16.40 SEER2, Required Efficiency = 13.40 SEER2 Proposed Part Load Efficiency = 0.00, Required Part Load Efficiency = 0.00 Fan System: FAN SYSTEM 1 -- Compliance (Motor nameplate HP and fan efficiency method) : Passes Fans: FAN 1 Supply, Constant Volume, 600 CFM, 0.5 motor nameplate hp, 0.00 fan energy index , fan exception: Single fan < 1 HP or < 0.89 kW SYSTEM VERIFICATION REQUIRED.
1	HVAC System 1 copy 1 Heating: 1 each - Unit Heater, Electric, Capacity = 42 kBtu/h No minimum efficiency requirement applies Cooling: 1 each - Split System, Capacity = 58 kBtu/h, Air-Cooled Condenser, Air Economizer Proposed Efficiency = 14.40 SEER2, Required Efficiency = 13.40 SEER2 Proposed Part Load Efficiency = 0.00, Required Part Load Efficiency = 0.00 Fan System: FAN SYSTEM 2 -- Compliance (Motor nameplate HP and fan efficiency method) : Passes Fans: FAN 2 Supply, Constant Volume, 2000 CFM, 1.0 motor nameplate hp, 0.00 fan energy index , fan exception: Single fan < 1 HP or < 0.89 kW SYSTEM VERIFICATION REQUIRED.

Mechanical Compliance Statement

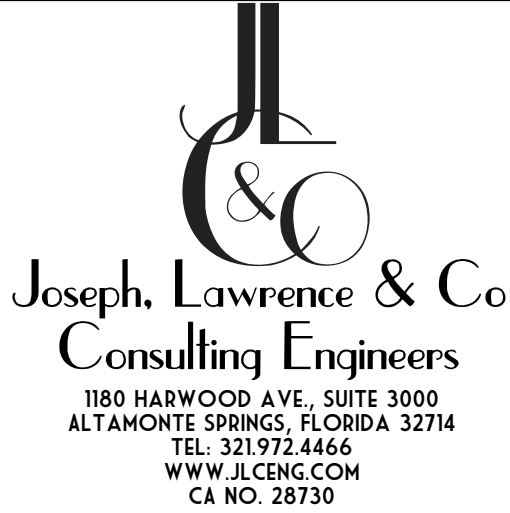
Compliance Statement: The proposed mechanical alteration project represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed mechanical systems have been designed to meet the 90.1 (2019) Standard requirements in COMcheck Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Adam J. Barney, P.E.
Name - Title
Signature
Date

Project Title: Clermont Fire Inspection - Office Building
Data filename:
Report date: 06/13/24
Page 5 of 17



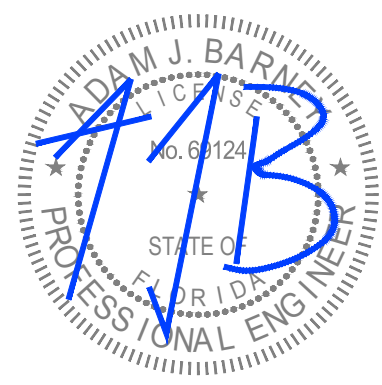
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OWNER / PROJECT:

CLERMONT FIRE INSPECTIONS
BUILDING RENOVATION
AN EXTERIOR & INTERIOR IMPROVEMENT
CLERMONT, FLORIDA

PROFESSIONAL SEAL: JLC24.0054.00



MARK	DATE	DESCRIPTION
	JUNE 13, 2024	

ENERGY COMPLIANCE
MECHANICAL

PROJECT NO.	PSA 2024-11.00
DRAWN BY	CRW/JAL
CHECKED BY	BLS/AJB

M5.1

Scale As indicated

100% BID / PERMIT SUBMISSION SET - NOT FOR CONSTRUCTION

A

B

C

D

MECHANICAL SPECIFICATIONS

GENERAL

THE GENERAL MECHANICAL SPECIFICATIONS APPLY TO THE WORK SPECIFIED IN THIS SECTION.

SCOPE OF WORK

FURNISH AND INSTALL COMPLETE AIR CONDITIONING SYSTEMS AS INDICATED ON THE DESIGN DRAWINGS AND AS OUTLINED WITHIN THESE SPECIFICATIONS. WORK SHALL INCLUDE BUT NOT BE LIMITED TO THE FABRICATION AND/OR INSTALLATION OF THE SCHEDULED AIR CONDITIONING UNITS, EXHAUST FANS, AIR DISTRIBUTION AND DUCTWORK.

CLEANING, TESTING AND ADJUSTING:
THE MECHANICAL CONTRACTOR, AT HIS EXPENSE, SHALL CLEAN, REPAIR, ADJUST, CHECK, BALANCE, AND PLACE IN SERVICE THE VARIOUS SYSTEMS HEREIN SPECIFIED WITH THEIR RESPECTIVE EQUIPMENT, ACCESSORIES AND PIPING. HE SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENT, AND TOOLS REQUIRED TO PERFORM TESTS REQUIRED BY THESE SPECIFICATIONS AND BY THE GOVERNING AUTHORITIES.

ALL EQUIPMENT AND DUCTWORK OPENINGS ARE TO BE PROVIDED WITH FILTRATION AND SEALING TO PROPERLY PROTECT IT FROM ANY DUST AND DEBRIS DURING CONSTRUCTION.

NO WORK SHALL BE COVERED OR CONCEALED UNTIL PROPERLY INSPECTED AND TESTED.

TESTING:
ADJUST THE AIR CONDITIONING SYSTEMS, VENTILATING SYSTEMS, FANS, ETC., TO DELIVER NOT LESS THAN THE REQUIRED AIR QUANTITY WITH QUANTITIES IN EXCESS TO BE SUBJECT TO THE APPROVAL OF THE ENGINEER IF FOUND TO NOT HAVE OBJECTIONABLE EFFECTS SUCH AS NOISE, DRAFTS, OR MOTOR OVERLOAD.

THIS CONTRACTOR SHALL PROVIDE THREE (3) COPIES OF A TEST AND BALANCE REPORT TO THE OWNER AT TIME OF SUBSTANTIAL COMPLETION INSPECTION.

THE TEST AND BALANCE REPORT SHALL BE TYPEWRITTEN AND CONTAIN THE FOLLOWING DATA:

1. DATE, TIME, WEATHER, WHEN TEST TAKEN.
2. AIR CAPACITIES AT EACH UNIT INCLUDING OUTSIDE AIR. (ENTERING AND LEAVING DB/WB)
3. STATIC PRESSURE THROUGH UNITS AND UNIT COMPONENTS.
4. MOTOR OPERATING VOLTAGE AND AMPERAGE.
5. DRIVE TYPES, SIZES AND SPEED RANGE.
6. IDENTIFICATION OF ALL AIR TERMINAL SPECIALTIES WITH DESIGN CFM AND ACTUAL CFM.

ADDITIONALLY, SYSTEMS DRAWING CLEARLY MARKED TO IDENTIFY LOCATION OF EQUIPMENT AND AIR DEVICES TESTED SHALL BE PROVIDED ALONG WITH THE WRITTEN TEST AND BALANCE REPORT.

MAINTENANCE MANUALS

PROVIDE COMPLETE MAINTENANCE MANUALS (3 REQUIRED) ON ALL NEW EQUIPMENT. ORGANIZE OPERATING AND MAINTENANCE DATA INTO SUITABLE SETS OF MANAGEABLE SIZE. BIND PROPERLY INDEXED DATA INTO INDIVIDUAL, HEAVY-DUTY, 2-INCH, 3-RING VINYL COVERED BINDERS WITH POCKET FOLDERS FOR FOLDED SHEET INFORMATION. MARK APPROPRIATE IDENTIFICATION ON FRONT AND SPINE OF EACH BINDER. INCLUDE THE FOLLOWING TYPES OF INFORMATION. THE INFORMATION WILL BE TURNED OVER TO THE OWNER AT TIME OF SUBSTANTIAL COMPLETION:

- OPERATING AND MAINTENANCE INSTRUCTIONS
- SPARE PARTS LIST
- COPIES OF WARRANTIES
- WIRING DIAGRAMS
- INSPECTION REPORTS AND APPROVALS
- SHOP DRAWINGS AND PRODUCT DATA

TRAINING SERVICES

THOROUGHLY INSTRUCT THE OWNER'S REPRESENTATIVE IN THE OPERATION OF ALL EQUIPMENT FURNISHED AND LOCATION OF ALL VALVES AND CONTROL DEVICES.

TRAIN BUILDING OWNER'S PERSONNEL DURING NORMAL WORKING HOURS ON STARTUP AND SHUTDOWN PROCEDURES, TROUBLESHOOTING PROCEDURES, SERVICING AND PREVENTATIVE MAINTENANCE SCHEDULE AND PROCEDURES. REVIEW WITH THE OWNER'S PERSONNEL, THE DATA CONTAINED IN THE OPERATING AND MAINTENANCE MANUALS. SCHEDULE TRAINING WITH OWNER, PROVIDE AT LEAST 7-DAYS PRIOR NOTICE TO ARCHITECT/ENGINEER.

HANGERS AND SUPPORTS

PROVIDE ALL NECESSARY HANGER RODS, CLAMPS AND ATTACHMENTS TO PROPERLY INSTALL AND SUPPORT DUCTWORK, PIPING AND EQUIPMENT FROM THE BUILDING STRUCTURE.

PROVIDE ANY ANGLE IRON OR UNISTRUT AND SUSPENSION RODS REQUIRED TO INSTALL EQUIPMENT, PIPING AND DUCTWORK.

ALL SUPPORTS EXPOSED TO OUTDOORS SHALL BE CLEANED, PRIMED AND PAINTED TO PREVENT RUSTING. FINISH COLOR AS SELECTED BY OWNER.

THE USE OF BALING WIRE OR PERFORATED METAL STRAPPING IS NOT ACCEPTABLE FOR SUPPORTS.

WARRANTY/GUARANTEE:

THE CONTRACTOR SHALL WARRANTY/GUARANTEE AND MAINTAIN THE STABILITY OF WORK AND MATERIALS AND KEEP SAME IN PERFECT REPAIR AND CONDITION OF THE PERIOD OF ONE (1) YEAR.

DEFECTS OF ANY KIND DUE TO FAULTY WORK OR MATERIALS APPEARING DURING THE ABOVE MENTIONED PERIOD MUST BE IMMEDIATELY MADE GOOD BY THE CONTRACTOR AT HIS OWN EXPENSE TO THE ENTIRE SATISFACTION OF THE OWNER AND ARCHITECT AND ENGINEER. SUCH RECONSTRUCTION AND REPAIRS SHALL INCLUDE ALL DAMAGE TO THE FINISH OR FURNISHING OF THE BUILDING RESULTING FROM THE ORIGINAL DEFECT OR REPAIRS THERETO.

EQUIPMENT:

1.1 QUALITY ASSURANCE

- A. ELECTRICAL COMPONENTS, DEVICES, AND ACCESSORIES: LISTED AND LABELED AS DEFINED IN NFPA 70, ARTICLE 100, BY A TESTING AGENCY ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION, AND MARKED FOR INTENDED USE.
- B. UNITS SHALL BE DESIGNED TO OPERATE WITH HCFC-FREE REFRIGERANTS.

1.2 WARRANTY

- A. ALL UNITS ARE TO BE SET UP BY A CERTIFIED TECHNICIAN.
- B. SPECIAL WARRANTY: MANUFACTURER'S STANDARD FORM IN WHICH MANUFACTURER AGREES TO REPLACE COMPONENTS LISTED BELOW THAT FAIL IN MATERIALS OR WORKMANSHIP WITHIN SPECIFIED WARRANTY PERIOD.

1. WARRANTY PERIOD FOR COMPRESSORS: MANUFACTURER'S STANDARD, BUT NOT LESS THAN FIVE (5) YEARS FROM DATE OF SUBSTANTIAL COMPLETION.
2. WARRANTY PERIOD FOR HEAT EXCHANGERS: MANUFACTURER'S STANDARD, BUT NOT LESS THAN FIVE (5) YEARS FROM DATE OF SUBSTANTIAL COMPLETION.

1.3 MANUFACTURERS

- A. MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE PRODUCTS BY ONE OF THE FOLLOWING:
 1. ACHN
 2. TRANE
 3. CARRIER
 4. YORK
 5. GOODMAN

2.1 CABINET

- A. CONSTRUCTION: SINGLE WALL.
- B. EXTERIOR CASING: GALVANIZED STEEL WITH BAKED-ENAMEL PAINT FINISH WITH LIFTING LUGS AND KNOCKOUTS FOR ELECTRICAL AND PIPING CONNECTIONS.

2.2 INTERIOR CASING - GALVANIZED STEEL

- A. BASE RAILS: GALVANIZED-STEEL RAILS FOR MOUNTING ON ROOF CURB.
- B. SERVICE DOORS: HINGED ACCESS DOORS WITH NEOPRENE GASKETS.
- C. INTERNAL INSULATION: FIBROUS-GLASS DUCT LINING COMPLYING WITH ASTM C 1071, TYPE II.

1. THICKNESS: 1 INCH (25 MM).
2. INSULATION ADHESIVE: COMPLY WITH ASTM C 916, TYPE I.
3. MECHANICAL FASTENERS: GALVANIZED STEEL, SUITABLE FOR ADHESIVE ATTACHMENT, MECHANICAL ATTACHMENT, OR WELDING ATTACHMENT TO CASING WITHOUT DAMAGING LINER AND WITHOUT CAUSING AIR LEAKAGE WHEN APPLIED AS RECOMMENDED BY MANUFACTURER.
- D. CONDENSATE DRAIN PANS: FORMED SECTIONS OF STAINLESS-STEEL SHEET DESIGNED FOR SELF-DRAINAGE. FABRICATE PANS WITH SLOPES TO PRECLUDE BUILDUP OF MICROBIAL SLIME. PROVIDE FLOAT SWITCH.
- E. ROOF CURB: FULL-PERIMETER CURB OF SHEET METAL, MINIMUM 14 INCHES HIGH, WITH WOOD NAULER, NEOPRENE SEALING STRIP, AND WELDED Z-BAR FLASHING.

2.3 SUPPLY-AIR FAN

- A. FAN: FORWARD-CURVED CENTRIFUGAL; STATICALLY AND DYNAMICALLY BALANCED, GALVANIZED STEEL, MOUNTED ON SOLID-STEEL SHAFT WITH SELF-ALIGNING, PERMANENTLY LUBRICATED BALL BEARINGS.
- B. MOTOR: TOTALLY ENCLOSED-SPEED MOTOR.
- C. DRIVE: V-BELT DRIVE WITH MATCHING FAN PULLEY AND ADJUSTABLE MOTOR SHEAVES AND BELT ASSEMBLY WITH MINIMUM 1.4 SERVICE FACTOR.
- D. MOUNTING: FAN WHEEL, MOTOR, AND DRIVES SHALL BE MOUNTED IN FAN CASING WITH SPRING ISOLATORS.

2.4 REFRIGERATION SYSTEM

- A. FABRICATE AND LABEL REFRIGERATION SYSTEM TO COMPLY WITH ASHRAE 15, "SAFETY CODE FOR MECHANICAL REFRIGERATION."
- B. COMPRESSORS: RECIPROCATING OR SCROLL COMPRESSORS WITH INTEGRAL VIBRATION ISOLATORS, INTERNAL OVERCURRENT AND OVERTEMPERATURE PROTECTION, INTERNAL PRESSURE RELIEF.
- C. EER AND COP: 13 EER AND 11.8 COP VALUES AS DEFINED BY ASHRAE/IESNA 90.1, "ENERGY EFFICIENT DESIGN OF NEW BUILDINGS EXCEPT LOW-RISE RESIDENTIAL BUILDINGS."
- D. REFRIGERANT: R-410A ON ALL NEW SYSTEMS.
- E. REFRIGERATION SYSTEM SPECIALTIES: EXPANSION VALVE WITH REPLACEABLE THERMOSTATIC ELEMENT

1. REFRIGERANT DRYER.
2. HIGH-PRESSURE SWITCH.
3. LOW-PRESSURE SWITCH.
4. THERMOSTAT FOR COIL FREEZE-UP PROTECTION DURING LOW AMBIENT TEMPERATURE OPERATION OR LOSS OF AIR.
5. BRASS SERVICE VALVES INSTALLED IN DISCHARGE AND LIQUID LINES.
6. OPERATING CHARGE OF REFRIGERANT.

2.5 CAPACITY CONTROL

- A. HOT-GAS BYPASS REFRIGERANT CONTROL FOR CAPACITY CONTROL WITH CONTINUOUS DEHUMIDIFICATION TO BE PROVIDED.

2.6 REFRIGERANT COILS

- A. EVAPORATOR AND CONDENSER COILS SHALL BE DESIGNED, TESTED, FABRICATED, AND RATED ACCORDING TO ARI 410 AND ASHRAE 33. COILS SHALL BE LEAK TESTED UNDER WATER WITH AIR AT 315 PSIG (2170 KPA).

1. CAPACITY REDUCTION: CIRCUIT COILS FOR FACE CONTROL.
2. TUBES: COPPER.
3. FINS: ALUMINUM.
4. FIN AND TUBE JOINT: MECHANICAL BOND.
5. SUCTION AND DISTRIBUTOR: SEAMLESS COPPER TUBE WITH BRAZED JOINTS.
6. COATING: PHENOLIC EPOXY CORROSION-PROTECTION COATING ON BOTH COILS.
7. SOURCE QUALITY CONTROL: TEST TO 450 PSIG (3105 KPA), AND TO 300 PSIG (2070 KPA) UNDERWATER.

- B. CONDENSER FAN: PROPELLER TYPE, DIRECTLY DRIVEN BY MOTOR.
- C. SAFETY CONTROLS:

1. COMPRESSOR MOTOR AND OUTSIDE-COIL FAN MOTOR LOW AMBIENT LOCKOUT.
2. OVERCURRENT PROTECTION FOR COMPRESSOR MOTOR AND OUTSIDE-COIL FAN MOTORS.

2.7 FILTERS

- A. COMPLY WITH NFPA 90A.
- B. DISPOSABLE PLEATED FILTERS: 2-INCH- (50-MM-) THICK, FACTORY-FABRICATED, FLAT-PANEL-TYPE, DISPOSABLE AIR FILTERS WITH HOLDING FRAMES.
- C. FILTER MEDIA TO BE INTERLACED GLASS FIBERS SPRAYED WITH NONFLAMMABLE ADHESIVE.
- D. FILTER FRAMES TO BE GALVANIZED STEEL.

2.8 CONTROLS

- A. ALL CONTROLS ARE TO BE SET UP BY A CERTIFIED TECHNICIAN.
- B. FACTORY-WIRE CONNECTION FOR CONTROLS' POWER SUPPLY.
- C. CONTROL DEVICES, INCLUDING SENSORS, TRANSMITTERS, RELAYS, SWITCHES, THERMOSTATS, HUMIDISTATS, DETECTORS, OPERATORS, ACTUATORS, AND VALVES, SHALL BE MANUFACTURER'S STANDARD ITEMS TO ACCOMPLISH INDICATED CONTROL FUNCTIONS.
- D. UNIT CONTROLS: SOLID-STATE CONTROL BOARD AND COMPONENTS WITH FIELD-ADJUSTABLE CONTROL PARAMETERS.
- E. SUPPLY-FAN CONTROL: UNITS SHALL BE ELECTRICALLY INTERLOCKED WITH CORRESPONDING EXHAUST FANS, TO OPERATE CONTINUOUSLY WHEN EXHAUST FANS ARE RUNNING. TIME CLOCK SHALL SWITCH OPERATION FROM OCCUPIED TO UNOCCUPIED. NIGHT SETBACK THERMOSTAT SHALL CYCLE FAN DURING UNOCCUPIED PERIODS TO MAINTAIN SPACE TEMPERATURE.

1. TIMER: SEVEN-DAY ELECTRONIC CLOCK.

- E. ELECTRICALLY INTERLOCK KITCHEN HOOD FIRE-EXTINGUISHING SYSTEM TO DE-ENERGIZE REPLACEMENT-AIR UNIT WHEN FIRE-EXTINGUISHING SYSTEM DISCHARGES.
- F. MINIMUM REFRIGERATION SYSTEM CONTROLS SHALL CONSIST OF A WALL-MOUNTING, RELATIVE-HUMIDITY AND TEMPERATURE SENSOR THAT ENERGIZES DEHUMIDIFIER OPERATION WHEN RELATIVE HUMIDITY IS MORE THAN 60 PERCENT.

PIPING:

CONDENSATE DRAINS:

CONDENSATE PIPE TO BE TYPE L OR PVC. ROUTE TO DRYWELL OR AS INDICATED ON PLANS. COORDINATE WITH PLUMBER TO PROVIDE HUB DRAIN(S) IN MECHANICAL ROOM AND DRYWELL(S). HVAC CONTRACTOR TO PROVIDE P-TRAP AT UNIT SIZED FOR 2" GREATER THAN UNIT STATIC PRESSURE. PROVIDE CLEANOUT AT UNIT FOR SUSPENDED HORIZONTAL AIR HANDLERS. INSULATE CONDENSATE PIPE WITH 1/2" ARMAFLEX (OR EQUAL) INSULATION RATED FOR PLENUM APPLICATION. CONDENSATE DRAIN LINE SHALL BE NOT LESS THAN THE EQUIPMENT DRAIN LINE SIZE AND IN NO CASE LESS THAN 3/4" PIPE SIZE.

REFRIGERANT PIPING:

COVER ALL EXPOSED LIQUID LINES AND ALL SUCTION PIPING (INDOORS AND OUTDOORS), FITTINGS, VALVES, ETC., CONTINUOUS THROUGH SLEEVES, HANGERS, ETC., WITH 1/2" FR/ARMAFLEX. INSTALLATION SHALL BE CONDENSATION FREE AND INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

REFRIGERANT PIPING BELOW GRADE SHALL BE ROUTED THROUGH MINIMUM 4" DIAMETER PVC PIPE SLEEVES TO EACH CONDENSING UNIT. ALL UNDERGROUND REFRIGERANT PIPING SHALL BE CONTINUOUS WITH NO UNDERGROUND JOINTS ALLOWED. REFRIGERANT PIPE SIZES SHALL BE SIZED PER A/C EQUIPMENT MANUFACTURER'S RECOMMENDATION BASED ON LENGTH OF RUN BETWEEN CONDENSING UNITS AND AHU UNITS.

PIPING ROUTED ALONG BUILDING EXTERIOR WALL SHALL BE PROTECTED BY SHEET METAL HOUSING SECURELY ATTACHED TO WALL AT 8'-0" INTERVALS AND PAINTED TO MATCH BUILDING EXTERIOR.

TRAP OIL IN SUCTION LINE AT EVAPORATOR COIL. NO OTHER COIL TRAPS PERMITTED. PROVIDE SUCTION RISERS, CHECK VALVES, SOLENOID VALVES, OR OTHER DEVICES REQUIRED IN PIPING SYSTEM BY MANUFACTURER'S INSTALLATION INSTRUCTIONS.

PIPE HANGERS AND SUPPORTS:

PIPE HANGERS, WHERE NEEDED, SHALL BE GRINNEL #260 CLEVIS TYPE, 5'-0" ON CENTER, SECURELY ATTACHED TO BUILDING CONSTRUCTION. SPACE AT MIN. 5'-0" INTERVALS.

PIPE SUPPORT:

ATTACH LINES SECURELY ALONG PAD/FLOOR/EQUIPMENT/STRUCTURE TO PREVENT MOVEMENT. SUPPORT IN A MANNER THAT LINES DO NOT HANG FROM EVAPORATOR CONNECTIONS OR BLOCK ACCESS TO FILTERS, CONTROLS, ETC.

SUPPORT AT MIN. 8'-0" INTERVALS FOR VERTICAL PIPES, 5'-0" FOR SUSPENDED HORIZONTAL PIPING.

EXHAUST FANS:

FURNISH EXHAUST FANS WITH PERFORMANCE AND CAPACITIES AS LISTED ON THE DESIGN DRAWINGS.

SUSPENDED FANS SHALL BE SUPPORTED FROM A TRAPEZE TYPE HANGER WITH SPRING MOUNTED VIBRATION ISOLATORS.

ALL EXHAUST FANS SHALL COME WITH INTEGRAL BACKDRAFT DAMPER.

COORDINATE WITH ARCHITECT TO LOCATE EXHAUST FANS, EXHAUST GRILLES, WALL OR ROOF CAPS A MINIMUM DISTANCE OF 10'-0" FROM ANY OPERABLE WINDOW, DOOR OR FRESH AIR INTAKE.

AIR DISTRIBUTION EQUIPMENT:

FURNISH SUPPLY AIR GRILLES AND RETURN AIR REGISTERS WITH OPPOSED BLADE BALANCING DAMPERS AS SCHEDULED ON THE DESIGN DRAWINGS.

GRILLES, REGISTERS, AND CEILING DIFFUSERS SHALL BE FURNISHED AS SCHEDULED ON THE DESIGN DRAWINGS AND SHALL BE ALL ALUMINUM CONSTRUCTION UNLESS NOTED OTHERWISE. AIR DISTRIBUTION SHALL NOT EXCEED NC-30 NOISE CRITERIA AS DEFINED IN THE LATEST ASHRAE GUIDE.

DUCTWORK:

1. ALL DUCTWORK DIMENSIONS ARE INSIDE NET FREE AREA.
2. SEAL ALL JOINTS WITH GLASS-FAB AND MASTIC.
3. ALL DUCTWORK SHOWN PER PLAN IS TO BE SHEET METAL. FIBERGLASS DUCT BOARD IS NOT TO BE INSTALLED UNLESS SPECIFICALLY AUTHORIZED BY THE BUILDING LANDLORD, PROJECT OWNER/AGENT AND MECHANICAL ENGINEER OF RECORD.
4. ALL EXHAUST AND OUTSIDE AIR DUCTWORK IS TO BE SHEET METAL - NO EXCEPTIONS. OUTSIDE AIR DUCTWORK IS TO BE EXTERNALLY INSULATED, REFER TO SHEET METAL DUCTWORK INFORMATION BELOW. ADJUSTABLE SPLITTERS AND DAMPERS SHALL BE SUPPLIED AND INSTALLED IN EVERY SPLIT AND BRANCH DUCT AND SHALL BE PROVIDED WITH LOCKING QUADRANTS ON EXPOSED OR IN ACCESSIBLE AREAS OF THE DUCT FOR EASE OF OPERATION. ACCESS PANELS OR YOUNG REGULATORS SHALL BE PROVIDED WHERE DAMPERS ARE INSTALLED ABOVE HARD CEILINGS OR IN SOFFITS EVEN IF NOT STATED ON PLANS. ELBOWS OR CHANGES IN DUCT DIRECTION GREATER THAN 45 DEGREES SHALL BE FITTED WITH AIR TURNS CONSISTING OF CURVED AIRFOIL BLADES OR VANES WHICH WILL PERMIT THE AIR TO MAKE ABRUPT TURNS WITHOUT APPRECIABLE TURBULENCE.
5. ELBOWS OR CHANGES IN DUCT DIRECTION GREATER THAN 45 DEGREES SHALL BE FITTED WITH AIR TURNS CONSISTING OF CURVED AIRFOIL BLADES OR VANES WHICH WILL PERMIT THE AIR TO MAKE ABRUPT TURNS WITHOUT APPRECIABLE TURBULENCE. LONG RADIUS TURNS ARE AN ACCEPTABLE SUBSTITUTE IF SPACE PERMITS.
6. WHEN DUCT BOARD IS USED: 26 GAUGE Y-FITTINGS WILL NOT BE AN APPROVED SUBSTITUTE FOR TRIANGULAR BOXES.

- SHEET METAL DUCTWORK: SHALL BE CONSTRUCTED PER THE APPROPRIATE SMACNA DESIGN STANDARDS, MEETING THE MINIMUM GAUGE SHEET METAL THICKNESS SPECIFIED. INSULATE INTERNALLY OR EXTERNALLY WITH FIBERGLASS INSULATION TO ACHIEVE A MINIMUM R-VALUE OF 7.0 UNLESS INSTALLED IN A MECHANICALLY COOLED SPACE OR BETWEEN COOLED FLOORS IN A CAVITY WHOSE EXTERIOR WALLS ARE INSULATED, IN WHICH CASE THE R-VALUE MAY BE 4.2.

- FIBERGLASS DUCTWORK: SHALL BE CONSTRUCTED OF FIBERGLASS FIBERBOARD DUCTWORK TO BE A MINIMUM OF 1" THICK. FIBERGLASS DUCTWORK SHALL BE LINED WITH ANTI MICROBIAL INSULATION EQUAL TO JOHNS-MANVILLE SUPERDUCT. INSULATE FIBERGLASS SUPPLY AND RETURN DUCTS TO A MINIMUM R-VALUE OF 6.0 UNLESS INSTALLED IN A MECHANICALLY COOLED SPACE OR BETWEEN COOLED FLOORS IN A CAVITY WHOSE EXTERIOR WALLS ARE INSULATED, IN WHICH CASE THE R-VALUE MAY BE 4.2.

- FLEXIBLE DUCTWORK: SHALL BE SPIRAL FORMED OUT OF 3003 BRIGHT REFLECTIVE FINISHED ALUMINUM ALLOY AND MECHANICALLY LOCKED. FLEXIBLE DUCTS TO A MINIMUM R-VALUE OF 6.0 (R=8 FOR RESIDENTIAL) UNLESS INSTALLED IN A MECHANICALLY COOLED SPACE OR BETWEEN COOLED FLOORS IN A CAVITY WHOSE EXTERIOR WALLS ARE INSULATED, IN WHICH CASE THE R-VALUE MAY BE 4.2 (R=6 FOR RESIDENTIAL). IT SHALL BE UL LISTED UNDER CLASS 1 AIR DUCTS AND CLASS 1 FORM-A ISSUE NO.566,577 FLEXIBLE "AIR DUCT" AND MEET ALL REQUIREMENTS OF UL 181 AND COMPLY WITH NFPA 90A AND NFPA 90B.

- ROUND SPIRAL DUCTWORK: SHALL BE CONSTRUCTED PER THE APPROPRIATE SMACNA DESIGN STANDARDS, MEETING THE MINIMUM GAUGE SHEET METAL THICKNESS SPECIFIED AND SHALL BE A MINIMUM 1" DOUBLE WALL INTERNALLY INSULATED. NON INSULATED SPIRAL DUCTWORK WILL NOT BE ACCEPTED AS A SUBSTITUTION.

VIBRATION ISOLATION:

ALL BLOWER UNITS AND VIBRATING TYPE EQUIPMENT SHALL BE PROPERLY FITTED WITH MASON INDUSTRIES VIBRATION ISOLATION EQUIPMENT SIZED IN ACCORDANCE WITH EQUIPMENT WEIGHT AND DUTY.

PROVIDE FLEXIBLE CONNECTORS AT ALL SUPPLY AND RETURN CONNECTIONS TO AIR HANDLING EQUIPMENT CONSISTING OF HEAVY CANVAS OR NEOPRENE FABRIC WITH AIRTIGHT SEAMS AND CONNECTIONS TO THE EQUIPMENT.

AIR FILTERS:

FILTERS SHALL BE 1" FIBERGLASS MEDIA THROW AWAY TYPE IN A RIGID FRAME WITH A SUPPORTING MAZE ACROSS BOTH ENTERING AND LEAVING SURFACES. SUPPLY ONE COMPLETE SET OF FILTERS AFTER OWNER'S FINAL ACCEPTANCE. FARR 30/30 OR EQUAL.

CONDENSING UNIT INSTALLATION:

PROVIDE CONCRETE PADS FOR GRADE MOUNTED CONDENSING UNITS. PADS SHALL BE A MINIMUM OF 4" THICK, 3,000 PSI CONCRETE, AND SHALL BE 4" LARGER ON EACH SIDE THAN THE FOOTPRINT OF THE CONDENSING UNIT. VERIFY UNIT DIMENSIONS WITH APPROVED SHOP DRAWINGS PRIOR TO FABRICATION OF PADS.

SUSPENDED UNITS SHALL BE SUPPORTED IN APPROVED MANNER AND IN ACCORDANCE WITH AIR HANDLING UNIT SUPPORT DETAIL. PROVIDE AUXILIARY OVERFLOW DRAIN PAN WITH FLOAT SWITCH WHERE REQUIRED.

ALL AIR HANDLING UNITS AND CONDENSING UNITS SHALL BE INSTALLED WITH MANUFACTURER REQUIRED MINIMUM MAINTENANCE CLEARANCES. PROVIDE MAN SIZED ACCESS PANEL WHERE REQUIRED.

FIRE / SMOKE / RADIATION DAMPERS:

FIRE DAMPERS SHALL BE TYPE "B" CURTAIN TYPE, SUITABLE FOR EITHER VERTICAL OR HORIZONTAL INSTALLATION WITH 20 GAUGE STEEL CHANNEL FRAMES, 24 GAUGE STEEL BLADES, AND 18 GAUGE STEEL ENCLOSURE WITH DUCT COLLARS. ALL PARTS GALVANIZED MILL FINISH.

FIRE DAMPERS SHALL BE EQUAL TO RUSKIN TYPE 1B02 FOR WALLS UP TO 2 HOUR.

INSTALL IN ACCORDANCE WITH NFPA-90A, TESTED IN ACCORDANCE WITH UL SAFETY STANDARD 555, 1-1/2 HOUR AND 4 HOUR PROTECTION, AND 165F FUSIBLE LINK.

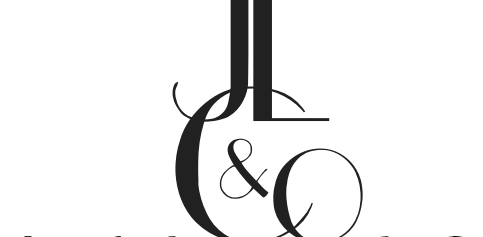
MEMBRANE PENETRATIONS = RADIATION OR FIRE DAMPERS SHALL BE INSTALLED ON ANY DUCTWORK 6" IN DIAMETER OR LARGER PENETRATING A RATED CEILING MEMBRANE.

NOTE

ALL OF THE SPECIFICATIONS LISTED ON THIS SHEET MAY NOT BE USED FOR THIS PROJECT.


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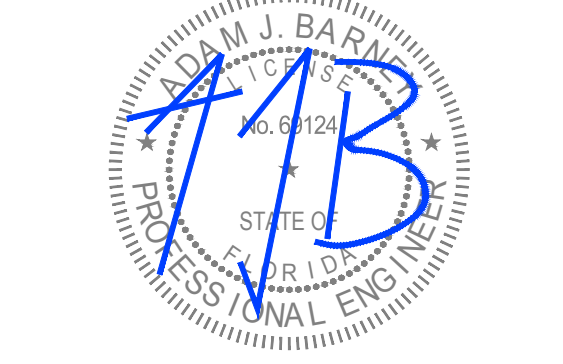
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OWNER / PROJECT:

CLERMONT FIRE INSPECTIONS
BUILDING RENOVATION
AN EXTERIOR & INTERIOR IMPROVEMENT
CLERMONT, FLORIDA

PROFESSIONAL SEAL: JLC24.0054.00



MARK	DATE	DESCRIPTION

ISSUE DATE: JUNE 13, 2024

SPECIFICATIONS MECHANICAL	
PROJECT NO.	PSA 2024-11.00
DRAWN BY	CRW/JAL
CHECKED BY	BLS/AJB
M6.1	
Scale	As indicated

100% BID / PERMIT SUBMISSION SET - NOT FOR CONSTRUCTION

WIRING AND POWER

- | | | |
|---|---|---|
| | WALL OUTLET BOX AND SINGLE RECEPTACLE | ALL OF THESE
NOT BE USED
PROJECT. |
|  | WALL OUTLET BOX AND DUPLEX RECEPTACLE | |
|  | TWO GANG WALL OUTLET BOX AND (2) DUPLEX RECEPTACLES | |
|  | WALL OUTLET BOX AND DUPLEX RECEPTACLE MOUNTED ABOVE COUNTER | |
|  | WALL OUTLET BOX AND DUPLEX RECEPTACLE WITH TOP HALF SWITCHED | |
|  | WALL OUTLET BOX AND DUPLEX RECEPTACLE CONNECTED TO EMERGENCY SYSTEM | |
|  | CEILING OUTLET BOX AND SINGLE RECEPTACLE | |
|  | CEILING OUTLET BOX AND DUPLEX RECEPTACLE | |
|  | WALL OUTLET BOX AND GFCI DUPLEX RECEPTACLE | |
|  | WALL OUTLET BOX AND GFCI DUPLEX RECEPTACLE MOUNTED ABOVE COUNTER | |
|  | WALL OUTLET BOX AND DUPLEX SAFETY RECEPTACLE | |
|  | WALL OUTLET BOX AND DUPLEX TWIST-LOCK RECEPTACLE | |
|  | WALL OUTLET BOX AND GFCI DUPLEX RECEPTACLE WITH WEATHERPROOF COVER | |
|  | WALL OUTLET BOX AND SPECIAL PURPOSE OUTLET AS NOTED ON PLANS | |
|  | FLUSH FLOOR OUTLET BOX WITH DUPLEX RECEPTACLE | |
|  | FLUSH FLOOR OUTLET BOX WITH (2) DUPLEX RECEPTACLES | |
|  | FLUSH FLOOR OUTLET BOX WITH DUPLEX RECEPTACLE AND TELECOMMUNICATIONS | |
|  | FLUSH WALL JUNCTION BOX AND BLANK PLATE | |
|  | JUNCTION BOX AND BLANK PLATE ABOVE CEILING | |
|  | SURFACE MOUNTED JUNCTION BOX AND BLANK PLATE | |
|  | SURFACE MOUNTED WEATHERPROOF JUNCTION BOX AND COVER | |
|  | FLUSH GRADE FIBER COMPOSITE PULL BOX AS NOTED | |
|  | MOTOR CONNECTION AS NOTED | |
|  | FLUSH SHUNT-TRIP BUTTON, MOUNTED 80° TO TOP | |
|  | CONTROL AND/OR POWER EQUIPMENT CONNECTION | |
|  | TIME CLOCK | |
|  | PHOTO CELL | |
|  | DISCONNECT SWITCH, SIZE AS NOTED | |
|  | 120/208V BRANCH CIRCUIT PANELBOARD, SURFACE MOUNTED | |
|  | 120/208V BRANCH CIRCUIT PANELBOARD, FLUSH MOUNTED | |
|  | 277/480V BRANCH CIRCUIT PANELBOARD | |
|  | TRANSFORMER | |
|  | AUTOMATIC TRANSFER SWITCH | |
|  | BRANCH CIRCUIT HOMERUN WITH PANEL NAME AND CIRCUIT NUMBER, QUANTITY OF ARROWHEADS DENOTES QUANTITY OF BRANCH CIRCUITS | |
|  | BRANCH CIRCUIT WIRING, PROVIDE QUANTITY OF CONDUCTORS REQUIRED FOR CIRCUITING AND SWITCHING INDICATED ON PLANS | |
|  | POWER LEG ONLY (NO SWITCH LEG BETWEEN ROOMS) | |
|  | CONDUIT CAPPED OFF | |
|  | CONDUIT CONTINUED | |
|  | CONDUIT RUN UP | |
|  | CONDUIT RUN DOWN | |
|  | GROUND OR GROUND ROD AS NOTED | |

 CEILING MOUNTED LIGHT FIXTURE, REFER TO LIGHT FIXTURE SCHEDULE

- | | |
|---|--|
|  | CEILING MOUNTED RECESSED DOWNLIGHT FIXTURE, REFER TO LIGHT FIXTURE SCHEDULE |
|  | CEILING MOUNTED RECESSED WALLWASH FIXTURE, REFER TO LIGHT FIXTURE SCHEDULE |
|  | CEILING MOUNTED "CLOSE TO CEILING" FIXTURE, REFER TO LIGHT FIXTURE SCHEDULE |
|  | PENDANT MOUNTED LIGHT FIXTURE, REFER TO LIGHT FIXTURE SCHEDULE |
|  | TRACK LIGHT FIXTURE WITH HEADS AS REQUIRED, REFER TO LIGHT FIXTURE SCHEDULE |
|  | WALL MOUNTED LIGHT FIXTURE, REFER TO LIGHT FIXTURE SCHEDULE |
|  | CEILING MOUNTED LIGHT FIXTURE WITH EMERGENCY BACKUP |
|  | CEILING MOUNTED RECESSED DOWNLIGHT FIXTURE WITH EMERGENCY BACKUP |
|  | WALL MOUNTED LIGHT FIXTURE WITH EMERGENCY BACKUP |
|  | WALL MOUNTED EMERGENCY BATTERY LIGHT FIXTURE, REFER TO LIGHT FIXTURE SCHEDULE |
|  | CEILING MOUNTED EMERGENCY BATTERY LIGHT FIXTURE, REFER TO LIGHT FIXTURE SCHEDULE |
|  | CEILING MOUNTED EXIT SIGN WITH EMERGENCY BACKUP, REFER TO LIGHT FIXTURE SCHEDULE |
|  | WALL MOUNTED EXIT SIGN WITH EMERGENCY BACKUP, REFER TO LIGHT FIXTURE SCHEDULE |
|  | COMBINATION EXIT SIGN AND EMERGENCY LIGHT FIXTURE WITH BATTERY BACKUP |
| Sa | WALL OUTLET BOX AND SINGLE POLE SWITCH ('a' INDICATES SWITCH LEG) |
| S3 | WALL OUTLET BOX AND THREE-WAY SWITCH |
| Sf | WALL OUTLET BOX AND FAN CONTROL SWITCH |
| S0 | WALL OUTLET BOX AND DIMMER SWITCH AS REQUIRED FOR LOAD SERVED |
| S03 | WALL OUTLET BOX AND THREE-WAY DIMMER SWITCH |
| Sm | WALL OUTLET BOX WITH SINGLE POLE MANUAL MOTOR STARTER SWITCH |
| St | WALL OUTLET BOX AND DUAL TECHNOLOGY OCCUPANCY SENSOR |
| So | WALL OUTLET BOX AND DIGITAL TIMECLOCK SWITCH FOR AUTOMATIC CONTROL |
| (OS) | CEILING OUTLET BOX AND DUAL TECHNOLOGY OCCUPANCY SENSOR |
| (OL) | CEILING OUTLET BOX AND DAYLIGHT HARVESTING SENSOR |

NOTE:
SYMBOLS SHOWN ARE FOR
REFERENCE PURPOSES ONLY.
ALL OF THESE SYMBOLS MAY
NOT BE USED FOR THIS
PROJECT.

COMBINATION TELECOMMUNICATIONS/DATA WALL OUTLET BOX AND BLANK PLATE WITH MIN. 3/4" C. TO ACCESSIBLE CEILING SPACE. COORDINATE OUTLET REQUIREMENTS WITH OWNER.



TELECOMMUNICATIONS WALL OUTLET BOX AND BLANK PLATE FOR WALL MOUNTED TELEPHONE WITH MIN. 3/4" C. TO ACCESSIBLE CEILING SPACE. COORDINATE OUTLET REQUIREMENTS WITH OWNER.



DATA WALL OUTLET BOX AND BLANK PLATE WITH MIN. 3/4" C. TO ACCESSIBLE CEILING SPACE. COORDINATE OUTLET REQUIREMENTS WITH OWNER.



FLUSH FLOOR OUTLET BOX WITH POWER DEVICE AND TELECOMMUNICATIONS OUTLET WITH MIN. 3/4" C. TO ACCESSIBLE CEILING SPACE.



CEILING OUTLET BOX AND BLANK PLATE WITH MIN. 3/4" C. TO TTB FOR WIRELESS ACCESS POINT. COORDINATE OUTLET REQUIREMENTS WITH OWNER.



COMBINATION TELECOMMUNICATIONS/TELEVISION WALL OUTLET BOX AND BLANK PLATE. COORDINATE OUTLET AND CABLING REQUIREMENTS WITH OWNER.



3/4" PLYWOOD TELEPHONE TERMINAL BOARD, SIZE AS SHOWN ON PLANS.



TELEPHONE TERMINAL CABINET, SIZE AS NOTED ON PLAN.

SHEET DRAWING INDEX	
SHEET #	TITLE
ELECTRICAL	
E0.1	SYMBOL & LEGENDS – ELECTRICAL
E1.1	SITE PLAN – ELECTRICAL
E1.2	SITE PLAN – PHOTOMETRICS
E2.1	FLOOR PLAN – POWER & SYSTEMS
E3.1	FLOOR PLAN – LIGHTING
E4.1	RISER DIAGRAM – ELECTRICAL
E5.1	SCHEDULES – ELECTRICAL
E6.1	DETAILS – ELECTRICAL
E7.1	SPECIFICATIONS – ELECTRICAL

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST ADOPTED EDITION OF THE NATIONAL ELECTRICAL CODE (NFPA 70), AND THE LATEST ADOPTED EDITION OF THE FLORIDA BUILDING CODE.
2. CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND COORDINATE WITH ALL EQUIPMENT MANUFACTURER/INSTALLERS PRIOR TO BIDDING.
3. ALL ELECTRICAL MATERIALS, DEVICES, APPLIANCES, AND EQUIPMENT SHALL BE LABEL LISTED BY AN APPROVED THIRD-PARTY TESTING AGENCY.

BUILDING:

4. INSTALLATION HEIGHT OF EQUIPMENT (TO CENTERLINE) ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE SHALL BE:
- RECEPTACLE = 18"
CLOCK = 7'-6"
SWITCH = 44"
MODULAR JACK FOR WALL MOUNTED TELEPHONE = 48"
MODULAR TELEPHONE JACK = 18"
COMPUTER OUTLET = 18"
CALL SWITCH = 44"
REMOTE TEST STATION FOR DUCT DETECTOR = 52"
5. ALL CONDUIT AND WIRING SHALL BE CONCEALED IN WALLS OR ABOVE CEILINGS UNLESS NOTED OTHERWISE OR APPROVED BY THE ARCHITECT/ENGINEER. ALL DEVICE OUTLET BOXES SHALL BE RECESSED UNLESS NOTED OTHERWISE OR APPROVED BY THE ARCHITECT/ENGINEER. WHERE APPROVED OR NOTED SURFACE METAL RACEWAY AND DEVICE BOXES SHALL BE USED IN LIEU OF CONDUIT AND CONCEALED BOXES AT NO EXTRA COST TO THE OWNER.
6. ALL CONDUIT ROUTING SHOWN IS APPROXIMATE ONLY. CONTRACTOR SHALL FIELD VERIFY FINAL ROUTE WITH ALL OTHER TRADES AND CONDITIONS IN FIELD PRIOR TO ROUGH-IN.
7. CONDUIT RUNS SHOWN ARE SCHEMATIC AND DO NOT INDICATE THE NECESSARY FITTINGS AND JUNCTION BOXES THAT ARE INCLUDED IN THE SCOPE OF THE WORK.
8. CONTRACTOR SHALL PERMANENTLY IDENTIFY ALL WIRING WITH THE SOURCE AND CIRCUIT AT ALL ELECTRICAL EQUIPMENT, PULL AND JUNCTION BOXES AND ELECTRICAL TERMINATIONS PROVIDED OR ASSOCIATED WITH THIS CONSTRUCTION.
9. COORDINATE EXACT LOCATION OF LIGHTING FIXTURES IN MECH. ROOMS/SPACES WITH DUCTWORK INSTALLER PRIOR TO ROUGH-IN. LOCATE BELOW DUCTWORK(8'-0" AFF MINIMUM) CENTERED IN ROOM AS MUCH AS POSSIBLE.
10. COORDINATE EXACT INSTALLATION REQUIREMENTS OF OUTLETS IN MILLWORK WITH ARCHITECTURAL DRAWINGS, APPROVED SHOP DRAWINGS AND MILLWORK INSTALLER PRIOR TO ROUGH-IN.
11. VERIFY EXACT LOCATION OF ALL MECHANICAL EQUIPMENT WITH MECHANICAL INSTALLER PRIOR TO ROUGH-IN.
12. REFER TO ARCHITECTURAL REFLECTED CEILING PLANS FOR EXACT LOCATIONS OF ALL LIGHT FIXTURES.
13. PROVIDE NYLON PULLSTRINGS IN ALL EMPTY CONDUITS.
14. COORDINATE THE EXACT LOCATION OF ALL ELECTRICAL EQUIPMENT LOCATED IN ELEVATOR MACHINE ROOMS, SHAFTS AND PITS. LOCATE EQUIPMENT AS REQUIRED TO MEET APPLICABLE CODES/PROVIDE AUTOMATIC DISCONNECTION OF THE ELEVATOR MAIN POWER SUPPLY (PER ANSI A17.1, RULE 102.2 1987 ED.) PRIOR TO ACTIVATION OF AUTOMATIC SPRINKLER LOCATED WITHIN THE ELEVATOR MACHINE ROOM, PIT OR SHAFT. COORDINATE WITH FIRE PROTECTOR AND FIRE ALARM INSTALLER.
15. COORDINATE THE REQUIRED SIZE OF ALL CIRCUIT BREAKERS FEEDING EQUIPMENT, (I.E. MOTORS, HVAC, KITCHEN EQUIPMENT, SPECIAL PURPOSE OUTLETS, ELEVATORS, OWNER FURNISHED EQUIPMENT ETC.) WITH APPROVED EQUIPMENT SHOP DRAWINGS AND OWNER REPRESENTATIVES PRIOR TO ORDERING PANELBOARDS. BREAKERS SHALL BE SIZED PER THE NEC, THE EQUIPMENT NAME PLATE AND MANUFACTURERS RECOMMENDATIONS.
16. ALL DIMMED CIRCUITS SHALL BE PROVIDED WITH DEDICATED NEUTRALS FOR EACH DIMMER AND PHASE CONDUCTOR THROUGHOUT THE ENTIRE CIRCUIT.
17. THE POWER COMPANY SHALL BE CONTACTED WITHIN 10 DAYS OF THE AWARD OF THE CONTRACT BY THE CONTRACTOR TO VERIFY THE ACTUAL AVAILABLE SHORT CIRCUIT FAULT CURRENT (AIC) AT THE TRANSFORMER SECONDARY BUSINGS. THE CONTRACTOR SHALL PROVIDE ELECTRICAL DISTRIBUTION AND UTILIZATION EQUIPMENT AND PANELBOARDS WHICH HAVE AIC/WITHSTAND RATINGS GREATER THAN THE AVAILABLE AIC AT EACH POINT IN THE ELECTRICAL SYSTEM.
18. VISIT THE EXISTING FACILITY AND CAREFULLY EXAMINE THOSE PORTIONS OF THE BUILDING AND SITE AFFECTED BY THIS WORK BEFORE SUBMITTING PROPOSALS, SO AS TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND DIFFICULTIES THAT WILL AFFECT EXECUTION OF THE WORK. SUBMISSION OF A PROPOSAL WILL BE CONSTRUED AS EVIDENCE THAT SUCH EXAMINATION HAS BEEN MADE AND LATER CLAIMS FOR LABOR, EQUIPMENT OR MATERIALS REQUIRED BECAUSE OF DIFFICULTIES ENCOUNTERED WILL NOT BE RECOGNIZED.
19. CONTRACTOR SHALL INCLUDE IN HIS BID THE TRANSPORT AND DISPOSAL OR RECYCLING OF ALL WASTE MATERIALS GENERATED BY THIS PROJECT IN ACCORDANCE WITH ALL RULES, REGULATIONS AND GUIDELINES APPLICABLE.
20. PANEL SCHEDULES INDICATE CIRCUIT DESIGNATIONS ONLY. CONTRACTOR TO PROVIDE MATERIALS AS REQUIRED WHEN NEUTRALS ARE SHARED TO COMPLY WITH NEC REQUIREMENTS. ALL SINGLE PHASE MULTIWIRE BRANCH CIRCUITS SHALL BE FED VIA A TWO POLE BREAKER OR TWO SINGLE POLE BREAKERS WITH AN IDENTIFIED HANDLE TIE. ALL THREE PHASE MULTIWIRE BRANCH CIRCUITS SHALL BE FED VIA A THREE POLE BREAKER OR THREE SINGLE POLE BREAKERS WITH AN IDENTIFIED HANDLE TIE. (PER NEC 210.4B).
21. PER NEC 110.22; PROVIDE PERMANENT LABELING FOR ALL SERIES RATED PANEL ENCLOSURES TO READ AS FOLLOWS: CAUTION – SERIES COMBINATION SYSTEM RATED _____ AMPERES. IDENTIFIED REPLACEMENT COMPONENTS REQUIRED.
- GROUNDING:**
- ALL METAL RACEWAYS, INCLUDING CONDUIT, WIRE TROUGHS, WIREMOLD, ETC., SHALL BE GROUNDED. ALL CONNECTIONS IN METAL RACEWAYS SHALL BE COMPLETED IN SUCH A MANNER AS TO MAINTAIN A CONTINUOUS PATH TO GROUND THROUGHOUT THE ENTIRE LENGTH OF THE RACEWAY.
- WIRING:**
- UNLESS NOTED OTHERWISE ON THE DRAWINGS OR ON THE EQUIPMENT WIRING SCHEDULE, EACH BRANCH CIRCUIT HOME RUN SHALL BE THREE (3) #12 AWG THHN/THWN (1 HOT, 1 NEUTRAL & 1 EQUIPMENT GROUND) IN 3/4" EMT CONDUIT. PROTECT EACH CIRCUIT WITH A 20 AMPERE, 1-POLE OVERCURRENT DEVICE UNLESS NOTED OTHERWISE. COMBINED NEUTRALS ARE NOT PERMITTED.
- GENERAL:**
- WITHIN 30 DAYS AFTER THE DATE OF SYSTEM ACCEPTANCE THE ELECTRICAL CONTRACTOR SHALL PROVIDE TO THE BUILDING OWNER RECORD DRAWINGS OF THE ACTUAL INSTALLATION INCLUDING: 1. A SINGLE-LINE DIAGRAM OF THE BUILDING ELECTRICAL DISTRIBUTION SYSTEM AND 2. FLOOR PLANS INDICATING LOCATION AND AREA SERVED FOR ALL DISTRIBUTION.
- THE ELECTRICAL CONTRACTOR SHALL PROVIDE THE BUILDING OWNER AN OPERATING MANUAL AND MAINTENANCE MANUAL AS REQUIRED BY THE FLORIDA BUILDING CODE. THE MANUALS SHALL INCLUDE, AT A MINIMUM, THE FOLLOWING: 1. SUBMITTAL DATE STATING EQUIPMENT RATING AND SELECTED OPTIONS FOR EACH PIECE OF EQUIPMENT REQUIRING MAINTENANCE. 2. OPERATION MANUALS AND MAINTENANCE MANUALS FOR EACH PIECE OF EQUIPMENT REQUIRING MAINTENANCE. REQUIRED ROUTINE MAINTENANCE ACTIONS SHALL BE CLEARLY IDENTIFIED. 3. NAMES AND ADDRESSES OF AT LEAST ONE QUALIFIED SERVICE AGENCY.
- THE ELECTRICAL CONTRACTOR SHALL PROVIDE THE REQUIRED FUNCTIONAL TESTING OF THE LIGHTING SYSTEM TO ENSURE THAT THE CONTROL HARDWARE AND SOFTWARE ARE CALIBRATED, ADJUSTED, PROGRAMMED AND IN PROPER WORKING CONDITION IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AND MANUFACTURER'S INSTALLATION INSTRUCTIONS, WHERE REQUIRED BY THE CODE OFFICIAL, AN APPROVED PARTY INDEPENDENT FROM THE DESIGN OR CONSTRUCTION OF THE PROJECT SHALL BE RESPONSIBLE FOR THE FUNCTIONAL TESTING AND SHALL PROVIDE DOCUMENTATION TO THE CODE OFFICIAL CERTIFYING THAT THE INSTALLED LIGHTING CONTROLS MEET THE PROVISIONS OF FECC SECTION C405. WHERE OCCUPANT SENSORS, TIME SWITCHES, PROGRAMMABLE SCHEDULE CONTROLS, PHOTOSENSORS OR DAYLIGHTING CONTROLS ARE INSTALLED, THE FOLLOWING PROCEDURES SHALL BE PERFORMED: 1. CONFIRM THAT THE PLACEMENT, SENSITIVITY AND TIME-OUT ADJUSTMENTS FOR THE OCCUPANT SENSORS YIELD ACCEPTABLE PERFORMANCE.

1. UNLESS OTHERWISE NOTED:
 - a. ON DEMOLITION AND NEW WORK PLANS - DEVICES AND EQUIPMENT SHOWN IN LIGHT LINETYPE ARE EXISTING TO REMAIN.
 - b. ON DEMOLITION PLANS - DEVICES AND EQUIPMENT SHOWN IN DARK LINETYPE ARE EXISTING TO BE REMOVED.
 - c. ON NEW WORK PLANS - DEVICES AND EQUIPMENT SHOWN IN DARK LINETYPE ARE NEW.
2. EXISTING CONDITIONS AND UTILITIES INDICATED ARE TAKEN FROM EXISTING CONSTRUCTION DOCUMENTS, VARIOUS SURVEYS AND FIELD INVESTIGATIONS. IT IS TO BE UNDERSTOOD THAT UNFORESEEN CONDITIONS PROBABLY EXIST AND NEW WORK MAY NOT BE FIELD LOCATED EXACTLY AS SHOWN ON THE DRAWINGS. COOPERATION WITH OTHER TRADES IN ROUTING AND/OR BURIAL DEPTHS AS DETERMINED DURING CONSTRUCTION AND AS DIRECTED BY THE ARCHITECT/ENGINEER MAY BE NECESSARY AND IT IS INTENDED THAT SUCH DEVIATIONS SHALL BE CONSIDERED A PART OF THIS CONTRACT. IT IS ALSO UNDERSTOOD THAT THE PLANS ARE NOT COMPLETELY TO SCALE. THIS CONTRACTOR IS TO FIELD VERIFY DIMENSIONS OF ALL SITE UTILITIES, ETC., PRIOR TO BID AND INCLUDE ANY DEVIATIONS IN THE CONTRACT.
3. LOCATE ALL EXISTING UTILITIES AND PROTECT THEM FROM DAMAGE.
4. REMOVE EXISTING POWER, LIGHTING, SYSTEMS MATERIALS AND EQUIPMENT WHICH ARE MADE OBSOLETE OR WHICH INTERFERE WITH THE CONSTRUCTION OF THE PROJECT.
5. REINSTALL ANY SUCH POWER, LIGHTING, SYSTEMS, MATERIALS AND EQUIPMENT WHICH ARE REQUIRED TO REMAIN ACTIVE FOR THE FACILITY TO BE FULLY FUNCTIONAL.
6. ALL RECEPTACLES, DEVICES, LIGHTING, SYSTEMS AND EQUIPMENT NOT SHOWN, AND IN AREAS OUTSIDE OF REMODELING SHALL REMAIN ACTIVE UNLESS OTHERWISE NOTED. FURNISH AND INSTALL ACCESSIBLE JUNCTION BOXES AND REWORK EXISTING CIRCUITS AS REQUIRED TO MAINTAIN CIRCUIT CONTINUITY TO RECEPTACLES, DEVICES, LIGHTING, SYSTEMS AND EQUIPMENT.
7. ALL CONDUIT TO BE CONCEALED UNLESS IMPOSSIBLE DUE TO EXISTING CONDITIONS (I.E. EXPOSED STRUCTURAL CEILINGS, BUILDING EXTERIOR WALLS). CONCEAL ALL CONDUITS ABOVE CEILINGS OR WITHIN WALLS AND COUNTERS.
 - a. ALL NEW DEVICES TO BE FLUSH MOUNTED UNLESS SPECIFICALLY NOTED OTHERWISE.
 - b. INSTALL FLEXIBLE CONDUIT DOWN EXISTING WALLS TO NEW FLUSH OUTLETS.(IF EXISTING WALLS DO NOT CONTAIN HOLLOW VERTICAL CAVITIES AND IT IS NOT FEASIBLE TO CONCEAL THE CONDUIT THEN EXPOSED WIREMOLD PAINTED TO MATCH THE WALL SHALL BE USED).
8. ALL ITEMS REMOVED AND NOT REUSED SHALL BE TURNED OVER TO OWNER. DISCARD COMPLETE ITEMS WHICH OWNER ELECTS TO REFUSE.
9. PROVIDE TEMPORARY WIRING AND CONNECTIONS TO MAINTAIN EXISTING SYSTEMS IN SERVICE DURING CONSTRUCTION. WHEN WORK MUST BE PERFORMED ON ENERGIZED EQUIPMENT OR CIRCUITS, USE PERSONNEL EXPERIENCED IN SUCH OPERATIONS.
10. EXISTING ELECTRICAL SERVICE: MAINTAIN EXISTING SYSTEM IN SERVICE UNTIL NEW SYSTEM IS COMPLETE AND READY FOR SERVICE. DISABLE SYSTEM ONLY TO MAKE SWITCH OVERTERS AND CONNECTIONS. OBTAIN PERMISSION FROM OWNER AT LEAST 24 HOURS BEFORE PARTIALLY OR COMPLETELY DISABLING SYSTEM. MINIMIZE OUTAGE DURATION.
11. EXISTING FIRE ALARM SYSTEM: MAINTAIN EXISTING SYSTEM IN SERVICE UNTIL NEW SYSTEM IS ACCEPTED AND SYSTEM ONLY TO MAKE SWITCH OVERTERS AND CONNECTIONS. NOTIFY OWNER AND LOCAL FIRE SERVICE AT LEAST 24 HOURS BEFORE PARTIALLY OR COMPLETELY DISABLING SYSTEM. MINIMIZE OUTAGE DURATION. MAKE TEMPORARY CONNECTIONS TO MAINTAIN SERVICE IN AREAS ADJACENT TO WORK AREA.
12. REMOVE EXPOSED ABANDONED CONDUIT, INCLUDING ABANDONED CONDUIT ABOVE ACCESSIBLE CEILING FINISHES.
13. DISCONNECT ABANDONED OUTLETS AND REMOVE DEVICES. REMOVE ABANDONED OUTLETS IF CONDUIT SERVICING THEM IS ABANDONED AND REMOVED. PROVIDE BLANK COVER FOR ABANDONED OUTLETS WHICH ARE NOT REMOVED.
14. DISCONNECT AND REMOVE ABANDONED PANELBOARDS AND DISTRIBUTION EQUIPMENT.
15. DISCONNECT AND REMOVE ELECTRICAL DEVICES AND EQUIPMENT SERVING UTILIZATION EQUIPMENT THAT HAS BEEN REMOVED.CLEAN AND REPAIR EXISTING MATERIALS AND EQUIPMENT WHICH REMAIN OR ARE TO BE REUSED.
16. PANELBOARDS: CLEAN EXPOSED SURFACES AND CHECK TIGHTNESS OF ELECTRICAL CONNECTIONS. REPLACE DAMAGED CIRCUIT BREAKERS AND PROVIDE CLOSURE PLATES FOR VACANT POSITIONS. PROVIDE TYPED CIRCUIT DIRECTORY SHOWING REVISED CIRCUITING ARRANGEMENT.
17. ALL NEW CIRCUIT BREAKERS WITHIN EACH EXISTING PANELBOARD SHALL BE THE SAME MANUFACTURER, TYPE, STYLE AND A.I.C. RATING OF EXISTING PANELBOARD.
18. EXISTING OUTLET BOXES AND CONDUIT WHICH ARE LOCATED PROPERLY FOR NEW WORK AND COMPLIES WITH SPECIFICATIONS MAY BE REUSED FOR NEW DEVICES AND WIRE.
19. ALL CONDUIT AND WIRE REMOVED SHALL BE TAKEN BACK TO THE SOURCE OF SUPPLY.
20. WHERE EXISTING EQUIPMENT OR MATERIALS ARE REMOVED OR CHANGED, ALL BRANCH CONDUITS, WHICH NO LONGER ARE IN SERVICE, SHALL BE REMOVED AS DIRECTED BY THE ARCHITECT. IF, IN THE COURSE OF THE WORK, OUTLETS ARE COVERED UP OR OTHERWISE RENDERED INACCESSIBLE, ALL WIRING TO SAME SHALL BE REMOVED TO THE SOURCE. IF A CIRCUIT THAT MUST REMAIN IN SERVICE IS INTERRUPTED THEREBY, IT SHALL BE RECONNECTED BY THE MOST INCONSPICUOUS MEANS SO AS TO REMAIN OPERATIONAL WITH SAME CAPACITY AS BEFORE. ALL BUILDING SURFACES DAMAGED, AND DEVICES LEFT BY REMOVAL OF BOXES, PIPING OR OTHER EQUIPMENT SHALL BE REPAIRED BY THE CONTRACTOR. ALL HOLES LEFT IN JUNCTION BOXES, SWITCHES, PANELS, ETC. SHALL BE CLOSED.
21. WHERE NEW OPENINGS ARE CUT IN EXISTING WALLS, FLOORS OR CEILINGS AND CONCEALED CONDUITS ARE THEREBY THEREBY THEY SHALL BE REMOVED OR RELOCATED AS REQUIRED. WHERE CONDUIT TO BE REMOVED STUBS THROUGH FLOORS, WALLS AND CEILINGS, SUCH CONDUIT SHALL BE REMOVED TO THE POINT WHERE THE FINISH SURFACES CAN BE PATCHED ADEQUATELY SO THAT NO EVIDENCE OF THE FORMER INSTALLATION REMAINS.
22. WHERE TELEPHONE OUTLETS ARE SHOWN TO BE REMOVED, REMOVE THE WIRE AND REMOVE CONDUIT, BOXES AND FITTINGS AS REQUIRED TO CLEAR AREA OR AS DIRECTED BY ARCHITECT.
23. ALL OUTLET BOXES WHERE FIXTURES OR DEVICES ARE REMOVED SHALL BE REMOVED AND CEILING OR WALL SHALL BE PATCHED TO MATCH EXISTING OR NEW FINISH. IF OUTLET BOX MUST REMAIN TO MAINTAIN CONTINUITY OF CIRCUITRY, AN APPROPRIATE ACCESSIBLE BLANK PLATE SHALL BE INSTALLED WITH FINISH TO MATCH EXISTING OR NEW, WHERE APPLICABLE. ALL PATCHES OR CEILING PLATES SHALL BE PATCHED OR PAINTED AS DIRECTED BY ARCHITECT.
24. ALL OUTLET BOXES WHICH MUST BE REMOVED DUE TO REMOVAL OF WALL, AND WHICH MUST REMAIN ACTIVE IN ORDER TO MAINTAIN CIRCUIT CONTINUITY SHALL BE RELOCATED IN CEILING OR FLOOR, SHALL BE ACCESSIBLE, AND SHALL HAVE BLANK COVERPLATE AS REQUIRED.
25. REMOVE ALL EXISTING LIGHTING FIXTURES IN AREAS WHERE NEW LIGHTING IS SHOWN. CONNECT TO EXISTING CIRCUITS, SWITCH LEGS AND SWITCHES OR AS OTHERWISE SHOWN. SALVAGE EXISTING FIXTURES NOT BEING USED TO OWNER.

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Joseph, Lawrence & Co.
Consulting Engineers

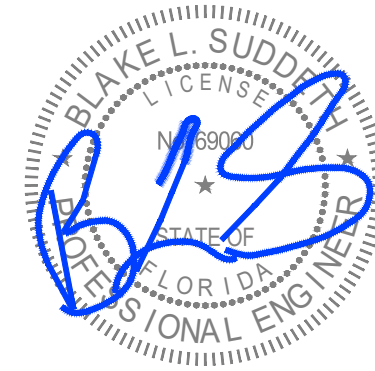
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OWNER / PROJECT:

CLERMONT FIRE INSPECTIONS
BUILDING RENOVATION
AN EXTERIOR & INTERIOR IMPROVEMENT

CLERMONT, FLORIDA

PROFESSIONAL SEAL: JLC24.0054.00



ISSUE DATE: JUNE 13, 2024

SYMBOLS & LEGENDS

ELECTRICAL

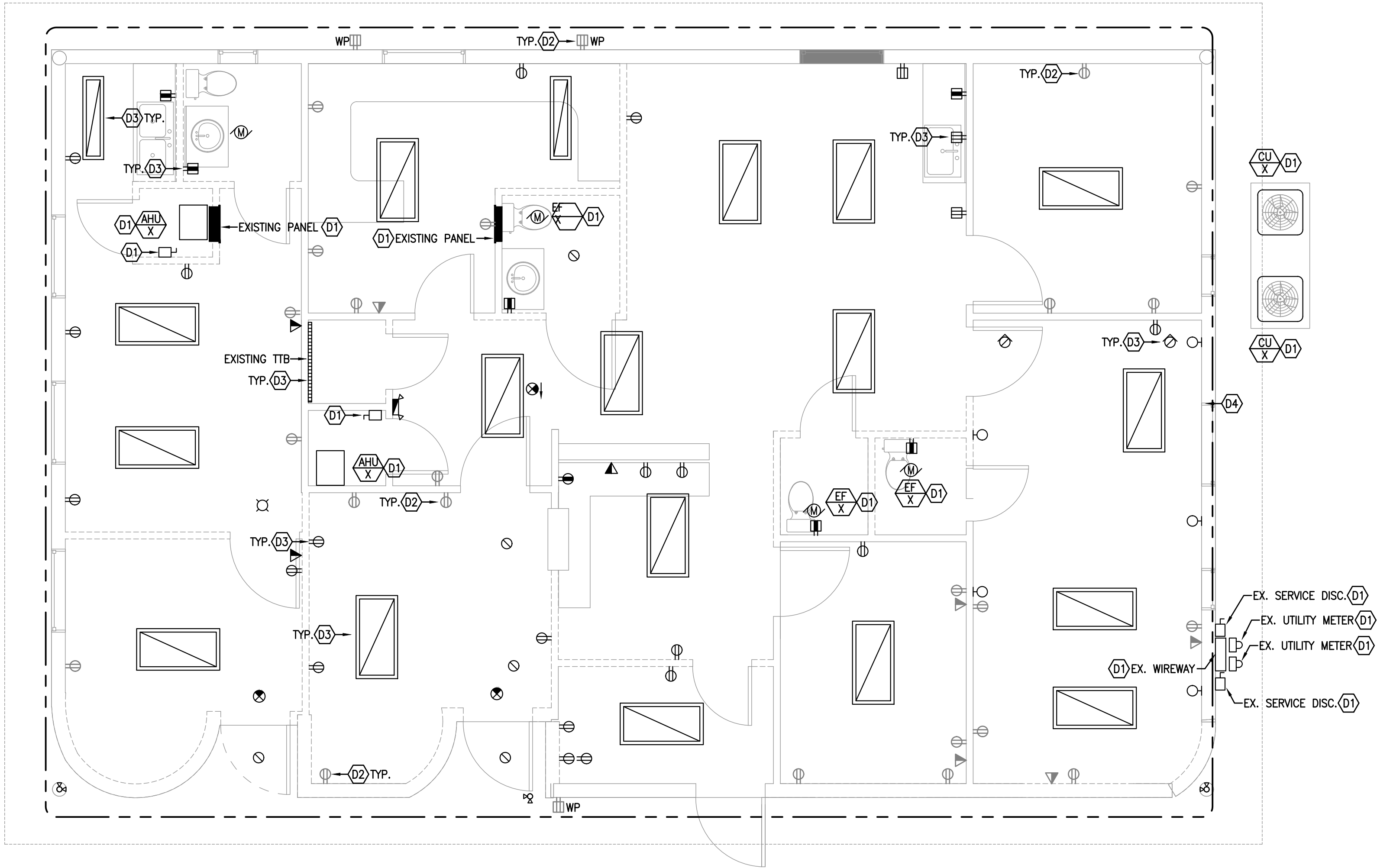
PROJECT NO.	PSA 2024-11.00
DRAWN BY	CRW/JAL
CHECKED BY	BLS/AJB

E0.1

Scale	As indicated
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100% BID / PERMIT SUBMISSION SET: NOT FOR CONSTRUCTION

1 DEMO FLOOR PLAN - ELECTRICAL
1/4" = 1'-0"



GENERAL DEMOLITION NOTES:

- DA. ALL ELECTRICAL DEVICES INDICATED IN DARK LINETYPE ON DRAWING SHALL BE REMOVED OR RELOCATED UNLESS NOTED OTHERWISE. REROUTING/RELOCATION OF EXISTING ELECTRICAL SYSTEMS MAY BE REQUIRED AT NEW OPENINGS IN EXISTING CONSTRUCTION OR DUE TO INTERFERENCE WITH OTHER NEW WORK AS DESCRIBED IN THE FOLLOWING NOTES.
- DB. DRAWINGS INDICATE SPECIFIC ITEMS TO BE REMOVED, REROUTED, AND/OR RELOCATED IN ORDER TO INDICATE GENERAL SCOPE. ADDITIONAL ITEMS NOT INDICATED BUT NECESSARY FOR PROJECT RENOVATIONS SHALL BE REMOVED, REROUTED, OR RELOCATED AS REQUIRED. ASSUME WITHIN THE BASE BID A NOMINAL AMOUNT OF BRANCH CIRCUITS, FIXTURES, DEVICES, AND SYSTEMS WIRING WITHIN WALLS OR OPENINGS BEING REMOVED OR RELOCATED AS REQUIRED TO ACCOMMODATE THE NEW CONSTRUCTION.
- DC. FOR ITEMS INDICATED TO BE DEMOLISHED, REMOVE WIRING AND CONDUIT BACK TO THE SOURCE PANELBOARD UNLESS NOTED OTHERWISE. MAINTAIN CIRCUIT CONTINUITY TO REMAINING ITEMS ON CIRCUITS REQUIRED TO REMAIN. RELOCATE ANY CIRCUITS TO REMAIN TO AVOID CONFLICT WITH NEW CONSTRUCTION AS REQUIRED. PROPERLY TERMINATE ALL WIRING.
- DD. MAINTAIN CIRCUIT CONTINUITY TO ALL REMAINING ELECTRICAL SYSTEMS UNAFFECTED BY BUT PASSING THROUGH RENOVATED SPACES OR WHERE ONLY A PORTION OF A CIRCUIT IS REMOVED. ANY EXISTING ELECTRICAL DEVICES LEFT WITHOUT POWER DUE TO THIS RENOVATION SHALL BE RECONNECTED TO SAME SIZE CIRCUIT(S) AS PRESENTLY SERVED. NO ELECTRICAL DEVICES SHALL BE LEFT WITHOUT POWER.
- DE. REFER TO ARCHITECTURAL DEMOLITION DRAWINGS AND NOTES FOR COORDINATION. PATCH AND REPAIR ALL SURFACES CONTAINING DEMOLITION. COORDINATE WITH ARCHITECTURAL DRAWINGS. MATERIALS AND FINISHES SHALL MATCH EXISTING.
- DF. VISIT THE SITE TO DETERMINE THE EXACT EXTENT OF ELECTRICAL WORK REQUIRED TO COMPLETE THE PROJECT. EXISTING CONDITIONS INDICATED ON THESE DRAWINGS ARE TAKEN FROM EXISTING BUILDING DOCUMENTS AND FIELD OBSERVATION. OTHER ELECTRICAL ITEMS MAY EXIST FOR WHICH THE ELECTRICAL CONTRACTOR IS RESPONSIBLE WHICH MAY NOT BE SPECIFICALLY ADDRESSED IN THESE DRAWINGS.
- DG. PROPERLY DISPOSE OF ALL ITEMS BEING REMOVED AS PART OF THIS PROJECT. THE OWNER SHALL HAVE THE RIGHT TO RETAIN ANY ITEMS BEING REMOVED. COORDINATE ITEMS TO BE RETAINED WITH OWNER.
- DH. CONDUCTORS IN RENOVATED AREA SHALL BE NEW. DO NOT REUSE EXISTING WIRING UNLESS NOTED OTHERWISE. EXISTING CONDUIT IN THE RENOVATED AREA MAY BE REUSED IF IT COMPLIES WITH ALL REQUIREMENTS OF THE NEC AND SPECIFICATIONS, IF NEW DEVICE OR EQUIPMENT LOCATION COINCIDES WITH EXISTING LOCATION, AND IF PRACTICAL. CONDUIT NOT INTENDED TO BE REUSED SHALL BE REMOVED IF POSSIBLE (I.E., NOT EMBEDDED IN CONCRETE FLOOR, ETC.).

DEMOLITION REFERENCE NOTES: (X)

- (D1) EXISTING ELECTRICAL PANEL/MECHANICAL EQUIPMENT TO BE REMOVED.
- (D2) EXISTING LIGHT FIXTURES, RECEPTACLES, AND EQUIPMENT SHOWN SHADED/SCREENED ARE EXISTING TO REMAIN UNLESS NOTED OTHERWISE. DISCONNECT AND REMOVE ALL EXISTING BRANCH CIRCUITRY TO BE REPLACED DURING RENOVATION.
- (D3) EXISTING LIGHT FIXTURES, RECEPTACLES AND EQUIPMENT SHOWN DARK/SOLID SHALL BE DISCONNECTED AND REMOVED COMPLETELY BACK TO SOURCE UNLESS NOTED OTHERWISE. MAINTAIN ANY DOWN STREAM BRANCH CIRCUIT WIRING AS REQUIRED.
- (D4) ALL PLUMBING EQUIPMENT AND ASSOCIATED ELECTRICAL DEVICES IN THIS AREA TO BE REMOVED COMPLETELY BACK TO SOURCE.



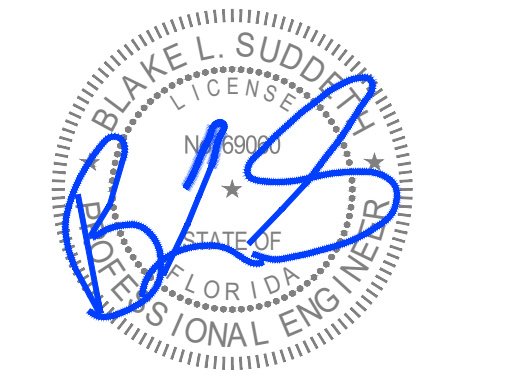
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OWNER / PROJECT:

CLERMONT FIRE INSPECTIONS
BUILDING RENOVATION
AN EXTERIOR & INTERIOR IMPROVEMENT
CLERMONT, FLORIDA

PROFESSIONAL SEAL: JLC24.0054.00



MARK	DATE	DESCRIPTION

ISSUE DATE: JUNE 13, 2024

DEMO FLOOR PLAN ELECTRICAL	
PROJECT NO.	PSA 2024-11.00
DRAWN BY	CRW/JAL
CHECKED BY	BLS/AJB

E1.1
Scale As indicated

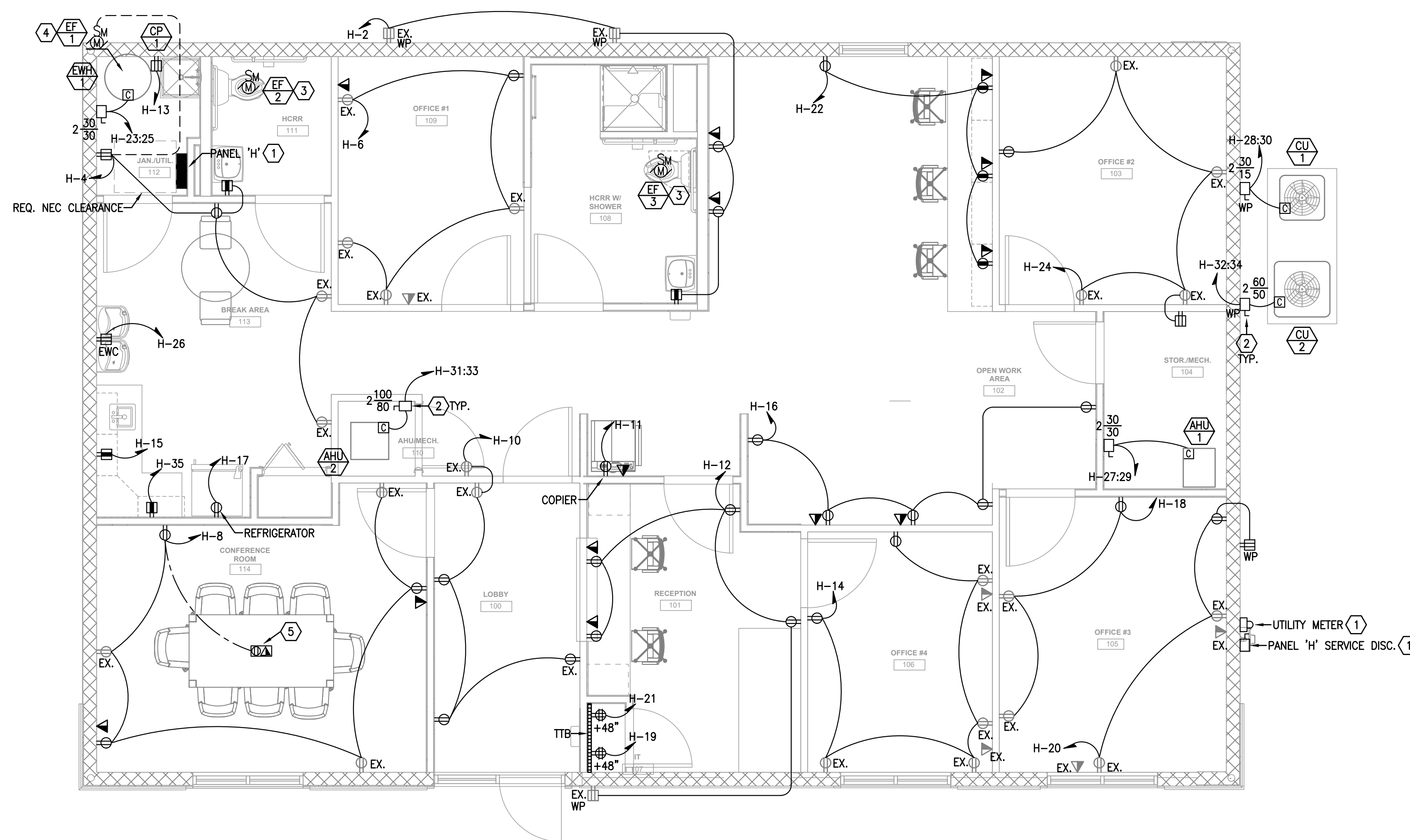
100% BID / PERMIT SUBMISSION SET: NOT FOR CONSTRUCTION

GENERAL NOTES:

- A. DO NOT SCALE ELECTRICAL DRAWING FOR ANY DIMENSIONS.
- B. ALL WORK SHALL COMPLY WITH THE 2020 NATIONAL ELECTRICAL CODE, NATIONAL, STATE AND LOCAL CODES. PROVIDE GROUNDING AND BONDING PER NEC 250.
- C. SEE SINGLE LINE DIAGRAM FOR FEEDER WIRE AND CONDUIT SIZE. ALL CIRCUITS NOT SIZED ON DRAWING SHALL BE INSTALLED TO MEET MINIMUM SIZE REQUIRED BY NEC. ALL CONDUCTORS SHALL HAVE AN EQUIPMENT GROUND WIRE SIZED PER NEC.
- D. FIELD VERIFY EXACT LOCATION OF ALL DEVICES AND EQUIPMENT PRIOR TO ROUGH IN.
- E. REFER TO ENLARGED TYPICAL UNIT PLANS FOR ALL ELECTRICAL IN UNITS.

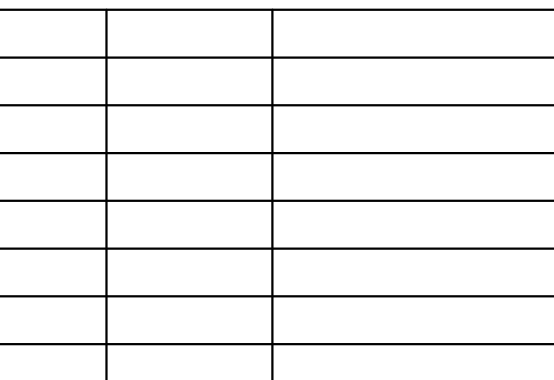
REFERENCE NOTES:

- ① ELECTRICAL SERVICE EQUIPMENT LOCATION. REFER TO POWER RISER DIAGRAM FOR ADDITIONAL INFORMATION.
- ② ELECTRICAL CONTRACTOR SHALL COORDINATE DISCONNECT AND FUSE REQUIREMENTS FOR MECHANICAL UNIT WITH MECHANICAL CONTRACTOR AND EQUIPMENT MANUFACTURER PRIOR TO ROUGH-IN AND PROVIDE AS REQUIRED. COORDINATE LOCATION OF DISCONNECT WITH OWNER AND MECHANICAL CONTRACTOR PRIOR TO ROUGH-IN. LOCATE AS REQUIRED TO MAINTAIN NEC CLEARANCES.
- ③ CONNECT FRACTIONAL HORSEPOWER EXHAUST FAN TO LOCAL LIGHTING CIRCUIT. FAN SHALL BE CONTROLLED BY INDIVIDUAL SWITCH. REFER TO MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- ④ CIRCUIT VIA ASTRONOMICAL TIME CLOCK. PROVIDE T101 24 HOUR MECHANICAL TIME SWITCH AS MANUFACTURED BY INTERMATIC OR AN APPROVED EQUAL IN A NEMA 1 ENCLOSURE. COORDINATE EXACT LOCATION OF TIME SWITCH WITH OWNER PRIOR TO ROUGH-IN.
- ⑤ COORDINATE LOCATION AND SPECIFICATION OF FLOOR BOX WITH ARCHITECT/OWNER PRIOR TO ROUGH-IN. PROVIDE ALL CUTTING AND PATCHING OF EXISTING SLAB AS REQUIRED.



1 RENO FLOOR PLAN - POWER & SYSTEMS
1/4" = 1'-0"

PROFESSIONAL SEAL: JLC24.0054.0



PROJECT NO. PSA 2024-11.00

DRAWN BY CRW/JA

CHECKED BY BLS/AJF

E2.1A

Scale	As indicated
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- A. DO NOT SCALE ELECTRICAL DRAWING FOR ANY DIMENSIONS.
- B. ALL WORK SHALL COMPLY WITH THE 2020 NATIONAL ELECTRICAL CODE, NATIONAL, STATE AND LOCAL CODES. PROVIDE GROUNDING AND BONDING PER NEC 250.
- C. SEE SINGLE LINE DIAGRAM FOR FEEDER WIRE AND CONDUIT SIZE. ALL CIRCUITS NOT SIZED ON DRAWING SHALL BE INSTALLED TO MEET MINIMUM SIZE REQUIRED BY NEC. ALL CONDUCTORS SHALL HAVE AN EQUIPMENT GROUND WIRE SIZED PER NEC.
- D. FIELD VERIFY EXACT LOCATION OF ALL DEVICES AND EQUIPMENT PRIOR TO ROUGH IN.
- E. REFER TO ENLARGED TYPICAL UNIT PLANS FOR ALL ELECTRICAL IN UNITS.
- F. "NL" NEXT TO FIXTURE DESIGNATES FIXTURE TO BE CONNECTED AHEAD OF AUTOMATIC CONTROLS TO OPERATE CONTINUOUSLY.
- G. ALL EMERGENCY LIGHTING FIXTURES AND EXIT SIGNS SHALL BE CONNECTED "HOT" TO THE INDICATED LOCAL LIGHTING CIRCUIT.
- H. EMERGENCY ILLUMINATION SHALL BE PROVIDED FOR A PERIOD OF 90 MINUTES IN THE EVENT OF FAILURE OF NORMAL LIGHTING. EMERGENCY LIGHTING FIXTURES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOTCANDLE (10 LUX) AND A MINIMUM AT ANY POINT OF 0.1 FOOTCANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOTCANDLE (6 LUX) AVERAGE AND A MINIMUM AT ANY POINT OF 0.06 FOOTCANDLE (0.6 LUX) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40:1 SHALL NOT BE EXCEEDED.

1. CONNECT CIRCUIT VIA LIGHTING CONTACTOR FOR AUTOMATIC CONTROL OF FIXTURES.
2. PROVIDE CEILING MOUNTED OCCUPANCY SENSOR FOR AUTOMATIC CONTROL OF ROOM LIGHTING. SENSOR SHALL OVERRIDE WALL CONTROL AND "TURN OFF" ROOM LIGHTS IF ROOM UNOCCUPIED FOR MORE THAN 20 MINUTES. PROVIDE ADDITIONAL SENSORS, RELAY PAKS, CONTROL WIRING, ETC. AS REQUIRED FOR COMPLETE COVERAGE OF ROOM AND CIRCUITS/SWITCH LESS SHOWN. CONTROLS SHALL BE "MANUAL" AND "AUTOMATIC OFF" WITH THE EXCEPTION OF RESTROOMS, PUBLIC TOILETS, AND LOBBIES. THESE AREAS SHALL BE FULLY AUTOMATIC ON AUTOMATIC OFF IN ACCORDANCE WITH THE 2020 FLORIDA BUILDING CODE 7TH EDITION.
3. PROVIDE WALL MOUNTED, DUAL TECHNOLOGY, LOW VOLTAGE VACUANCY SENSOR, WAITSTOPPER #DW-100-24 (OR APPROVED SUBSTITUTION) FOR AUTOMATIC CONTROL OF LIGHTING. CONNECT LIGHTING IN SPACE AS SHOWN ON PLANS VIA WAITSTOPPER LIGHTING POWER PAK I6E2-240 (OR APPROVED SUBSTITUTION) PROVIDE ALL ADDITIONAL POWER PAKS, RELAYS, SENSORS AS REQUIRED FOR COMPLETE COVERAGE OF SPACE AND SWITCHING AS SHOWN ON PLANS. INSTALLATION SHALL COMPLY WITH FLORIDA ENERGY CONSERVATION CODE 2023 8TH EDITION SECTION C405.2.1.



A

B

C

D

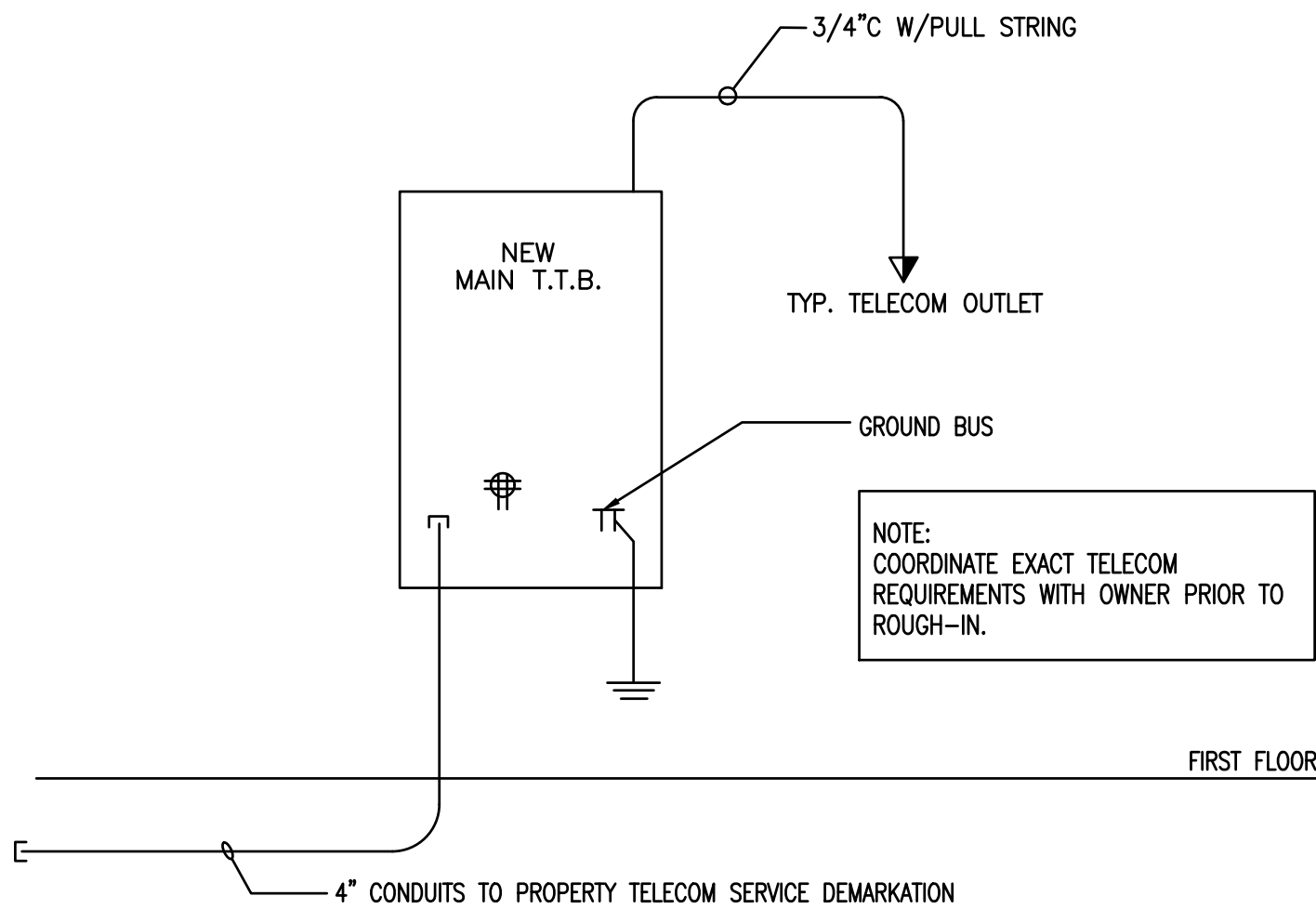
PANEL 'H'																			
LOCATION: JANITOR ROOM				VOLTAGE: 240/120V 1Ø 3W				MIN. AIC RATING: 22K AIC				NOTES: PROVIDE TYPED WRITTEN DIRECTORY PROVIDE GROUND & NEUTRAL BUS							
TYPE: SQUARE-D				MAINS: 200A ☒ MLO ☐ MCB				MOUNTING: SURFACE											
FED FROM: SERVICE DISCONNECT				LUGS: ☐ SUB-FEED ☐ FEED-THRU				ENCLOSURE: NEMA 1											
CIRCUIT DESCRIPTION	NOTES	BRANCH CIRCUIT			BKR	LOAD KVA	PHASE	LOAD KVA	BKR	BRANCH CIRCUIT			NOTES	CIRCUIT DESCRIPTION	LUGS				
		#	NEUT	GND COND						#	NEUT	GND COND							
1 LTG - EXTERIOR	1	12	12	12	1/2"	20/1	0.07	A	0.90	20/1	12	12	12	1/2"	RCPTS - EXTERIOR/OPEN ROOM	2			
3 LTG - CONF. ROOM / LOBBY		12	12	12	1/2"	20/1	0.27	B	0.90	20/1	12	12	12	1/2"	RCPTS - BREAK/BATH/JAN	4			
5 LTG - RECEPTION / OFFICES		12	12	12	1/2"	20/1	0.39	A	0.90	20/1	12	12	12	1/2"	RCPTS - OFFICE #1	6			
7 LTG - RESTROOMS / OFFICE #1		12	12	12	1/2"	20/1	0.21	B	1.08	20/1	12	12	12	1/2"	RCPTS - CONF. ROOM	8			
9 LTG - OPEN AREA / BREAK AREA		12	12	12	1/2"	20/1	0.46	A	0.90	20/1	12	12	12	1/2"	RCPTS - LOBBY	10			
11 EQPT - COPIER		12	12	12	1/2"	20/1	0.50	B	0.90	20/1	12	12	12	1/2"	RCPTS - RECEPTION	12			
13 EQPT - CP-1		12	12	12	1/2"	20/1	0.50	A	1.08	20/1	12	12	12	1/2"	RCPTS - COPY/EXTERIOR	14			
15 EQPT - BREAK AREA		12	12	12	1/2"	20/1	1.20	B	1.08	20/1	12	12	12	1/2"	RCPTS - OFFICE #4	16			
17 EQPT - REFRIGERATOR		12	12	12	1/2"	20/1	0.84	A	0.54	20/1	12	12	12	1/2"	RCPTS - OPEN ROOM AREA	18			
19 TTb		12	12	12	1/2"	20/1	0.36	B	0.72	20/1	12	12	12	1/2"	RCPTS - OFFICE #3	20			
21 TTb		12	12	12	1/2"	20/1	0.36	A	0.72	20/1	12	12	12	1/2"	RCPTS - OFFICE #3/EXTERIOR	22			
23 EWH-1		10	10	10	3/4"	30/2	2.25	B	1.08	20/1	12	12	12	1/2"	RCPTS - OFFICE #2	24			
25 -		10	-	-	-	-	2.25	A	0.70	20/1	12	12	12	1/2"	4 EWC	26			
27 AHU-1		10	10	10	3/4"	30/2	2.88	B	1.15	15/2	10	10	10	3/4"	3 CU-1	28			
29 -		10	-	-	-	-	2.88	A	1.15	-	-	-	-	-	-	30			
31 AHU-2		4	4	8	1.25"	80/2	7.10	B	3.41	50/2	8	8	10	1"	3 CU-2	32			
33 -		4	-	-	-	-	7.10	A	3.41	-	8	-	-	-	-	34			
35 EQPT - BREAK AREA		12	12	12	1/2"	20/1	1.20	B	-	20/1	-	-	-	-	SPARE	36			
37 SPACE ONLY		-	-	-	-	-	-	A	-	20/1	-	-	-	-	SPARE	38			
39 SPACE ONLY		-	-	-	-	-	-	B	-	20/1	-	-	-	-	SPARE	40			
41 SPACE ONLY		-	-	-	-	-	-	A	-	20/1	-	-	-	-	SPARE	42			
43 SPACE ONLY		-	-	-	-	-	-	B	-	20/1	-	-	-	-	SPARE	44			
45 SPACE ONLY		-	-	-	-	-	-	A	-	20/1	-	-	-	-	SPARE	46			
47 SPACE ONLY		-	-	-	-	-	-	B	-	-	-	-	-	-	SPACE ONLY	48			
49 SPACE ONLY		-	-	-	-	-	-	A	-	-	-	-	-	-	SPACE ONLY	50			
51 SPACE ONLY		-	-	-	-	-	-	B	-	30/3	10	10	10	3/4"	SURGE PROTECTION DEVICE	52			
53 SPACE ONLY		-	-	-	-	-	-	A	-	-	-	10	-	-	-	54			
EQUIPMENT SERVED				CONN. LOAD				L.F.				D.F.				DEMAND LOAD			
LIGHTING				1.40 KVA				125%				1.75 KVA							
RECEPTACLES - GENERAL				10.62 KVA				**				10.31 KVA				**PER NEC 220.44			
EQUIPMENT				28.23 KVA				100%				28.23 KVA							
NOTES:																			
1) CONNECT VIA LIGHTING CONTACTOR																TOTAL DEMAND LOAD: 40.29 KVA			
2) PROVIDE "LOCK OUT" STYLE BREAKER HANDLE PER NEC 422.31																TOTAL DEMAND AMPS: 111.84 AMPS			
3) SPLIT A/C, CONDENSING UNIT NOT INCLUDED IN LOAD CALC																			
4) PROVIDE GFCI CIRCUIT BREAKER.																			

A

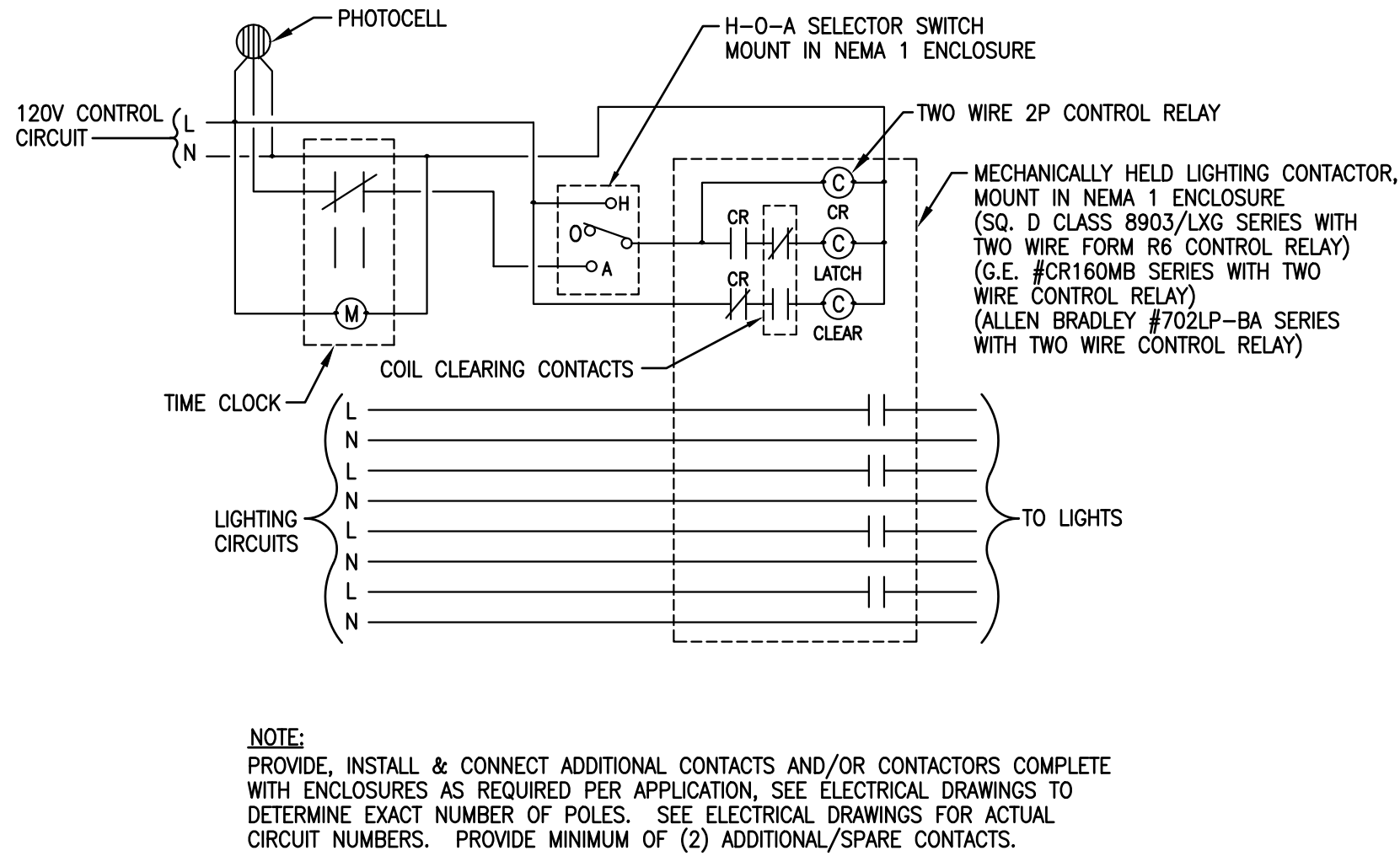
B

C

D



1 COMMUNICATION RISER DIAGRAM
NTS



2 CONTACTOR 'LC1' SCHEMATIC -
PHOTOCELL & TIMECLOCK CONTROLLED
NTS



ARCHITECTURE | INTERIOR DESIGN
713 W. MONROSE STREET • CLERMONT, FLORIDA 34711
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www.powellstudioarch.com
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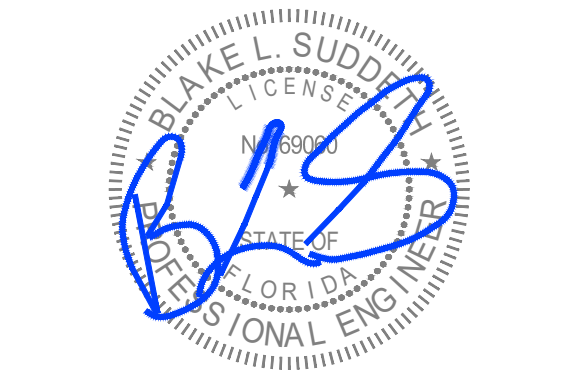
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CA NO. 28730

OWNER / PROJECT:

**CLERMONT FIRE INSPECTIONS
BUILDING RENOVATION**
AN EXTERIOR & INTERIOR IMPROVEMENT
CLERMONT, FLORIDA

PROFESSIONAL SEAL: JLC24.0054.00



MARK	DATE	DESCRIPTION
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ISSUE DATE: JUNE 13, 2024

DETAILS
ELECTRICAL

PROJECT NO.	PSA 2024-11.00
DRAWN BY	CRW/JAL
CHECKED BY	BLS/AJB

E4.1

Scale As indicated

100% BID / PERMIT SUBMISSION SET: NOT FOR CONSTRUCTION

ELECTRICAL SPECIFICATIONS

I. GENERAL REQUIREMENTS:

A. DO ALL WORK IN COMPLIANCE WITH THE LATEST ADOPTED EDITION OF THE FLORIDA BUILDING CODE (FBC-2023), NFPA 70 (NEC-2020) AND NFPA 101 (LIFE SAFETY CODE-2024), AND THE REGULATIONS OF THE LOCAL UTILITY TELEPHONE, CABLE TELEVISION AND POWER UTILITY COMPANIES. OBTAIN AND PAY FOR ANY AND ALL REQUIRED PERMITS, INSPECTIONS, CERTIFICATES OF INSPECTIONS AND APPROVAL, AND THE LIKE, AND DELIVER SUCH CERTIFICATES TO THE ENGINEER.

B. THE CONTRACTOR SHALL FURNISH, PERFORM, OR OTHERWISE PROVIDE ALL LABOR (INCLUDING, BUT NOT LIMITED TO, ALL PLANNING, PURCHASING, PAINTING, TRANSPORTING, RIGGING, HOISTING, STORING, INSTALLING, TESTING, CHASING, CHANNELING, CUTTING, TRENCHING, EXCAVATING AND BACKFILLING), COORDINATION, FIELD VERIFICATION, EQUIPMENT INSTALLATION, SUPPORT, AND SAFETY, SUPPLIES, AND MATERIALS NECESSARY FOR THE CORRECT INSTALLATION OF COMPLETE AND FUNCTIONAL ELECTRICAL SYSTEMS (AS DESCRIBED OR IMPLIED BY THESE SPECIFICATIONS AND THE APPLICABLE DRAWINGS).

C. ALL DRAWINGS AND SPECIFICATIONS ON THE PROJECT ARE COMPLEMENTARY, EACH TO ALL OTHER SETS, AND THEY SHALL BE USED IN COMBINATION FOR THE EXECUTION OF THIS WORK. DIVISION 16 WORK SHOWN ON ANY ONE SET OF DRAWINGS, INCLUDING ALL ARCHITECTURAL DRAWINGS, MECHANICAL, PLUMBING AND FIRE PROTECTION DRAWINGS FOR GENERAL WORK AND EQUIPMENT, AND DIVISION 16 WORK CALLED FOR UNDER ANY SECTION OF THE PROJECT SPECIFICATIONS, SHALL BE CONSIDERED AS INCLUDED IN THIS WORK UNLESS SPECIFICALLY EXCLUDED BY INCLUSION IN SOME OTHER BRANCH OF THE WORK. THIS SHALL INCLUDE ROUGHING-IN FOR CONNECTIONS AND EQUIPMENT AS CALLED FOR OR INFERRED. THE CONTRACTOR SHALL CHECK ALL DRAWINGS AND SPECIFICATIONS FOR THE PROJECT AND SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL DIVISION 16 WORK.

D. THE CONTRACTOR SHALL CAREFULLY CHECK THE DRAWINGS AND SPECIFICATIONS OF ALL OTHER TRADES AND DIVISIONS BEFORE INSTALLING ANY OF HIS WORK. HE SHALL IN ALL CASES CONSIDER THE WORK OF ALL OTHER TRADES, AND SHARED COORDINATION WITH THEM SO THAT THE BEST ARRANGEMENTS OF ALL EQUIPMENT, PIPING, CONDUIT, DUCTS, ROUGH-IN, ETC., CAN BE OBTAINED.

E. LOCATIONS DESIGNATED FOR OUTLETS, SWITCHES, DEVICES, EQUIPMENT, ETC., ARE APPROXIMATE AND FINAL LOCATIONS SHALL BE VERIFIED IN THE FIELD. CONTRACTOR SHALL LOCATE ALL DEVICES UP TO 5 FEET IN ANY DIRECTION AS DIRECTED BY OWNER AND PER CODE. WHEN INSTRUCTIONS OR NOTES ARE INSUFFICIENT TO CONVEY THE INTENT OF THE DESIGN, CONSULT THE OWNER PRIOR TO BIDDING AND INSTALLATION.

F. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND COORDINATING THE LOCATIONS OF DEVICES TO BE USED AND COORDINATING THE FINAL LOCATIONS OF ELECTRICAL EQUIPMENT WITH MILLWORK, SINKS, BENCHES, COUNTERS AND SHELVEING PRIOR TO BIDDING AND INSTALLATION. ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER.

G. DIVISION 16 CONTRACTOR SHALL HAVE HAD EXPERIENCE OF AT LEAST THE SAME SIZE AND SCOPE AS THIS PROJECT, OR ON AT LEAST TWO OTHER PROJECTS WITHIN THE LAST FIVE YEARS IN ORDER TO BE QUALIFIED TO BID THIS PROJECT.

H. CONTRACTOR SHALL AND DOES HEREBY WARRANT ALL MATERIALS AND EQUIPMENT FURNISHED UNDER THIS SPECIFICATION TO BE FREE FROM DEFECTS AND TO FUNCTION AND TO PERFORM AND OPERATE SATISFACTORILY FOR ONE YEAR AFTER FINAL ACCEPTANCE OF THE WORK, AND THAT ANY ITEMS NOT MEETING THIS REQUIREMENT WILL BE MADE GOOD BY HIM WITHOUT COST TO OWNER, PROVIDED SUCH DEFECTS OR FAILURES ARE NOT DUE TO ABUSE, NEGLIGENCE, OR LACK OF REASONABLE AND ORDINARY MAINTENANCE.

I. ALL WORK SHALL BE EXECUTED IN A WORKMANSHIP MANNER DISPLAYING A NEAT MECHANICAL APPEARANCE UPON COMPLETION.

J. BALANCE TOTAL PHASE LOADS IN EACH ELECTRICAL PANEL TO A VALUE WITHIN 10% OF EACH OTHER.

K. THE CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION, WHEREVER WORK IS TO BE PERFORMED IN FINISHED/OCCUPIED SPACES, TO PREVENT DAMAGE TO ADJACENT AREAS, EQUIPMENT, OR FURNISHINGS; TO PREVENT ACCIDENTAL INJURY TO BUILDING OCCUPANTS AND THE PUBLIC; TO PREVENT THE SPREADING OF DUST, DIRT, DEBRIS, AND MOISTURE FROM THE AREA WHERE WORK IS BEING PERFORMED; AND TO PREVENT DUST, DIRT, DEBRIS, AND MOISTURE FROM GETTING ON OR IN THE BUILDING OCCUPANT'S FURNISHINGS OR EQUIPMENT.

L. THE CONTRACTOR SHALL REPAIR, AT NO COST TO THE OWNER, ANY DAMAGE DONE BY HIMSELF OR HIS EMPLOYEES. HE SHALL ALSO BE RESPONSIBLE FOR ALL CUTTING AND PATCHING REQUIRED TO PROPERLY REPAIR DAMAGE TO THE BUILDING. THIS SHALL INCLUDE THE PATCHING OF EXISTING ROADWAYS (PAVED OR IMPROVED), PARKING AREAS, SIDEWALKS, WALLS, STAIRS, MECHANICAL WORK, CURBS, GUTTERS, ETC., OUT TO INSTALL WORK PROVIDED BY THE CONTRACTOR. PATCH WORK SHALL COMPLY WITH THE APPLICABLE SECTIONS OF THESE SPECIFICATIONS AND SHALL MATCH THE EXISTING FINISHES.

M. UPON COMPLETION OF WORK, THE ENTIRE WIRING SYSTEM SHALL BE TESTED, AND SHALL BE SHOWN TO BE IN PROPER WORKING CONDITION IN ACCORDANCE WITH INTENT OF SPECIFICATIONS AND DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL SYSTEMS READY FOR OPERATION AND TO HAVE AN ELECTRICIAN AVAILABLE TO OPERATE SAME IN ACCORDANCE WITH AND UNDER THE SUPERVISION OF THE INSPECTION REPRESENTATIVE OF THE ENGINEER. THE CONTRACTOR SHALL BE AVAILABLE TO ASSIST IN REMOVAL OF PANEL FRONTS, ETC., TO PERMIT INSPECTION AS REQUIRED.

N. IN ACCORDANCE WITH DIVISION 1 AND THE CONDITIONS OF THE CONTRACT, THE CONTRACTOR SHALL PROVIDE AND KEEP UP TO DATE A COMPLETE RECORD SET OF CONSTRUCTION "AS-BUILTS" BLUELINE PRINTS WHICH SHALL BE CORRECTED DAILY, AND SHALL SHOW EVERY CHANGE FROM THE ORIGINAL CONTRACT DRAWINGS, INCLUDING ADDENDA AND CHANGE ORDERS IN ACCORDANCE WITH GENERAL REQUIREMENTS AND SPECIAL CONDITIONS. THIS SET OF PRINTS SHALL BE KEPT ON THE JOB SITE, AND SHALL BE USED ONLY AS A RECORD SET. THIS SHALL NOT BE CONSTRUED AS AUTHORIZATION FOR THE CONTRACTORS TO MAKE CHANGES IN THE LAYOUT WITHOUT DEFINITE INSTRUCTION IN EACH CASE.

II. ELECTRICAL SCOPE:

A. FURNISHING AND INSTALLATION OF POWER SYSTEMS, AND AUXILIARY SYSTEMS AS SHOWN OR HEREIN SPECIFIED.

B. CONNECTION OF ALL EQUIPMENT REQUIRING ELECTRICAL CONNECTION, MENTIONED IN THIS DIVISION OR SHOWN ON DRAWINGS, WHETHER FURNISHED BY DIVISION 16 OR UNDER OTHER DIVISIONS, OR FURNISHED BY OWNER.

C. FURNISHING AND INSTALLATION OF OUTLET BOXES, CONDUIT RACEWAYS, FOR A TELEPHONE AND DATA RACEWAY DISTRIBUTION SYSTEM. (TELEPHONE AND DATA HARDWARE, AS WELL AS WIRING AND SOFTWARE IS NOT INCLUDED.)

D. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR CONTACTING THE OFFICES OF ALL LOCAL AND/OR STATE AUTHORITIES HAVING JURISDICTION OVER THIS PROJECT IN ORDER TO SCHEDULE ALL REQUIRED INSPECTIONS AND OBTAIN ALL NECESSARY PERMITS. ETC. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER OF ALL SCHEDULED INSPECTIONS AT LEAST TWO WEEKS IN ADVANCE OF THE SCHEDULED DATE.

E. THE CONTRACTOR SHALL REPLACE ANY DEFECTIVE MATERIALS, EQUIPMENT, OR WORKMANSHIP WITHOUT COST TO THE OWNER WITHIN THE STIPULATED GUARANTEED PERIOD.

F. IT SHALL BE THE RESPONSIBILITY OF THE DIVISION 16 CONTRACTOR TO HAVE ALL SYSTEMS READY FOR OPERATION AND TO HAVE AN ELECTRICIAN AVAILABLE FOR ALL INSPECTIONS. THE CONTRACTOR SHALL PROVIDE PERSONNEL TO ASSIST IN REMOVAL OF PANEL FRONTS, ETC. TO PERMIT INSPECTION AS REQUIRED.

G. SUBMIT TO THE ARCHITECT/ENGINEER PROMPTLY AFTER AWARD OF CONTRACT AND PRIOR TO PURCHASING, SIX COPIES OF MANUFACTURER'S SHOP DRAWINGS IN ACCORDANCE WITH DIVISION 1, SECTION 01300 - SUBMITTALS FOR THE FOLLOWING ITEMS. ALL SHOP DRAWINGS OF A SPECIFIC ITEM OR SYSTEM SHALL BE MADE IN ONE SUBMITTAL AND WITHIN TEN DAYS AFTER AWARD OF CONTRACT.

1. PANELBOARDS
2. SUPPORTS
3. WIRING DEVICES
4. DISCONNECT SWITCHES
5. CONDUIT
6. WIRE

H. COMPLETED WIRING SYSTEMS SHALL BE FREE FROM SHORT CIRCUITS AND AFTER COMPLETION, PERFORM TESTS FOR INSULATION RESISTANCE IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE. ALL WIRING SYSTEMS SHALL BE COMPLETELY AND TOTALLY "SAFED" DURING CONSTRUCTION. ONLY QUALIFIED PERSONNEL SHALL HANDLE ELECTRICAL SYSTEMS.

I. BEFORE ROUGH-IN OF CIRCUITRY OR CONNECTING TO EQUIPMENT, FURNISHED UNDER THIS DIVISION, ANY OTHER DIVISION, OR BY THE OWNER, THE CONTRACTOR SHALL VERIFY THE ELECTRICAL CHARACTERISTICS AND REQUIREMENTS OF THE EQUIPMENT BEING FURNISHED AND FOR THAT SPECIFIED AND SHOWN ON THE DRAWINGS AND PROVIDE FOR PROPER ROUGH-IN AND CONNECTION.

J. THE ELECTRICAL CIRCUITS, COMPONENTS, AND CONTROLS FOR ALL EQUIPMENT ARE SELECTED AND SIZED, BASED ON THE EQUIPMENT SPECIFIED, IF SUBSTITUTIONS AND/OR EQUIVALENT EQUIPMENT ARE FURNISHED, IT SHALL BE THE RESPONSIBILITY OF ALL PARTIES CONCERNED, INVOLVED IN, AND FURNISHING THE SUBSTITUTE AND/OR EQUIVALENT EQUIPMENT TO VERIFY AND COMPARE THE ELECTRICAL CHARACTERISTICS AND REQUIREMENTS OF THAT FURNISHED TO THAT SPECIFIED AND/OR SHOWN. IF GREATER CAPACITY OR MORE MATERIALS OR LABOR IS REQUIRED FOR THE ROUGH-IN, CIRCUITRY OR CONNECTIONS THAN FOR THE ITEM SPECIFIED, AND PROVIDED FOR, THEN IT SHALL BE THE RESPONSIBILITY OF THE PARTIES INVOLVED IN PROVIDING THE SUBSTITUTE AND/OR EQUIVALENT ITEMS OF EQUIPMENT TO PROVIDE ALL COMPENSATION FOR ADDITIONAL CHARGES MADE FOR THE PROPER ROUGH-IN, CIRCUITRY AND CONNECTIONS FOR THE EQUIPMENT FURNISHED. NO ADDITIONAL DISTANCE TO PERMIT PLACING AND REMOVAL OF CONCRETE FORMWORK, INSTALLATION OF SERVICES, OTHER CONSTRUCTION, AND FOR INSPECTION.

K. EXCAVATION FOR UNDERGROUND ELECTRICAL STRUCTURES: CONFORM TO ELEVATIONS AND DIMENSIONS SHOWN WITHIN A TOLERANCE OF PLUS OR MINUS 0.10"; PLUS A SUFFICIENT DISTANCE TO PERMIT PLACING AND REMOVAL OF CONCRETE FORMWORK, INSTALLATION OF SERVICES, OTHER CONSTRUCTION, AND FOR INSPECTION.

L. TRENCHING: EXCAVATE TRENCHES FOR ELECTRICAL INSTALLATIONS AS FOLLOWS:

1. EXCAVATE TRENCHES TO THE UNIFORM WIDTH, SUFFICIENTLY WIDE TO PROVIDE AMPLE WORKING ROOM AND A MINIMUM OF 6" TO 9" CLEARANCE ON BOTH SIDES OF RACEWAYS AND EQUIPMENT.
2. EXCAVATE TRENCHES TO DEPTH INDICATED OR REQUIRED.
3. LIMIT THE LENGTH OF OPEN TRENCH TO THAT IN WHICH INSTALLATIONS CAN BE MADE AND THE TRENCH BACKFILLED WITHIN THE SAME DAY.
4. WHERE ROCK IS ENCOUNTERED, CARRY EXCAVATION BELOW REQUIRED ELEVATION AND BACKFILL WITH A LAYER OF CRUSHED STONE OR GRAVEL PRIOR TO INSTALLATION OF RACEWAYS AND EQUIPMENT. PROVIDE A MINIMUM OF 6" OF STONE OR GRAVEL CUSHION BETWEEN ROCK BEARING SURFACE AND ELECTRICAL INSTALLATIONS.

M. THE CONTRACTOR SHALL PROVIDE ALL INSERTS FOR THE SUPPORT OF DIVISION 16 EQUIPMENT TO BE PLACED IN CONCRETE OR THROUGH CONCRETE SLABS AS CONSTRUCTION PROGRESSES. HE SHALL PROVIDE ALL MISCELLANEOUS HANGING AND SUPPORTING HARDWARE. ALL ELECTRICAL WORK IS TO BE CONCEALED IN OR BUILT INTO GENERAL CONSTRUCTION SHALL BE PLACED AS CONSTRUCTION PROGRESSES. FAILURE OF THE CONTRACTOR TO COORDINATE WORK WITH OTHER TRADES AND THE PROJECT CONSTRUCTION PROGRESS SHALL MAKE HIM RESPONSIBLE FOR ALL COST OF CUTTING AND PATCHING, AS REQUIRED TO INSTALL WORK. NO STRUCTURAL MEMBER, MASONRY CONSTRUCTION OR FINISHED WORK SHALL BE CUT OR ALTERED WITHOUT PRIOR WRITTEN APPROVAL BY THE ARCHITECT/ENGINEER. CONTRACTOR SHALL FIRE RATE ALL PENETRATIONS THROUGH ALL FIRE RATED SLABS OR WALLS PER THE INTENDED RATING.

N. THE CONTRACTOR SHALL SUPPLY AND SET INTO PLACE ALL WALL SLEEVES FOR CONDUITS AND CEILING INSERTS FOR HANGERS IN AREAS OF NEW CONSTRUCTION AS BUILDING CONSTRUCTION PROGRESSES. INSTALL EQUIPMENT NOTED TO BE CONCEALED IN WALLS BEFORE WALLS ARE CONSTRUCTED IN ORDER THAT WALLS MAY BE CONSTRUCTED AROUND CONDUITS, ENCLOSURES, ETC.

O. METALLIC MATERIALS SHALL BE PROTECTED AGAINST CORROSION. EQUIPMENT ENCLOSURES SHALL BE GIVEN RUST-INHIBITING TREATMENT AND STANDARD FINISH BY MANUFACTURER. ALUMINUM SHALL NOT BE USED ON CONTACT WITH EARTH, AND WHERE CONNECTED TO DISSIMILAR METAL, SHALL BE PROTECTED BY SUITABLE FITTINGS AND TREATMENT. ALL FERROUS METALS SUCH AS ANCHORS, BOLTS, BRACES, BOXES, BODIES, CLAMPS, FITTINGS, GUARDS, NUTS, PINS, RODS, SHIMS, THIMBLES, WASHERS, AND MISCELLANEOUS PARTS, NOT OF STAINLESS STEEL OR NONFERROUS MATERIALS, SHALL BE HOT-DIPPED GALVANIZED.

P. ALL CONDUITS STUBBED OUT FOR FUTURE USE SHALL HAVE A PULL WIRE INSTALLED, A PLASTIC CAP INSTALLED AND BE IDENTIFIED AS TO THE CONDUIT ORIGIN.

Q. THE RESPONSIBILITY FOR ANY CUTTING OF CONSTRUCTION WHICH IS REQUIRED FOR THE INSTALLATION OF DIVISION 16 WORK, SHALL BE BY THE CONTRACTOR. THE CONTRACTOR SHALL COORDINATE WITH ALL OTHER TRADES AND THE OWNER BEFORE ANY CUTTING AND OBTAIN APPROVAL FROM THE ARCHITECT/ENGINEER PRIOR TO ANY CUTTING. ALL PATCHING AND FINISHING SHALL BE BY THE CONTRACTOR.

R. WHERE OPENINGS OR HOLES ARE CUT IN CONSTRUCTION AND THE CUTTING BREAKS ELECTRICAL CIRCUITRY OR CONDUIT, CIRCUITRY CONDUIT AND WIRING, THEN IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REROUT THE CIRCUITRY CONDUIT AND REWIRING AND TO COMPLETE THE CIRCUITRY AS REQUIRED AND AS APPROVED BY THE ARCHITECT/ENGINEER. TEMPORARY COMPLETION SHALL BE PROVIDED WHERE NECESSARY BEFORE THE PERMANENT REROUTING AND COMPLETION WORK IS FINISHED.

S. ANY PENETRATIONS OF FIRE OR SMOKE RATED ASSEMBLIES MADE BY THIS CONTRACTOR IN VERTICAL OR HORIZONTAL CONSTRUCTION SHALL BE SEALED AND PROTECTED BY THIS CONTRACTOR IN ORDER TO MAINTAIN THE ESTABLISHED FIRE RATING WITH METHODS AS APPROVED BY THE AUTHORITY HAVING JURISDICTION.

III. IDENTIFICATION:

A. IDENTIFICATION NAMEPLATES SHALL BE LAMINATED PLASTIC, SECURED TO EQUIPMENT WITH TWO SCREWS.

B. EACH PANELBOARD AND SWITCHBOARD SHALL BE EQUIPPED WITH A PERMANENT PLASTIC NAMEPLATE WITH 1/2" MINIMUM LETTERS, SECURELY FASTENED TO THE DEVICE.

C. EACH INDIVIDUALLY MOUNTED CIRCUIT BREAKER, SWITCH, TRANSFER SWITCH, MOTOR STARTER, LIGHTING CONTACTOR, TRANSFORMER AND/OR ANY OTHER CONTROL OR PROTECTIVE DEVICE INCLUDING EQUIPMENT, DISCONNECT SWITCHES SHALL BE EQUIPPED WITH A PERMANENT PLASTIC NAMEPLATE WITH 1/2" MINIMUM LETTERS.

D. PANELBOARDS SHALL HAVE TYPEWRITTEN DIRECTORIES. ALL CIRCUITS TO BE IDENTIFIED BY DEVICES SERVED AND ROOM NUMBERS (I.E., LIGHTING ROOM 216). HANDWRITTEN DIRECTORIES WILL NOT BE ALLOWED.

E. EACH JUNCTION BOX CABINET OR WIREWAY LARGER THAN 6" X 6" SHALL BE EQUIPPED WITH A PLASTIC NAMEPLATE WITH 1/2" MINIMUM LETTERS INDICATING THE SYSTEM ENCLOSED.

F. ALL SYSTEMS JUNCTION BOXES AND CONDUIT SHALL BE COLOR CODED INSIDE AND OUTSIDE OF THE BOX PRIOR TO THE INSTALLATION OF CONDUCTORS PER THE FOLLOWING:

1. CCTV SYSTEM: GREEN
2. TELEPHONE DATA SYSTEM: BLUE
3. FIRE ALARM SYSTEM: RED

G. ENTIRE BOX INSIDE AND OUT, INCLUDING COVER, SHALL BE PAINTED PRIOR TO INSTALLING CONDUITORS.

IV. WIRING DEVICES:

A. SWITCHES AND RECEPTACLES IN LOBBIES, CORRIDORS OR COMMERCIAL SPACES, UNFINISHED AND MECHANICAL SPACES SHALL BE 20 AMP COMMERCIAL GRADE 125 VAC. GRAY IN COLOR WITH STAINLESS STEEL COVERPLATES.

B. WEATHERPROOF RECEPTACLES SHALL BE GFCI TYPES WITH GASKETED STAINLESS STEEL KEY LOCKABLE FLIP COVER TYPE COVERPLATES. SURGE SUPPRESSION TYPE OUTLETS IN MDFS AND IDFS SHALL BE HUBBELL #83625 (BLUE) OR EQUAL.

C. RECEPTACLES PROVIDED FOR ATTACHMENT OF CORD AND PLUG EQUIPMENT SHALL BE HEAVY DUTY, SPECIFICATION GRADE, NON-INTERCHANGEABLE, FLUSH MOUNTED TYPES OF THE PROPER NEMA CONFIGURATION TO SERVE THE EQUIPMENT. NEMA CONFIGURATIONS SHALL BE VERIFIED PRIOR TO INSTALLATION OF CIRCUIT CONDUCTORS. CONTRACTOR TO PROVIDE ALL CONNECTION, WIRING, PISTOLS FOR DISHWASHERS, COOKING RANGES, OVENS AND GARBAGE DISPOSALS.

D. ALL DEVICES SHALL HAVE PROPER PLATES, CARPET FLANGES, TRIMS, RINGS, ESCUTCHEONS, ETC., AS MANUFACTURED BY SAME MANUFACTURER AS DEVICES. ANY TELEPHONE OR OTHER OUTLET WHICH IS NOT EQUIPPED WITH A PLATE FURNISHED BY OTHERS SHALL HAVE ONE PROVIDED BY THIS CONTRACTOR. DEVICE PLATES SHALL BE COLOR AND TYPE AS SHOWN BELOW.

1. FINISHED SPACES DECORA LINE:
 - a. COORDINATE EXACT COLOR WITH OWNER/ARCHITECT.
 - b. PHASE C, INDUSTRIAL OR COMMERCIAL TYPE SPACES:
 - a. GRAY DEVICES
 - b. STAINLESS STEEL OR STAMPED GALVANIZED STEEL ON SURFACE MOUNTED BOXES
 - c. STAINLESS STEEL PLATES ON FLUSH MOUNTED BOXES

- PHASE A, COLOR: BLACK
- PHASE B, COLOR: RED
- PHASE C, COLOR: BLUE
- NEUTRAL, COLOR: WHITE
- GROUND, COLOR: GREEN

VIII. GROUNDING:

A. THIS SECTION DEALS WITH THE GROUNDING OF SERVICE EQUIPMENT, TRANSFORMERS, NON-CURRENT CARRYING CONDUCTIVE SURFACES OF EQUIPMENT, METAL BUILDING, STRUCTURES AND OTHER EQUIPMENT.

B. ALL GROUNDING CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND ALL LOCAL CODES AND REQUIREMENTS. SUCH CODES SHALL BE CONSIDERED MINIMUM REQUIREMENTS AND THE INSTALLATION OF THE GROUNDING SYSTEM SHALL INSURE FREEDOM FROM DANGEROUS SHOCK EXPOSURE AND SHALL PROVIDE A LOW IMPEDANCE GROUND FAULT PATH TO PERMIT OPERATION OF OVERCURRENT AND GROUND FAULT PROTECTIVE DEVICES.

C. ALL SERVICE AND EQUIPMENT GROUNDING CONDUCTORS, AND BONDING JUMPERS SHALL BE INSULATED COPPER, TYPE THHN, THWN, OR THW CONDUCTORS (UNLESS NOTED OTHERWISE) AND SHALL BE SIZED IN ACCORDANCE WITH THE APPLICABLE PORTIONS OF ARTICLES 250 AND 517 OF THE NATIONAL ELECTRICAL CODE. GROUNDING CONDUCTORS #6 AWG AND SMALLER SHALL HAVE A GREEN COLOR INSULATION. ALL GROUNDING CONDUCTORS #4 AWG AND LARGER SHALL BE ADEQUATELY IDENTIFIED WITH A GREEN TRACER AND/OR GREEN COLORED TAPE AT EACH END OF THE GROUNDING CONDUCTOR AND AT EACH PULLBOX OR OTHER ACCESSIBLE LOCATION.

D. THE MAIN SERVICE GROUNDING ELECTRODE SYSTEM SHALL CONSIST OF THE FOLLOWING ITEMS BONDED TOGETHER BY THE GROUNDING ELECTRODE CONDUCTORS IN ACCORDANCE WITH NATIONAL ELECTRICAL CODE:

1. THE MAIN UNDERGROUND COLD WATER PIPE, IF METAL, NEC 250.104(A)
2. METAL FRAME OF BUILDING WHERE AVAILABLE, NEC 250.104(C)
3. CONCRETE ENCASED ELECTRODE, NEC 250.52(A)(3)
4. THE BUILDING LIGHTNING PROTECTION SYSTEM, NEC 250.106.

E. THE NEUTRAL CONDUCTOR SHALL BE GROUNDED AT THE SERVICE ENTRANCE MAIN DISCONNECT, AND AT EACH SEPARATELY DERIVED SYSTEM ONLY PER NEC ARTICLE 250.

F. A #6 (MINIMUM) INSULATED COPPER CONDUCTOR INSTALLED IN 3/4" CONCEALED CONDUIT SHALL BE CONNECTED FROM THE BUILDING GROUNDING ELECTRODE SYSTEM TO EACH BUILDING TELEPHONE TERMINAL/DATA IF TERMINAL BOARDS, OR CABINETS, FIRE ALARM CONTROL CABINETS, CCTV SYSTEM CABINETS, EMS CABINETS, AND SECURITY SYSTEM CABINETS. TERMINATE ON AN APPROPRIATELY SIZED (8) TERMINAL MULTI-CONDUCTOR CONNECTION GROUNDING LUG LOCATED WITHIN CABINET OR ON TERMINAL BOARDS.

IX. PANELBOARDS:

A. PANELBOARDS SHALL BE DEAD FRONT TYPE AND SHALL BE IN ACCORDANCE WITH UNDERWRITERS' LABORATORIES, INC., STANDARD FOR PANELBOARDS AND ENCLOSING CABINETS AND SO LABELED.

B. PANELBOARDS SHALL BE FACTORY ASSEMBLED WITH BRANCH BREAKERS ARRANGED AS SHOWN IN SCHEDULES. BREAKERS SHALL BE NUMBERED VERTICALLY BEGINNING TOP LEFT. BREAKER NUMBERS SHALL BE PERMANENTLY ATTACHED TO TRIM. PANEL SHALL BE MINIMUM 20" WIDE OR 16" FOR RESIDENTIAL LOAD CENTERS, UNLESS SPECIFICALLY NOTED OTHERWISE.

C. ANY SPECIAL REQUIREMENTS ON THE DRAWINGS OR SCHEDULES, SUCH AS GROUND FAULT PROTECTION, ARC-FAULT CIRCUIT BREAKERS, INCREASED INTERRUPTING CAPACITY, SHUNT TRIP CIRCUIT BREAKER, FEED THRU PANELBOARDS, ETC., SHALL SUPERSEDE THESE SPECIFICATIONS, BUT ONLY INSOFAR AS THAT PARTICULAR REQUIREMENT IS CONCERNED AND AS INDICATED.

D. WIRING IN PANELBOARD GUTTERS SHALL BE DONE IN A NEAT AND WORKMANLIKE MANNER. WIRING SHALL BE GROUPED INTO NEAT BUNDLES AND SECURED WITH NYLON TIE WRAPS.

E. PROVIDE TYPE WRITTEN DIRECTORIES FOR EACH PANELBOARD INDICATING THE LOAD SERVED.

X. LIGHTING FIXTURES:

A. LIGHTING FIXTURES SHALL BE FURNISHED AS SHOWN ON DRAWINGS AND IN THE LIGHTING FIXTURE SCHEDULE. IT SHALL SPECIFICALLY BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY EXACT TYPE CEILING AND RECESSING DEPTH OF ALL RECESSED FIXTURES AND TO FURNISH THE MOUNTING TRIMS AND ACCESSORIES OF THE SPECIFIED AND/OR APPROVED FIXTURES FOR THE CEILING TO BE INSTALLED. LIGHTING FIXTURES SHALL BE PROVIDED WITH JONER PLATES, END CAPS, RETAINING CLIPS, PLASTER FRAMES, HOUSINGS, AND ALL OTHER ACCESSORIES REQUIRED FOR A COMPLETE INSTALLATION.

B. ALL FIXTURES SHALL BE EQUIPPED WITH LAMPS UNLESS OTHERWISE NOTED. LAMPS SHALL BE INSTALLED NEW, IMMEDIATELY PRIOR TO FINAL INSPECTION, AND SHALL NOT BE USED FOR CONSTRUCTION.

C. FIXTURE CATALOG NUMBER REPRESENTS BASIC LUMINARY SIZE, TYPE, QUALITY AND CONFIGURATION. ACCESSORIES SHALL BE FURNISHED WITH EACH UNIT AS REQUIRED FOR A COMPLETE FINISHED INSTALLATION. BASIC ACCESSORIES SHALL INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

1. JOINING PLATES, END CAPS, RETAINING CLIPS, ETC.
2. TRIMS FOR RECESSED FIXTURES.
3. FIXTURE STEMS AND CANOPIES FINISHED TO MATCH FIXTURES.
4. SPECIAL MOUNTING BRACKETS, TENDONS, SLIP FITTERS, CONCRETE BASES, POLES, ANCHOR BOLTS, JUNCTION BOXES, AND STANCHIONS FOR ALL EXTERIOR LIGHTING FIXTURES. PROVIDE ALL WEATHERPROOFING FOR ALL LIGHTING FIXTURES TO BE INSTALLED IN EXTERIOR LOCATIONS.

D. STRUCTURAL SUPPORT OF ALL FIXTURES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

E. THE SYSTEM GROUNDING CONDUCTOR SHALL BE SECURED TO EACH FIXTURE BODY BY MEANS OF A BONDING SCREW.

F. OWNER/DEVELOPER WILL HAVE RIGHT TO RELOCATE LIGHTING FIXTURES OR LIGHTING SWITCHES WITHIN 72" OF LOCATION SHOWN ON FIRST WALK-THROUGH AT NO ADDITIONAL EXPENSE. COORDINATE THE WALK-THROUGH PRIOR TO THE INSTALLATION OF THE WIRING.

XI. FIRE ALARM SYSTEMS

A. THIS SECTION INCLUDES AUTOMATIC ADDRESSABLE VOICE EVACUATION FIRE ALARM SYSTEMS, INCLUDING FIRE ALARM CONTROL PANEL, AND REMOTE ANNUNCIATOR, MANUAL PULL STATIONS, HEAT AND SMOKE DETECTORS, FIRE ALARM AUDIO, VISUAL SIGNAL EQUIPMENT, CONTROLS, AND SURGE PROTECTION DEVICES. COORDINATE ALL WIRING AND DEVICE INTERFACES WITH OWNER'S REPRESENTATIVE. THE FIRE ALARM SYSTEM SHALL MEET THE LATEST ADOPTED EDITION OF NFPA 72 WITH ALL LOCAL AND STATE AMENDMENTS AND FEDERAL ADA REQUIREMENTS. ALL DEVICES SHALL BE WHITE IN COLOR WITH RED LETTERING.

B. GENERAL: COMPLETE, ZONED, NONCODED, ADDRESSABLE, MICROPROCESSOR-BASED FIRE DETECTION ALARM SYSTEM WITH MANUAL AND AUTOMATIC ALARM INITIATION SIGNALS FROM A SUPERVISED FIRE ALARM SOUND DISTRIBUTION SYSTEM. DEVICES LOCATED OUTDOORS SHALL BE SPECIFICALLY DESIGNED FOR EXTERIOR SERVICE. PROVIDE BATTERY BACK-UP BASED UPON TOTAL LOAD PER NFPA 72. ALARM SHALL ACHIEVE A MINIMUM OF 80 DB THROUGHOUT OCCUPABLE SPACES AND MEET ADA REQUIREMENTS.

C. TRANSMISSION TO REMOTE CENTRAL STATION: PROVIDE WIRING TO AUTOMATICALLY ROUTE AN ALARM, SUPERVISORY, AND TROUBLE SIGNALS TO THE CENTRAL STATION SERVICE TRANSMITTER LOCATED IN MAIN FIRE ALARM CONTROL PANEL USING LISTED AND APPROVED EQUIPMENT. PROVIDE ALL NECESSARY WIRING CONNECTION BY THIS CONTRACTOR.

D. GENERAL ALARM: A SYSTEM GENERAL ALARM INCLUDES:

1. INDICATING THE GENERAL ALARM CONDITION AT THE FACP AND THE INTEGRAL ANNUNCIATOR.
2. IDENTIFYING THE DEVICE THAT IS THE SOURCE OF THE ALARM AT THE FACP AND THE ANNUNCIATOR.
3. INITIATING AUDIBLE AND VISIBLE ALARM SIGNALS THROUGHOUT THE BUILDING.
4. STOPPING HVAC SUPPLY AND RETURN FANS.
5. INITIATING TRANSMISSION OF ALARM SIGNAL TO REMOTE CENTRAL STATION.
6. MANUAL STATION ALARM OPERATION INITIATES A GENERAL ALARM.
7. SMOKE OR HEAT DETECTION INITIATES A GENERAL ALARM.

E. INSTALLER QUALIFICATIONS: A CERTIFIED FACTORY-TRAINED TECHNICIAN IS TO PERFORM THE WORK OF THIS SECTION, MAKING UP ALL TERMINAL CABINETS, INSTALLING ALL SURGE SUPPRESSORS, AND INCLUDING LANDING AND TESTING EACH WIRE, MOUNTING AND CONNECTING ALL DEVICES, PROGRAMMING THE MAIN FACP, TROUBLE SHOOTING AND CERTIFYING THE FINAL SYSTEM. THE CONTRACTOR SHALL CURRENTLY BE LICENSED BY THE STATE OF FLORIDA FOR FIRE ALARM WORK, AND SHALL BE A CERTIFIED FACTORY-TRAINED TECHNICIAN. CONTRACTOR IS RESPONSIBLE FOR OBTAINING NECESSARY FIRE ALARM PERMITS FROM AUTHORITY HAVING JURISDICTION.

F. FIRE ALARM DEVICES AND EQUIPMENT TO BE INSTALLED OUTDOORS IN EXTERIOR LOCATIONS SHALL BE SPECIFICALLY DESIGNED AND UL LISTED AS WEATHER AND WATERPROOF. PROVIDE WEATHERPROOF NEOPRENE GASKETS BETWEEN WALL MOUNTING SURFACE AND FIRE ALARM DEVICE FOR ALL DEVICES MOUNTED OUTDOORS.

G. AVAILABLE MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS. ALL DEVICES SHALL BE PROVIDED FOR AND MANUFACTURED BY SIMPLEX, EST, NOTIFIER, OR PYROTONICS.

H. DESCRIPTION: DOUBLE-ACTION NON-BREAK GLASS, ADDRESSABLE TYPE, FABRICATED OF METAL OR PLASTIC, AND FINISHED IN WHITE WITH MOLDED, RAISED-LETTER OPERATING INSTRUCTIONS OF RED COLOR. ADDRESS OF UNIT SHALL BE FIELD-SETTABLE WITHOUT SPECIAL TOOLS.

I. INITIATION CIRCUITS (LOOP): INITIATION LOOP CONDUCTORS SHALL BE WEST PENN #9991 FOR 3000'-0" IN LENGTH AND WEST PENN #9992 FOR CIRCUITS OVER 3000'-0" IN LENGTH. BELOW GRADE, WET OR DAMP LOCATION INSTALLED CABLE, INCLUDING CABLE INSTALLED ON THE TOP OF EXTERIOR WALKWAYS, SHALL BE WEST PENN AQUASEAL MULTI-CONDUCTOR (14 GAUGE), UNLESS NOTED OTHERWISE, SHALL BE INSTALLED IN CONDUIT.

J. SIGNAL CIRCUITS: SIGNAL CIRCUITS SHALL BE #12 AWG THWN 19 STRAND COPPER.

K. ANNUNCIATOR CIRCUITS: #12 AWG THWN 19 STRAND COPPER.

L. EACH AND EVERY WIRE SHALL BE LABELED AT EACH END WITH SLC #, CHANNEL # OR SIGNAL #. EACH SEPARATE CIRCUIT, INITIATION, SIGNAL AND AUXILIARY SHALL HAVE SPECIFIC NUMBER. LABEL EACH CONDUCTOR BY THIS CIRCUIT NUMBER AT THE CONTROL CONNECTIONS AND AT EACH TERMINAL CONNECTION IN THE TERMINAL CABINETS.

M. PROVIDE COMPLETE SIGNAL, SPEAKER DATA LOOP AND POWER SIDE SURGE SUPPRESSION MODULES ON ALL WIRING ENTERING OR LEAVING EACH BUILDING. THE CONTRACTOR SHALL REPAIR ANY DAMAGED COMPONENTS OR WIRING DUE TO TRANSIENT VOLTAGE SURGES FOR A PERIOD OF ONE YEAR FROM SUBSTANTIAL COMPLETION DATE AT NO ADDITIONAL COST.

N. PROVIDE RELAYS FOR OTHER LOCAL CONTROL, SUCH AS HVAC SHUTDOWN AND/OR STAIR PRESSURIZATION FAN INITIATION, ROLL-UP DOOR ACTIVATION, FIRE/SMOKE DAMPER RELEASE OR SMOKE EVACUATION INITIATION. RELAYS SHALL BE 10 AMP RATED RELAYS. UPON ACTIVATION OF THE FIRE ALARM SYSTEM, THE RELAY SHALL ACTIVATE AND SHUTDOWN THE CONTROLLED EQUIPMENT. LOCATE ALL RELAYS WITHIN 36" OF EQUIPMENT CONTROLLED. PROVIDE WEATHERPROOF UNITS WHERE INDICATED OR INSTALL IN WEATHERPROOF BOXES.

O. PROVIDE REMOTE AUDIO/VISUAL POWER SUPPLY AND BATTERY CHARGER IN A SELF-CONTAINED LOCKABLE CABINET. PROVIDE (4) STYLE 1 NOTIFICATION CIRCUITS, AND AN INTEGRAL BATTERY CHARGER. PROVIDE UNIT WITH INTEGRAL 120 VOLT INPUT A/C POWER AND INTEGRAL LEAD ACID BATTERY. PROVIDE SURGE SUPPRESSION FOR 120 VOLT BRANCH CIRCUIT AND PROVIDE A 20 AMP 125 VAC SPECIFICATION GRADE KEY TYPE SWITCH TO CONTROL THE POWER TO THE SIGNAL EXPANDER FOR MAINTENANCE. IDENTIFY THE 120 VOLT CIRCUIT SERVING THE SWITCH (I.E. PANELBOARD AND BRANCH CIRCUIT NUMBER).

P. PROVIDE A FLUSH MOUNTED LCD REMOTE ANNUNCIATOR. UNIT SHALL BE NO LARGER THAN 12" TALL X 16" LONG, AND SHALL BE COMPLETELY FLUSH MOUNTED IN THE MAIN LOBBY OF THE FACILITY.

Q. INSTALLATION: CONTRACTOR SHALL PROVIDE ALL CONDUIT, WIRING RELAYS, CONTROLS AND ASSOCIATED DEVICES AND DETECTORS FOR PHASE I AND PHASE II RECALL PER FLORIDA BUILDING CODE (FBC) REQUIREMENTS AND STATE ELEVARION INSPECTOR REQUIREMENTS.

R. WIRING METHOD: INSTALL WIRING IN METAL RACEWAY. CONCEAL RACEWAY EXCEPT IN UNFINISHED SPACES AND AS INDICATED.

S. NO FIRE ALARM CONDUCTORS SHALL BE INSTALLED BELOW GRADE WITH THE EXCEPTION OF DETECTORS, RELAYS, AND BATTERIES. DETECTORS, RELAYS, AND BATTERIES ARE ABSOLUTELY NECESSARY AND WITH PRIOR WRITTEN PERMISSION OF THE OWNER AND ENGINEER. ALL OTHER WIRING SHALL BE OVERHEAD INSTALLED IN CONCEALED CONDUIT MINIMUM 1/2". NO UNDERGROUND, ON GROUND OR UNDERGROUND SPLICES IN PULL BOXES WILL BE ALLOWED.

T. MOUNTING BOXES FOR SPEAKERS/HORN/STROBES, CONTROL AND MONITOR MODULES SHALL BE INSTALLED IN DEEP JUNCTION BOXES WITH EXTENSION RING ATTACHED.

U. MINIMUM SYSTEM TESTS: TEST THE SYSTEM ACCORDING TO THE PROCEDURES OUTLINED IN NFPA 72. MINIMUM REQUIRED TESTS ARE AS FOLLOWS:

1. VERIFY THE ABSENCE OF UNWANTED VOLTAGES BETWEEN CIRCUIT CONDUCTORS AND GROUND.
2. MEASURE TEST ALL CONDUCTORS OTHER THAN THOSE INTENTIONALLY AND PERMANENTLY GROUNDED WITH ELECTRONIC COMPONENTS DISCONNECTED. TEST FOR RESISTANCE TO GROUND. REPORT READINGS OF LESS THAN 1-MEGOHM FOR EVALUATION.
3. TEST ALL CONDUCTORS FOR SHORT CIRCUITS UTILIZING AN INSULATION-TESTING DEVICE.
4. WITH EACH CIRCUIT PAIR, SHORT CIRCUIT AT THE FAR END OF THE CIRCUIT AND MEASURE THE CIRCUIT RESISTANCE WITH AN OHMMETER. RECORD THE CIRCUIT RESISTANCE OF EACH CIRCUIT ON THE RECORD DRAWINGS.
5. VERIFY THE CONTROL UNIT IS IN THE NORMAL CONDITION AS DETAILED IN THE MANUFACTURER'S OPERATING AND MAINTENANCE MANUAL.
6. TEST INITIATING AND INDICATING CIRCUITS FOR PROPER SIGNAL TRANSMISSION UNDER OPEN CIRCUIT CONDITIONS. ONE CONNECTION EACH SHOULD BE OPENED AT NOT LESS THAN 10 PERCENT OF THE INITIATING AND INDICATING DEVICES. OBSERVE PROPER SIGNAL TRANSMISSION ACCORDING TO CLASS OF WIRING USED.
7. TEST EACH INITIATING AND INDICATING DEVICE FOR PROPER SIGNAL TRANSMISSION AND PROPER RESPONSE AT THE CONTROL UNIT. TEST SMOKE DETECTORS WITH ACTUAL PRODUCTS OF COMBUSTION.
8. TEST THE SYSTEM FOR ALL SPECIFIED FUNCTIONS ACCORDING TO THE MANUFACTURER'S OPERATING AND MAINTENANCE MANUAL. SYSTEMATICALLY INITIATE SPECIFIED FUNCTIONAL PERFORMANCE ITEMS AT EACH STATION INCLUDING MAKING ALL POSSIBLE ALARM AND MONITORING INITIATIONS AND USING ALL COMMUNICATIONS OPTIONS. FOR EACH ITEM, OBSERVE RELATED PERFORMANCE AT ALL DEVICES REQUIRED TO BE AFFECTED BY THE ITEM UNDER ALL SYSTEM SEQUENCES. OBSERVE INDICATING LIGHTS, DISPLAYS, SIGNAL TONES, AND ANNUNCIATOR INDICATIONS. OBSERVE ALL VOICE AUDIO FOR ROUTING, CLARITY, QUALITY, FREEDOM FROM NOISE AND DISTORTION, AND PROPER VOLUME LEVEL.
9. TEST BOTH PRIMARY POWER AND SECONDARY POWER. VERIFY, BY TEST, THE SECONDARY POWER SYSTEM IS CAPABLE OF OPERATING THE SYSTEM FOR THE PERIOD AND IN THE MANNER SPECIFIED.

V. OCCUPANCY ADJUSTMENTS: WHEN REQUESTED WITHIN ONE YEAR OF DATE OF SUBSTANTIAL COMPLETION, PROVIDE ON-FLUSH RESISTANCE IN ADJUSTING SOUND LEVELS AND ADJUSTING CONTROLS AND SENSITIVITIES TO SUIT ACTUAL OCCUPIED CONDITIONS. PROVIDE UP TO FIVE PREPAID VISITS TO THE SITE FOR THIS PURPOSE.

W. PROVIDE THE SERVICES OF A FACTORY-AUTHORIZED SERVICE REPRESENTATIVE TO DEMONSTRATE THE SYSTEM AND TRAIN OWNER'S MAINTENANCE PERSONNEL AS SPECIFIED BELOW:

1. TRAIN OWNER'S MAINTENANCE PERSONNEL IN THE LOCATION OF DEVICES, BOXES, PROCEDURES AND SCHEDULES INVOLVED IN OPERATING, TROUBLESHOOTING, SERVICING, AND PREVENTIVE MAINTAINING OF THE SYSTEM. PROVIDE A MINIMUM OF 4 HOURS TRAINING. TRAINING SHALL INCLUDE A COMPLETE PROJECT WALKTHROUGH WITH OWNER'S AUTHORIZED REPRESENTATIVE TO IDENTIFY DEVICE LOCATIONS, JUNCTION BOX LOCATIONS AND SURGE SUPPRESSION MODULE LOCATIONS.
2. SCHEDULE TRAINING WITH THE OWNER AT LEAST SEVEN WORKING DAYS IN ADVANCE.



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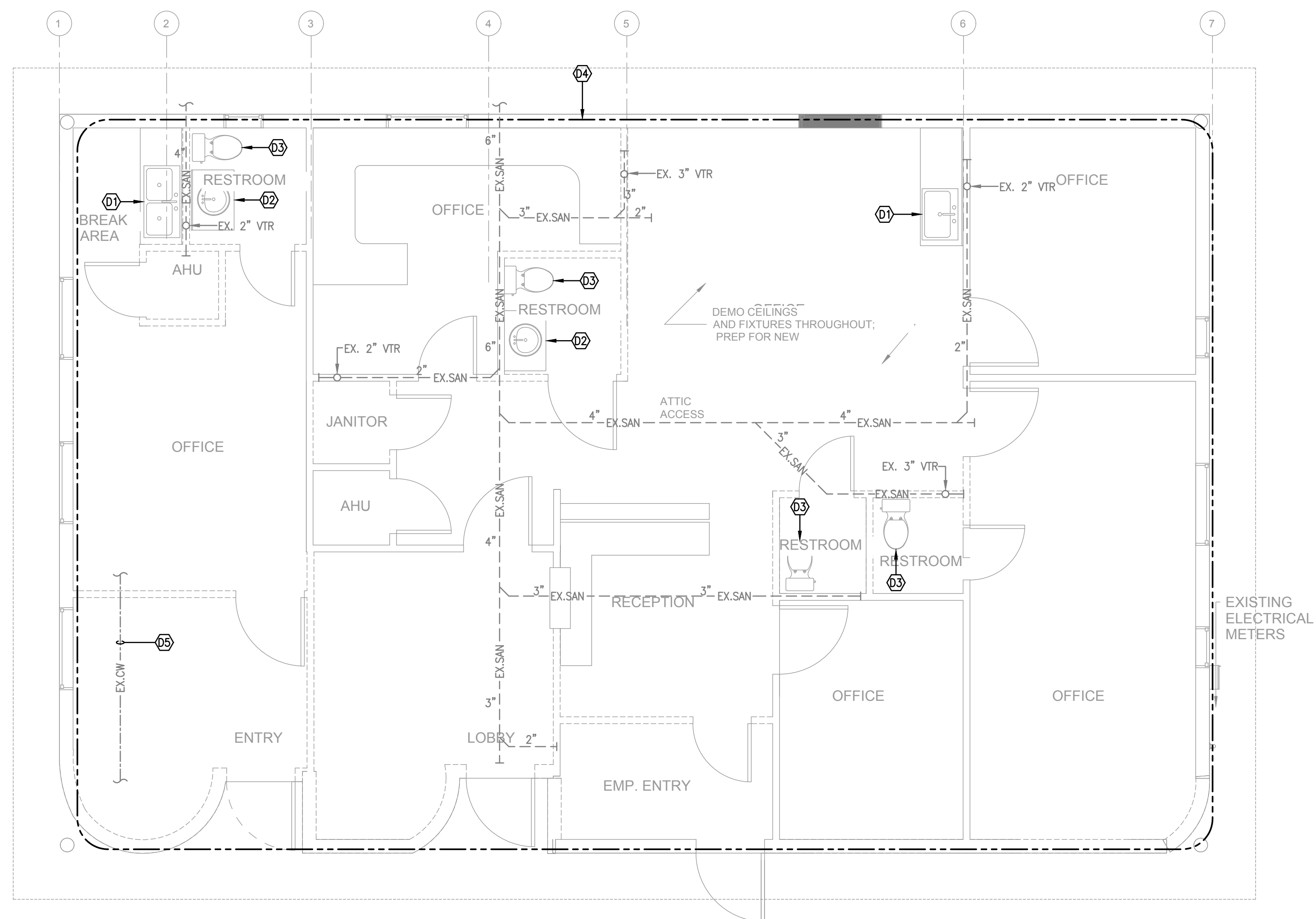


ABBREVIATIONS				SPECIFICATIONS				GENERAL NOTES				SYMBOL LEGEND			
A	AAV	AIR ADMITTANCE VALVE	INT	INTERCEPTOR	PART 1 – GENERAL				1. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY FITTINGS AS REQUIRED BY ALL APPLICABLE CODES AND GOVERNING AUTHORITIES.						BALANCING VALVE
	AD	AREA DRAIN	IWH	INSTANTANEOUS WATER HEATER	1.1 SECTION INCLUDES: A. GENERAL PROVISIONS SPECIFICALLY APPLICABLE TO DIVISION 15 SECTIONS, IN ADDITION TO DIVISION 1 – GENERAL REQUIREMENTS.				2. CONTRACTOR SHALL VERIFY AND CORRECT AS REQUIRED TO MEET ALL CODES AND REGULATIONS ANY POSSIBLE DISCREPANCIES BETWEEN TYPE AND SIZE OF CONNECTION SPECIFIED IN PLUMBING FIXTURE SCHEDULE AND FIXTURES ACTUALLY INSTALLED ON THE SITE.						BOOSTED PRESSURE DOMESTIC COLD WATER
	AFF	ABOVE FINISHED FLOOR	JS	JANITOR SINK	1.2 SCOPE: A. THE WORK SHALL INCLUDE THE PROVISIONS OF SYSTEMS, EQUIPMENT AND MATERIALS SPECIFIED IN THIS DIVISION AND AS CALLED FOR ON THE DRAWINGS. WORK SHALL ALSO INCLUDE SUPERVISION, OPERATION, METHODS AND LABOR FOR THE FABRICATION, START-UP AND TESTS FOR A COMPLETE OPERATIONAL PLUMBING INSTALLATION.				3. ALL DRAINAGE PIPING 3" AND LARGER SHALL HAVE A MINIMUM 1/4" PER FOOT SLOPE. ALL DRAINAGE PIPING 2 1/2" AND SMALLER SHALL HAVE A MINIMUM 1/8" PER FOOT SLOPE, UNLESS OTHERWISE NOTED.						CAPPED LINE
	AC	AIR CONDITIONER	L	LAVATORY	B. DRAWINGS FOR THE WORK ARE DIAGRAMMATIC IN NATURE AND ARE INTENDED TO CONVEY THE SCOPE OF THE INSTALLATION AND TO INDICATE THE GENERAL ARRANGEMENT AND LOCATIONS OF THE WORK. BECAUSE OF THE SCALE OF THE DRAWINGS, CERTAIN BASIC ITEMS SUCH AS PIPE FITTINGS, ACCESS PANELS, AND SLEEVES MAY NOT BE SHOWN. THIS CONTRACTOR SHALL BE RESPONSIBLE FOR SELECTING THE EQUIPMENT TO FIT THE SPACE PROVIDED, THE LOCATION AND SIZES FOR PIPE FITTINGS, SLEEVES, INSERTS, FIRE AND/OR SMOKE DAMPERS, AND OTHER BASIC ITEMS REQUIRED BY CODE AND OTHER SECTIONS SHALL BE COORDINATED AND INCLUDED FOR THE PROPER INSTALLATION OF THE WORK.				4. VENT PIPING SHOWN ON FLOOR PLANS IS ONLY INDICATIVE EXCEPT FOR VTR LOCATIONS.						CHECK VALVE, HORIZONTAL SWING
	AP	ACCESS PANEL	LI	LINT INTERCEPTOR	C. EQUIPMENT SPECIFICATIONS MAY NOT DEAL INDIVIDUALLY WITH MINUTE ITEMS REQUIRED SUCH AS COMPONENTS, PARTS, CONTROLS AND DEVICES WHICH MAY BE REQUIRED TO PRODUCE THE EQUIPMENT PERFORMANCE SPECIFIED OR AS REQUIRED TO MEET THE EQUIPMENT WARRANTIES. WHERE SUCH ITEMS ARE REQUIRED, THEY SHALL BE INCLUDED BY THE INSTALLER OF THE EQUIPMENT, WHETHER OR NOT SPECIFICALLY INDICATED IN THE CONTRACT DOCUMENTS WITH NO ADDITIONAL COST INCURRED.				5. VALVES AND FITTINGS SHALL BE OF SAME SIZE OF LINE ON WHICH THEY ARE LOCATED, UNLESS OTHERWISE INDICATED ON DRAWINGS.						CLEANOUT
	BLDG	BUILDING	MAV	MANUAL AIR VENT	D. WHERE NOTED ON THE DRAWINGS OR INDICATED IN OTHER SECTIONS OF THE SPECIFICATION, THE CONTRACTOR FOR THIS DIVISION SHALL INSTALL PLUMBING EQUIPMENT FURNISHED BY OTHERS, AND SHALL MAKE ALL FINAL CONNECTIONS. CONTRACTOR SHALL INSTALL EQUIPMENT AND SYSTEMS IN STRICT ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.				6. CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER TRADES.						COMPRESSED AIR (ABOVE GRADE)
	BP	BOOSTER PUMP	MAX	MAXIMUM	E. COORDINATE WITH ALL TRADES IN SUBMITTAL OF SHOP DRAWINGS. TIGHT SPACE CONDITIONS SHALL BE DETAILED TO THE SATISFACTION OF ALL TRADES, SUBJECT TO THE REVIEW AND FINAL ACCEPTANCE OF THE ARCHITECT/ENGINEER. IN THE EVENT THAT THE CONTRACTOR INSTALLS HIS WORK BEFORE COORDINATING WITH OTHER TRADES OR SO AS TO CAUSE ANY INTERFERENCE WITH THE WORK OF THE OTHER TRADES THIS CONTRACTOR SHALL MAKE ALL REQUIRED CHANGES TO CORRECT THE CONDITION AT NO ADDITIONAL COST TO THE PROJECT.				7. CONTRACTOR SHALL FIELD VERIFY ALL GIVEN MEASUREMENTS PRIOR TO LAYING AND CONNECTING ALL SANITARY AND WASTE PIPING AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.						COMPRESSED AIR (BELOW GRADE)
	BT	BATHTUB	MBH	1000 X BTUH	F. CONTRACTOR SHALL VERIFY ALL EQUIPMENT CONNECTION SIZES PRIOR TO INSTALLATION. THIS CONTRACTOR SHALL ADJUST PIPING SYSTEM SIZES AS REQUIRED TO MATCH EQUIPMENT CONNECTIONS, UTILIZE REDUCERS WHERE EQUIPMENT CONNECTIONS ARE SMALLER THAN PIPE SIZES INDICATED ON PLANS, NO PIPING SHALL BE DECREASED IN SIZE (IN THE DIRECTION OF FLOW).				8. AIR CHAMBERS SHALL NOT BE CONSIDERED AN EQUAL TO WATER ARRESTORS AS SPECIFIED.						CONDENSATE DRAIN (ABOVE GRADE)
	BTUH	BRITISH THERMAL UNIT PER HOUR	MIN	MINIMUM	1.3 EXAMINATION OF BIDDING DOCUMENTS: A. EACH BIDDER SHALL EXAMINE THE BIDDING DOCUMENTS CAREFULLY AND NOT LATER THAN TEN (10) DAYS PRIOR TO THE DATE FOR RECEIPT OF BIDS. SHALL MAKE WRITTEN REQUEST TO THE ENGINEER FOR INTERPRETATION OR CORRECTION OF ANY AMBIGUITY, INCONSISTENCY OR ERROR THEREIN. ANY INTERPRETATION OR CORRECTION WILL BE ISSUED AS AN ADDENDUM BY THE ENGINEER. ONLY A WRITTEN INTERPRETATION OR CORRECTION TO BID DOCUMENTS BY ADDENDUM SHALL BE BINDING. NO BIDDER SHALL RELY UPON ANY INTERPRETATION OR CORRECTION GIVEN BY ANY OTHER METHOD.				9. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING FIRE RATING AND WEATHERPROOFING INTEGRITY OF ALL PIPING AND PENETRATIONS.						CONDENSATE DRAIN (BELOW GRADE)
	BWV	BACK WATER VALVE	MS	MOP SINK	1.4 SUBSTITUTIONS: A. EXCEPT AS PROVIDED BELOW, EACH BIDDER REPRESENTS THAT HIS BID IS BASED UPON THE MATERIALS AND EQUIPMENT DESCRIBED IN THE BIDDING DOCUMENTS.				10. ALL WATER SUPPLY AND SANITARY LINES SHALL BE RUN AS CLOSE TO PLANS AS POSSIBLE WITH NO CHANGES IN SIZING.						DELTA T (TEMPERATURE DIFFERENCE)
B	CA	COMPRESSED AIR	MV	MIXING VALVE	B. NO SUBSTITUTIONS FOR OTHER MATERIALS AND EQUIPMENT WILL BE CONSIDERED UNLESS WRITTEN REQUEST HAS BEEN SUBMITTED TO THE ENGINEER FOR APPROVAL AT LEAST TEN (10) DAYS PRIOR TO THE DATE FOR RECEIPT OF BIDS. EACH SUCH REQUEST SHALL INCLUDE A COMPLETE DESCRIPTION OF THE PROPOSED SUBSTITUTE, THE NAME OF THE MATERIAL OR EQUIPMENT FOR WHICH IT IS TO BE SUBSTITUTED, DRAWINGS, CUTS, PERFORMANCE AND TEST DATA OR INFORMATION NECESSARY FOR A COMPLETE EVALUATION.				11. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY SUPPORTING DEVICES FOR ALL FIXTURES INCLUDED IN CONTRACT OR HEREIN SPECIFIED OR OTHERWISE.						DIRECTION OF FLOW IN PIPE
	CD	CONDENSATE DRAIN	NTS	NOT TO SCALE	C. IF THE ENGINEER APPROVES ANY PROPOSED SUBSTITUTION, SUCH APPROVAL WILL BE ISSUED AS AN ADDENDUM FORWARDED TO ALL PARTICIPATING BIDDERS.				12. CHANGES IN THE DIRECTION OF SANITARY PIPING SHALL NOT BE MADE WITH FITTINGS WHICH WILL CAUSE EXCESSIVE REDUCTION IN THE VELOCITY OF FLOW OR CREATE ANY OTHER ADVERSE EFFECT UNLESS PHYSICALLY IMPOSSIBLE (IE: USE OF SANITARY TEE IN A HORIZONTAL CONNECTION, USE OF A DOUBLE SANITARY TEE IN A VERTICAL STACK, IN GENERAL, USE OF SHORT-RADIUS FITTINGS FOR BRANCH TO HOUSE DRAIN OR STACK CONNECTION).						DOMESTIC COLD WATER
	CO	CLEANOUT	OI	OIL INTERCEPTOR	D. IF ANY BIDDER IS UNABLE TO PROCURE WRITTEN APPROVAL OF ANY SUBSTITUTION FROM THE ENGINEER PRIOR TO THE OPENING OF BIDS, THEN HE SHALL BASE HIS BID ON ITEMS AND SYSTEMS AS SPECIFIED IN BID DOCUMENTS.				13. ALL DRAINAGE PIPING SHALL BE MARKED WITH THE SEAL OF APPROVAL OF THE NATIONAL SANITATION FOUNDATION.						DOMESTIC HOT WATER
	CP	HOT WATER CIRCULATION PUMP	OS	OIL SEPARATOR	E. SUBSTITUTIONS REQUESTED ON THE BID PROPOSAL FORM WHICH ARE PRIOR APPROVED BY THE ENGINEER WILL BE INCORPORATED INTO THE CONTRACT WITH THE SUCCESSFUL BIDDER.				14. DO NOT PENETRATE FOUNDATIONS WITH PIPING. COORDINATE WITH GENERAL CONTRACTOR TO DROP FOUNDATIONS AS REQUIRED TO CLEAR PLUMBING SERVICES WHERE ABSOLUTELY NECESSARY. ALL PIPING PENETRATING A BEARING WALL OR FOOTING MUST BE SLEEVED AND LOCATION APPROVED BY STRUCTURAL ENGINEER.						DOMESTIC HOT WATER RETURN
	CU	CONDENSING UNIT	PD	PAN DRAIN/TPV	F. REQUESTS FOR ANY SUBSTITUTIONS NOT SUBMITTED AND APPROVED IN ACCORDANCE WITH THE ABOVE INSTRUCTIONS WILL BE DENIED BY THE ENGINEER.				15. ROUTE ALL PIPING CONCEALED ABOVE CEILINGS, WITHIN WALLS, OR IN CHASES. PIPING EXPOSED SHALL BE SLOPED AND PAINTED TO MATCH ARCHITECTURAL FINISHES. PIPING IN MECHANICAL ROOMS MAY BE EXPOSED.						EXTERIOR CLEANOUT
	CW	COLD WATER	PLBG	PLUMBING	1.5 REGULATORY REQUIREMENTS: A. ALL INSTALLATIONS AND EQUIPMENT SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE STATUTES, CODES AND REGULATIONS OF THE GOVERNMENTAL BODIES HAVING JURISDICTION. B. CONFORM TO THE 8TH EDITION OF THE 2023 FLORIDA PLUMBING CODE. C. CONFORM TO THE 8TH EDITION OF THE 2023 FLORIDA FIRE PREVENTION CODE. D. CONFORM TO THE 8TH EDITION OF THE 2023 FLORIDA BUILDING CODE.				16. PROVIDE ACCESS PANELS TO ALL VALVES WITHIN CHASES OR ABOVE NON- ACCESSIBLE CEILINGS. REFER TO ARCHITECTURAL DRAWINGS FOR CEILING TYPES.						PHOTO DETAIL OR SECTION IDENTIFICATION TARGET A = DETAIL NUMBER. B = SHEET NUMBER ON WHICH DETAIL IS LOCATED.
	DF	DRINKING FOUNTAIN	PRV	PRESSURE REGULATING VALVE	1.6 CUTTING AND PATCHING: A. SUBMIT WRITTEN REQUEST IN ADVANCE OF CUTTING OR ALTERING ELEMENTS.				17. SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS OF PLUMBING FIXTURE MOUNTING HEIGHTS, AND DIMENSIONS.						PIPE DOWN
	DW	DISHWASHER	RD	ROOF DRAIN	B. EMPLOY SKILLED AND EXPERIENCED INSTALLER TO PERFORM CUTTING AND PATCHING WHICH EFFECT: B.1 STRUCTURAL INTEGRITY OF ELEMENT. B.2 INTEGRITY OF WEATHER. B.3 EFFICIENCY, MAINTENANCE, OR SAFETY OF ELEMENT. B.4 VISUAL QUALITIES OF SIGHT. B.5 WORK OF OWNER OR SEPARATE CONTRACTOR.				18. CONTRACTOR SHALL VERIFY INVERT ELEVATIONS OF SEWERS TO WHICH NEW SEWER LINES ARE TO BE CONNECTED BEFORE INSTALLATION OF NEW SEWER LINE.						PIPE UP
	DWGS	DRAWINGS	REQ'D	REQUIRED	C. ESTABLISH ELEVATIONS OF BURIED PIPING OUTSIDE THE BUILDING TO ENSURE PROPER SLOPE AND COVER.				19. ALL VENTS THROUGH ROOF SHALL BE MINIMUM OF 10'-0" FROM ANY AIR INTAKES.						PITCH PIPE DOWN IN DIRECTION OF ARROW
	DWS	DOG WASH SINK	RH	ROOF HYDRANT	C.2.11 WHERE PIPE SUPPORT MEMBERS ARE WELDED TO STRUCTURAL BUILDING FRAMING, SCRAPE, BRUSH CLEAN, AND APPLY ONE COAT OF ZINC RICH PRIMER TO WELDING.				20. CONTRACTOR SHALL INSTALL DIELECTRIC UNIONS AT CONNECTIONS OF DISSIMILAR METALS.						POINT OF CONNECTION NEW TO EXISTING
C	DSN	DOWNSPOUT NOZZLE	RPPB	REDUCED PRESSURE BACKFLOW PREVENTER	C.2.12 EXTEND CLEANOUTS TO FINISHED FLOOR OR WALL SURFACE. LUBRICATE THREADED CLEANOUT PLUGS WITH MIXTURE OF GRAPHITE AND LINSEED OIL. ENSURE CLEARANCE AT CLEANOUT FOR RODDING OF DRAINAGE SYSTEM.				21. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS (INCLUDING PIPE ROUTING AND EQUIPMENT LOCATIONS) TO ARCHITECT/ENGINEER FOR REVIEW AND APPROVAL PRIOR TO THE INSTALLATION OR PURCHASING OF ANY PIPING AND/OR EQUIPMENT.						POINT OF REMOVAL FOR DEMOLITION
	EA	EACH	PREVENTER	C.2.13 INSTALL WATER HAMMER SHOCK ARRESTORS AT EACH FIXTURE OR BATTERY OF FIXTURES WHERE QUICK CLOSING VALVES ARE UTILIZED. ARRESTORS SHALL BE FACTORY FABRICATED AND CONFORM TO ASSE 1010. INSTALL ARRESTORS AND SIZE PER PLUMBING AND DRAINAGE INSTITUTE STANDARD P.D.I. WH-201. ACCEPTABLE MANUFACTURERS ARE ZURN, JOSAM, SIOUX CHIEF. PPP INC. FOR 1-11 FU'S PROVIDE PDI-A, FOR 12-32 FU'S PDI-B, 33-60 FU'S PDI-C, 61-113 FU'S PDI-D. INSTALL PER MANUFACTURER'S INSTRUCTIONS.				22. PROVIDE 1/2" C.W. SUPPLY WITH ANGLE STOP AND FLEXIBLE SUPPLY TO REFRIGERATORS WITH ICE MAKERS AT HEIGHT REQUIRED BY MANUFACTURER OF EQUIPMENT INSTALLED.						PRESSURE REGULATING VALVE	
	ECO	EXTERIOR CLEAN OUT	S	SINK	C.2.14 ALL CONTRACTORS ARE RESPONSIBLE FOR PROPERLY FIRE SEALING ALL FIRE RATED PENETRATIONS WITH AN APPROVE UL FIRE RATED PENETRATION INSTALLATION METHOD.				23. PROVIDE 1/2" H.W. SUPPLY WITH ANGLE STOP AND FLEXIBLE SUPPLY TO DISHWASHER MACHINE, AT HEIGHT REQUIRED BY MANUFACTURER OF EQUIPMENT INSTALLED.						PRESSURE RELIEF VALVE (WATER)
	EQ	EQUAL	SA	SHOCK ARRESTOR	C.2.15 ALL EXPOSED PARKING GARAGE PIPING OR EXTERIOR PIPING SUSCEPTIBLE TO DAMAGE IS TO BE PROVIDED WITH BLUFF MANUFACTURING STEEL GUARDS OR EQUAL IN ALL LOCATIONS.				24. ALL WATER PIPING INSTALLED IN EXTERIOR WALLS SHALL BE PLACED ON THE INTERIOR SIDE OF THE WALL, SO THAT WALL INSULATION CAN BE PLACED ON THE EXTERIOR SIDE OF THE PIPING.						SANITARY SEWER (ABOVE GRADE)
	EWV	ELECTRIC WATER COOLER	SAN	SANITARY SEWER					25. IF NO PLUMBING ELEVATION OR INVERT IS NOTED ON PLANS THE MINIMUM DEPTH OF THE PLUMBING TO CIVIL CONNECTION SHALL BE CALCULATED BASED ON THE FURTHEST POSSIBLE PLUMBING FIXTURE DISTANCE TIMES 1%. TOTAL LINE LENGTH*1%=DEPTH B.F.F. AT CIVIL POINT OF CONNECTION.						SANITARY SEWER (BELOW GRADE)
	EWH	ELECTRIC WATER HEATER	SEC	SECONDARY STORM SEWER					26. PROVIDE DIELECTRIC ISOLATION VALVES AND UNIONS AS REQUIRED. THE DIRECT CONNECTION OF DISSIMILAR MATERIAL TYPES IS NOT ACCEPTABLE AS IT WILL CAUSE GALVANIC CORROSION. MAINTAIN ONE INCH MATERIAL THROUGHOUT PROJECT UNLESS SPECIFICALLY APPROVED BY ENGINEER OF RECORD.						SECONDARY STORM SEWER
	EWS	EYE WASH STATION	SF	SQUARE FOOT					27. CONTRACTOR SHALL VERIFY SUFFICIENT FLOW AND PRESSURE TO BUILDING BEFORE INSTALLATION OF WATER SUPPLY PIPING. WHERE WATER PRESSURE WITHIN A BUILDING EXCEEDS 80 PSI STATIC AND/OR THE PROJECT CONTAINS A SITE DOMESTIC WATER BOOSTER PUMP, AN APPROVED WATER PRESSURE REDUCING VALVE SHALL BE INSTALLED TO REDUCE THE PRESSURE IN THE BUILDING WATER DISTRIBUTION PIPING TO NOT GREATER THAN 80 PSI PER CODE.						SHOCK ARRESTOR
	F	DEGREES FAHRENHEIT	SH	SHOWER											SHUT-OFF VALVE
	FCO	FLOOR CLEANOUT	SP	ELEVATOR SUMP PUMP											STORM SEWER (ABOVE GRADE)
	FCV	FLOW CONTROL VALVE	SPD	SUMP PUMP DISCHARGE											STORM SEWER (BELOW GRADE)
D	FD	FLOOR DRAIN	ST	STORM SEWER											SUMP PUMP DISCHARGE
	FL	FLOOR	TD	TRENCH DRAIN											TRENCH DRAIN
	FS	FLOOR SINK	TEMP	TEMPERATURE											VENT
	FW	FILTERED WATER	TMV	THERMOSTATIC MIXING VALVE											WALL CLEANOUT
	G	GAS	TPV	TRAP PRIMER VALVE											
	GAL	GALLON	TSF	TOTAL SQUARE FOOTAGE											
	GD	GARBAGE DISPOSER	TYP	TYPICAL											
	GWH	GAS WATER HEATER	UR	URINAL											
	GI	GREASE INTERCEPTOR	V	VENT											
	GPM	GALLONS PER MINUTE	W	WATTS											

SHEET DRAWING INDEX	
SHEET #	TITLE
PLUMBING	
P0.1	SYMBOLS & LEGENDS PLUMBING
P1.1	DEMO FLOOR PLAN PLUMBING
P2.1	RENO FLOOR PLAN PLUMBING
P3.1	RISER DIAGRAMS PLUMBING
P4.1	SCHEDULES PLUMBING
P5.1	DETAILS PLUMBING

RENOVATION NOTES	
1.	WHERE EXISTING PIPING IS DESIGNATED TO BE REMOVED AND CAPPED, ALL PIPING SERVING THE DESIGNATED FIXTURE SHALL BE REMOVED FROM WITHIN WALLS TO THE POINT DESIGNATED ON THE DRAWINGS. PIPING SHALL BE CAPPED BY APPROVED CAPPING METHODS UTILIZING PIPE CAPS INTENDED FOR SUCH USE. CAPS SHALL BE AIRTIGHT AND WATERTIGHT.
2.	WHERE EXISTING SURFACES ARE DISRUPTED DUE TO THE REMOVAL OF EXISTING EQUIPMENT OR PIPING, THIS CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF DISRUPTED SURFACES TO MATCH EXISTING ADJACENT SURFACES.
3.	EXISTING CONDITIONS AS SHOWN ON THE DRAWINGS ARE TAKEN FROM ORIGINAL AND AS-BUILT DRAWINGS OF THE BUILDING AND IN PART ARE UNVERIFIED. FIELD CONDITIONS SHALL GOVERN. ALL EXISTING CONDITIONS MUST BE VERIFIED PRIOR TO INITIATION OF WORK.
4.	ALL EXISTING PIPING, NOT REMAINING IN SERVICE AFTER NEW CONSTRUCTION, SHALL BE REMOVED.
5.	PIPING WHICH IS TO REMAIN IN SERVICE SHALL NOT BE DISTURBED. EXISTING PIPING DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH NEW PIPING OF THE SAME SIZE AND MATERIAL.
6.	EXISTING BUILDING SEWERS THAT ARE USED WITH NEW BUILDING SANITARY SEWERS SHALL BE EXAMINED AND TESTED TO CONFORM IN ALL RESPECTS TO ALL THE REQUIREMENTS OF PLUMBING AUTHORITY HAVING JURISDICTION AND APPLICABLE PLUMBING CODES.
7.	ALL EXISTING SANITARY, DOMESTIC WATER, AND RAIN WATER PIPING THAT ARE LOCATED IN EXISTING WALLS TO BE DEMOLISHED AND REMAINING IN SERVICE AFTER CONSTRUCTION SHALL BE RELOCATED TO NEW WALLS, CHASES, ETC.
8.	COORDINATE WITH GENERAL CONTRACTOR TO PATCH ALL EXISTING WALLS, FLOORS, CEILINGS, ETC., AS REQUIRED BY NEW WORK. SEE SPECIFICATIONS.
9.	IT IS THE PLUMBING CONTRACTORS RESPONSIBILITY TO PROVIDE A DOUBLE CHECK VALVE BACKFLOW PREVENTION DEVICE ON THE MAIN DOMESTIC WATER SERVICE PROVIDED TO THE BUILDING/SPACE UNDER CONSTRUCTION AS PER THE LATEST ADOPTED VERSION OF THE PLUMBING CODE EVEN IF THE BACKFLOW PREVENTION DEVICE IS NOT CALLED OUT SPECIFICALLY ON THE PLANS.
10.	FIELD VERIFICATION OF EXISTING PIPING: ALL EXISTING PIPING SHOWN ON THE CONSTRUCTION DOCUMENTS IS BASED OFF OF VISUAL SITE INVESTIGATION AND AS BUILTS DRAWINGS OF THE EXISTING SITE AND BUILDING CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE LICENSED PLUMBING CONTRACTOR TO FIELD VERIFY ALL EXISTING PIPING LOCATIONS, TYPES, SIZES, ELEVATIONS AND INVERTS. NOTIFY ENGINEER IF THE CONDITIONS ARE NOT AS SHOWN ON THE PLANS OR AS STATED IN THE SPECIFICATIONS PRIOR TO THE INITIATION OF ANY WORK. IDENTIFICATION AND VERIFICATION OF EXISTING PIPING TO BE ACCOMPLISHED BY THE FOLLOWING MEANS: - MANDATORY DYE TESTING OF ALL EXISTING SANITARY, STORM AND GREASE WASTE PIPING FOR SYSTEM IDENTIFICATION. - SNAKE ALL SANITARY, STORM AND GREASE WASTE PIPING FOR A DISTANCE OF 100 FEET AND REPORT ANY BLOCKAGES. - TEST WATER PRESSURE TO INSURE MINIMUM PSI MATCHES MOST DEMANDING EQUIPMENT SUPPLIED OR TO BE INSTALLED. - ALL IDENTIFICATION AND VERIFICATION RESULTS SHALL BE SUBMITTED TO THE ARCHITECT/ENGINEER FOR REVIEW PRIOR TO THE INITIATION OF ANY WORK.

NOTE	
ABBREVIATIONS, GENERAL NOTES AND SYMBOLS ON THIS PLUMBING SHEET ARE FOR GENERAL REFERENCE PURPOSES ONLY. ALL OF THESE ABBREVIATIONS, GENERAL NOTES AND SYMBOLS MAY NOT BE USED FOR THIS PROJECT.	



GENERAL DEMOLITION NOTES:

1. WHERE EXISTING SURFACES ARE DISRUPTED DUE TO THE REMOVAL OF EXISTING EQUIPMENT OR PIPING, CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF DISRUPTED SURFACES TO MATCH EXISTING ADJACENT SURFACES.
2. EXISTING CONDITIONS ARE UNVERIFIED. FIELD CONDITIONS SHALL GOVERN. ALL EXISTING CONDITIONS MUST BE VERIFIED PRIOR TO INITIATION OF WORK.
3. ALL EXISTING PIPING, NOT REMAINING IN SERVICE AFTER NEW CONSTRUCTION, SHALL BE REMOVED.
4. PIPING WHICH IS TO REMAIN IN SERVICE SHALL NOT BE DISTURBED. EXISTING PIPING DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH NEW PIPING OF THE SAME SIZE AND MATERIAL.
5. EXISTING BUILDING SEWERS THAT ARE USED WITH NEW BUILDING SANITARY SEWERS SHALL BE EXAMINED AND TESTED TO CONFORM IN ALL RESPECTS TO ALL THE REQUIREMENTS OF PLUMBING AUTHORITY HAVING JURISDICTION AND APPLICABLE PLUMBING CODES.
6. ALL EXISTING PIPING THAT IS LOCATED IN EXISTING WALLS TO BE DEMOLISHED AND REMAINING IN SERVICE AFTER CONSTRUCTION SHALL BE RELOCATED TO NEW WALLS, CHASES, ETC.
7. COORDINATE WITH GENERAL CONTRACTOR TO PATCH ALL EXISTING WALLS, FLOORS, CEILINGS, ETC. AS REQUIRED BY NEW WORK.
8. FIELD VERIFICATION OF EXISTING PIPING: IT IS THE RESPONSIBILITY OF THE LICENSED PLUMBING CONTRACTOR TO FIELD VERIFY ALL EXISTING PIPING LOCATIONS, TYPES, SIZES, ELEVATIONS AND INVERTS. IDENTIFICATION AND VERIFICATION OF EXISTING PIPING TO BE ACCOMPLISHED BY THE FOLLOWING MEANS:
 - IDENTIFY DYE TESTING OF ALL EXISTING SANITARY WASTE PIPING FOR SYSTEM IDENTIFICATION.
 - SNAKE ALL SANITARY WASTE PIPING FOR A DISTANCE OF 100 FEET AND REPORT ANY BLOCKAGES.
 - TEST WATER PRESSURE TO INSURE MINIMUM PSI MATCHES MOST DEMANDING EQUIPMENT SUPPLIED OR TO BE INSTALLED.
 - ALL IDENTIFICATION AND VERIFICATION RESULTS SHALL BE SUBMITTED TO THE ARCHITECT/ENGINEER FOR REVIEW PRIOR TO THE INITIATION OF ANY WORK.
9. COORDINATE CONNECTION TO NEW WATER LINES WITH EXISTING LINES TO REMAIN.
10. WHERE EXISTING PIPING IS DESIGNATED TO BE REMOVED AND CAPPED, ALL PIPING SERVING THE DESIGNATED FIXTURE SHALL BE REMOVED FROM WITHIN WALLS TO THE POINT INDICATED ON THE DRAWINGS. PIPING SHALL BE CAPPED BY APPROVED CAPPING METHODS UTILIZING PIPE CAPS INTENDED FOR SUCH USE. CAPS SHALL BE AIRTIGHT AND WATERTIGHT.

DEMOLITION REFERENCE NOTES:

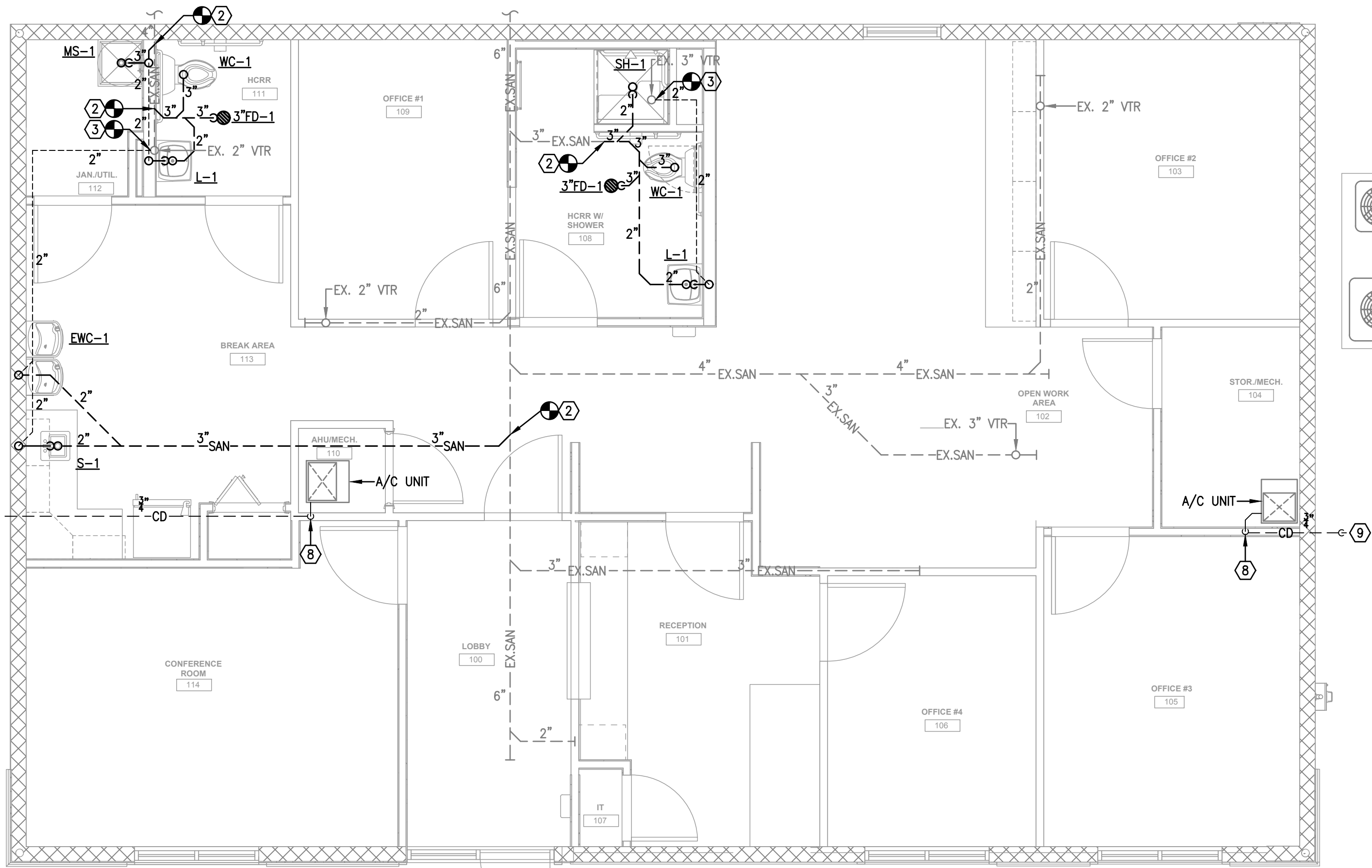
- (D1) REMOVE EXISTING SINK AND ALL APPURTENANCES, CAP PIPING FOR FUTURE CONNECTIONS.
- (D2) REMOVE EXISTING LAVATORY AND ALL APPURTENANCES, CAP PIPING FOR FUTURE CONNECTIONS.
- (D3) REMOVE EXISTING TOILET, CAP PIPING FOR FUTURE CONNECTIONS.
- (D4) REMOVE ALL PLUMBING FIXTURES INCLUDING FLOOR DRAINS AND PIPING BACK TO ABOVE CEILING SPACE AND BELOW SLAB, CAP PIPING AS NECESSARY TO PREPARE FOR RENOVATION PHASE.
- (D5) CONTRACTOR TO LOCATE EXISTING COLD WATER LINE AND VERIFY SIZE.

A

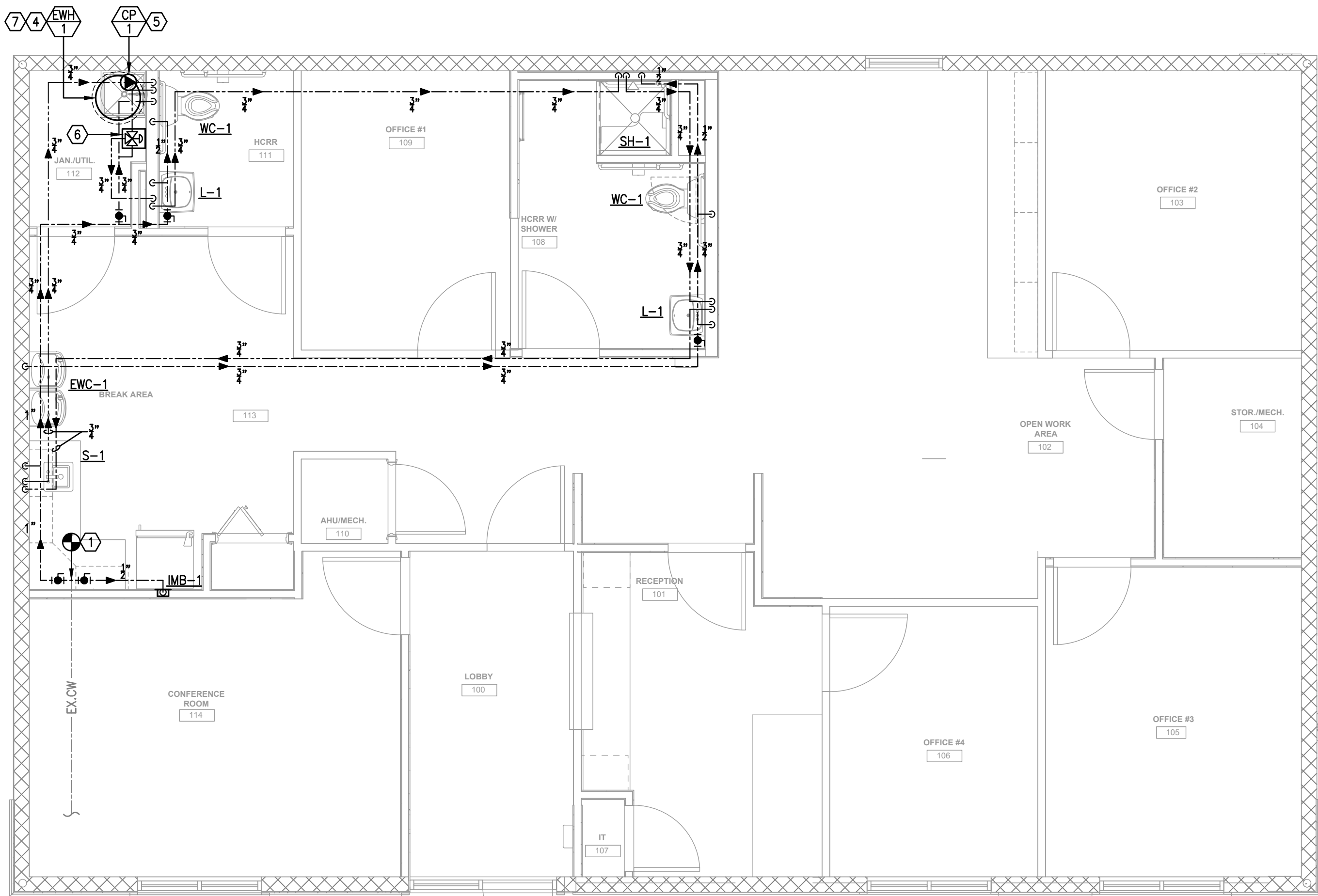
B

C

D



2 RENO FLOOR PLAN - DRAIN, WASTE & VENT - PLUMBING
1/4" = 1'-0"



1 RENO FLOOR PLAN - DOMESTIC WATER - PLUMBING
1/4" = 1'-0"

REFERENCE NOTES: (X)

1. CONNECT NEW 1" POTABLE CW SUPPLY TO EXISTING POTABLE CW SUPPLY. CONTRACTOR TO FIELD VERIFY EXACT LOCATION.
2. CONNECT NEW 3" SANITARY SEWER BELOW GROUND TO CLOSEST EXISTING SANITARY SEWER WITHIN CAPACITY. CONTRACTOR TO FIELD VERIFY EXACT LOCATION, SIZE, INVERT AND CONDITION OF EXISTING SANITARY PIPING PRIOR TO TYING IN.
3. CONNECT NEW 2" VENT TO EXISTING VTR ABOVE CEILING SPACE.
4. ELECTRIC WATER HEATER, SEE SCHEDULE & DETAIL.
5. HOT WATER CIRCULATION PUMP, SEE SCHEDULE.
6. 3/4" CW & HW DOWN TO THERMOSTATIC MIXING VALVE TMV-2, 3/4" 140°F TEMPERED WATER TO PLUMBING FIXTURES.
7. TERMINATE WATER HEATER DRAIN PAN PIPING IN MOP SINK WITH INDIRECT CONNECTION.
8. 3/4" CONDENSATE DRAIN CONNECTION TO AC UNIT. 3/4" CONDENSATE DRAIN DOWN.
9. TERMINATE CONDENSATE DRAIN PIPING ABOVE GRADE AT EXTERIOR WITH SCREENED WEATHERPROOF FITTING, SEE DETAIL.

GENERAL NOTES:

1. WHERE A HORIZONTAL DRAINAGE PIPE HAS A CHANGE OF HORIZONTAL DIRECTION GREATER THAN 45 DEGREES, A WALL CLEANOUT SHALL BE INSTALLED AT THE CHANGE OF DIRECTION. WHERE MORE THAN ONE CHANGE OF HORIZONTAL DIRECTION GREATER THAN 45 DEGREES OCCURS WITHIN 40 FEET OF DEVELOPED LENGTH OF PIPING, THE WALL CLEANOUT INSTALLED FOR THE FIRST CHANGE OF DIRECTION SHALL SERVE AS THE CLEANOUT FOR ALL CHANGES IN DIRECTION WITHIN THAT 40 FEET OF DEVELOPED LENGTH OF PIPING. ALL CLEANOUTS REQUIRED FOR CORRIDOR HORIZONTAL PIPING ARE TO BE LOCATED IN AN ADJACENT WALL AND NOT THE CORRIDOR FLOOR.
2. CONTRACTOR SHALL VERIFY SUFFICIENT FLOW AND PRESSURE TO BUILDING BEFORE INSTALLATION OF WATER SUPPLY PIPING. WHERE WATER PRESSURE WITHIN A BUILDING EXCEEDS 80 PSI STATIC, AN APPROVED WATER PRESSURE REDUCING VALVE SHALL BE INSTALLED TO REDUCE THE PRESSURE IN THE BUILDING WATER DISTRIBUTION PIPING TO NOT GREATER THAN 80 PSI PER CODE.
3. ALL SHUT-OFF VALVES SHALL BE FULLY ACCESSIBLE. SEE ARCHITECTURAL DRAWINGS FOR RATED WALLS AND CEILINGS. PROVIDE RATED ACCESS PANELS WHERE APPLICABLE.
4. PLEASE REFER TO SHEETS P3.1 FOR RISER DIAGRAMS.
5. PROVIDE TRAP PRIMER VALVES TPV-1 WITH SHUT OFF VALVE AND 1/2" CW SUPPLY TO EACH FLOOR DRAIN. ALL VALVES SHALL BE FULLY ACCESSIBLE. TRAP GUARD IS AN ACCEPTABLE ALTERNATIVE, WHERE APPROVED BY OWNER.
6. INSTALL WATER HAMMER SHOCK ARRESTORS AT ICE MAKERS AND AT ALL QUICK CLOSING VALVES. SIZE SHOCK ARRESTORS PER PLUMBING AND DRAINAGE INSTITUTE STANDARD P.D.I. WH-201. SHOCK ARRESTORS SHALL CONFORM TO ASSE 1010. ACCEPTABLE MANUFACTURERS - SIOUX CHIEF, PRECISION PLUMBING PRODUCTS INC., FOR 1-11 F.U.'S PROVIDE PDI-A, 12-32 F.U.'S PDI-B, 33-60 F.U.'S PDI-C. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
7. PROVIDE LEAD-FREE POINT OF USE THERMOSTATIC MIXING VALVES TMV-1 ASSE 1070 AT HAND SINKS AND/OR PUBLIC LAVATORIES TO TEMPER HOT WATER TO BELOW 110°F.
8. ALL COMMERCIAL WATER HEATERS ARE REQUIRED TO HAVE A MIXING VALVE FOR MEANS OF TEMPERING WATER PRIOR TO DISTRIBUTION TO FIXTURES.

PLUMBING FIXTURE UNIT CALCULATION

* BASED ON 2023 FLORIDA BUILDING CODE - PLUMBING

TYPE OF SERVICE	WATER	SANITARY
FIXTURE UNIT COUNT TOTAL	26	21
TOTAL GALLONS PER MINUTE	22	--
SIZE OF SERVICE CONNECTION	1"	3"



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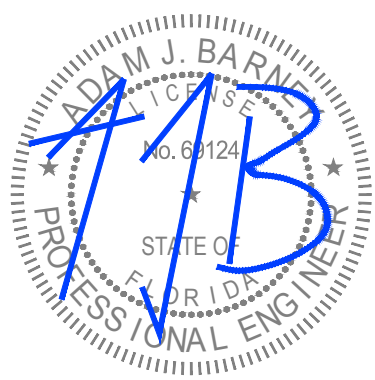
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TEL: 321.972.4466
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CA NO. 28730

OWNER / PROJECT:

CLERMONT FIRE INSPECTIONS
BUILDING RENOVATION
AN EXTERIOR & INTERIOR IMPROVEMENT
CLERMONT, FLORIDA

PROFESSIONAL SEAL: JLC24.0054.00



MARK	DATE	DESCRIPTION

ISSUE DATE: JUNE 13, 2024

RENO FLOOR PLAN
PLUMBING

PROJECT NO. PSA 2024-11.00
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P2.1

Scale As indicated

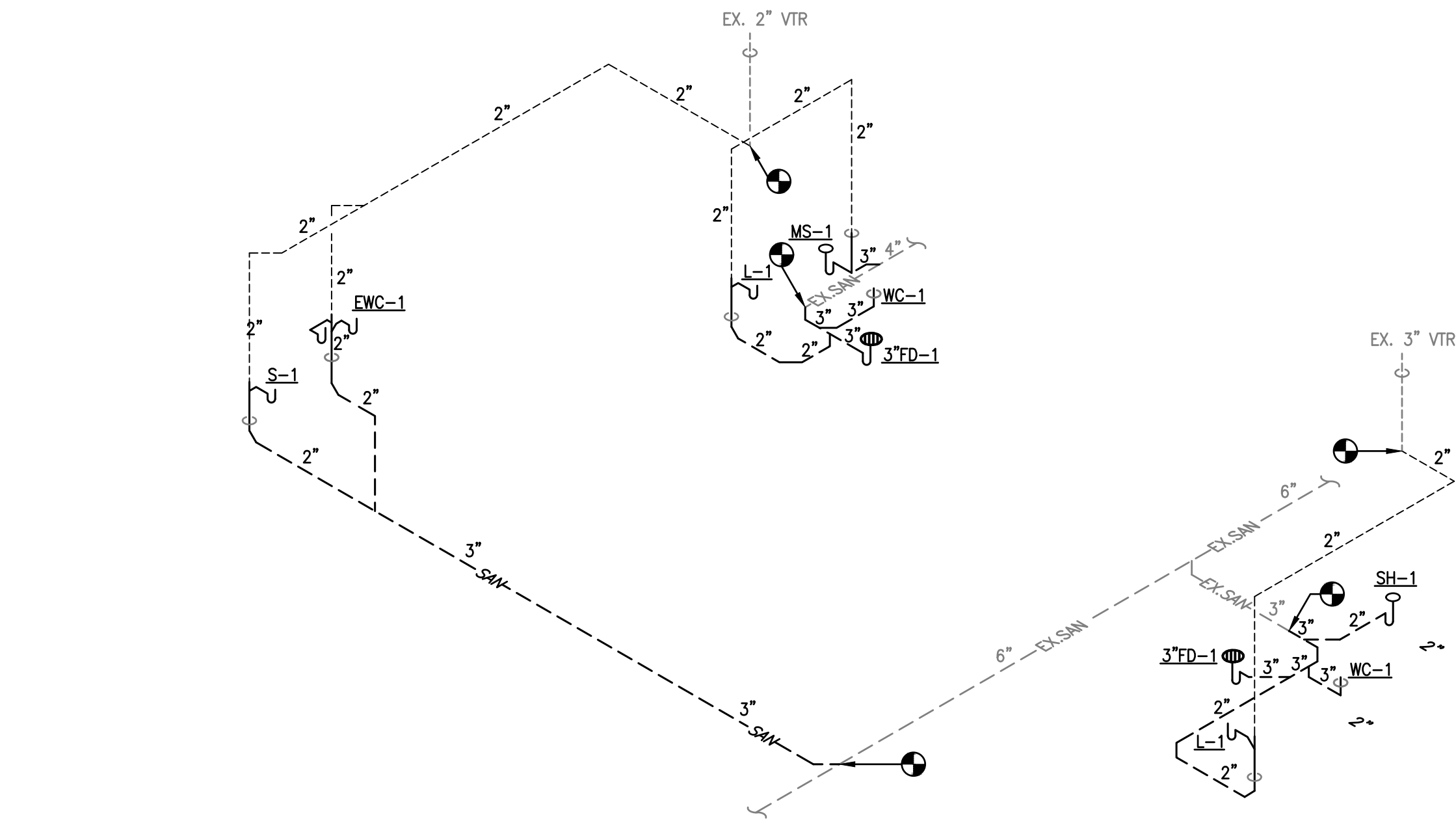
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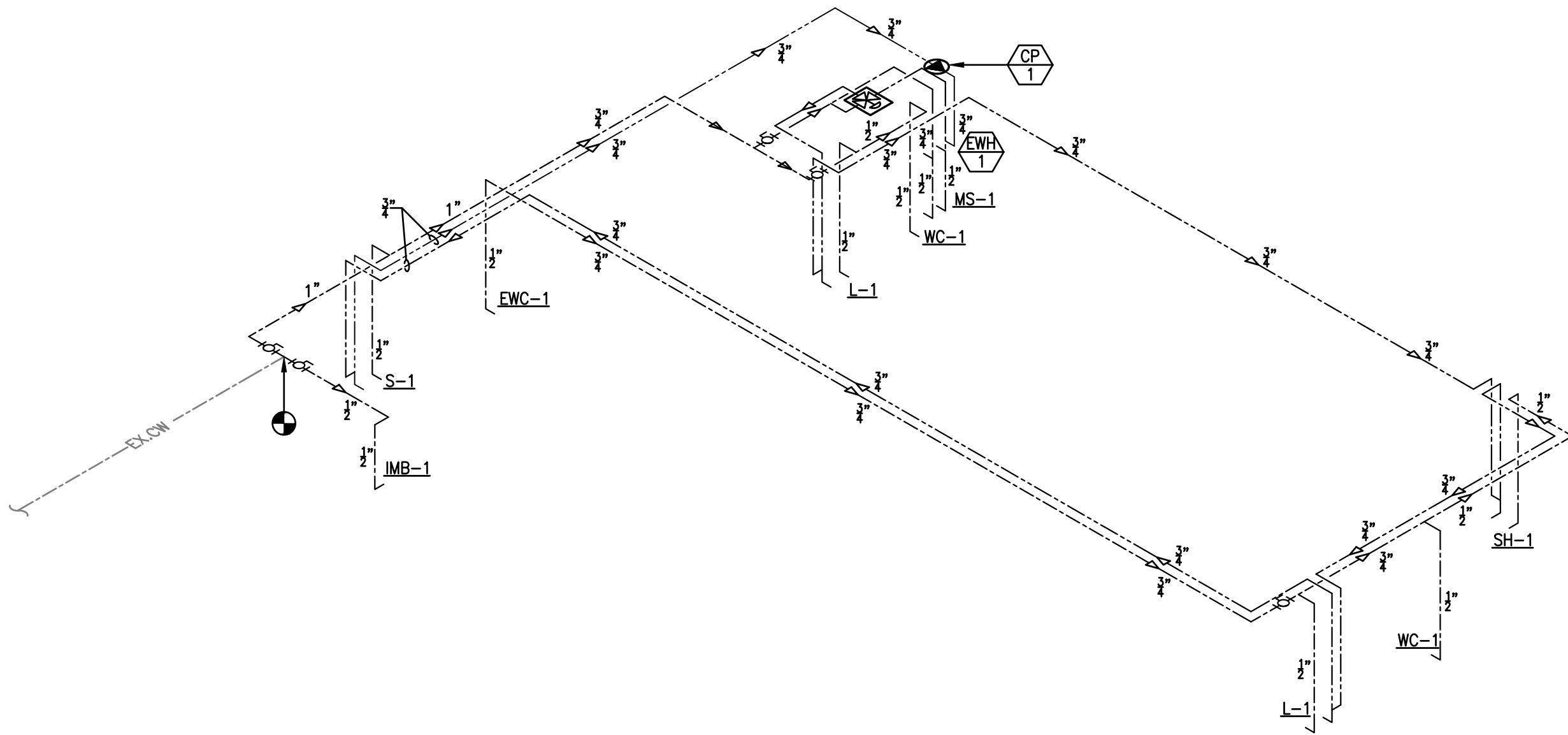
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C

D



2 RISER DIAGRAM - DRAIN, WASTE & VENT
NTS



1 RISER DIAGRAM - DOMESTIC WATER
NTS

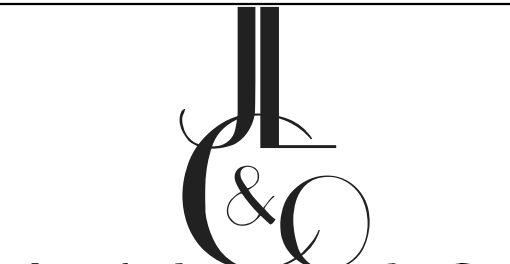


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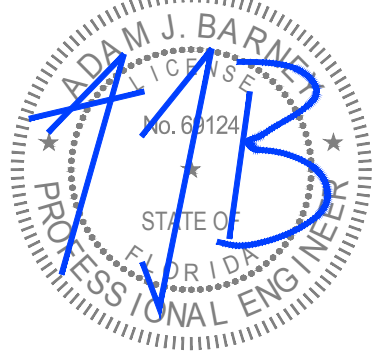
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MARK	DATE	DESCRIPTION
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ISSUE DATE: JUNE 13, 2024

RISER DIAGRAMS
PLUMBING

PROJECT NO.	PSA 2024-11.00
DRAWN BY	CRW/JAL
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P3.1

Scale As indicated

A

B

C

D

PLUMBING SPECIALTIES SCHEDULE								
MARK	FIXTURE	WASTE	TRAP	VENT	COLD WATER	HOT WATER	MANUFACTURER /MODEL #	DESCRIPTION
IMB-1	ICE MAKER BOX	-	-	-	1/2"	-	SIoux CHIEF STANDARD: 696-G1010CF FIRE RATED: 696RG1010CF	ABS BOX 5-1/2" HIGH x 4" WIDE. 1/2" SUPPLY CONNECTION. PROVIDE WATER HAMMER SHOCK ARRESTORS AND FIRE RATED BOX WHERE REQUIRED.
SA	SHOCK ARRESTOR	-	-	-	-	-	SIoux CHIEF 650 SERIES	SIZE PER MANUFACTURER'S RECOMMENDATIONS. PDI CERTIFIED. WHA-1: SIZE "A", WHA-2: SIZE "B". SIZE PER PDI METHOD.
WCO-1	WALL CLEANOUT	SEE DWG.	-	-	-	-	ZURN Z1446	CLEANOUT TEE, DURA-COATED CAST IRON BODY, GAS AND WATERTIGHT ABS TAPERED THREAD PLUG, AND ROUND, SMOOTH STAINLESS STEEL WALL ACCESS COVER WITH SECURING SCREW.
ECO-1	EXTERIOR CLEANOUT	SEE DWG.	-	-	-	-	ZURN ZS1400-VP	"LEVEL-TROL" ADJUSTABLE FLOOR CLEANOUT, DURA-COATED CAST IRON BODY WITH GAS AND WATERTIGHT ABS TAPERED THREAD PLUG AND ROUND SECURED STAINLESS STEEL ADJUSTABLE TO FINISHED FLOOR WITH VANDALPROOF SCREWS.
FD-1	FLOOR DRAIN	SEE DWG.	-	-	-	-	ZURN ZN415S-HD-P	DURA-COATED CAST IRON BODY WITH BOTTOM OUTLET, COMBINATION INVERTIBLE MEMBRANE CLAMP AND ADJUSTABLE COLLAR WITH SEEPAGE SLOTS AND "TYPE S" POLISHED NICKEL BRONZE, SQUARE HEAVY-DUTY STRAINER AND 1/2" TRAP PRIMER CONNECTION.
TPV-1	TRAP PRIMER VALVE	-	-	-	1/2"	-	PRECISION PLUMBING PRODUCTS PR-500	PROVIDE FULLY ACCESSIBLE SHUT OFF VALVE TO EACH PRIMER VALVE.
TMV-1	MIXING VALVE	-	-	-	1/2"	1/2"	SYMMONS 7-225-CK	THERMOSTATIC CONTROLLER, CHECK STOPS, REMOVABLE CARTRIDGE WITH STRAINER, S.S. PISTON, THERMAL MOTOR. MIN FLOW RATE .5 GPM.
TMV-2	MIXING VALVE	-	-	-	3/4"	3/4"	WATTS LF1170	THERMOSTATIC CONTROLLER, LEAD FREE CAST COPPER SILICON ALLOY BODY CONSTRUCTION, SOLID WAX HYDRAULIC PRINCIPLE THERMOSTAT, INTEGRAL FILTER WASHERS AND CHECK VALVES, ADJUSTMENT CAP WITH LOCKING FEATURE. MIN FLOW RATE .5 GPM.
NOTES: 1. ALL PLUMBING FIXTURES SHALL BE SUPPLIED WITH ANGLE STOP SUPPLY RISERS. THIS SHALL INCLUDE ALL WASHING MACHINES, DISHWASHERS & ICE MAKERS. 2. PROVIDE FULLY ACCESSIBLE SHOCK ARRESTORS ON SUPPLIES TO WASHING MACHINES, DISHWASHERS & ICE MAKERS.								

HOT WATER CIRCULATION PUMP SCHEDULE									
MARK	LOCATION	GPM	FT HEAD	CONN. SIZE	MOTOR DATA		SELECTION BASED ON:		NOTES
				OUTLET	HP/WATT	VOLTAGE/PHASE	MANUFACTURER	MODEL	
CP-1	JANITOR/UTILITY ROOM	5	11	3/4"	85 W	120/1Ø	GRUNDFOS	UP15-18 BUC7	1, 2 & 3.
NOTES: 1. CIRCULATING PUMP SHALL OPERATE PER FBCE C404.6. PUMP SHALL START ON FLOW OF DEMAND HOT WATER AND BASED ON MAINTAINING LOOP TEMPERATURE OF 104°F. 2. PROVIDE WITH AQUASTAT AND FLOW CONTROL. 3. PROVIDE DIELECTRIC ISOLATION VALVES AND UNIONS AS REQUIRED. THE DIRECT CONNECTION OF DISSIMILAR MATERIAL TYPES IS NOT ACCEPTABLE AS IT WILL CAUSE GALVANIC CORROSION.									

ELECTRIC WATER HEATER SCHEDULE										
MARK	LOCATION	GALLONS	INPUT KW	GPH REC. @ 90°F RISE	VOLTAGE/PHASE	OPERATING WEIGHT (LBS.)	DIMENSIONS	SELECTION BASED ON:		NOTES
								MANUFACTURER	MODEL #	
EW-1	ABOVE MOP SINK	38	4.5	21	208/240V/1Ø	418	32"H x 23"Ø - LOW BOY	A.O. SMITH OR EQUAL	ENLB-40	1, 2, & 3.
NOTES: 1. PROVIDE T & P VALVE, EXPANSION TANK AND 24 GAUGE 1/2" DEEP WATER HEATER DRAIN PAN WITH 1" DRAIN CONNECTION. REFER TO DETAIL. 2. COORDINATE WATER HEATER LOCATION AND PIPING WITH MECHANICAL PLANS. 3. CONTRACTOR TO VERIFY EXPANSION TANK FITS WITHIN WATER HEATER CLOSET.										

PLUMBING FIXTURE SCHEDULE								
MARK	FIXTURE	WASTE	TRAP	VENT	COLD WATER	HOT WATER	MANUFACTURER /MODEL #	DESCRIPTION
WC-1	WATER CLOSET - ADA TANK TYPE	3"	INTEG	-	1/2"	-	AMERICAN STANDARD CADET PRO LEFT HAND LEVER: 215AA.104 BOWL: 3517A.101 TANK: 4188A.104 RIGHT HAND LEVER: 215AA.105 BOWL: 3517A.101 TANK: 4188A.105 AMERICAN STANDARD 5901.100	FLOOR MOUNTED TANK TYPE, 16-1/2" RIM HEIGHT, 1.28 GALLONS PER FLUSH, WHITE VITREOUS CHINA, ELONGATED BOWL, BRASSCRAFT 1/2 TURN ANGLE STOP SUPPLY TUBE & ESCUTCHEONS. PROVIDE SOLID PLASTIC ELONGATED SEAT LESS COVER.
L-1	LAVATORY - ADA WALL HUNG	2"	1-1/4"	1-1/2"	1/2"	1/2"	AMERICAN STANDARD LUCERNE 0355.012 MOEN ADLER 84603 ZURN Z1231EZ	20"x18" WALL HUNG, VITREOUS CHINA, 4" CENTERS WITH FRONT OVERFLOW. TWO HANDLE LAVATORY FAUCET, 1.2 GPM, POP UP WASTE, P-TRAP AND WALL ARM. BRASSCRAFT 1/2 TURN ANGLE STOP SUPPLIES W/SUPPLY TUBES AND ESCUTCHEONS. PROVIDE TRUBRO LAVGUARD PIPING INSULATION (OR EQUAL). UNIVERSAL CONCEALED ARM CARRIER SYSTEM WITH ADJUSTABLE UPRIGHTS AND HEADER PLATES.
SH-1	SHOWER	2"	2"	2"	1/2"	1/2"	STERLING GUARD+ CENTER DRAIN: 95077 MOEN CALDWELL 82495C	38"x38" VIKRELL, LOW-THRESHOLD, MOLDED-IN TEXTURED FLOOR, PRESSURE BALANCING MIXING VALVE. TRIM WITH SPRAY HEAD, ARM AND FLANGE, 1.75 GPM, CHROME. PVC FLOOR DRAIN WITH STAINLESS STEEL STRAINER.
S-1	SINK (SINGLE BOWL) - ADA	2"	1-1/2"	1-1/2"	1/2"	1/2"	ELKAY LRAD312265PD MOEN ADLER 87233	31" x 22" x 6.5" SINGLE BOWL, 18 GAUGE STAINLESS STEEL, TOP MOUNT SINK. SINGLE LEVER HANDLE PULL DOWN SPRAYER, 1.5 GPM, STAINLESS STEEL FINISH. STAINLESS STEEL STRAINER DRAIN AND TAILPIECE, P-TRAP AND WALL ARM. BRASSCRAFT 1/2 TURN ANGLE STOP SUPPLY TUBES & ESCUTCHEONS. PROVIDE ANTI SCALD PIPING COVERS TRUEBRO OR EQUAL.
MS-1	MOP SINK	3"	3"	1-1/2"	1/2"	1/2"	FIAT MSB 830-AA 832-AA 889-CC TSB-100	24x24 TERRAZZO MOP BASIN. PROVIDE SERVICE FAUCET WITH VACUUM BREAKER, HOSE AND HOSE BUCKET, MOP HANGER AND STAINLESS STEEL DRAIN ASSB.
EW-1	ELECTRIC WATER COOLER HIGH/LOW - INDOOR NO BOTTLE FILLER	2"	1-1/2"	1-1/2"	1/2"	-	ELKAY EZSTBL8C	WALL MOUNTED ADA BI-LEVEL NON-FILTERED REFRIGERATED, LIGHT GRAY GRANITE WATER COOLER. CHILLING CAPACITY OF 8.0 GPH WITH ELECTRONIC FRONT BUBBLER PUSHBAR ACTIVATION. 120V, 5 FLA, 370 WATTS POWER REQUIRED. ZURN Z-1225-BL RECTANGULAR STEEL UPRIGHTS WITH WELDED FEET, ADJUSTABLE SUPPORT PLATES, MOUNTING FASTENERS, BI-LEVEL SYSTEM WITH UNIVERSAL PLATE.
NOTES: 1. CONTRACTOR TO VERIFY IF THIS PROJECT HAS I.D. DRAWINGS. IF THERE ARE I.D. DRAWINGS THE PLUMBING FIXTURES SELECTED IN THE I.D. PACKAGE OVERRIDE THIS PLUMBING SCHEDULE. 2. COLOR/FINISH OPTIONS SHALL BE SUBMITTED TO THE ARCHITECT/I.D./OWNER PRIOR TO PURCHASE AND INSTALLATION. 3. REFER TO ARCHITECTURAL DRAWINGS FOR MOUNTING HEIGHTS OF ALL FIXTURES. 4. ALL PLUMBING FIXTURES SHALL BE SUPPLIED WITH ANGLE STOP SUPPLY RISERS. THIS SHALL INCLUDE ALL FAUCETS AND TOILETS.								

GENERAL NOTES:	
1. ALL PLUMBING FIXTURES MUST BE REVIEWED AND APPROVED BY THE ARCHITECT/I.D. AND OWNER PRIOR TO ORDERING.	
2. CONTRACTOR TO VERIFY BATHTUB AND SHOWER SIZES, INCLUDING DRAIN LOCATION, WITH ARCHITECT PRIOR TO ORDERING.	
3. CONTRACTOR TO VERIFY LAVATORY AND SINK SIZES ARE COORDINATED WITH COUNTERTOPS BEING INSTALLED PRIOR TO ORDERING.	
4. CONTRACTOR TO VERIFY ALL PLUMBING EQUIPMENT SELECTED WITH ACCESSORIES FITS WITHIN DESIGNATED SPACE SHOWN ON PLUMBING PLANS AND PROVIDES THE CORRECT CLEARANCES REQUIRED BY THE MANUFACTURER.	
5. CONTRACTOR SHALL COORDINATE VOLTAGE, PHASE AND REQUIRED MOCP FOR EACH PIECE OF EQUIPMENT WITH THE ELECTRICAL CONTRACTOR PRIOR TO ORDERING.	
6. IF PRODUCTS/EQUIPMENT ARE VALUE ENGINEERED OR SUBSTITUTED IT IS THE CONTRACTORS RESPONSIBILITY TO FIELD COORDINATE ALL NEW PRODUCTS/EQUIPMENT REQUIREMENTS WITH OTHER DISCIPLINES/TRADES.	

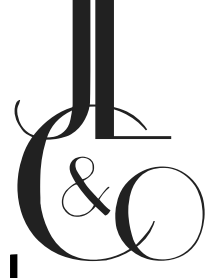


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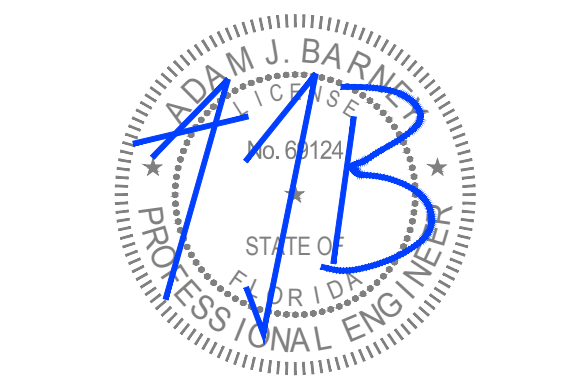
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BUILDING RENOVATION

AN EXTERIOR & INTERIOR IMPROVEMENT

CLERMONT, FLORIDA

PROFESSIONAL SEAL: JLC24.0054.00



MARK	DATE	DESCRIPTION

ISSUE DATE: JUNE 13, 2024

SCHEDULES
PLUMBING

PROJECT NO. PSA 2024-11.00
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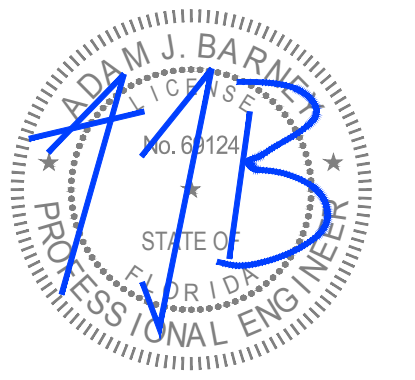
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PROFESSIONAL SEAL: JLC24.0054.00

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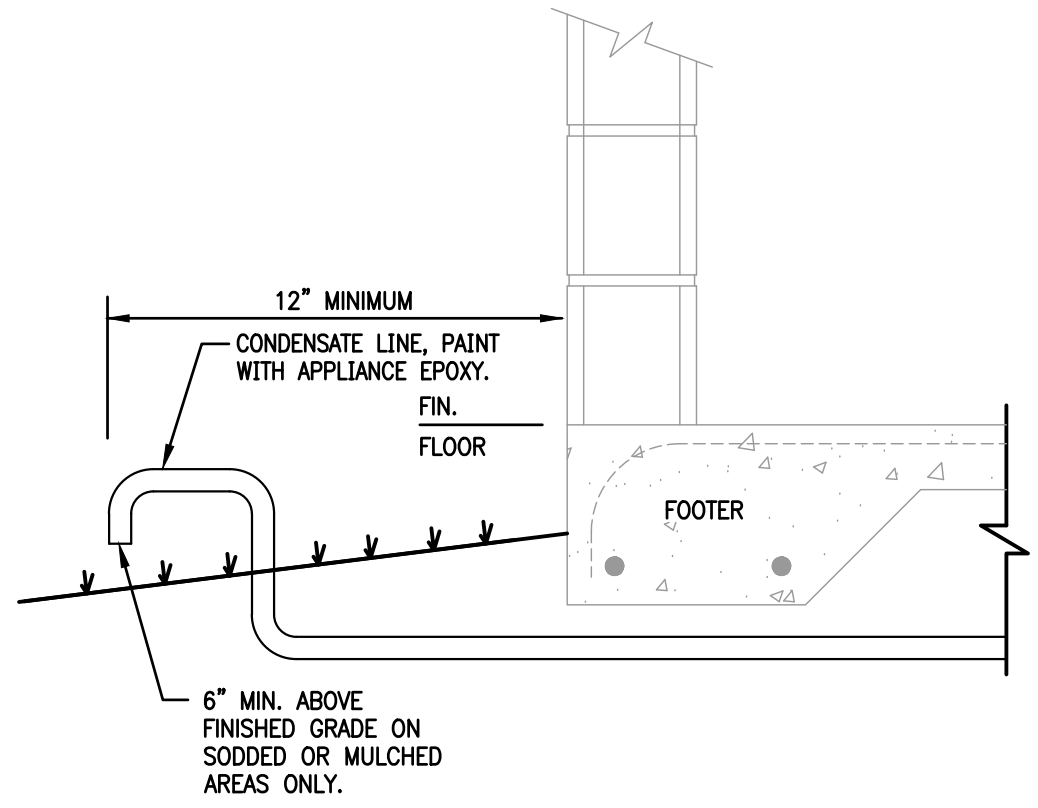
DETAILS PLUMBING

PROJECT NO.	PSA 2024-11.00
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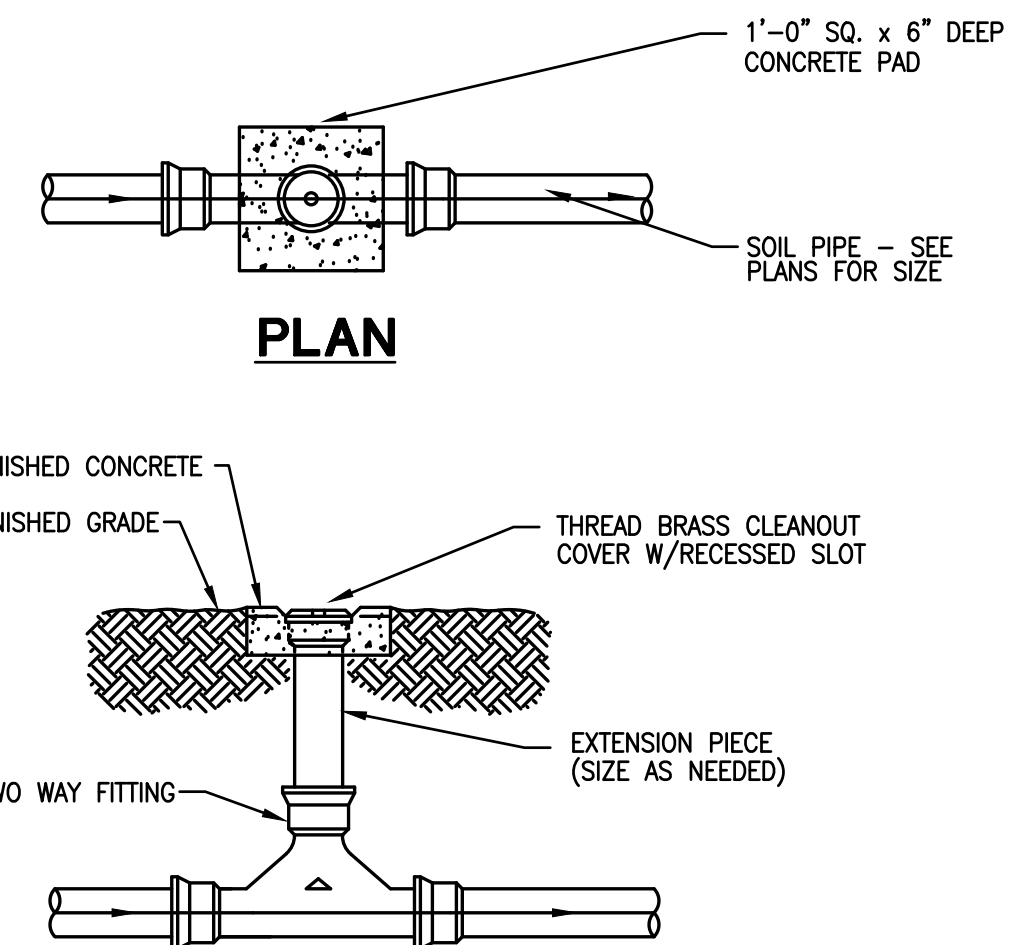
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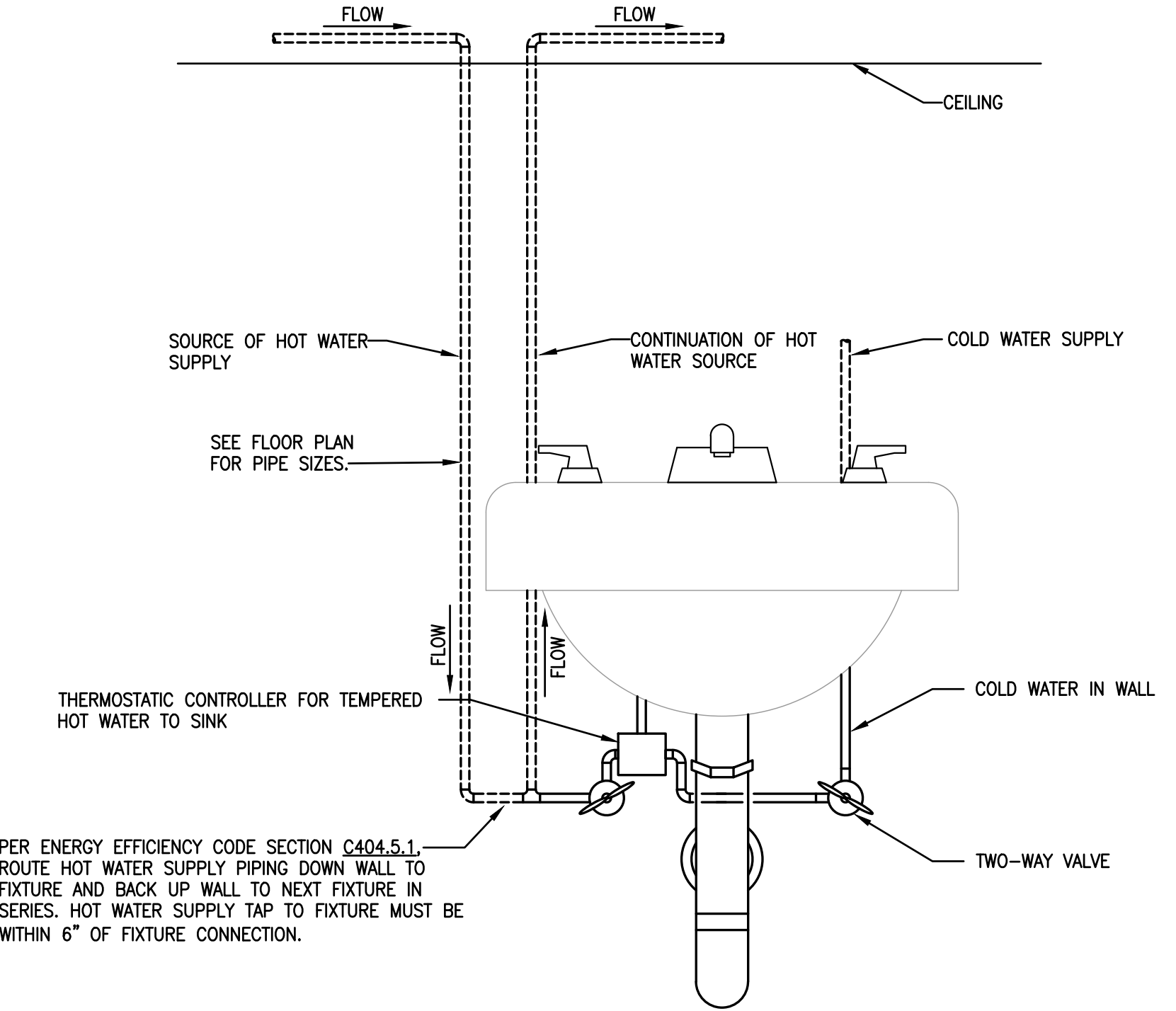
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4 CONDENSATE DRAIN TERMINATION DETAIL



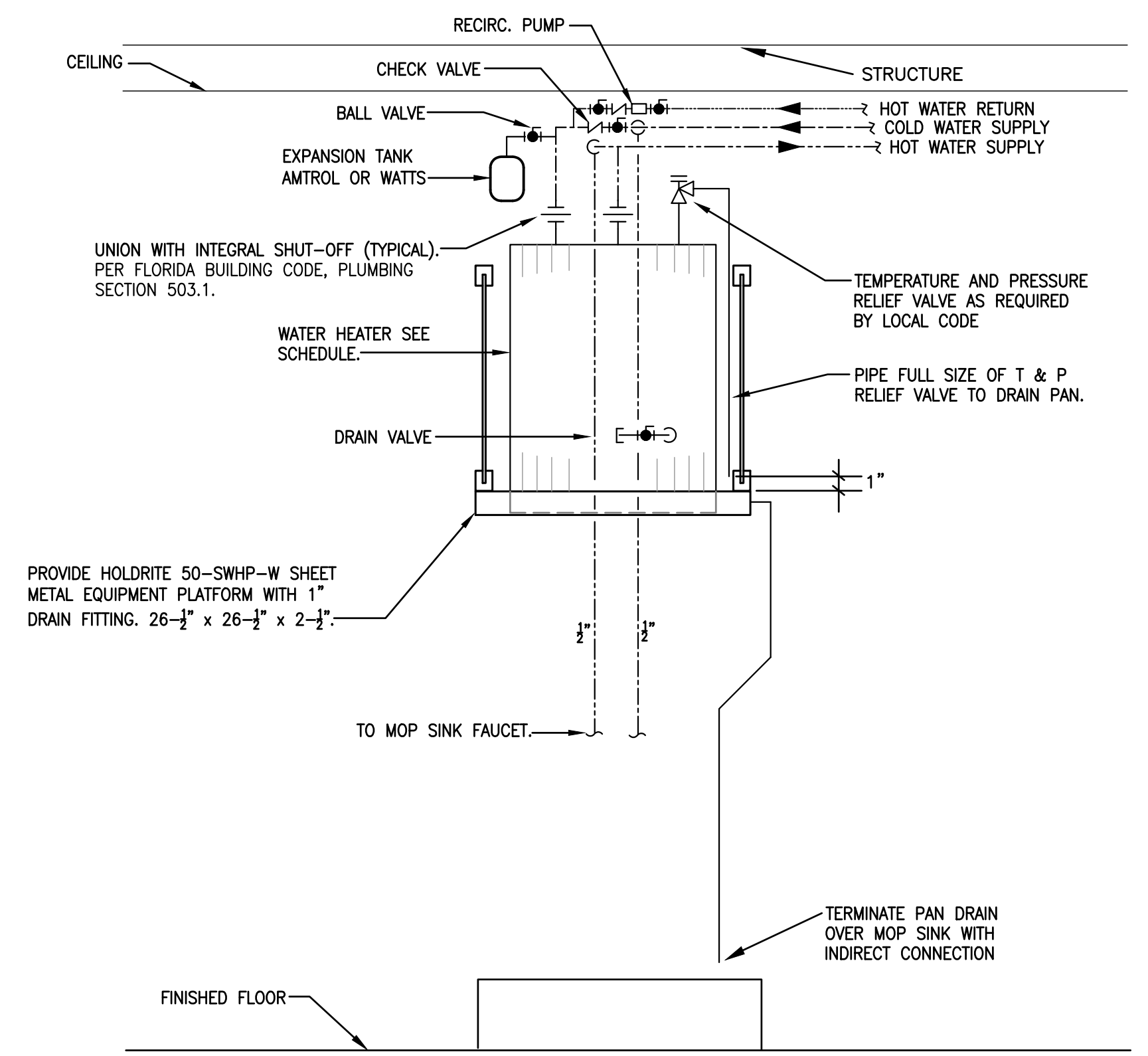
3 TWO-WAY CLEANOUT



2
NTS

ENERGY EFFICIENCY CODE

(C404.5.1)



1 ELECTRIC WATER HEATER DETAIL



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, September 10, 2024		
Agenda Item Name		
Contract Amendment <i>WWTP Construction Services</i>		
Requested Action		
Requesting approval of the 2nd Contract Amendment to the wastewater reclamation facility expansion professional engineering services contract with Tetra Tech, Inc. for \$557,021.		
Staff Report		
The initial contract with Tetra Tech, Inc. (Tetra Tech) covered design services for the wastewater reclamation facility expansion, totaling \$1,174,467. On August 24, 2021, the City Council approved the First Amendment to the Agreement for Tetra Tech to provide construction administration services with an on-site project representative to oversee the project and protect the city against defects and deficiencies for an eighteen (18) month construction period. The cost for these services was \$429,777. During the Request for Bid (RFB) process, contractors requested an extension of the construction time frame from eighteen (18) months to thirty (30) months due to concerns about longer lead times for materials due to COVID-19. On March 23, 2023, the City Council approved Vogel Bros. Building Corporation, the lowest responsive bidder, to start construction of the wastewater treatment plant expansion with a construction period of thirty (30) months. This Second Amendment to the Agreement, being presented for City Council review and approval, is Tetra Tech's proposal for additional construction administration and resident project representative services to account for the extended construction duration from eighteen (18) to thirty (30) months. The cost for the additional twelve (12) month construction period is \$557,021. This expense was included in the FY2025 budget.		
Additional Analysis		
Fiscal Impact Summary		
The cost for the additional twelve (12) month construction period is \$557,021. This expense was included in the FY2025 budget.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
\$557,021	44535-66900 Sewer Impact, Capital Professional Services	\$46,441.59
Exhibits Attached (copies of original agreements)		
1.	2nd Amendment To Professional Services Agreement	2nd Amendment To Professional Services Agreement.pdf

**SECOND AMENDMENT TO AGREEMENT FOR
PROFESSIONAL ENGINEERING SERVICES FOR WATER RECLAMATION
FACILITY EXPANSION**

THIS AMENDMENT is entered into as of this 27th day of August 2024 and is to that certain Agreement No. 2019-87 dated November 12, 2019, hereinafter “the Agreement” by and between the CITY OF CLERMONT, FLORIDA, a municipal corporation under the laws of the State of Florida whose address is: 685 W. Montrose Street, Clermont, Florida, hereinafter referred to as “CITY” and TETRA TECH, INC., whose address is: 201 East Pine Street, Suite 1000, Orlando, FL 32801 hereinafter referred to as “ENGINEER”. The parties, in exchange for the mutual covenants contained herein and in the Agreement, agree as follows:

1. This Amendment expressly modifies the Agreement and in the event of a conflict, the terms and conditions of this Amendment shall prevail.

2. The Scope of Services and Compensation Schedule referred to and incorporated into the Agreement is hereby amended to include revised compensation for Construction Administration Services for the Water Reclamation Facility Expansion project as more particularly described in Attachment “A” attached hereto and incorporated herein.

3. All other terms and conditions set forth in the Agreement shall remain in full force and effect and unchanged as agreed to by the parties.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment as of the dates set forth below.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

TETRA TECH, INC.

By: _____

Print Name: _____

Title: _____

Date: _____

ATTEST:

Corporate Secretary

(Name Printed or Typed)

ATTACHMENT "A"



June 11, 2024

Mr. Stoney Brunson
Public Services Director
City of Clermont
3335 Hancock Road
Clermont, FL 34711

**Subject: Proposal for Professional Engineering Services
Eastern Water Reclamation Facility Expansion
Additional - Construction Administration & Resident Project Representative Services**

Tt # 200BP Gen/Clermont

Dear Mr. Brunson:

Attached for your review and approval is our proposal for additional Construction Administration and Resident Project Representative Services to account for the extended construction duration. During bidding of the referenced project, the construction duration to substantial completion was modified from 18 to 30 months.

COMPENSATION

The compensation for the professional services described in Attachment A will be on the basis of not-to-exceed, as detailed in the Attachments, for a total of **\$557,021**.

We appreciate this opportunity to continue to support the City on this project.

Very truly yours,

Approval:

Tetra Tech

City of Clermont

A handwritten signature in blue ink, appearing to read 'Jon D. Fox'.

Jon D. Fox, P.E.
Vice President

By: _____

Date: _____

JDF/EWRF Expansion/Updated RPR/Brunson 061124.doc

ATTACHMENT A
SCOPE OF SERVICES
CITY OF CLERMONT
EASTERN WATER RECLAMATION FACILITY EXPANSION
(ADDITIONAL - CONSTRUCTION ADMINISTRATION & RPR SERVICES)

I. PROJECT DESCRIPTION

The City of Clermont is approximately 14 months into construction of the Eastern Water Reclamation Facility (EWRF) Expansion project. Tetra Tech, Inc. was contracted by the City to provide construction administration and full-time resident project representative services for the project. The approved scope of services for these tasks were based on a construction duration of 18-months. The construction duration of the project was modified during the bidding process to 30-months requiring 12-months of additional services to complete the project.

Additionally, Tetra Tech, Inc. proposes herein services to update the EWRF operation and maintenance manual as required of the Florida Department of Environmental Protection (FDEP) and two (2) optional items to include: 1.) Updating the EWRF Reuse Operating Protocol and 2.) O&M Equipment and valve tag list.

Services described herein will be performed in accordance with the City of Clermont, Florida and Tetra Tech, Inc. Agreement for Professional Engineer Services dated November 12, 2019.

II. SCOPE OF SERVICES

Task 4: Construction Administration

1. Attend monthly progress meetings through completion of the work. It is anticipated that 12 additional meetings will be needed at an average duration of four (4) hours each, based on an anticipated construction duration of 30 months. The Contractor will be responsible for recording and distributing meeting minutes.
2. Attend two (2) specialty meetings to discuss unforeseeable field conflicts, the start-up plan, and other topics as required of the project.
3. Review and determine the acceptability of schedules that Contractor is required to submit to Engineer, including the Progress Schedule and Schedule of Submittals.

Review of 12 additional Applications for Payment. Based on Engineer's observations and review of accompanying supporting documentation determine the amounts that Engineer recommends Contractor be paid in writing on application form.

Task 6: Resident Project Representative

Tetra Tech will provide the services of a full-time RPR during construction of the project. RPR services as proposed are based on a work week of 5 days per week, 40 hours per week for 12 additional months of the 30-month construction period totaling of 2,080 hours. The duties, responsibility, and limitation of authority for the RPR are presented in Attachment B.

Task 9: O&M Manual Update

1. Tetra Tech will update the WRF's existing operation and maintenance (O&M) manual for the equipment and systems provided in the Expansion project to assist the City with operation and maintenance of the new facilities. The O&M manual will not be an accumulation of the manufacture's data, but a supplement thereto. The O&M manual will provide a general overview of the design and operations of the treatment facilities and associated equipment as outlined in Chapter 62-600.720, FAC. Three (3) copies of the manual will be submitted to the City for review and comment. Three (3) copies and one (1) digital copy of the completed manual will be submitted to the City along with electronic files for all text and figures.

Task 10: Optional Items

1. The existing O&M manual for the WRF utilizes an equipment and valve tagging system. This task would develop and update the tag list for the new equipment and valves and update the existing tag list for existing facilities that changed as a result of the Expansion.
2. Following completion of the Expansion, the City will be required to update the Reuse Operating Protocol for the WRF. Tetra Tech will update the WRF's existing Reuse Operating Protocol to incorporate changes required based on the Expansion project.

III. COMPENSATION SUMMARY

The total compensation for the Scope of Services described in Section II is summarized below. Compensation for services provided under Task 6 will be made on the basis of not-to-exceed with billable rates based on a raw labor rate multiplier of 3.1 and Tasks 4, 9 and 10 will be made on the basis of lump sum. Attachment C presents a detailed breakdown of estimated manhours and associated compensation for the Scope of Services.

Task	Description	Amount
4	Construction Administration (Additional)	\$87,029
6	Resident Project Representative (Additional)	\$385,857
9	O&M Manual Update	\$69,049
Total (Tasks 4, 6, 9)		\$541,934
10	Optional Items (1. \$6,138; 2. \$8,949)	\$15,087

IV. SCHEDULE

A detailed project schedule that addresses each activity is presented in below.

Task	Phase	Task Duration (Months)
4	Construction Administration (Oct 5, 2024, to Oct 12, 2025)	12
6	Resident Project Representative Service (Oct 5, 2024, to Oct 12, 2025)	12
9 & 10	O&M Manual Update with Options (from NTP for these Tasks)	4

 Price Proposal		Labor Plan																	ATTACHMENT B					
EWRf Expansion		17 Resources																						
WRF Expansion																								
Submitted to: City of Clermont (Attn: Stoney Brunson)																								
Contract Type: T&M																								
Project Phases / Tasks	Total Labor Hrs	Project Director (Jon Fox)	Senior Environmental Engineer (Blenda Keenan)	Environmental Engineer (Larisa Curran)	Environmental CADD Technician (Russ Matthews)	Civil Engineer (Burl Reardon)	Civil CADD Technician (Hector Reyes)	Architect (David Galante)	Structural Project Manager (Jason Burlett)	Structural Engineer (Scott Jenkins)	Structural CADD Technician (Brent Fox)	Electrical Project Manager (Jerry McColough)	Electrical Engineer (Nathan Bottini)	Electrical CADD Technician (Tim Calabretta)	Mechanical Engineer (Michael Sutherland)	Senior Administrator (Andreya Ramos)	Sr Admin (Pam Tobin)	RPR (Brad Frazer)						
	2,948	-	248	240	52	6	-	-	-	24	-	104	40	40	-	18	96	2,080	Labor	Subs	Travel	Mat'l's & Equip	ODCs	Task Pricing Totals
Task 4: Construction Administration Assistance	332	-	168	32	-	6	-	-	-	24	-	84	-	-	-	18	-	-	83,029	-	-	-	4,000	87,029
Project Management	48	-	48																14,202					14,202
Attend Progress Meetings (12)	144	-	72	24								48							36,981					36,981
Attend Specialty Meetings (2)	32	-	12	8								12							7,778					7,778
Review Applications for Payment (12)	24	-	12													12			4,636					4,636
Miscellaneous Support (12 months)	84	-	24			6	-	-	-	24	-	24				-	6		19,432					19,432
Other Direct Costs	-	-																				4,000		4,000
Task 6: Additional Construction Services	2,080	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,080	385,857	-	-	-	-	385,857
On-Site RPR (to Substantial Completion)	2,080	-																2,080	385,857					385,857
Task 9: Update O&M Manual	440	-	60	160	40	-	-	-	-	-	-	20	40	40	-	-	80	-	69,049	-	-	-	-	69,049
Update O&M	440	-	60	160	40							20	40	40			80		69,049					69,049
Task 10 Optional Items	96	-	20	48	12	-	-	-	-	-	-	-	-	-	-	-	16	-	15,087	-	-	-	-	15,087
O&M Equipment & Valve Tag List	40	-	8	24													8		6,138					6,138
Update Reuse Operating Protocol	56	-	12	24	12												8		8,949					8,949
Totals	2,948	-	248	240	52	6	-	-	-	24	-	104	40	40	-	18	96	2,080	553,021	-	-	-	4,000	557,021



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, September 10, 2024		
Agenda Item Name		
Collective Bargaining Agreements with the International Association of Firefighters, AFL-CIO – Clermont Professional Firefighters Local 4350		
Requested Action		
Recommend approval of the Collective Bargaining Agreements with the International Association of Firefighters, AFL-CIO – Clermont Professional Firefighters Local 4350 for the period of 10/1/24 - 9/30/27.		
Staff Report		
The Collective Bargaining Agreements with the International Association of Firefighters, AFL-CIO – Clermont Professional Firefighters Local 4350 for the period October 1, 2024–September 30, 2027, is recommended for approval (Supervisory Unit and Non-Supervisory Unit). Significant items in the contracts include increases to wages and changes to the pension plan.		
Additional Analysis		
Fiscal Impact Summary		
The fiscal impact of the agreement was included in the proposed FY 2025 budget for the General Fund.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. CBA - TAd Non-Supervisory Unit 9 3 2024	CBA - TAd Non-Supervisory Unit 9 3 2024.pdf	
2. CBA - TAd 9 3 2024 FOR CPTN and BCs	CBA - TAd 9 3 2024 FOR CPTN and BCs.pdf	

Collective Bargaining Agreement

Between the

**International Association of Firefighters, AFL-CIO –
Clermont Professional Firefighters Local 4350**

And the

City of Clermont, Florida

October 1, 2024 through September 30, 2027

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Preamble

This agreement is entered into by and between the City of Clermont hereafter referred to as the “City” or “employer” and the International Association of Firefighters, AFL-CIO, Clermont Professional Firefighters Local 4350 hereafter referred to as the “Union.”

The general purpose of this Agreement is to establish wages, hours and terms and conditions of employment for bargaining unit members and to provide an orderly procedure for the resolution of grievances.

In this Agreement, the terms “Clermont,” and “the City,” refer to the employer, the City of Clermont and its Fire Department. The terms “bargaining unit member,” “member,” or “employee,” refers to the full-time certified Firefighters employed by the City of Clermont in the classification of Firefighter, Firefighter/Inspector, Engineer and Fire Lieutenants.

Uses of gender references, “he” and “she” are considered interchangeable.

(Tentative Agreement 5/13/2024)

Article 1

Recognition

- 1.1 The City hereby recognizes the International Association of Firefighters, AFL-CIO Clermont Professional Firefighters Local 4350, as the sole and exclusive bargaining agent for the purpose of collective bargaining with respect to wages, hours and other conditions of employment for those employees of the City of Clermont working within the certified bargaining unit, as established by order of the Florida Public Employees Relations Commission (PERC).

(Tentative Agreement 4/10/2024)

Article 2

Prevailing and Management Rights

- 2.1 The Union recognizes the prerogative of the City, except as expressly abridged by any provision of this Agreement, to exercise exclusively all of the normal and inherent rights of management with respect to the Fire Department, including but not limited to, the right to determine the purpose of its constituent divisions, to set standards of service, and to exercise control and discretion over its organization and operations to ensure efficiency. It is also the right of the City to direct its certified Fire employees, to take disciplinary action for proper cause, and to relieve its certified Fire employees from duty, provided in so doing the provisions of this agreement are not violated.
- 2.2 The City reserves the right:
- A. To select and direct the work force in accordance with requirements determined by management.
 - B. To establish and change individual work schedules and assignments.
 - C. To assign and distribute available overtime work and to change work schedules in order to minimize overtime work.
 - D. To make and enforce work performance standards.
 - E. To make and change reasonable rules and regulations and to determine disciplinary action for the failure to obey such rules and regulations.
 - F. To determine if a formal investigation/interrogation under FS 112.82 is warranted.
 - F.G. To determine job descriptions.
 - G.H. To make and enforce safety rules.
 - H.I. To transfer and promote members.
 - I.J. To determine the size and composition of the work force.
 - J.K. To lay off bargaining unit members for lack of work or other legitimate reasons.
 - K. To transfer, subcontract, and eliminate work.
 - L. To regulate, control, change, or eliminate existing work procedures or equipment utilized for duty purposes.

- M. To suspend, discharge, demote, or otherwise discipline bargaining unit members for proper cause.
 - N. To suspend provisions of this agreement during a time of declared emergency conditions, including but not limited to riots, civil disorders, hurricane or weather conditions, with the exception of the wage, benefit and damage or loss to personal property provisions.
- 2.3 The exercise of management rights shall not preclude bargaining unit members or their representatives from raising grievances should decisions on the above matters have the practical consequences of violating the terms and conditions of this collective bargaining agreement.
- 2.4 To the extent that exercise of the management rights described herein, modify or impact wages, hours or other terms and conditions of employment, the City agrees not to exercise such right without first affording the Union an opportunity to review and negotiate over the impact thereof.

(Tentative Agreement 5/13/2024)

Article 3

Non-Discrimination

- 3.1 There shall be no discrimination against any employee covered by this Agreement because of race, religious creed, color, national origin, sex/gender, age, disability, marital status, pregnancy, genetics, veteran status, political affiliation or sexual orientation and other protected classifications, as prohibited by State and/or Federal law.
- 3.2 There shall be no discrimination against any employee covered by this Agreement because of membership, non-membership or office held in the Union.
- 3.3 The City and the union oppose discrimination on the basis of age, race, religious creed, color, national origin, sex/gender, disability, marital status, pregnancy, genetics, veteran status, sexual orientation, or political affiliation, or any other protected classifications. However, the parties also recognize that the City has established an internal procedure to investigate and resolve alleged cases of discrimination that is in addition to existing and adequate procedures established by the State of Florida and the Federal Government. Accordingly, it is agreed that allegations of employment discrimination as described above cannot be processed through the contractual grievance/arbitration procedure.

(Tentative Agreement 4/10/2024)

Article 4

Administrative Investigations

- 4.1 Administrative investigations of bargaining unit members will be conducted in accordance with Florida Statute 112.80, ET. seq., known as the Firefighters' Bill of Rights.
- 4.2 The parties have incorporated by reference the statutory bill of rights in this Agreement to enable them to elect to invoke the grievance-arbitration procedure to remedy any alleged denial of rights, and not to effect any change in substantive rights under the statute as repeated herein. An employee may pursue enforcement of these rights through arbitration or in the courts, but if the bargaining unit member chooses to enforce these rights in court, the City is not obligated to arbitrate over these same issues. Should the referenced Statute be amended by legislature or court action during the course of this Agreement, the amendments will be incorporated and applied without further negotiation by the parties to this Agreement. The parties agree that alleged violations of Article 4 are not grievable.
- 4.3 No bargaining unit member shall be disciplined in any manner or otherwise discriminated against in regard to his/her employment or appointment, or be threatened with any such treatment, by reason of his/her exercise of the rights granted by the Firefighters' Bill of Rights.
- 4.4 If a bargaining unit member is the subject of an administrative investigation, he/she will be notified in writing. At the discretion of the Fire Chief he/she may be allowed to continue performing his/her regular duties or be reassigned to reasonable alternative departmental duty or placed on administrative leave with no loss of pay or benefits until such time as the investigation is completed and disciplinary action, if any, has been determined. Upon the completion of the investigative report, the bargaining unit member will be provided upon request and, at no cost, a copy of the investigative report and supporting documentation.
- 4.5 The investigation findings under this Article will be classified as follows:
- A. Unfounded – The complaint is false or non-factual.
 - B. Valid – There is sufficient information or evidence to substantiate the complaint.
 - C. Invalid – There is insufficient information or evidence to prove or disprove the complaint.
- 4.6 ~~Any investigation that is found to be "Valid" and may potentially or will result in discipline of suspension, demotion or termination, the member has a right to a pre-disciplinary hearing conducted by the Fire Chief or designee.~~

- 4.7 A complete copy of the investigative report and supporting documentation, if requested, will be provided to the bargaining unit member and placed in the Fire Department's Administrative Investigation File. The report summary and discipline, if any will be placed in the personnel file.

(Tentative Agreement 4/30/2024)

Article 5

Professional Standards and Disciplinary Action

- 5.1 It is a statutory right of the City to establish rules and standards of performance and to discipline employees in accordance with those standards. When discipline is applied, the City shall, when possible, use a system of "progressive discipline" that uses an appropriate form of corrective action to obtain its intended purpose, which is to correct inappropriate conduct. However, the Union and City recognize that there are instances where the employee's conduct is such that progressive discipline is not warranted or required and discipline, up to and including discharge can be imposed by the City. Employees will not be discharged or disciplined without proper cause.
- A. Supervisory personnel are delegated the authority and responsibility for the proper direction, effectiveness, efficiency, conduct, and discipline of subordinate personnel assigned to them, subject to review by the Fire Chief.
 - B. Prior to any disciplinary action being taken, management will ~~investigate~~ address as appropriate to determine the applicable facts and evidence which would support or not support the need for disciplinary action. The circumstances will determine the ~~extent need for of the a formal~~ investigation and the extent thereof. If ~~the an~~ investigation is reasonably expected to result in disciplinary action involving ~~loss of pay suspension,~~ demotion, or termination, such investigation will be conducted in accordance with Article 5 of this Agreement.
- 5.2 Counseling: All Supervisors are responsible for counseling employees when necessary to improve performance. Counseling is not considered discipline and is not subject to the grievance process. Supervisors shall document the written counseling on the city's Corrective Action form and may retain supervisory notes on counseling. Written Counseling records are considered public records and shall be maintained in the employee's personnel file.
- 5.3 Discipline may take the form of:
- A. Reprimand: Recorded admonishment of a deficiency or poor performance.
 - B. Suspension: An unpaid period of time of not less than one shift and not more than two full pay periods (28 days). However, if the bargaining unit member has been suspended as the result of an administrative investigation into pending criminal charges, the bargaining unit member may be suspended until a final court disposition is rendered.
 - C. Demotion: Reclassification from one position to another one of lower pay.

D. Termination: A complete and irrevocable severing of the employment relationship.

- 5.4 If a bargaining unit member who is suspended pending final court disposition of criminal charges, is convicted or pleads guilty or nolo contendere to any criminal charge that disqualifies him/her from service as a Firefighter under Florida Statutes, he/she shall be terminated and shall not be entitled to any back pay or benefits.
- 5.5 If a bargaining unit member who is suspended pending final court disposition of criminal charges is convicted, pleads guilty or nolo contendere to or plea bargains to a misdemeanor offense that does not disqualify him/her under Florida Statutes, the bargaining unit member shall not be entitled to any back pay or benefits upon return to full duty.
- 5.6 All disciplinary action taken toward non-probationary bargaining unit members starting at the level of involuntary demotion, suspension, or termination is subject to grievance.
- 5.7 Bargaining unit members shall be required to observe and comply with written regulations governing their employment as set forth in Department Operating Guidelines and written communications issued by the Department or the City, including the City's Employment Policies Manual, to the extent that such rules or directives are not in conflict with this Agreement.
- 5.8 No disciplinary action will be taken for violation of a rule or regulation until seventy-two (72) hours after posting or distribution of the rule or regulation.
- 5.9 Documentation by supervisors of incidents, acts, or behavior potentially leading to disciplinary action is essential. Record keeping must identify dates, times and circumstances. The affected bargaining unit member shall be notified by their Supervisor within a reasonable time when such data is being created and retained, which could result in disciplinary measures to provide the opportunity for correction prior to discipline being issued.
- 5.10 If disciplinary action is proposed that includes termination, demotion, or suspension without pay, the bargaining unit member will be provided a copy ~~of all facts and evidence obtained, including of~~ the final investigative report (if applicable), and upon request, all other facts and evidence obtained and an. All members are provided an opportunity to discuss the proposed discipline with the Fire Chief or his/her designee in a pre-disciplinary hearing prior to the effective date of such action. The bargaining unit member will be given notice of the pre-disciplinary hearing ~~seven~~ no less than five (75) calendar days prior to the hearing.
- 5.11 Within fourteen (14) calendar days of the conclusion of the pre-disciplinary hearing, the Fire Chief shall notify the bargaining unit member of his/her final

decision in respect to the form of discipline, if any.
(Tentative Agreement with changes 5/13/2024)

Article 6

Personnel Records

- 6.1 The bargaining unit members' official personnel files are to be maintained in the City's Human Resources Department.
- 6.2 With the exception of those exemptions noted in Florida Statutes, records in the bargaining unit members' personnel files are public records and available for inspection. The release and disclosure of any records in these files will be under the authority of the City Clerk.
- 6.3 Bargaining unit members shall have the right to inspect and make copies of their personnel files at no charge. The records shall be made available during regular business hours.
- 6.4 Bargaining unit members shall be notified within a reasonable time frame when any personnel file record has been released in accordance with the public records laws. Documentation noting the date and identity, if known of the individual/organization requesting the personnel file record shall be placed in the personnel file.
- 6.5 The City agrees that a bargaining unit member shall have the right to include in his/her personnel file a written refutation of any material he/she considers to be detrimental. The employee's written refutation must be provided to the Fire Chief within thirty (30) days of the employee's receipt of the alleged detrimental information.

(Tentative Agreement 4/10/2024)

Article 7

Work Period and Work Shift

- 7.1 The work period for twenty-four hour bargaining unit members shall be twenty-~~eight~~one (21) consecutive days as provided for in Section 7 (k) of the Fair Labor Standards Act. The work period for eight (8) hour bargaining unit members shall be seven (7) consecutive days.
- 7.2 The work schedule for twenty-four (24) hour bargaining unit members shall be twenty-four (24) continuous hours on duty starting at 8:00 a.m. followed by forty-eight (48) continuous hours off duty. An eight (8) hour bargaining unit member's work schedule shall consist of five (5) days on and two (2) days off with their starting and ending times determined by the Fire Chief. A 40 hour employee's workweek shall consist of five (5), eight (8) hour workdays with an unpaid lunch break, or four (4), ten (10) hour workdays with an unpaid lunch break, per work week.
- 7.3 As noted in Article 2.2.B. of this Agreement, the City has the right to change individual work schedules (starting and ending times and days on/off) as needed. The City will give as much advance notice as possible when adjustments are made.
- 7.4 Each eight (8) hour bargaining unit member will be entitled to a one (1) hour unpaid lunch break. The time period for the breaks must be approved by the bargaining unit members' supervisor prior to the bargaining unit member taking the break.
- 7.5 Whenever a shift rotation occurs or a bargaining unit member rotates to a new shift, bargaining unit members shall be entitled to at least the number of hours equal to one scheduled shift of off-duty time prior to returning to work.
- 7.6 ~~The bargaining unit members assigned to shifts shall have the opportunity to bid by seniority for shift and/or station assignments when position openings become available, provided the operational needs of the department are satisfied.~~ The bargaining unit members shall have the opportunity to bid by seniority for shift and/or station in accordance with Department Operating Guidelines. Seniority shall be based on the department's Time in Grade Seniority List (Article 27.9). The City retains the right to determine the number of slots available on each shift and override shift pick selections.
- 7.7 Twenty-four (24) hour bargaining unit members shall have one (1) twenty-four (24) hour shift off unpaid every ~~twenty-eight (28) day cycle~~ twenty-one (21) days ("Kelly Day"). The City will give as much advance notice as possible when scheduling adjustments are made.

(Tentative Agreement 8/20/2024)

Article 8

Overtime, Overtime Pay and Compensatory Time

- 8.1 Overtime is defined as time worked in excess of ~~two-hundred-twelve (212)~~ one hundred fifty-nine (159) hours in a twenty-eight (28) day period as provided for in Section 7(k) of the Fair Labor Standards Act for twenty-four (24) hour bargaining unit members and in excess of forty (40) hours in a seven (7) day period for eight (8) hour bargaining unit members.
- 8.2 For the purposes of computing overtime, compensatory leave, sick leave, bereavement leave, annual leave, holiday leave, military leave, jury duty and any other absence from work while on a paid status will not be considered time worked.
- 8.3 Overtime must be assigned or authorized by management; an employee is not entitled to assign or approve overtime for him/herself. Overtime shall be scheduled at the discretion of management in accordance with department policies, procedures/guidelines, and procedures herein, except in instances of a declared emergency.
- 8.4 Anytime hiring of overtime or additional personnel is found by management to be necessary, ~~this hiring shall be done rank for rank and based on certification(s) necessary for the position to be filled. Anytime management determines a need for overtime or need for additional personnel, which cannot be filled rank for rank, the next lower rank or qualified person shall be offered the time in accordance with Article 9. The hiring process will fill 24 hour vacancies first, followed by partial vacancies, in descending order. Hiring for overtime shifts shall be handled in accordance with Department Operating Guidelines.~~
- 8.5 Members cannot be removed from the Mandatory Staffing Overtime program.
- 8.6 Anytime a person(s) is sent home prior to the end of their overtime shift the department will utilize the policy of last hired/first sent home as long as operational needs are met.
- 8.7 No member who is required by the department to be on duty pursuant to mandatory overtime, shall move from their current spot on the staffing overtime program, even if it is greater than twelve (12) consecutive hours.
- 8.8 Special event hiring will be paged out and hiring shall be done no sooner than 10 minutes after the page. The member on their Kelly day or highest on the list will be hired for the position, providing they meet the following requirements: rank for rank and based on certification(s) necessary for the position to be filled. Anytime overtime or need for additional personnel cannot be filled rank for rank the next lower rank or qualified person shall be offered the time in accordance with Department Operations Guideline. Working special events will not cause movement on the staffing overtime program unless hours worked are twelve (12) consecutive hours or greater.

- 8.9 Any person(s) on Kelly day who signs up to work overtime will have first choice for filling overtime positions. If more than one person on a Kelly day signs up to work, the person higher on the appropriate staffing overtime program will have the priority in filling the position. If person(s) on Kelly day refuse overtime, overtime shall be filled according to appropriate staffing overtime program.
- 8.10 When hiring for projected overtime, the position will be paged out and hiring shall be done no sooner than 10 minutes after the page. Members will go into the staffing program and sign up for specific vacancies they want to work. If no one signs up after 10 minutes, the position will be filled as a mandatory vacancy for the first projected shift only.
- 8.11 For immediate vacancies, the Battalion Chief will look at the staffing overtime program and use it to fill the vacancy. Members on their Kelly day or highest on the overtime list will be hired for the vacancy. If there is a need to fill the immediate vacancy, the Battalion Chief shall page out the vacancy and fill it no sooner than 10 minutes. If the need to fill the vacancy still exists after 10 minutes the position will be filled as a mandatory vacancy.
- 8.12 A mandatory staffing overtime program will be kept separate from the overtime list. When the department hires mandatory overtime vacancies, vacancies will be filled using the Mandatory List. When a person accepts mandatory overtime, he will move to the bottom of the Mandatory List.
- 8.13 Any person on annual leave, sick leave, personal day, Kelly day, or training leave will not be assigned mandatory overtime until returning to their next shift. Mandatory overtime will be assigned to the next person on the Mandatory List.
- 8.14 The Fire Chief has the authority to waive the requirements of Article 9.4 – 9.13 in the event of an actual or pending emergency.
- 8.15 Overtime worked shall be compensated at one and one-half (1.5) times the bargaining unit member's regular rate of pay as defined in the Fair Labor Standards Act.
- 8.16 In lieu of receiving cash for overtime worked in excess of one hundred and fifty-nine (159) hours in a twenty-one (21) day period or forty (40) hours per workweek, as applicable, employees may request compensatory time.
- A. Equivalent compensatory time for each overtime hour worked based on Article 9.17 of this Agreement will be credited to the employee at the end of the work period in which the overtime was worked. Records related to accrual and use of compensatory time are maintained by the Finance Department.
 - B. The maximum accrual of compensatory time is seventy-two (72) hours for twenty-four (24) hour shift employees and forty (40) hours for eight (8) hour shift employees. When an employee has reached his/her maximum accrual, the

City will include payment for any subsequent overtime in the employee's paycheck.

- C. A bargaining unit member who has accrued compensatory time and requested use of this compensatory time shall be permitted to use such time off within a reasonable period after making the request, if such use does not unduly disrupt the operations of the department. The minimum time period for use of compensatory time is four (4) hours for twenty-four (24) hour shift employees and one (1) hour for eight (8) hour shift employees.
- D. Bargaining unit members may use compensatory time accrued in conjunction with the use of vacation leave.
- E. Upon termination of employment, for whatever reason, the remaining balance of accrued compensatory time will be paid to the terminated employee (or his/her designated beneficiary or estate in the case of the employee's death) at the rate of pay in effect for him/her at that time.

(Tentative Agreement 8/20/2024)

Article 9

Extra-Duty

- 9.1 ~~Call-out Extra-Duty~~ time is defined as any time a bargaining unit member is called into work or assigned to work outside when he/she is off duty. ~~Call-out hours shall be paid for actual time worked with a minimum of two (2) hours. In the event of multiple call-outs, the two (2) hour requirement shall not apply to those call-outs incurred within two (2) hours of the first call-out clock-in time.~~ If the call-out consists only of telephone calls, the actual time of the call will be paid, without regard to a minimum time. ~~Call-Extra duty out~~ hours paid will be considered time worked for purposes of overtime calculation in the work period in which the ~~call-outs~~ hours occurred.
- 9.2 If the situation that created the extra duty is no longer in effect, the member working will be given the option of working to obtain a minimum of four (4) hours.
- 9.3 If the situation that created the extra duty is no longer needed prior to the start of the shift/situation and the member is notified less than one (1) hour prior to the start of the extra duty, the department shall allow the option of the four-hour rule. It is the member's option to remain and complete the four (4) hours or leave when the extra duty is no longer required.
- 9.4 The four-hour minimum rule does not apply to meetings or when less than four (4) hours of extra duty was offered.
- 9.5 On call duty is defined as off-duty time when a bargaining unit member is ordered by the Fire Chief, or his/her designee, to be readily available and prepared to perform actual work when the need arises during off-duty hours. Members in an on call status shall receive a weekly supplement of at least \$100.00, or the same amount as provided to non-union employees of the City, whichever is greater, which shall be added to his/her base annual salary during the week he/she is on call. If a bargaining unit member is called out for duty, the bargaining unit member will be compensated in accordance with Article 9.1.

(Tentative Agreement 4/30/2024, added back 9.5 for FF/Inspector)

Article 10

Annual Leave

- 10.1 Bargaining unit members are entitled to the ~~following: same annual leave benefits available to all other employees of the City, with the exception that~~ Twenty-four (24) hour shift bargaining unit members may not use their available accrued annual leave in increments less than four (4) hours per shift.

<u>Years of Service</u>	<u>24-Hour Employee</u>
<u>0-4</u>	<u>4.61 hours</u>
<u>5-9</u>	<u>5.54 hours</u>
<u>10-14</u>	<u>6.93 hours</u>
<u>15-19</u>	<u>8.31 hours</u>
<u>20 and over</u>	<u>9.23 hours</u>

- 10.2 The maximum amount of annual leave that bargaining unit members may accumulate is as follows:

<u>Employee Type</u>	<u>Maximum</u>
8 hour	320 hours
24 hour	400 hours

- 10.3 In the event that the City ~~reduces-changes~~ the annual leave benefits available to all other employees, the respective leave benefits will remain unchanged for bargaining unit members, unless the change is mutually agreed to by the Union and the City.

(Tentative Agreement 8/20/2024)

Article 11

Sick Leave

- 11.1 Bargaining unit members are entitled to ~~the sick leave on a biweekly basis in accordance with the following schedule: same sick leave benefits available to all other employees of the City and the City's Sick Leave Policy is adopted hereto, with the exception set forth in Section 12.3, below.~~

<u>Years of Service</u>	<u>24-Hour Employee</u>
<u>Less than 1 Year</u>	<u>2.31 hours</u>
<u>More than 1 Year</u>	<u>4.62 hours</u>

- 11.2 In the event that the City ~~reduces~~ changes the sick leave benefits available to all other employees, the respective leave benefits will remain unchanged for bargaining unit members, unless the change is mutually agreed to by the union and the City.
- 11.3 All twenty-four (24) hour shift personnel shall be limited to using sick leave in one –hour increments. The City's Sick Leave Policy shall apply to all members employed on an eight (8) hours work schedule.

(Tentative Agreement 8/20/2024)

Article 12

Bereavement Leave

- 12.1 Bargaining unit members are entitled to up to twenty-four (24) hours of bereavement leave upon approval of the Fire Chief in the event of a death of a family member. The member shall submit proof of death before compensation is approved.
- 12.2 Family members are defined as the employee's children, parents, parents-in-law, brothers, sisters, grandparents, grandparents-in-law, grandchildren, great grandparents, great grandchildren, aunts, uncles, and current spouse, step-children, step-parents, step parents-in-law, step-brother, step-sister, step-grandparents, step-grandchildren, sisters-in-law, brothers-in-law, sons-in-law, and daughters-in-law.
- 12.3 If additional time off is necessary, annual leave or compensatory leave may be used, with the approval of the Fire Chief.

(Tentative Agreement 4/10/2024)

Article 13

Leave of Absence

- 13.1 All applications for leave of absence must be submitted in writing and approved by the Fire Chief and the City Manager. Decisions regarding leaves of absence are not subject to the grievance or arbitration procedures.
- 13.2 Upon termination of leave of absence, the bargaining unit member shall return to the same job classification and rate of pay in effect at the beginning of the leave of absence. If the member was on a leave of absence for medical reasons, he/she must provide medical documentation indicating his/her ability to perform the essential functions of the job duties.
- 13.3 The bargaining unit member will not lose any credited service with the City, if the leave of absence period is less than three (3) months. If the leave of absence period is longer than three (3) months, the bargaining unit member will not receive any credited service for the entire leave of absence period.
- 13.4 Where applicable, any medical leave will run concurrent with leave taken pursuant to the Family and Medical Leave Act.
- 13.5 The City's Employment Policies Manual shall govern the procedures and timeframes for a leave of absence.

(Tentative Agreement 4/10/2024)

Article 14

Military Leave and Military Duty

- 14.1 Military leaves shall be granted in accordance with the City's Employment Policies Manual and Florida and Federal Law.
- 14.2 Except in an actual or declared emergency recall to duty, the bargaining unit member shall give thirty (30) calendar days notice, or as much notice as possible to his/her supervisor that his/her military duty will occur on the specific dates.

(Tentative Agreement 4/10/2024)

Article 15

Workers' Compensation/Injury Leave

- 15.1 The City provides workers' compensation insurance, in accordance with Florida Statutes, and through its carrier will provide medical and compensation benefits to employees who sustain an injury as a result of and arising out of employment by the City. Initial determination as to whether an injury is compensable will be made by the carrier. Disputes concerning compensability of injury or type or amount of compensation shall be resolved through existing legal process as defined by Florida Statute and shall not be subject to grievance under this Agreement.
- 15.2 Members recognize a duty to promptly report any injury occurring while on the job, and to cooperate in providing any information necessary to process a claim.
- 15.3 The City is entitled to select the physician who will examine or reexamine the injured employee; however, the injured employee is entitled to a one-time change in physicians per claim, subject to the approval of the workers' compensation carrier and applicable Workers' Compensation law.
- 15.4 While on a job connected injury or disability leave, bargaining unit members shall be entitled to all benefits as provided in this Agreement.
- 15.5 ~~A bargaining unit member who receives a job related injury within twelve (12) months of employment with the City shall not be entitled to injury leave. Bargaining unit members shall be required to use any eligible personal leave during this period.~~
- 15.6 A bargaining unit member who receives a job related injury shall be paid injury leave at full pay until Workers' Compensation begins. ~~after twelve (12) months of employment with the City shall be paid injury leave at full pay for a period not to exceed two hundred (200) hours when the employee is required to be absent from work at the direction of a physician selected in accordance with Article 16.3, above. Workers' compensation payments issued during the period of injury leave shall be signed over to the City.~~
- 15.7 Upon payment of the maximum injury leave available, bargaining unit members shall be required to use accumulated personal leave to make up the difference between the workers' compensation payments and the bargaining unit members' regular wages.
- 15.8 Bargaining unit members taking leave pursuant to this Article shall use any available Family and Medical Leave.

(Tentative Agreement 8/20/2024)

Article 16

Vehicles

- 16.1 The City shall equip fire apparatus in such a manner as to allow bargaining unit members to perform the duties and responsibilities of their position. The Fire Chief shall determine the type of equipment to be used.
- 16.2 All maintenance, repairs, fuel costs, and insurance for fire department vehicles shall be the responsibility of the City.
- 16.3 If a bargaining unit member feels that a vehicle or other equipment is unsafe as defined in the Departmental Operating Guidelines, ~~and therefore unfit for service because it is a hazard to him/her or the public, or both,~~ he/she shall immediately inform his/her supervisor. ~~If the Shift Commander concurs, the unsafe vehicle or other equipment shall not be used. No vehicle or piece of equipment shall be released back for duty use until inspected and determined safe or repaired by competent mechanical personnel. Should the supervisor not concur, the bargaining unit member shall document such unsafe condition(s) and forward it to the Fire Chief via the chain of command.~~
- ~~17.4 With respect to vehicles, the term “unsafe” shall be as defined in the Departmental Operating Guidelines.~~
- ~~17.5 If the nature of the vehicle problem is such that it should not be driven, the vehicle shall be taken out of service at the location where it is deemed unsafe. A bargaining unit member shall not be required to deliver such unsafe vehicle to place of repair. However, if the nature of the unsafe condition is such that the bargaining unit member can drive the vehicle to a place for repair, without hazard to himself/herself or the public, he/she shall do so.~~
- 16.4 Bargaining unit members shall not be required to perform major repairs on vehicles or facilities. However, bargaining unit members are expected to perform daily checks and schedule preventative maintenance as prescribed by Department Guidelines and Policy.~~check fluids and perform preventive maintenance on vehicles and facilities.~~
- 16.5 Bargaining unit members required to use their personal vehicles in the performance of any assigned duties shall be reimbursed per the City’s Travel Procedures.
- 16.6 Bargaining unit members assigned to certain positions may be allowed to drive City vehicles home, based on specific authorization by the City Manager. In the event a member is transferred to a position that does not require the use of a take home vehicle, the member’s use of a take home vehicle shall cease. Members shall be required to use such vehicles in accordance with the City’s Take Home

Vehicle Policy in effect at the time unless otherwise stipulated in this Agreement.
(Tentative Agreement 4/30/2024)

Article 17

Personal Day

- 17.1 Bargaining unit members are entitled to the 2 personal days per calendar year.~~same personal day benefits available to all other employees of the City.~~
- 17.2 In the event that the City ~~reduces~~ alters the personal day(s) benefits available to all other employees, the respective personal day(s) benefits will remain unchanged for bargaining unit members, unless the change is mutually agreed to by the union and the City.

(Tentative Agreement 8/20/2024)

Article 18

Insurance

- 18.1 The City agrees to provide the same health, dental and life insurance benefits to bargaining unit members as are provided to all City employees. The cost for such insurance to bargaining unit members shall be the same as charged to all City employees. The City shall have no obligation to bargain over changes to insurance or the effects of such changes during the term of this agreement as long as the bargaining unit members are provided the same insurance benefits and wellness program (including additional opportunities provided to firefighters such as Life Scan and physical agility testing) as all City employees.
- 18.2 The City shall provide life insurance or death benefits for each bargaining unit member in accordance with Florida Statutes.

(Tentative Agreement 4/30/2024)

Article 19

Union Representatives and Business

- 19.1 The City shall recognize the officers of the Clermont Firefighters Union, Local 4350 as the official representatives of the Union, and shall consider them the sole contact with Union members in regard to the terms and conditions of employment and contract matters, subject to bargaining.
- 19.2 The Union will be permitted to use the training room ~~or conference room or any other city meeting facility, if available,~~ at no cost ~~between 8 a.m. – 5 p.m. Monday through Friday for meetings of Local 4350. F~~for meetings ~~of Local 4350~~ scheduled ~~after 5:00 PM outside of normal business hours, as available, providing arrangements have been made in advance in accordance with normal scheduling procedures~~the fire department training room may be used, if available, at no cost ~~providing arrangements have been made in advance in accordance with normal scheduling procedures~~. Other than those acting in official capacity as union representative, no employee covered by this Agreement may attend Union meetings during his/her scheduled work hours unless specifically authorized by the Fire Chief or his designee.
- 19.3 Wall space, equivalent to approximately one-third (1/3) of the fire station's bulletin board space, ~~and/or department-wide electronic communications~~ will be allowed as approved by the Fire Chief for the purpose of posting notices and announcements pertaining to Union business.
- 19.4 The Union shall not post any material that is obscene, defamatory or that impairs the operation of the Department or the City. Any intentional violation of this provision by the Union may result in the privilege of such use of the bulletin board being withdrawn.
- 19.5 The Union shall be permitted to use the City's electronic mail system and telephone to transmit information related to Local 4350 to bargaining unit members provided such communications do not unduly interfere with City work. Said electronic mail shall also be available for review by appropriate City officials. The Union and Unit members shall not transmit any material which would violate the City's Computer Network Guidelines and Procedures.
- 19.6 The Union shall be granted up to one (1) hour during new firefighter orientations to explain jointly with a management officer the provisions of this agreement and the functions of the Union.
- 19.7 The City shall allow such internal Union business as membership recruitment, campaigning for union office, distribution of literature, and all other Union activities not prohibited by city policy during reduced activity periods.

- 19.8 The City shall allow the Union to continue to raise, collect and obtain monies benefiting ~~the Muscular Dystrophy Association~~ a mutually agreed upon charitable organization and to present those monies as a joint effort between the City of Clermont and the Union. Times and locations of collections shall be approved by the Fire Chief or his designee.

(Tentative Agreement 4/30/2024)

Article 20

Reduction in Work Force

- 20.1 Layoff - In the event of a layoff for any reason, regular full-time employees shall be laid off in inverse order of seniority.
- A. “Seniority” for purposes of this Article is defined as the length of uninterrupted time since the most recent hire by the City.
 - B. Seniority is earned within the Department and also within the City. Departmental seniority will be given first consideration; if departmental seniority is equal (in terms of date), then City seniority will govern.
 - C. Employees in temporary status will be laid off first, followed by employees in probationary status. No permanent employee shall be laid off while another person in the same class is retained on an emergency, temporary or probationary basis by the City.
- 20.2 Exceptions to Layoff - If the Fire Chief should find that a specific employee should be retained despite a lower seniority because of special skills, abilities or training that are essential to the efficient operation of the department or the organizational unit, the Chief shall submit a written request to the City Manager that sets forth in detail the specific skills, abilities or training possessed by the member and the reasons the member is essential to the effective operation of the department. A copy of the request will also be delivered to the Local 4350 Executive Committee at the same time as submitted to the City Manager. Absent formal objection by the union through the grievance process and upon approval of the City Manager, the member may be retained.
- 20.3 Alternatives to Layoff - Any member scheduled to be laid off shall be offered an alternate position if qualified and if a suitable vacancy exists. A member may not “bump” another permanent employee from his/her position in order to avoid layoff.
- 20.4 Notice of Layoff - Prior to notification of those affected, the names of all bargaining unit members scheduled for layoff will be provided to the City Manager and to the Executive Committee of Local 4350. Such notice will include information of job class and seniority of those affected and will reference any request for out-of-seniority as provided in 21.2, above. Absent formal objection by the union through the grievance process and upon approval by the City Manager, layoff notices will be sent to the bargaining unit members affected. Bargaining unit members shall be notified in writing by the Fire Chief of their layoff at least fourteen (14) calendar days prior to the effective date of the layoff.

20.5 Recall

- A. Members in layoff status shall retain recall rights for twelve (12) months from the date of layoff. The names and seniority dates of laid-off members shall be placed on a recall list and a copy of the list shall be provided to the union.
- B. Members shall be recalled in order of seniority as shown on the recall list determined at the date the initial layoff occurred. The member with the greatest seniority shown on the recall list shall be recalled first. If, after the City has provided notice of recall in accordance with this Article to each of the members on the recall list, vacancies exist because laid off members have refused recall or failed to respond to notice within the time allotted, the recall list shall be deemed exhausted and the City shall fill vacancies through its ordinary hiring process.

20.6 Members will be provided notice of recall and must follow the procedures defined below in order to protect recall rights.

- A. Notice of recall shall be given to the member by first class mail sent to the most recent address contained in his/her personnel records.
- B. A member who receives a notice of recall and desires to return to work must respond to the City's Human Resources Department no later than fourteen (14) calendar days following his/her receipt of the recall notice. A laid off member who fails to notify the Human Resources Department in accordance with this section shall lose recall rights.
- C. A member must report fit for duty within fourteen (14) calendar days (or less if approved by the Fire Chief) following his/her notification to the Human Resources Department of his/her desired return to work. A laid off member who does not report fit for duty in accordance with this section shall lose recall rights.

20.7 Seniority does not accrue during layoff, nor does the member accrue time off or other benefit eligibility. Upon recall, a member's seniority shall be counted from the member's former hire date, less the period of layoff.

20.8 In the event of a layoff, special consideration will be given to individuals eligible for Veterans' preference in accordance with State law and City policy.

(Tentative Agreement 4/10/2024)

Article 21

Dues Deduction

- 21.1 The City agrees that upon receipt of a voluntary individual notice for any bargaining unit member, the City shall deduct from his/her pay, dues commencing with the second pay period after receipt of such notice. Revocation shall be in writing and shall be effective commencing with the second pay period after receipt of such notice of revocation.
- 21.2 Dues shall be deducted each designated pay period and those monies shall be remitted to the Clermont Firefighters Union, Local 4350 reasonably thereafter.
- 21.3 The Union will initially notify the City as to the amount of the dues to be deducted. Such notification shall be to the City in writing over the signature of the president or vice-president of Local 4350.
- 21.4 Changes in the amount of the union dues to be deducted will be certified to the City in the same manner and shall be done thirty (30) calendar days in advance of the effective date of such change.
- 21.5 The Union agrees to indemnify and hold harmless the City, its agents, employees and officials from and against any claims, demands, damages or causes of action (including but not limited to claims based upon clerical or accounting errors) or any nature whatsoever, asserted by any person, firm or entity, based on or relating to any payroll deduction required or undertaken under this Article, and agrees to defend at its sole expense any such claims against the City, or its agents, employees or officials. The term "officials" as used herein includes elected or appointed officials.

(Tentative Agreement 4/10/2024)

Article 22

Grievance Procedure

- 22.1 The purpose of this Article is to establish processes for the fair, expeditious and orderly adjustment of grievances or disagreements between the City of Clermont, the Clermont Fire Department and Local 4350 and its bargaining unit members solely involving the interpretation or application of this Agreement.

A grievance is a dispute, claim, or complaint filed by a Bargaining Unit employee or the Union arising under the Terms of this Agreement. Grievances are limited to matters of interpretation or application of the provisions of this Agreement. Any grievance filed shall contain a complete statement of the grievance, reference to the provision, or provisions of the Agreement alleged to have been violated and state the remedy or correction requested. The City need not entertain or process under this Article, and may refuse to entertain, any disputes, claims, or complaints not meeting this definition.

- 22.2 Any formal grievance filed shall be in writing and shall set forth the provision or provisions of this Agreement alleged to have been violated and the facts pertaining to the alleged violation(s) and the date of the violation(s). The grievance shall be signed by the grievant and an Officer of Local 4350. Grievances submitted which do not contain the above information and/or are incomplete, shall be amended by the grievant within five (5) **calendar** days of the original filing to state the required information. The necessity of filing an amendment shall not affect the timeliness to the extent that the grievance is substantially complete.

- 22.3 Nothing in this section shall be construed to prevent a bargaining unit member from presenting, at any time, his/her own grievance without representation.

- 22.4 A bargaining unit member who wishes to submit a grievance must submit a grievance in writing within fourteen (14) calendar days after the occurrence of the matter from which the grievance arose. A grievance not appealed to the next step within the time limits established by this procedure shall be considered settled on the basis of the last answer provided by management.

- 22.5 In advancing grievances, the grievant bargaining unit member(s) or Local 4350 and management may call a reasonable number of witnesses to offer testimony. Either party may call witnesses as needed. Hearings shall be continued to facilitate appearance of witnesses who are Department employees, whose presence would otherwise conflict with Department needs.

- 22.6 The formal grievance procedures are as follows:

Step One

- The bargaining unit member and/or Clermont Firefighters Union, Local 4350, shall file the grievance, in writing, with the Fire Chief's Office within fourteen (14) calendar days of the occurrence of the event giving rise to the grievance.
- An Assistant Chief will conduct a meeting within fourteen (14) calendar days of receiving the grievance or any amendment, if applicable with the grievant and his/her requested representative, unless an Assistant Chief chooses to grant the requested relief without further proceedings. The grievant shall not be represented by an elected official of the City, the City Attorney or his/her staff, or any person not affiliated with Union Local 4350. An Assistant Chief shall notify the grievant and the Union of his/her decision, in writing, within fourteen (14) calendar days after the meeting date.

Step Two

- If the grievance is not resolved to the grievant's satisfaction as rendered by Step One, the bargaining unit member and/or the Union may forward the grievance, in writing, to the Fire Chief's Office within fourteen (14) calendar days of receipt of the notification from an Assistant Chief.
- The Fire Chief shall conduct a meeting within fourteen (14) calendar days with the grievant and his/her requested union or legal representative, unless the Fire Chief chooses to grant the requested relief without further proceedings. The grievant shall not be represented by an elected official of the City, the City Attorney or his/her staff, or any person not affiliated with the Union Local 4350. The Fire Chief shall notify the grievant and the Union of his/her decision, in writing, within fourteen (14) calendar days after the meeting date.

Step Three

- If the grievance is not resolved to the grievant's satisfaction as rendered by Step Two, the bargaining unit member and/or the Union may forward the grievance, in writing, along with a letter describing the details as set forth in 23.1 to the City Manager's Office requesting a meeting within fourteen (14) calendar days of receipt of the notification from the Fire Chief.
- The City Manager shall conduct a meeting within fourteen (14) calendar days with the grievant and his/her requested union or legal representative, unless the City Manager chooses to grant the requested relief without further proceedings. The grievant shall not be represented by an elected official of the City, the City Attorney or his/her staff, or any person not affiliated with the Union Local 4350. The City Manager shall notify the grievant and the

Union of his/her decision, in writing, within fourteen (14) calendar days after the meeting date.

- 22.7 Grievance discussions at Steps One and Two shall be conducted during the grievant's normal duty hours. The aggrieved bargaining unit member shall suffer no loss of pay or benefits for time required for such meetings.
- 22.8 All class action grievances shall be filed at Step Two.
- 22.9 The aggrieved bargaining unit member and the Union shall be given at least two (2) calendar days notices of the grievance meetings provided herein.
- 22.10 If any grievance is not satisfactorily resolved by the procedure outlined in the Article, the Union may proceed to arbitration according to Article 24.
- 22.11 New hire probationary bargaining unit members shall not have the right to grieve discipline or discharge.
- 22.12 It is agreed that a bargaining unit member may file a grievance/appeal, in accordance with the personnel rules, regulations, and/or ordinances of the City of Clermont. Bargaining unit members may only choose one grievance/appeal process. The decision to use any City of Clermont grievance/appeal process is irrevocable and precludes the bargaining unit member from filing any grievance under the provisions of this Agreement.

(Tentative Agreement 5/13/2024)

Article 23

Arbitration

- 23.1 If any grievance is not satisfactorily disposed of by the grievance procedure outlined in Article ~~23.2~~, the bargaining unit member or Union may give notice of intent to arbitrate by written notice, hand delivered or by certified mail, return receipt requested, postmarked or hand delivered within fourteen (14) calendar days after the receipt of the Step Three decision. Said written notice shall include a statement of facts upon which the case is submitted, including a statement of the position of the Union with respect to the arbitral issues.
- 23.2 Within fourteen (14) calendar days of the receipt of such notice, a letter shall be directed by the Union to the Federal Mediation and Conciliation Service requesting a list of arbitrators. Within seven (7) calendar days of receipt of the list of arbitrators, a Union Representative and a representative of the City shall meet to select an arbitrator. The Union and the City will alternately eliminate one name at a time from the list until only one name remains and that person shall be the arbitrator. The City and the Union shall alternate in the rights to first strike names in successive arbitrations.
- 23.3 As promptly as possible, the arbitrator shall conduct a hearing between the parties and consider the subject matter of the dispute. The decision of the arbitrator will be served upon the bargaining unit member, the City and the Union, in writing.
- A. Any party may be represented at the hearings by counsel or any other representative.
 - B. The hearing shall be conducted by the Arbitrator in a manner that will most expeditiously permit full representation of the evidence and arguments of all parties. The parties shall make every effort to conclude the hearing within one (1) day.
 - C. Each party shall bear the costs of preparing and presenting its own case. Each party desiring a record of the proceedings shall pay for any costs thereof. In the event both parties agree to have a record of any type made of the hearing, said parties may share equally the cost of any such service.
- 23.4 The power and authority of the Arbitrator shall be strictly limited to determination and interpretation of the explicit terms of the Agreement as herein expressly set forth. He shall not have the authority to add or subtract from or modify any said terms of the Agreement; to limit or impair any right that is reserved to the City, the Union, or bargaining unit members; to establish or change any wage or rate of pay that has been agreed to in the Agreement.
- 23.5 No decision of any Arbitrator in one case shall create a basis for retroactive adjustment of any other case.

- 23.6 The Arbitrator may, under the powers granted by the terms of this Agreement, direct any remedy permitted by the Florida Arbitration Code.
- 23.7 The decision of the Arbitrator is final and binding on both parties and the grievance shall be considered permanently resolved. Review shall not be precluded pursuant to the Florida Arbitration Code.
- 23.8 The expenses of the Arbitrator shall be split equally by the parties. Each party shall make arrangements for and pay the witnesses that are called by it.

(Tentative Agreement 4/10/2024)

Article 24

Employee Educational Assistance

- 24.1 The City will reimburse bargaining unit members for the cost of tuition, books and fees under the following conditions:
- A. The course must be applicable to the employee's field of work or of such nature and quality to directly contribute to the employee's value and potential growth in Public Safety/Fire Rescue.
 - B. The course must be pre-approved by the Fire Chief and the City Manager and is subject to budgetary constraints.
 - C. Only specific courses for a specific semester will be approved. Blanket approval of courses will not be granted.
 - D. The course must be a part of a degree seeking program and be at a nationally or regionally accredited institution.
 - E. Reimbursement shall be made upon completion of the approved course and submission of the course final grade.
- 24.2 Effective Contract Approval date, the City will reimburse bargaining unit members for the cost of tuition, books and fees based on state college/university rates up to a maximum of one thousand five hundred (\$1,~~05~~00) dollars per fiscal year in accordance with the ~~following~~ schedule outlined in the Employment Policies Manual.
- ~~A. 100% for attaining a final grade of "A"~~
 - ~~75% for attaining a final grade of "B"~~
 - ~~50% for attaining a final grade of "C"~~
 - ~~B. If the course grading system is pass/fail, the City will pay 75% for a "pass" and 0% for a "fail".~~
- 24.3 Bargaining unit members who resign from the City before the completion of one (1) year of service from the date of their last course reimbursement must pay back to the City any money received during that one (1) year period.

(Tentative Agreement 8/20/2024)

Article 25

Physical Examinations

- 25.1 Bargaining unit members are required to successfully complete a physical examination on an annual basis and are subject to a fitness for duty physical examination when necessary. The physical examination provider must certify to the City that the firefighter is medically qualified to perform all functions of a firefighter, in accordance with the guidelines set forth by the Florida State Fire Marshal Bureau of Fire Standards and Training and NFPA 1582. Refusal to complete all components of an annual physical examination shall be grounds for termination.
- 25.2 The annual physical examination will follow the current edition of NFPA 1582 guidelines and will include at a minimum the following: medical examination, height and weight, blood pressure, lab tests including, urinalysis and metabolic blood panel, audio screening, EKG at rest or stress (upon recommendation by the physician), a chest x-ray as stated in NFPA 1582 and a Tuberculosis test. The cost of the annual physical examination by the City's designated physical examination provider will be paid by the City.
- 25.3 The Tuberculosis test results must be read within the time frame specified by the physician. If the test results are not read within the specified time frame, the bargaining unit member will be required to receive another Tuberculosis test at the bargaining unit member's cost. If the Tuberculosis test is not completed within 30 days of the physical examination, the bargaining unit member will be required to undergo another complete physical examination at the bargaining unit member's cost.
- 25.4 Scheduling of the annual physical examination will be at the discretion of the Department and during normal scheduled work hours, when possible. Time spent at examinations which the City requires to be taken outside regular work hours will be considered hours worked for purposes of calculating overtime.
- 25.5 The City may require a member to undergo a physical or mental examination by a physician selected by the city, at the City's expense, whenever there is a reasonable belief, based on fact, that the member's fitness for duty is in question, and shall determine the nature and extent of such "fitness for duty" physical or mental examination.
- 25.6 All physical, health, and mental examination results will be maintained in separate medical files maintained in the City's Human Resources Department. In accordance with Florida Statutes, records contained in the bargaining unit member's medical files may be exempt from disclosure pursuant to public records laws. However, any release of medical file information in accordance with Florida Statutes will be under the authority of the City Clerk.

- 25.7 All physical examinations will be conducted by a provider designated by the City. However, bargaining unit members may select their own physician to perform the same annual physical examination, including testing and lab work, with the approval of the City. The physical examination must be completed according to NFPA 1582, Standards on Comprehensive Occupational Medical Program for Fire Departments. If the bargaining unit member's personal physician performs the annual physical examination, the City will reimburse the bargaining unit member for the cost of the physical examination up to the amount charged by the City's designated physical examination provider. In addition, the personal physician will have to complete the standard physical examination results form and send to the City.

(Tentative Agreement 4/10/2024)

Article 26

General Provisions

- 26.1 Bargaining unit members who are on duty shall be furnished with parking facilities at the Fire Department to the extent available. Said parking facilities shall be furnished at no cost to the bargaining unit member.
- 26.2 Prior to the implementation of any new and/or revised regulations, procedures, departmental operating guidelines or personnel policies affected by this contract, the City shall provide the new or revised items to the Union ~~and will meet and confer with them~~ prior to implementation. This does not impact the Union's right to impact bargain on the change.
- ~~27.3 Any memorandum issued will be in effect until the next annual revision of the department's operating guidelines, after which they must either be incorporated in the department's operating guidelines or shall be null and void.~~
- 26.3 All bargaining unit members are subject to drug/alcohol testing in accordance with the City's Drug Free Workplace Program.
- 26.4 Bargaining unit members may request an annual HIV Antigen test to be performed at a facility designated by the City. Results of such tests shall be kept confidential.
- 26.5 The probationary period for new bargaining unit members is one (1) year and successful completion of all probationary phase testing; however, the period may be extended by the Fire Chief at his/her discretion for additional observation.
- 26.6 A bargaining unit member may, subject to prior approval of the Fire Chief, and review by the City Manager (within 14 calendar days), accept and be employed in an occupation off-duty, which is not in violation of Federal or State Laws or rules and regulations of the Department, providing that such employment shall not interfere with or adversely affect the performance of assigned duties. A bargaining unit member may not, however, engage in off-duty employment which is contrary to his/her medical restrictions.
- 26.7 An Overtime List will be maintained for the firefighter, engineer, and fire lieutenant job classifications. Overtime will be filled in accordance with the Department Operating Guidelines.
- 26.8 The City agrees to provide on-duty training for bargaining unit members when said training is required by the Fire Chief, Medical Director or the State of Florida. Training will be provided in traditional (in-person) as well as online formats. Efforts will be made to offer multiple opportunities to attend and/or obtain the required training or re-certification. Should the member fail to attend the training sessions offered by the City (with the exception of being on Kelly

Day or leave previously approved prior to training being announced/scheduled), the member shall be responsible to obtain the training while off-duty at his/her cost. The City shall comply with the FLSA.

(Tentative Agreement 8/20/2024)

Article 27

Locker Room Facilities

- 27.1 The City agrees to provide and maintain locker room facilities for bargaining unit members, as appropriate.
- 27.2 Said locker room facilities shall consist of, but not limited to, the following: lockers, and showers, ~~training room~~.
- 27.3 An agent of the City shall have the right to inspect a bargaining unit member's locker space without permission of the bargaining unit member or proper authority of law, ~~provided said inspection is done~~ All reasonable attempts will be made to conduct the search in the presence of a bargaining unit representative. The City shall be financially responsible for reimbursing a bargaining unit member for loss or destruction of property by an Agent or employee of the City during said inspection, excluding the locking device if the bargaining unit member was given the opportunity to open said locker.

(Tentative Agreement 4/10/2024)

Article 28

Voting

28.1 During a primary, special or general election, a bargaining unit member who is registered to vote, who did not have the opportunity to vote during early voting, and whose hours do not allow sufficient off-duty time for voting, shall be allowed necessary time off with pay to use their annual leave or compensatory leave for this purpose.

28.2 Where the polls are open two (2) hours before or after the regularly scheduled work period, it shall be considered sufficient time for voting.

(Tentative Agreement 5/13/2024)

Article 29

Wages

29.1 The following pay scales shall be effective during the duration of this contract:

1st full pay period of Fiscal Year 2025- Sept. 23, 2024	Minimum	Maximum
	Annual	Annual
Firefighter	\$50,251.69	\$82,533.48
Engineer	\$60,154.76	\$100,956.90
Firefighter/Inspector	\$60,154.76	\$100,956.90
Fire Lieutenant	\$66,250.96	\$112,062.16
Sept. 22, 2025 - Sept. 20, 2026	Minimum	Maximum
	Annual	Annual
Firefighter	\$51,759.24	\$86,621.11
Engineer	\$60,154.76	\$100,956.90
Firefighter/Inspector	\$60,154.76	\$100,956.90
Fire Lieutenant	\$66,250.96	\$112,062.16
Sept. 21, 2026 - Sept. 19, 2027	Minimum	Maximum
	Annual	Annual
Firefighter	\$53,312.02	\$90,952.16
Engineer	\$60,154.76	\$100,956.90
Firefighter/Inspector	\$60,154.76	\$100,956.90
Fire Lieutenant	\$66,250.96	\$112,062.16

The annual hours for Firefighters, Engineer and Fire Lieutenants shall be ~~2604~~ 2496 hours. The annual hours for Firefighter/Inspectors shall be 2080 hours.

29.2 The only add on or assignment pay that will be paid to bargaining unit members is Working Out of Classification. Bargaining unit members who are required by management to work in a higher classification due to a supervisor's absence shall be compensated an additional 5% for all hours worked in the higher classification.

~~30.4—Bargaining unit members shall be eligible for pay increases during the duration of this contract as follows:~~

~~➤—Effective October 1, 2022—September 30, 2024~~

~~○—Bargaining unit members will be eligible to receive hourly merit pay~~

~~increases based on the overall rating of their twelve (12) month City employment anniversary performance evaluation as noted in Article 38 of this Agreement. Performance Evaluation adjustments (Merit Pay) shall be effective on the first full payroll beginning after April 1st of each year. Merit pay increases shall range from 2% to 4%, in accordance with the performance rating scale in use for certified fire department employees and are awarded for overall performance which meets or exceeds position/job expectations.~~

- ~~○ 30.5 Merit pay increases shall not be available to bargaining unit members at the pay scale maximum. Effective October 1, 2022, lump sum merit payments in lieu of merit pay increases will be provided so long as lump sum payments are specifically included in the budget approved by the City Council.~~

29.3 Fixed percentage adjustments shall replace the previously utilized merit-based adjustments in this contract. The application of fixed percentage adjustments as opposed to merit-based adjustments will be subject to negotiation in the next contract period.

29.4 Effective the first full payperiod of the Fiscal Year 2025, all bargaining unit members in the following classifications shall receive the following a 15% pay increase, 4% effective the first full payperiod of FY 2026, and 4% effective the first full payperiod of 2027. Bargaining unit members will receive a lump sum for the remainder of their adjustment if they reach the pay scale maximums.

- ~~➤ Firefighters: \$3,000 annual pay increase effective the first payperiod of the Fiscal Year (9/23/2024), 3% effective 04/01/2025, 5.5% effective 4/01/2026, 5.5% effective 04/01/2027~~
- ~~— Engineers: \$3,000 annual pay increase effective the first payperiod of the Fiscal Year (9/23/2024), 3% effective 04/01/2025, 5.5% effective 4/01/2026, 5.5% effective 04/01/2027~~
- ~~➤ Firefighter/Inspector: \$3,000 annual pay increase effective the first payperiod of the Fiscal Year (9/23/2024), 3% effective 04/01/2025, 5.5% effective 4/01/2026, 5.5% effective 04/01/2027~~
- ~~➤ Lieutenants: \$3,000 annual pay increase effective the first payperiod of the Fiscal Year (9/23/2024), 3% effective 04/01/2025, 5.5% effective 4/01/2026, 5.5% effective 04/01/2027~~

29.5 Bargaining unit members who have specified certifications shall be eligible to receive incentive pay in accordance with the requirements outlined in the department's operating guidelines. Bargaining unit members who do not complete

the necessary re-certification requirements necessary to maintain these certifications shall not be paid the incentive pay amounts.

The incentive pay shall be equal to 1/26th of the annual amounts and paid to bargaining unit members bi-weekly in their regular paychecks, commencing with the first pay period after eligibility has been established.

Incentive pay is included in the calculation of the bargaining unit member's FLSA hourly pay rate, however, it is not subject to merit and other pay increases. Effective upon contract adoption (or after eligibility is established following the inception of the incentive program), the qualified certifications an annual/ bi-weekly amounts as follows:

Lead Field Training Officer (One per shift) \$1,500/\$57.69

Should the City authorize an additional command officer for each shift, the Lead Field Training Officer incentive shall sunset upon implementation of the position. Personnel receiving the Lead Field Training Officer incentive at that time shall be eligible to receive the Field Training Officer incentive until the next rotation identified in the incentive guideline.

Field Training Officer (Fire, Tech Rescue, or EMS)	\$1,000/\$38.46
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Surface Water Rescue Technician	\$750/\$28.85
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Special Operations Coordinator	\$1500/\$57.69
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<u>Child Safety Seat Technician*</u>	\$600/\$23.08
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Technical Rescue Team Members	\$1,500/\$57.69
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*Effective 9/30/2025, the Child Safety Seat Technician incentive program will sunset.

Technical Rescue Incentives

Members are eligible for one of the following incentives based on qualifications. The member shall be compensated for the highest incentive he or she is qualified according to department operating guidelines.

Effective October 1, 2024, all current bargaining unit members receiving the SO, SOC, Hazardous Materials Technician and Confined Space/High Angle Rope Rescue Technician incentives will be adjusted to the new Technical Rescue Incentive program. For the duration of the contract, members who are currently grandfathered into old incentive programs will be eligible to either remain status

quo or participate in the new incentive program. At the end of this contract, all grandfathered incentive programs will sunset.

Ladder Truck Company Certified \$750/\$28.25

Technical Rescue Team SO-Operations Certified — 1,200/\$46.15 1,200/\$46.15

Technical Rescue Team SOC-Technician Certified \$3,000/\$115.38 \$2,000/\$76

Paramedic

Effective the beginning of the first full pay period after contractual approval \$11,000/\$423.08 effective October 1, 2024 through September 30, 2027.

Safety Officer Staffing

Bargaining unit members shall be eligible for a 5% daily stipend when the department staffs Safety 101. The 5% will only be assessed for hours worked when the member is assigned to the unit and the unit is staffed appropriately according to department operating guidelines.

Should the City authorize an additional command officer for each shift, the 5% stipend for staffing Safety 101 shall sunset upon implementation of the position.

(Tentative Agreement 8/20/2024)

Article 30

Holidays

30.1 The following days shall be observed as official holidays for bargaining unit members:

First Day of January (New Year's Day)

Third Monday of January (Martin Luther King Day)

Last Monday in May (Memorial Day)

The Fourth of July

First Monday in September (Labor Day)

November 11th (Veterans' Day)

Fourth Thursday in November (Thanksgiving)

Friday after Thanksgiving

December 24th (Christmas Eve)

December 25th (Christmas Day)

Bargaining unit members will become eligible for any additional holiday adopted by the City.

30.2 When an official holiday falls on a Saturday, eight (8) hour bargaining unit members shall observe the holiday on the Friday immediately preceding the holiday. When an official holiday falls on a Sunday, the eight (8) hour bargaining unit members shall observe the holiday on the first Monday after the holiday. Twenty-four (24) hour bargaining unit members shall observe the holiday on the actual holiday.

30.3 Holiday pay shall be paid in the following manner:

- A. All bargaining unit members on a twenty-four (24) hour schedule who meet the Holiday Pay eligibility requirements outlined in Article 32.3.C. of this Agreement shall be paid Holiday Pay equivalent to eight (8) hours at the bargaining unit member's regular rate of pay. In the event that the observed holiday falls on the bargaining unit member's regularly scheduled day off, the member may request and, with the Fire Chief's approval, be given eight (8) hours off with pay in the same pay period, instead of being paid the holiday pay.

- B. All bargaining unit members who are required to work on an official holiday and do not qualify for the overtime premium as noted in Article 9 of this agreement shall be paid for all hours worked on the holiday at the rate of one and one-half (1.50) times the bargaining unit member's regular rate of pay. In addition, the bargaining unit member must meet the Holiday pay eligibility requirements outlined in Article 32.3.C of this agreement. This provision does not apply when employees are compensated for special events as outlined in Article 44.
- C. To be eligible for Holiday Pay, a bargaining unit member must meet the following requirements:
 - 1. Must be a full-time employee
 - 2. Must work on any scheduled shift seventy-two (72) hours prior to and seventy-two (72) hours after the holiday as well as the day of the holiday, if scheduled, or the bargaining unit member must be in an approved pay status on any scheduled shift not less than seventy-two (72) hours prior to and seventy-two hours after the holiday, if scheduled. Pay status shall include-members on paid annual, sick, or comp time, as well as leave due to workers' compensation and/or personal days.
- D. A bargaining unit member who reports in on the scheduled shift seventy-two (72) hours prior to and seventy-two (72) hours after the holiday as well as the day of the holiday and was unable to complete their shift due to illness, injury or emergency, shall be considered to have worked that day.

(Tentative Agreement 8/20/2024)

Article 31

Promotions

- 31.1 Promotions shall be conducted as provided in the Department's Operating Guidelines.
- 31.2 Bargaining unit members promoted shall receive a pay increase to either the pay scale minimum noted in Article ~~31.129~~ of this agreement or equivalent to five (5) percent, whichever is greater.
- 31.3 The probationary period (12 months) for a promoted member may not be extended more than two (2) consecutive three (3) month periods.
- 31.4 If the promoted member does not successfully complete the probationary period, the member shall be reassigned to his/her position previously held. The member's rate of pay will be adjusted to the rate of pay prior to the promotion. All merits and any other adjustments incurred during the probationary time will be applied to the pre-promotion pay rate.

(Tentative Agreement 4/10/2024)

Article 32

Damage or Loss to Personal Property

32.1 The City shall reimburse a bargaining unit member for loss or damage to personal property specifically noted in this article in the performance of his duty, subject to the procedures and restrictions set forth in the following paragraphs. No reimbursement shall be made if loss or damage results from carelessness, negligence or misuse on the part of the bargaining unit member.

A. Lost or damaged corrective eyewear shall be reimbursed 100% of the cost of repair or replacement per bargaining unit member per incident not to exceed \$~~1~~200.00. The maximum amount of reimbursement for the cost of repair or replacement of watches, wedding rings or medical identification bracelets shall be \$200 per bargaining unit member per incident.

B. Report of the loss of or damage to personal property must be made within the shift in which the loss or damage occurs or within a maximum of 3 calendar days if mitigating circumstances such as an injury prevent the bargaining unit member from reporting at the time of loss. Such report must include an explanation of how, when, and under what circumstances the loss occurred, and provide the brand name, original cost, and age of the item for which reimbursement is requested. The bargaining unit member's supervisor is responsible for investigating and making a recommendation to the Fire Chief concerning the claim.

C. To receive reimbursement, the bargaining unit members must provide a receipt for the replacement article and, if possible, the remains of the broken item.

(Tentative Agreement 4/10/2024)

Article 33

Pension

- 33.1 The City agrees to continue providing pension benefits to bargaining unit members in accordance with the City of Clermont Firefighters Pension Plan (Plan) in effect as approved by the pension board and City Council.
- 33.2 The Union agrees to allow the City to use 100% of all future Chapter 175 annual distributions.
- 33.3 Bargaining unit members shall contribute ~~a~~the following percent of their salary toward the normal pension cost of the Plan:
Effective 10/1/24 – 6.5%
Effective 10/1/25 – 7.5%
Effective 10/1/26 – 7.5% - however if the city’s minimum required contribution stated in the most recent actuary report prior to 10/1/26 states more than 35% after chapter 175 monies are applied, then employee contributions shall increase to 8.5%.
- ~~37.4 — Bargaining unit members who have reached twenty-two years of service are eligible to receive a one-time bump up in the benefit formula multiplier equal to 9% (the effect is 75% of average earnings at 22 years). All future year multipliers will be 2% up to a max of 100%.~~
- 33.4 All pension changes will be effective upon pension board and City Council approval and will not revert back to any prior service and will only affect future retirees beginning the first payroll date after adoption.
- 33.5 Effective 10/1/2024, the Deferred Retirement Option Plan (D.R.O.P) will increase from five (5) years to eight (8) years.

(Tentative Agreement 8/20/2024)

Article 34

Performance Evaluations

- 34.1 ~~The City's current Performance Evaluation Policy, as outlined in the City's Employment Policies Manual is adopted hereto. Bargaining Unit members will receive an annual performance evaluation in accordance with the city's schedule outlined in the Employment Policies Manual.~~

(Tentative Agreement 8/20/2024)

Article 35

Uniforms and Equipment

- 35.1 The City will provide uniforms and shoes to all bargaining unit members who are required to wear such uniforms and shoes in the performance of their duties at no cost to the member. The uniforms and shoes may be purchased by bargaining unit members with the annual uniform allotment established by the Fire Chief for each bargaining unit member from the City's designated provider. However, the bargaining unit member shall be responsible for any applicable clothing fringe benefit federal income taxes. The Fire Chief shall determine the style of uniform and shoes worn by the members.
- 35.2 Any uniforms provided by the City which are damaged or destroyed while a member is acting in the performance of their duties, shall be replaced by the City within a reasonable period of time at no cost to the member.
- 35.3 The City shall provide all equipment necessary to safely and effectively perform the duties and responsibilities of a sworn Firefighter at no cost to the member. The Fire Chief shall determine what equipment is necessary.
- 35.4 When it is determined that a bargaining unit member is at fault due to willful destruction, being careless or engaging in other behavior resulting in ~~for~~ loss or damage to City ~~issued equipment property through a careless or intentional act~~, in addition to any other applicable disciplinary actions an assessment may be made in accordance with the following schedule:
- A. If the loss/damage is the first occurrence within a ~~two~~ one year period, the percentage assessed shall be ~~25~~ 50% of the cost of repair or replacement, not to exceed two hundred and fifty dollars (\$~~250.00~~).
 - B. If the loss/damage is the second or subsequent occurrence ~~within a~~ one~~two~~ year period, the percentage assessed shall be ~~50~~ 100% of the cost of repair or replacement, not to exceed the city's insurance deductible ~~seventy-five dollars (\$75.00) or \$500 whichever is lesser.~~
 - C. ~~If the loss/damage is the third occurrence within a two year period, the percentage assessed shall be 75% of the cost of repair or replacement, not to exceed one hundred dollars (\$100.00).~~
 - D. ~~If the loss/damage is the fourth occurrence within a two year period, the percentage assessed shall be 100% of the cost of repair or replacement, not to exceed one hundred twenty-five dollars (\$125.00).~~

Prior to assessing a fee, the employee will have the opportunity to review the incident with the Fire Department's Safety Committee.

Due to extenuating circumstances at the time of loss or damage, the member's supervisor may recommend to the Fire Chief that the assessment be waived.

- 35.5 Upon termination of employment or transfer from the department, the bargaining unit member shall return all uniforms and equipment issued to him/her in like condition as when issued, with the exception of reasonable wear and tear. If bunker gear is not returned, the employee shall be assessed a prorated cost of the gear based on age of gear, on his/her last paycheck in accordance with FLSA guidelines.

(Tentative Agreement with changes 5/13/2024)

Article 36

Modified Duty Assignment

- 36.1 If a bargaining unit member is temporarily unable to perform the essential functions of his/her job due to a non-work related injury/illness, a written request for a modified duty assignment may be submitted. There shall be no modified duty status allowed a member unless, at the Fire Chief's sole discretion and in collaboration with Human Resources and the City Manager, it is determined that a necessary modified duty work opportunity exists within the Fire Department. In the event there is no modified duty work available in the Fire Department, the City Manager may approve modified duty status for work in other departments of the City.
- 36.2 If such an opportunity is available, the Fire Chief shall inform the bargaining unit member in writing of any modified duty assignment(s) and the physical capabilities required for their performance.
- 36.3 Upon the request of the Fire Chief, the bargaining unit member shall present this modified assignment information to the treating physician and obtain, at his/her expense, a written evaluation of the bargaining unit member's capacity to perform the essential functions of the assignment. The medical evaluation must be in sufficient detail to satisfy the Chief. The Chief reserves the right to request a second opinion from a City-selected physician at the City's expense if any doubt exists concerning the member's current ability to perform the modified duties.
- 36.4 Any modified duty assignment shall be administered by the City in accordance with applicable law, including but not limited to the Americans with Disabilities Act. Modified duty may be ended at the will of the City at any time in accordance with applicable law, and shall not be subject to the grievance/arbitration provisions of this Agreement.
- 36.5 In the event a bargaining unit member suffers an on-the-job illness or injury that is compensable under Workers' Compensation, he/she shall be given preference for a light duty assignment over a member suffering a non-work related condition if there are insufficient necessary light duty work opportunities available. The process for obtaining and granting such an assignment shall be the same as noted above in Sections 40.1 – 40.4.
- 36.6 In cases where the light duty will extend beyond two pay periods, 24-hour personnel qualifying for light or modified duty for a personal or work-related injury shall be assigned to an 8-hour duty work cycle (M-F, 8-5) and shall be temporarily assigned as an 8-hour employee under the following conditions:
- The temporary assignment shall begin at the start of the next pay period after being assigned to light duty (for work-related injury) and extend

through the end of the pay period when the employee is released to full duty.

- The effective hourly rate for light duty (for work-related injury) shall be equivalent to the member's total base salary annual earnings at the current fire shift hourly rate (e.g. multiplying the member's 24-hour hourly rate by ~~2,604~~2496 and then dividing by 2,080).
- All eligible incentives will remain in effect during this time.
- While temporarily assigned, the member's vacation and sick leave shall accrue at the same rate as other 8-hour city employees, and use of leave shall be hour for hour.
- 24-hour personnel separating from employment while on modified duty status shall have all benefits and unused leave paid out at the 24-hour fire shift hourly rate.
- Unusual circumstances outside what is described above may be approved by Fire Chief and City Manager.

36.7 A bargaining unit member performing a modified duty assignment will be paid only for time actually worked and at his/her regular straight time rate of pay. No additional or overtime hours may be worked when a member is performing a modified duty assignment. Members may utilize accumulated and available sick, vacation, or personal time to make up a loss in pay if the modified assignment does not require at least eighty (80) hours in a biweekly pay period.

(Tentative Agreement 8/20/2024)

Article 37

Smoking, Vaping and Tobacco Use

- 37.1 It is understood that smoking and other forms of tobacco -use or vaping of any product is a known hazard to the health of employees, including members of the bargaining unit. In an effort to improve the health of bargaining unit members and to decrease the costs associated with treating tobacco related illnesses, bargaining unit members are required to adhere to the City's Smoking and Tobacco Use Policy in effect at the time unless otherwise stipulated in this Agreement.
- 37.2 Employees Hired after October 1, 2015 must be tobacco (all forms) free for 1 year prior to employment and must remain tobacco (all forms) free for the duration of their employment.
- 37.3 Employees hired prior to October 1, 2015 shall abide by the City's Smoking and Tobacco Use Policy.

(Tentative Agreement 4/10/2024)

Article 38

Health and Safety

- 38.1 It is the goal of the City and the Union to maintain the highest standards of workplace safety in the Fire Department in order to minimize accidents, injuries, illness and death in the fire Service. In an effort to accomplish this goal, the City agrees to the formation of a Fire Department Safety Committee that will be in compliance with the requirements as set forth in Florida Statutes 633.810.
- 38.2 All bargaining unit members shall be required to pass the annual physical agility test. The physical agility test shall be conducted in accordance with Department Operating Guidelines.

(Tentative Agreement 4/10/2024)

Article 39

Reduced Activity Period

- 39.1 Subject to operational needs, there shall be a period of reduced activity on each shift which should normally run from 1700 to 0700. During the reduced activity period, on-duty employees shall be in uniforms as required by the departmental operating guidelines and be ready to respond immediately to calls. After 1700, the on-duty crew shall complete the station duties for the day not yet completed before the reduced activity period, as well as other duties which the Fire Chief, or his/her designee, determines are necessary to be completed before the end of the shift.

(Tentative Agreement 5/13/2024)

Article 40

Special Events

40.1 “Special events” are defined as ~~those events included in the Special Events list maintained by Parks & Recreation on the Recreation Collective folder. in which a permit is required for activities/special events and for reserved use of City facilities. Special Events are temporary assemblies held on regulated property within the City of Clermont and shall include, but not be limited to, any ceremony, exhibition, show, concert, pageant, rally, private entertainment events, seasonal holiday sales, professional performances, concerts, parades, street dances, sporting events, festivals, competitions, art shows, runs/races/walks or assembly which is likely to attract participation of more than two hundred fifty (250) and any event where fireworks shall be used, exploded or displayed.~~

~~This definition shall be extended to events, which are City sponsored and/or when a permit is waived, requiring firefighter staffing. The Fire Chief or his designee will review the public safety impact of each of these events and shall determine, if Fire and/or Emergency Medical Services (EMS) resources are needed. Examples of events that will be paid by the city under this agreement include but are not limited to:~~

- ~~• Earth Day Lake Clean Up~~
- ~~• Light Up Clermont~~
- ~~• Red, White and Boom~~
- ~~• Sips and Salsa~~
- ~~• National Night Out~~
- ~~• Great Clermont Campout~~
- ~~• CPD’s PD Honor the Fallen 5K~~
- ~~• CPD’s Alzheimer’s 5K~~

~~Other events that are out of the ordinary, which the Fire Chief has obtained consensus from the city manager, prior to advertising the assignment as a special event.~~

- 40.2 Bargaining unit members working a special event will be considered to be on duty.
- 40.3 Bargaining unit members who work the Special Event outside of their regularly scheduled shift and do not qualify for the overtime premium noted in Article 9.17 of this contract shall be paid for all hours worked the Special Event at the rate of one and one-half times (1.5) the bargaining unit member’s regular rate of pay.
- 40.4 The hours worked during the special event will be considered time worked for purpose of overtime calculation in the work period in which the special event occurred, in accordance with the Fair Labor Standards Act.
- 40.5 Compensation earned while working special events shall be considered pensionable and is taxable.

40.6 Special events duty shall be assigned in accordance with Article 2 Prevailing and Management Rights 2.2; Article 27 General Provisions 27.9 Extra Hour Opportunities; Article 9 Overtime, Overtime Pay and Compensatory Time, and any and all articles applicable in the collective bargaining agreement effective January 24, 2017. Article 10 Extra-Duty shall not apply. Voluntary and mandatory special event assignments shall be paid in the same manner, in accordance with items 45.3 through 45.5.

40.7 If a special event detail is advertised and unfilled and where minimum staffing allows ~~and in-service units are not removed from service~~, personnel shall be moved from available in-service units prior to issuing a mandatory overtime call out. Personnel who are considered scheduled for the current shift and reassigned to the special event shall not be eligible for the special event premium.

40.8 This agreement does not include special event hours that are directly paid by the vendor ~~through a third party system (such as Detail Kommander).~~

40.9 Management reserves the right to utilize on duty staffing to cover events scheduled not to last more than six (6) hours.

Article 41

Indemnification

- 41.1 When the City may legally do so, the City shall furnish to bargaining unit members legal counsel and defense in accordance with F.S.S. 768.28(5) and (9). To the extent permitted by law, no bargaining unit member shall be held personally liable in tort for any injuries or damages suffered as the result of any act, event or omission of action in the scope of his/her employment or function, unless such employee acted in bad faith or with malicious purpose or in a manner exhibiting wanton and willful disregard of human rights, public safety or property.

(Tentative Agreement 4/10/2024)

Article 42

Severability Clause

- 42.1 If any article or section of this Agreement should be held invalid by operations of law or by any tribunal of competent jurisdiction, or, if compliance with or enforcement of any article or section should be restrained by such tribunal, the remainder of this agreement shall not be affected thereby.
- 42.2 The parties shall enter into collective bargaining negotiations for the purpose of arriving at a mutually satisfactory replacement for such article or section.

(Tentative Agreement 4/10/2024)

Article 43

Publication of the Agreement

- 43.1 The Union shall be responsible for printing and distributing the necessary number of copies of this Agreement to the bargaining unit members.
- 43.2 The Union and the City agree to execute duplicate originals of this Agreement.

(Tentative Agreement 4/10/2024)

Article 44

Complete Agreement

- 44.1 This Agreement constitutes the entire Agreement and understanding between the parties and subject to applicable law. This Agreement shall not be modified, altered, changed, or amended in any respect except upon the mutual agreement set forth in writing and signed by the authorized representatives of both parties. Furthermore, this Agreement supersedes any and all previous agreements and understandings between the parties, either written or orally.

(Tentative Agreement 4/10/2024)

Article 45

Duration

- 45.1 This Agreement shall be in full force and effect upon ratification by the bargaining unit members and approval by the City Council. Such ratification and approval shall be made immediately following finalization of this Agreement.
- 45.2 This Agreement shall continue in full force and effect until midnight of September 30, 2024~~7~~.
- 45.3 Upon expiration of this Agreement, the terms and conditions of employment of the bargaining unit members shall be governed by the status quo doctrine except that the pay increases outlined in Article ~~31~~29 shall not be effective after the expiration of this Agreement. Pay increases after the expiration of this Agreement will be subject to negotiations and valid for active members at the time of contract approval.
- 45.4 Unless specifically stated herein, all changes shall be effective the beginning of the first pay period after contract approval (with the exception of merit pay increases).

(Tentative Agreement 4/10/2024)

**NEGOTIATING TEAM FOR THE CLERMONT PROFESSIONAL
FIREFIGHTERS UNION LOCAL 4350**

Bryan Bull, President

Jeffrey Ty Chapel, Vice President

Brian Davis, Treasurer

Luke Brear, Secretary

NEGOTIATING TEAM FOR THE CITY OF CLERMONT

Brian M. Bulthuis, City Manager

Nadine Ohlinger, Human Resources Director

David Ezell, Fire Chief

Frederick Casler, Assistant Fire Chief

Kevin Hoey, Finance Director

**THIS AGREEMENT APPROVED UPON ADOPTION BY THE CITY COUNCIL OF THE CITY
OF CLERMONT ON THE 10TH DAY OF SEPTEMBER, 2024.**

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

Collective Bargaining Agreement

Between the

**International Association of Firefighters, AFL-CIO –
Clermont Professional Firefighters Local 4350**

And the

City of Clermont, Florida

October 1, 2024 through September 30, 2027

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Preamble

This agreement is entered into by and between the City of Clermont hereafter referred to as the “City” or “employer” and the International Association of Firefighters, AFL-CIO, Clermont Professional Firefighters Local 4350 hereafter referred to as the “Union.”

The general purpose of this Agreement is to establish wages, hours and terms and conditions of employment for bargaining unit members and to provide an orderly procedure for the resolution of grievances.

In this Agreement, the terms “Clermont,” and “the City,” refer to the employer, the City of Clermont and its Fire Department. The terms “bargaining unit member,” “member,” or “employee,” refers to the full-time certified Firefighters employed by the City of Clermont in the classification of Battalion Chief, Fire Captain EMS, and Fire Captain Training.

Uses of gender references, “he” and “she” are considered interchangeable.

(Tentative Agreement 4/10/2024)

Article 1

Recognition

- 1.1 The City hereby recognizes the International Association of Firefighters, AFL-CIO Clermont Professional Firefighters Local 4350, as the sole and exclusive bargaining agent for the purpose of collective bargaining with respect to wages, hours and other conditions of employment for those employees of the City of Clermont working within the certified bargaining unit, as established by order of the Florida Public Employees Relations Commission (PERC).

(Tentative Agreement 4/10/2024)

Article 2

Prevailing and Management Rights

- 2.1 The Union recognizes the prerogative of the City, except as expressly abridged by any provision of this Agreement, to exercise exclusively all of the normal and inherent rights of management with respect to the Fire Department, including but not limited to, the right to determine the purpose of its constituent divisions, to set standards of service, and to exercise control and discretion over its organization and operations to ensure efficiency. It is also the right of the City to direct its certified Fire employees, to take disciplinary action for proper cause, and to relieve its certified Fire employees from duty, provided in so doing the provisions of this agreement are not violated.
- 2.2 The City reserves the right:
- A. To select and direct the work force in accordance with requirements determined by management.
 - B. To establish and change individual work schedules and assignments.
 - C. To assign and distribute available overtime work and to change work schedules in order to minimize overtime work.
 - D. To make and enforce work performance standards.
 - E. To make and change reasonable rules and regulations and to determine disciplinary action for the failure to obey such rules and regulations.
 - F. To determine if a formal investigation/interrogation under FS 112.82 is warranted.
 - F.G. To determine job descriptions.
 - G.H. To make and enforce safety rules.
 - H.I. To transfer and promote members.
 - I.J. To determine the size and composition of the work force.
 - J.K. To lay off bargaining unit members for lack of work or other legitimate reasons.
 - K. To transfer, subcontract, and eliminate work.

- L. To regulate, control, change, or eliminate existing work procedures or equipment utilized for duty purposes.
 - M. To suspend, discharge, demote, or otherwise discipline bargaining unit members for proper cause.
 - N. To suspend provisions of this agreement during a time of declared emergency conditions, including but not limited to riots, civil disorders, hurricane or weather conditions, with the exception of the wage, benefit and damage or loss to personal property provisions.
- 2.3 The exercise of management rights shall not preclude bargaining unit members or their representatives from raising grievances should decisions on the above matters have the practical consequences of violating the terms and conditions of this collective bargaining agreement.
- 2.4 To the extent that exercise of the management rights described herein, modify or impact wages, hours or other terms and conditions of employment, the City agrees not to exercise such right without first affording the Union an opportunity to review and negotiate over the impact thereof.

(Tentative Agreement 5/13/2024)

Article 3

Non-Discrimination

- 3.1 There shall be no discrimination against any employee covered by this Agreement because of race, religious creed, color, national origin, sex/gender, age, disability, marital status, pregnancy, genetics, veteran status, political affiliation or sexual orientation and other protected classifications, as prohibited by State and/or Federal law.
- 3.2 There shall be no discrimination against any employee covered by this Agreement because of membership, non-membership or office held in the Union.
- 3.3 The City and the union oppose discrimination on the basis of age, race, religious creed, color, national origin, sex/gender, disability, marital status, pregnancy, genetics, veteran status, sexual orientation, or political affiliation, or any other protected classifications. However, the parties also recognize that the City has established an internal procedure to investigate and resolve alleged cases of discrimination that is in addition to existing and adequate procedures established by the State of Florida and the Federal Government. Accordingly, it is agreed that allegations of employment discrimination as described above cannot be processed through the contractual grievance/arbitration procedure.

(Tentative Agreement 4/10/2024)

Article 4

Administrative Investigations

- 4.1 Administrative investigations of bargaining unit members will be conducted in accordance with Florida Statute 112.80, ET. seq., known as the Firefighters' Bill of Rights.
- 4.2 The parties have incorporated by reference the statutory bill of rights in this Agreement to enable them to elect to invoke the grievance-arbitration procedure to remedy any alleged denial of rights, and not to effect any change in substantive rights under the statute as repeated herein. An employee may pursue enforcement of these rights through arbitration or in the courts, but if the bargaining unit member chooses to enforce these rights in court, the City is not obligated to arbitrate over these same issues. Should the referenced Statute be amended by legislature or court action during the course of this Agreement, the amendments will be incorporated and applied without further negotiation by the parties to this Agreement. The parties agree that alleged violations of Article 4 are not grievable.
- 4.3 No bargaining unit member shall be disciplined in any manner or otherwise discriminated against in regard to his/her employment or appointment, or be threatened with any such treatment, by reason of his/her exercise of the rights granted by the Firefighters' Bill of Rights.
- 4.4 If a bargaining unit member is the subject of an administrative investigation, he/she will be notified in writing. At the discretion of the Fire Chief he/she may be allowed to continue performing his/her regular duties or be reassigned to reasonable alternative departmental duty or placed on administrative leave with no loss of pay or benefits until such time as the investigation is completed and disciplinary action, if any, has been determined. Upon the completion of the investigative report, the bargaining unit member will be provided upon request and, at no cost, a copy of the investigative report and supporting documentation.
- 4.5 The investigation findings under this Article will be classified as follows:
- A. Unfounded – The complaint is false or non-factual.
 - B. Valid – There is sufficient information or evidence to substantiate the complaint.
 - C. Invalid – There is insufficient information or evidence to prove or disprove the complaint.
- 4.6 ~~Any investigation that is found to be "Valid" and may potentially or will result in discipline of suspension, demotion or termination, the member has a right to a pre-disciplinary hearing conducted by the Fire Chief or designee.~~

- 4.7 A complete copy of the investigative report and supporting documentation, if requested, will be provided to the bargaining unit member and placed in the Fire Department's Administrative Investigation File. The report summary and discipline, if any will be placed in the personnel file.

(Tentative Agreement 4/30/2024)

Article 5

Professional Standards and Disciplinary Action

- 5.1 It is a statutory right of the City to establish rules and standards of performance and to discipline employees in accordance with those standards. When discipline is applied, the City shall, when possible, use a system of "progressive discipline" that uses an appropriate form of corrective action to obtain its intended purpose, which is to correct inappropriate conduct. However, the Union and City recognize that there are instances where the employee's conduct is such that progressive discipline is not warranted or required and discipline, up to and including discharge can be imposed by the City. Employees will not be discharged or disciplined without proper cause.
- A. Supervisory personnel are delegated the authority and responsibility for the proper direction, effectiveness, efficiency, conduct, and discipline of subordinate personnel assigned to them, subject to review by the Fire Chief.
 - B. Prior to any disciplinary action being taken, management will ~~investigate~~ address as appropriate to determine the applicable facts and evidence which would support or not support the need for disciplinary action. The circumstances will determine the ~~extent-need for~~ of the-a formal investigation and the extent thereof. If ~~the-an~~ investigation is reasonably expected to result in disciplinary action involving ~~loss-of pay~~ suspension, demotion, or termination, such investigation will be conducted in accordance with Article 5 of this Agreement.
- 5.2 Counseling: All Supervisors are responsible for counseling employees when necessary to improve performance. Counseling is not considered discipline and is not subject to the grievance process. Supervisors shall document the written counseling on the city's Corrective Action form and may retain supervisory notes on counseling. Written Counseling records are considered public records and shall be maintained in the employee's personnel file.
- 5.3 Discipline may take the form of:
- A. Reprimand: Recorded admonishment of a deficiency or poor performance.
 - B. Suspension: An unpaid period of time of not less than one shift and not more than two full pay periods (28 days). However, if the bargaining unit member has been suspended as the result of an administrative investigation into pending criminal charges, the bargaining unit member may be suspended until a final court disposition is rendered.
 - C. Demotion: Reclassification from one position to another one of lower pay.

D. Termination: A complete and irrevocable severing of the employment relationship.

- 5.4 If a bargaining unit member who is suspended pending final court disposition of criminal charges, is convicted or pleads guilty or nolo contendere to any criminal charge that disqualifies him/her from service as a Firefighter under Florida Statutes, he/she shall be terminated and shall not be entitled to any back pay or benefits.
- 5.5 If a bargaining unit member who is suspended pending final court disposition of criminal charges is convicted, pleads guilty or nolo contendere to or plea bargains to a misdemeanor offense that does not disqualify him/her under Florida Statutes, the bargaining unit member shall not be entitled to any back pay or benefits upon return to full duty.
- 5.6 All disciplinary action taken toward non-probationary bargaining unit members starting at the level of involuntary demotion, suspension, or termination is subject to grievance.
- 5.7 Bargaining unit members shall be required to observe and comply with written regulations governing their employment as set forth in Department Operating Guidelines and written communications issued by the Department or the City, including the City's Employment Policies Manual, to the extent that such rules or directives are not in conflict with this Agreement.
- 5.8 No disciplinary action will be taken for violation of a rule or regulation until seventy-two (72) hours after posting or distribution of the rule or regulation.
- 5.9 Documentation by supervisors of incidents, acts, or behavior potentially leading to disciplinary action is essential. Record keeping must identify dates, times and circumstances. The affected bargaining unit member shall be notified by their Supervisor within a reasonable time when such data is being created and retained, which could result in disciplinary measures to provide the opportunity for correction prior to discipline being issued.
- 5.10 If disciplinary action is proposed that includes termination, demotion, or suspension without pay, the bargaining unit member will be provided a copy ~~of all facts and evidence obtained, including of~~ the final investigative report (if applicable), and upon request, all other facts and evidence obtained and an. All members are provided an opportunity to discuss the proposed discipline with the Fire Chief or his/her designee in a pre-disciplinary hearing prior to the effective date of such action. The bargaining unit member will be given notice of the pre-disciplinary hearing ~~seven~~ no less than five (75) calendar days prior to the hearing.

- 5.11 Within fourteen (14) calendar days of the conclusion of the pre-disciplinary hearing, the Fire Chief shall notify the bargaining unit member of his/her final decision in respect to the form of discipline, if any.

(Tentative Agreement with changes 5/13/2024)

Article 6

Personnel Records

- 6.1 The bargaining unit members' official personnel files are to be maintained in the City's Human Resources Department.
- 6.2 With the exception of those exemptions noted in Florida Statutes, records in the bargaining unit members' personnel files are public records and available for inspection. The release and disclosure of any records in these files will be under the authority of the City Clerk.
- 6.3 Bargaining unit members shall have the right to inspect and make copies of their personnel files at no charge. The records shall be made available during regular business hours.
- 6.4 Bargaining unit members shall be notified within a reasonable time frame when any personnel file record has been released in accordance with the public records laws. Documentation noting the date and identity, if known of the individual/organization requesting the personnel file record shall be placed in the personnel file.
- 6.5 The City agrees that a bargaining unit member shall have the right to include in his/her personnel file a written refutation of any material he/she considers to be detrimental. The employee's written refutation must be provided to the Fire Chief within thirty (30) days of the employee's receipt of the alleged detrimental information.

(Tentative Agreement 4/10/2024)

Article 7

Work Period and Work Shift

- 7.1 The work period for twenty-four hour bargaining unit members shall be twenty-~~eight~~ one (21) consecutive days as provided for in Section 7 (k) of the Fair Labor Standards Act. The work period for eight (8) hour bargaining unit members shall be seven (7) consecutive days.
- 7.2 The work schedule for twenty-four (24) hour bargaining unit members shall be twenty-four (24) continuous hours on duty starting at 8:00 a.m. followed by forty-eight (48) continuous hours off duty. An eight (8) hour bargaining unit member's work schedule shall consist of five (5) days on and two (2) days off with their starting and ending times determined by the Fire Chief. A 40 hour employee's workweek shall consist of five (5), eight (8) hour workdays with an unpaid lunch break, or four (4), ten (10) hour workdays with an unpaid lunch break, per work week.
- 7.3 As noted in Article 2.2.B. of this Agreement, the City has the right to change individual work schedules (starting and ending times and days on/off) as needed. The City will give as much advance notice as possible when adjustments are made.
- 7.4 Each eight (8) hour bargaining unit member will be entitled to a one (1) hour unpaid lunch break. The time period for the breaks must be approved by the bargaining unit members' supervisor prior to the bargaining unit member taking the break.
- 7.5 Whenever a shift rotation occurs or a bargaining unit member rotates to a new shift, bargaining unit members shall be entitled to at least the number of hours equal to one scheduled shift of off-duty time prior to returning to work.
- 7.6 ~~The bargaining unit members assigned to shifts shall have the opportunity to bid by seniority for shift and/or station assignments when position openings become available, provided the operational needs of the department are satisfied.~~ The bargaining unit members shall have the opportunity to bid by seniority for shift and/or station in accordance with Department Operating Guidelines. Seniority shall be based on the department's Time in Grade Seniority List (Article 27.9). The City retains the right to determine the number of slots available on each shift and override shift pick selections.
- 7.7 Twenty-four (24) hour bargaining unit members shall have one (1) twenty-four (24) hour shift off unpaid every ~~twenty-eight (28) day cycle~~ twenty-one (21) days ("Kelly Day"). The City will give as much advance notice as possible when scheduling adjustments are made.

(Tentative Agreement 8/20/2024)

Article 8

Overtime, Overtime Pay and Compensatory Time

- 8.1 The following provision applies to non-exempt bargaining unit members. Overtime is defined as time worked in excess of ~~two hundred twelve (212)~~ one hundred and fifty-nine (159) hours in a twenty-~~eight~~ one (281) day period as provided for in Section 7(k) of the Fair Labor Standards Act for twenty-four (24) hour bargaining unit members and in excess of forty (40) hours in a seven (7) day period for eight (8) hour bargaining unit members.
- 8.2 For the purposes of computing overtime, compensatory leave, sick leave, bereavement leave, annual leave, holiday leave, military leave, jury duty and any other absence from work while on a paid status will not be considered time worked.
- 8.3 Overtime must be assigned or authorized by management; an employee is not entitled to assign or approve overtime for him/herself. Overtime shall be scheduled at the discretion of management in accordance with department policies, procedures/guidelines, and procedures herein, except in instances of a declared emergency.
- 8.4 Anytime hiring of overtime or additional personnel is found by management to be necessary, ~~this hiring shall be done rank for rank and based on certification(s) necessary for the position to be filled. Anytime management determines a need for overtime or need for additional personnel, which cannot be filled rank for rank, the next lower rank or qualified person shall be offered the time in accordance with Article 9. The hiring process will fill 24 hour vacancies first, followed by partial vacancies, in descending order.~~ Hiring for overtime shifts shall be handled in accordance with Department Operating Guidelines.
- 8.5 Members cannot be removed from the Mandatory Staffing Overtime program.
- 8.6 Anytime a person(s) is sent home prior to the end of their overtime shift the department will utilize the policy of last hired/first sent home as long as operational needs are met.
- 8.7 No member who is required by the department to be on duty pursuant to mandatory overtime, shall move from their current spot on the staffing overtime program, even if it is greater than twelve (12) consecutive hours.
- 8.8 Special event hiring will be paged out and hiring shall be done no sooner than 10 minutes after the page. The member on their Kelly day or highest on the list will be hired for the position, providing they meet the following requirements: rank for rank and based on certification(s) necessary for the position to be filled. Anytime overtime or need for additional personnel cannot be filled rank for rank the next lower rank or qualified person shall be offered the time in accordance with Department Operations Guideline. Working special events will not cause

movement on the staffing overtime program unless hours worked are twelve (12) consecutive hours or greater.

~~8.9 — Any person(s) on Kelly day who signs up to work overtime will have first choice for filling overtime positions. If more than one person on a Kelly day signs up to work, the person higher on the appropriate staffing overtime program will have the priority in filling the position. If person(s) on Kelly day refuse overtime, overtime shall be filled according to appropriate staffing overtime program.~~

8.140 When hiring for projected overtime, the position will be paged out and hiring shall be done no sooner than 10 minutes after the page. Members will go into the staffing program and sign up for specific vacancies they want to work. If no one signs up after 10 minutes, the position will be filled as a mandatory vacancy for the first projected shift only.

8.141 For immediate vacancies, the Battalion Chief will look at the staffing overtime program and use it to fill the vacancy. Members on their Kelly day or highest on the overtime list will be hired for the vacancy. If there is a need to fill the immediate vacancy, the Battalion Chief shall page out the vacancy and fill it no sooner than 10 minutes. If the need to fill the vacancy still exists after 10 minutes the position will be filled as a mandatory vacancy.

8.142 A mandatory staffing overtime program will be kept separate from the overtime list. When the department hires mandatory overtime vacancies, vacancies will be filled using the Mandatory List. When a person accepts mandatory overtime, he will move to the bottom of the Mandatory List.

8.143 Any person on annual leave, sick leave, personal day, Kelly day, or training leave will not be assigned mandatory overtime until returning to their next shift. Mandatory overtime will be assigned to the next person on the Mandatory List.

8.144 The Fire Chief has the authority to waive the requirements of Article 9.4 – 9.13 in the event of an actual or pending emergency.

8.145 Overtime worked shall be compensated at one and one-half (1.5) times the bargaining unit member's regular rate of pay as defined in the Fair Labor Standards Act.

8.156 In lieu of receiving cash for overtime worked in excess of ~~two hundred twelve~~one hundred and fifty-nine (2159) hours in a twenty-~~one~~eight (218) day period or forty (40) hours per workweek, as applicable, employees may request compensatory time.

A. Equivalent compensatory time for each overtime hour worked based on Article 9.17 of this Agreement will be credited to the employee at the end of the work period in which the overtime was worked. Records related to accrual and use of compensatory time are maintained by the Finance Department.

- B. The maximum accrual of compensatory time is seventy-two (72) hours for twenty-four (24) hour shift employees and forty (40) hours for eight (8) hour shift employees. When an employee has reached his/her maximum accrual, the City will include payment for any subsequent overtime in the employee's paycheck.
- C. A bargaining unit member who has accrued compensatory time and requested use of this compensatory time shall be permitted to use such time off within a reasonable period after making the request, if such use does not unduly disrupt the operations of the department. The minimum time period for use of compensatory time is four (4) hours for twenty-four (24) hour shift employees and one (1) hour for eight (8) hour shift employees.
- D. Bargaining unit members may use compensatory time accrued in conjunction with the use of vacation leave.
- E. Upon termination of employment, for whatever reason, the remaining balance of accrued compensatory time will be paid to the terminated employee (or his/her designated beneficiary or estate in the case of the employee's death) at the rate of pay in effect for him/her at that time.

Article 9

Extra-Duty

- 9.1 ~~Call-out~~ Extra-Duty time is defined as any time a bargaining unit member is called into work or assigned to work outside when he/she is off duty. ~~Call-out hours shall be paid for actual time worked with a minimum of two (2) hours. In the event of multiple call-outs, the two (2) hour requirement shall not apply to those call-outs incurred within two (2) hours of the first call-out clock-in time.~~ If the call-out consists only of telephone calls, the actual time of the call will be paid, without regard to a minimum time. ~~Call-Extra duty out~~ hours paid will be considered time worked for purposes of overtime calculation in the work period in which the ~~call-outs~~ hours occurred.
- 9.2 If the situation that created the extra duty is no longer in effect, the member working will be given the option of working to obtain a minimum of four (4) hours.
- 9.3 If the situation that created the extra duty is no longer needed prior to the start of the shift/situation and the member is notified less than one (1) hour prior to the start of the extra duty, the department shall allow the option of the four-hour rule. It is the member's option to remain and complete the four (4) hours or leave when the extra duty is no longer required.
- 9.4 Non-exempt members attending meetings shall be paid a minimum of two (2) hours. For meetings that exceed two (2) hours, the members shall be paid for the total time of attendance.
- 10.2 ~~On call duty is defined as off-duty time when a bargaining unit member is ordered by the Fire Chief, or his/her designee, to be readily available and prepared to perform actual work when the need arises during off-duty hours. Members in an on-call status shall receive a weekly supplement of at least \$100.00, or the same amount as provided to non-union employees of the City, whichever is greater, which shall be added to his/her base annual salary during the week he/she is on call. If a bargaining unit member is called out for duty, the bargaining unit member will be compensated in accordance with Article 10.1.~~

(Tentative Agreement with changes 5/13/2024)

Article 10

Annual Leave

- 10.1 Bargaining unit members are entitled to the ~~following: same annual leave benefits available to all other employees of the City, with the exception that~~ Twenty-four (24) hour shift bargaining unit members may not use their available accrued annual leave in increments less than four (4) hours per shift.

<u>Years of Service</u>	<u>24-Hour Employee</u>
<u>0-4</u>	<u>4.61 hours</u>
<u>5-9</u>	<u>5.54 hours</u>
<u>10-14</u>	<u>6.93 hours</u>
<u>15-19</u>	<u>8.31 hours</u>
<u>20 and over</u>	<u>9.23 hours</u>

- 10.2 The maximum amount of annual leave that bargaining unit members may accumulate is as follows:

<u>Employee Type</u>	<u>Maximum</u>
8 hour	320 hours
24 hour	400 hours

- 10.3 In the event that the City ~~reduces-changes~~ the annual leave benefits available to all other employees, the respective leave benefits will remain unchanged for bargaining unit members, unless the change is mutually agreed to by the Union and the City.

(Tentative Agreement 8/20/2024)

Article 11

Sick Leave

- 11.1 Bargaining unit members are entitled to ~~the sick leave on a biweekly basis in accordance with the following schedule; same sick leave benefits available to all other employees of the City and the City's Sick Leave Policy is adopted hereto, with the exception set forth in Section 12.3, below.~~

<u>Years of Service</u>	<u>24-Hour Employee</u>
<u>Less than 1 Year</u>	<u>2.31 hours</u>
<u>More than 1 Year</u>	<u>4.62 hours</u>

- 11.2 In the event that the City ~~reduces~~ changes the sick leave benefits available to all other employees, the respective leave benefits will remain unchanged for bargaining unit members, unless the change is mutually agreed to by the union and the City.
- 11.3 All twenty-four (24) hour shift personnel shall be limited to using sick leave in one –hour increments. The City's Sick Leave Policy shall apply to all members employed on an eight (8) hours work schedule.

(Tentative Agreement 8/20/2024)

Article 12

Bereavement Leave

- 12.1 Bargaining unit members are entitled to up to twenty-four (24) hours of bereavement leave upon approval of the Fire Chief in the event of a death of a family member. The member shall submit proof of death before compensation is approved.
- 12.2 Family members are defined as the employee's children, parents, parents-in-law, brothers, sisters, grandparents, grandparents-in-law, grandchildren, great grandparents, great grandchildren, aunts, uncles, and current spouse, step-children, step-parents, step parents-in-law, step-brother, step-sister, step-grandparents, step-grandchildren, sisters-in-law, brothers-in-law, sons-in-law, and daughters-in-law.
- 12.3 If additional time off is necessary, annual leave or compensatory leave may be used, with the approval of the Fire Chief.

(Tentative Agreement 4/10/2024)

Article 13

Leave of Absence

- 13.1 All applications for leave of absence must be submitted in writing and approved by the Fire Chief and the City Manager. Decisions regarding leaves of absence are not subject to the grievance or arbitration procedures.
- 13.2 Upon termination of leave of absence, the bargaining unit member shall return to the same job classification and rate of pay in effect at the beginning of the leave of absence. If the member was on a leave of absence for medical reasons, he/she must provide medical documentation indicating his/her ability to perform the essential functions of the job duties.
- 13.3 The bargaining unit member will not lose any credited service with the City, if the leave of absence period is less than three (3) months. If the leave of absence period is longer than three (3) months, the bargaining unit member will not receive any credited service for the entire leave of absence period.
- 13.4 Where applicable, any medical leave will run concurrent with leave taken pursuant to the Family and Medical Leave Act.
- 13.5 The City's Employment Policies Manual shall govern the procedures and timeframes for a leave of absence.

(Tentative Agreement 4/10/2024)

Article 14

Military Leave and Military Duty

- 14.1 Military leaves shall be granted in accordance with the City's Employment Policies Manual and Florida and Federal Law.
- 14.2 Except in an actual or declared emergency recall to duty, the bargaining unit member shall give thirty (30) calendar days notice, or as much notice as possible to his/her supervisor that his/her military duty will occur on the specific dates.

(Tentative Agreement 4/10/2024)

Article 15

Workers' Compensation/Injury Leave

- 15.1 The City provides workers' compensation insurance, in accordance with Florida Statutes, and through its carrier will provide medical and compensation benefits to employees who sustain an injury as a result of and arising out of employment by the City. Initial determination as to whether an injury is compensable will be made by the carrier. Disputes concerning compensability of injury or type or amount of compensation shall be resolved through existing legal process as defined by Florida Statute and shall not be subject to grievance under this Agreement.
- 15.2 Members recognize a duty to promptly report any injury occurring while on the job, and to cooperate in providing any information necessary to process a claim.
- 15.3 The City is entitled to select the physician who will examine or reexamine the injured employee; however, the injured employee is entitled to a one-time change in physicians per claim, subject to the approval of the workers' compensation carrier and applicable Workers' Compensation law.
- 15.4 While on a job connected injury or disability leave, bargaining unit members shall be entitled to all benefits as provided in this Agreement.
- ~~15.5 A bargaining unit member who receives a job related injury within twelve (12) months of employment with the City shall not be entitled to injury leave. Bargaining unit members shall be required to use any eligible personal leave during this period.~~
- 15.5 A bargaining unit member who receives a job related injury shall be paid injury leave at full pay until Workers' Compensation begins. ~~after twelve (12) months of employment with the City shall be paid injury leave at full pay for a period not to exceed two hundred (200) hours when the employee is required to be absent from work at the direction of a physician selected in accordance with Article 16.3, above. Workers' compensation payments issued during the period of injury leave shall be signed over to the City.~~
- 15.6 Upon payment of the maximum injury leave available, bargaining unit members shall be required to use accumulated personal leave to make up the difference between the workers' compensation payments and the bargaining unit members' regular wages.

15.7 Bargaining unit members taking leave pursuant to this Article shall use any available Family and Medical Leave.

(Tentative Agreement 8/20/2024)

Article 16

Vehicles

- 16.1 The City shall equip fire apparatus in such a manner as to allow bargaining unit members to perform the duties and responsibilities of their position. The Fire Chief shall determine the type of equipment to be used.
- 16.2 All maintenance, repairs, fuel costs, and insurance for fire department vehicles shall be the responsibility of the City.
- 16.3 If a bargaining unit member feels that a vehicle or other equipment is unsafe as defined in the Departmental Operating Guidelines, ~~and therefore unfit for service because it is a hazard to him/her or the public, or both,~~ he/she shall immediately inform his/her supervisor. ~~If the Shift Commander concurs, the unsafe vehicle or other equipment shall not be used. No vehicle or piece of equipment shall be released back for duty use until inspected and determined safe or repaired by competent mechanical personnel. Should the supervisor not concur, the bargaining unit member shall document such unsafe condition(s) and forward it to the Fire Chief via the chain of command.~~
- ~~17.4 With respect to vehicles, the term “unsafe” shall be as defined in the Departmental Operating Guidelines.~~
- ~~17.5 If the nature of the vehicle problem is such that it should not be driven, the vehicle shall be taken out of service at the location where it is deemed unsafe. A bargaining unit member shall not be required to deliver such unsafe vehicle to place of repair. However, if the nature of the unsafe condition is such that the bargaining unit member can drive the vehicle to a place for repair, without hazard to himself/herself or the public, he/she shall do so.~~
- 16.4 Bargaining unit members shall not be required to perform major repairs on vehicles or facilities. However, bargaining unit members are expected to perform daily checks and schedule preventative maintenance as prescribed by Department Guidelines and Policy.~~check fluids and perform preventive maintenance on vehicles and facilities.~~
- 16.5 Bargaining unit members required to use their personal vehicles in the performance of any assigned duties shall be reimbursed per the City’s Travel Procedures.
- 16.6 Bargaining unit members assigned to certain positions may be allowed to drive City vehicles home, based on specific authorization by the City Manager. In the event a member is transferred to a position that does not require the use of a take home vehicle, the member’s use of a take home vehicle shall cease. Members

shall be required to use such vehicles in accordance with the City's Take Home Vehicle Policy in effect at the time unless otherwise stipulated in this Agreement.

(Tentative Agreement 8/20/2024)

Article 17

Personal Day

- 17.1 Bargaining unit members are entitled to the 2 personal days per calendar year.~~same personal day benefits available to all other employees of the City.~~
- 17.2 In the event that the City ~~reduces~~ alters the personal day(s) benefits available to all other employees, the respective personal day(s) benefits will remain unchanged for bargaining unit members, unless the change is mutually agreed to by the union and the City.

(Tentative Agreement 8/20/2024)

Article 18

Insurance

- 18.1 The City agrees to provide the same health, dental and life insurance benefits to bargaining unit members as are provided to all City employees. The cost for such insurance to bargaining unit members shall be the same as charged to all City employees. The City shall have no obligation to bargain over changes to insurance or the effects of such changes during the term of this agreement as long as the bargaining unit members are provided the same insurance benefits and wellness program (including additional opportunities provided to firefighters such as Life Scan and physical agility testing) as all City employees.
- 18.2 The City shall provide life insurance or death benefits for each bargaining unit member in accordance with Florida Statutes.

(Tentative Agreement 4/30/2024)

Article 19

Union Representatives and Business

- 19.1 The City shall recognize the officers of the Clermont Firefighters Union, Local 4350 as the official representatives of the Union, and shall consider them the sole contact with Union members in regard to the terms and conditions of employment and contract matters, subject to bargaining.
- 19.2 The Union will be permitted to use the training room ~~or conference room or any other city meeting facility, if available,~~ at no cost ~~between 8 a.m.- 5 p.m. Monday through Friday for meetings of Local 4350. F~~for meetings ~~of Local 4350~~ scheduled ~~after 5:00 PM outside of normal business hours, as available, providing arrangements have been made in advance in accordance with normal scheduling procedures~~ the fire department training room may be used, if available, at no cost ~~providing arrangements have been made in advance in accordance with normal scheduling procedures~~. Other than those acting in official capacity as union representative, no employee covered by this Agreement may attend Union meetings during his/her scheduled work hours unless specifically authorized by the Fire Chief or his designee.
- 19.3 Wall space, equivalent to approximately one-third (1/3) of the fire station's bulletin board space, and/or department-wide electronic communications will be allowed as approved by the Fire Chief for the purpose of posting notices and announcements pertaining to Union business.
- 19.4 The Union shall not post any material that is obscene, defamatory or that impairs the operation of the Department or the City. Any intentional violation of this provision by the Union may result in the privilege of such use of the bulletin board being withdrawn.
- 19.5 The Union shall be permitted to use the City's electronic mail system and telephone to transmit information related to Local 4350 to bargaining unit members provided such communications do not unduly interfere with City work. Said electronic mail shall also be available for review by appropriate City officials. The Union and Unit members shall not transmit any material which would violate the City's Computer Network Guidelines and Procedures.
- 19.6 The Union shall be granted up to one (1) hour during new firefighter orientations to explain jointly with a management officer the provisions of this agreement and the functions of the Union.
- 19.7 The City shall allow such internal Union business as membership recruitment, campaigning for union office, distribution of literature, and all other Union activities not prohibited by city policy during reduced activity periods.

- 19.8 The City shall allow the Union to continue to raise, collect and obtain monies benefiting ~~the Muscular Dystrophy Association~~ a mutually agreed upon charitable organization and to present those monies as a joint effort between the City of Clermont and the Union. Times and locations of collections shall be approved by the Fire Chief or his designee.

(Tentative Agreement 4/30/2024)

Article 20

Reduction in Work Force

- 20.1 Layoff - In the event of a layoff for any reason, regular full-time employees shall be laid off in inverse order of seniority.
- A. “Seniority” for purposes of this Article is defined as the length of uninterrupted time since the most recent hire by the City.
 - B. Seniority is earned within the Department and also within the City. Departmental seniority will be given first consideration; if departmental seniority is equal (in terms of date), then City seniority will govern.
 - C. Employees in temporary status will be laid off first, followed by employees in probationary status. No permanent employee shall be laid off while another person in the same class is retained on an emergency, temporary or probationary basis by the City.
- 20.2 Exceptions to Layoff - If the Fire Chief should find that a specific employee should be retained despite a lower seniority because of special skills, abilities or training that are essential to the efficient operation of the department or the organizational unit, the Chief shall submit a written request to the City Manager that sets forth in detail the specific skills, abilities or training possessed by the member and the reasons the member is essential to the effective operation of the department. A copy of the request will also be delivered to the Local 4350 Executive Committee at the same time as submitted to the City Manager. Absent formal objection by the union through the grievance process and upon approval of the City Manager, the member may be retained.
- 20.3 Alternatives to Layoff - Any member scheduled to be laid off shall be offered an alternate position if qualified and if a suitable vacancy exists. A member may not “bump” another permanent employee from his/her position in order to avoid layoff.
- 20.4 Notice of Layoff - Prior to notification of those affected, the names of all bargaining unit members scheduled for layoff will be provided to the City Manager and to the Executive Committee of Local 4350. Such notice will include information of job class and seniority of those affected and will reference any request for out-of-seniority as provided in 21.2, above. Absent formal objection by the union through the grievance process and upon approval by the City Manager, layoff notices will be sent to the bargaining unit members affected. Bargaining unit members shall be notified in writing by the Fire Chief of their layoff at least fourteen (14) calendar days prior to the effective date of the layoff.

20.5 Recall

- A. Members in layoff status shall retain recall rights for twelve (12) months from the date of layoff. The names and seniority dates of laid-off members shall be placed on a recall list and a copy of the list shall be provided to the union.
- B. Members shall be recalled in order of seniority as shown on the recall list determined at the date the initial layoff occurred. The member with the greatest seniority shown on the recall list shall be recalled first. If, after the City has provided notice of recall in accordance with this Article to each of the members on the recall list, vacancies exist because laid off members have refused recall or failed to respond to notice within the time allotted, the recall list shall be deemed exhausted and the City shall fill vacancies through its ordinary hiring process.

20.6 Members will be provided notice of recall and must follow the procedures defined below in order to protect recall rights.

- A. Notice of recall shall be given to the member by first class mail sent to the most recent address contained in his/her personnel records.
- B. A member who receives a notice of recall and desires to return to work must respond to the City's Human Resources Department no later than fourteen (14) calendar days following his/her receipt of the recall notice. A laid off member who fails to notify the Human Resources Department in accordance with this section shall lose recall rights.
- C. A member must report fit for duty within fourteen (14) calendar days (or less if approved by the Fire Chief) following his/her notification to the Human Resources Department of his/her desired return to work. A laid off member who does not report fit for duty in accordance with this section shall lose recall rights.

20.7 Seniority does not accrue during layoff, nor does the member accrue time off or other benefit eligibility. Upon recall, a member's seniority shall be counted from the member's former hire date, less the period of layoff.

20.8 In the event of a layoff, special consideration will be given to individuals eligible for Veterans' preference in accordance with State law and City policy.

(Tentative Agreement 4/10/2024)

Article 21

Dues Deduction

- 21.1 The City agrees that upon receipt of a voluntary individual notice for any bargaining unit member, the City shall deduct from his/her pay, dues commencing with the second pay period after receipt of such notice. Revocation shall be in writing and shall be effective commencing with the second pay period after receipt of such notice of revocation.
- 21.2 Dues shall be deducted each designated pay period and those monies shall be remitted to the Clermont Firefighters Union, Local 4350 reasonably thereafter.
- 21.3 The Union will initially notify the City as to the amount of the dues to be deducted. Such notification shall be to the City in writing over the signature of the president or vice-president of Local 4350.
- 21.4 Changes in the amount of the union dues to be deducted will be certified to the City in the same manner and shall be done thirty (30) calendar days in advance of the effective date of such change.
- 21.5 The Union agrees to indemnify and hold harmless the City, its agents, employees and officials from and against any claims, demands, damages or causes of action (including but not limited to claims based upon clerical or accounting errors) or any nature whatsoever, asserted by any person, firm or entity, based on or relating to any payroll deduction required or undertaken under this Article, and agrees to defend at its sole expense any such claims against the City, or its agents, employees or officials. The term "officials" as used herein includes elected or appointed officials.

(Tentative Agreement 4/10/2024)

Article 22

Grievance Procedure

- 22.1 The purpose of this Article is to establish processes for the fair, expeditious and orderly adjustment of grievances or disagreements between the City of Clermont, the Clermont Fire Department and Local 4350 and its bargaining unit members solely involving the interpretation or application of this Agreement.

A grievance is a dispute, claim, or complaint filed by a Bargaining Unit employee or the Union arising under the Terms of this Agreement. Grievances are limited to matters of interpretation or application of the provisions of this Agreement. Any grievance filed shall contain a complete statement of the grievance, reference to the provision, or provisions of the Agreement alleged to have been violated and state the remedy or correction requested. The City need not entertain or process under this Article, and may refuse to entertain, any disputes, claims, or complaints not meeting this definition.

- 22.2 Any formal grievance filed shall be in writing and shall set forth the provision or provisions of this Agreement alleged to have been violated and the facts pertaining to the alleged violation(s) and the date of the violation(s). The grievance shall be signed by the grievant and an Officer of Local 4350.

Grievances submitted which do not contain the above information and/or are incomplete, shall be amended by the grievant within five (5) calendar days of the original filing to state the required information. The necessity of filing an amendment shall not affect the timeliness to the extent that the grievance is substantially complete.

- 22.3 Nothing in this section shall be construed to prevent a bargaining unit member from presenting, at any time, his/her own grievance without representation.

- 22.4 A bargaining unit member who wishes to submit a grievance must submit a grievance in writing within fourteen (14) calendar days after the occurrence of the matter from which the grievance arose. A grievance not appealed to the next step within the time limits established by this procedure shall be considered settled on the basis of the last answer provided by management.

- 22.5 In advancing grievances, the grievant bargaining unit member(s) or Local 4350 and management may call a reasonable number of witnesses to offer testimony. Either party may call witnesses as needed. Hearings shall be continued to facilitate appearance of witnesses who are Department employees, whose presence would otherwise conflict with Department needs.

- 22.6 The formal grievance procedures are as follows:

Step One

- The bargaining unit member and/or Clermont Firefighters Union, Local 4350, shall file the grievance, in writing, with the Fire Chief's Office within fourteen (14) calendar days of the occurrence of the event giving rise to the grievance.
- An Assistant Chief will conduct a meeting within fourteen (14) calendar days of receiving the grievance or any amendment, if applicable with the grievant and his/her requested representative, unless an Assistant Chief chooses to grant the requested relief without further proceedings. The grievant shall not be represented by an elected official of the City, the City Attorney or his/her staff, or any person not affiliated with Union Local 4350. An Assistant Chief shall notify the grievant and the Union of his/her decision, in writing, within fourteen (14) calendar days after the meeting date.

Step Two

- If the grievance is not resolved to the grievant's satisfaction as rendered by Step One, the bargaining unit member and/or the Union may forward the grievance, in writing, to the Fire Chief's Office within fourteen (14) calendar days of receipt of the notification from an Assistant Chief.
- The Fire Chief shall conduct a meeting within fourteen (14) calendar days with the grievant and his/her requested union or legal representative, unless the Fire Chief chooses to grant the requested relief without further proceedings. The grievant shall not be represented by an elected official of the City, the City Attorney or his/her staff, or any person not affiliated with the Union Local 4350. The Fire Chief shall notify the grievant and the Union of his/her decision, in writing, within fourteen (14) calendar days after the meeting date.

Step Three

- If the grievance is not resolved to the grievant's satisfaction as rendered by Step Two, the bargaining unit member and/or the Union may forward the grievance, in writing, along with a letter describing the details as set forth in 23.1 to the City Manager's Office requesting a meeting within fourteen (14) calendar days of receipt of the notification from the Fire Chief.
- The City Manager shall conduct a meeting within fourteen (14) calendar days with the grievant and his/her requested union or legal representative, unless the City Manager chooses to grant the requested relief without further proceedings. The grievant shall not be represented by an elected official of the City, the City Attorney or his/her staff, or any person not affiliated with the Union Local 4350. The City Manager shall notify the grievant and the

Union of his/her decision, in writing, within fourteen (14) calendar days after the meeting date.

- 22.7 Grievance discussions at Steps One and Two shall be conducted during the grievant's normal duty hours. The aggrieved bargaining unit member shall suffer no loss of pay or benefits for time required for such meetings.
- 22.8 All class action grievances shall be filed at Step Two.
- 22.9 The aggrieved bargaining unit member and the Union shall be given at least two (2) calendar days notices of the grievance meetings provided herein.
- 22.10 If any grievance is not satisfactorily resolved by the procedure outlined in the Article, the Union may proceed to arbitration according to Article 23.
- 22.11 New hire probationary bargaining unit members shall not have the right to grieve discipline or discharge.
- 22.12 It is agreed that a bargaining unit member may file a grievance/appeal, in accordance with the personnel rules, regulations, and/or ordinances of the City of Clermont. Bargaining unit members may only choose one grievance/appeal process. The decision to use any City of Clermont grievance/appeal process is irrevocable and precludes the bargaining unit member from filing any grievance under the provisions of this Agreement.

(Tentative Agreement with changes 5/13/2024)

Article 23

Arbitration

- 23.1 If any grievance is not satisfactorily disposed of by the grievance procedure outlined in Article ~~2223~~, the bargaining unit member or Union may give notice of intent to arbitrate by written notice, hand delivered or by certified mail, return receipt requested, postmarked or hand delivered within fourteen (14) calendar days after the receipt of the Step Three decision. Said written notice shall include a statement of facts upon which the case is submitted, including a statement of the position of the Union with respect to the arbitral issues.
- 23.2 Within fourteen (14) calendar days of the receipt of such notice, a letter shall be directed by the Union to the Federal Mediation and Conciliation Service requesting a list of arbitrators. Within seven (7) calendar days of receipt of the list of arbitrators, a Union Representative and a representative of the City shall meet to select an arbitrator. The Union and the City will alternately eliminate one name at a time from the list until only one name remains and that person shall be the arbitrator. The City and the Union shall alternate in the rights to first strike names in successive arbitrations.
- 23.3 As promptly as possible, the arbitrator shall conduct a hearing between the parties and consider the subject matter of the dispute. The decision of the arbitrator will be served upon the bargaining unit member, the City and the Union, in writing.
- A. Any party may be represented at the hearings by counsel or any other representative.
 - B. The hearing shall be conducted by the Arbitrator in a manner that will most expeditiously permit full representation of the evidence and arguments of all parties. The parties shall make every effort to conclude the hearing within one (1) day.
 - C. Each party shall bear the costs of preparing and presenting its own case. Each party desiring a record of the proceedings shall pay for any costs thereof. In the event both parties agree to have a record of any type made of the hearing, said parties may share equally the cost of any such service.
- 23.4 The power and authority of the Arbitrator shall be strictly limited to determination and interpretation of the explicit terms of the Agreement as herein expressly set forth. He shall not have the authority to add or subtract from or modify any said terms of the Agreement; to limit or impair any right that is reserved to the City, the Union, or bargaining unit members; to establish or change any wage or rate of pay that has been agreed to in the Agreement.
- 23.5 No decision of any Arbitrator in one case shall create a basis for retroactive adjustment of any other case.

- 23.6 The Arbitrator may, under the powers granted by the terms of this Agreement, direct any remedy permitted by the Florida Arbitration Code.
- 23.7 The decision of the Arbitrator is final and binding on both parties and the grievance shall be considered permanently resolved. Review shall not be precluded pursuant to the Florida Arbitration Code.
- 23.8 The expenses of the Arbitrator shall be split equally by the parties. Each party shall make arrangements for and pay the witnesses that are called by it.

(Tentative Agreement 4/10/2024)

Article 24

Employee Educational Assistance

- 24.1 The City will reimburse bargaining unit members for the cost of tuition, books and fees under the following conditions:
- A. The course must be applicable to the employee's field of work or of such nature and quality to directly contribute to the employee's value and potential growth in Public Safety/Fire Rescue.
 - B. The course must be pre-approved by the Fire Chief and the City Manager and is subject to budgetary constraints.
 - C. Only specific courses for a specific semester will be approved. Blanket approval of courses will not be granted.
 - D. The course must be a part of a degree seeking program and be at a nationally or regionally accredited institution.
 - E. Reimbursement shall be made upon completion of the approved course and submission of the course final grade.

Effective Contract Approval date, the City will reimburse bargaining unit members for the cost of tuition, books and fees based on state college/university rates up to a maximum of one thousand five hundred (\$1,-5000) dollars per fiscal year in accordance with the schedule outlined in the Employment Policies Manual~~the following schedule:~~

- ~~A. 100% for attaining a final grade of "A"~~
- ~~75% for attaining a final grade of "B"~~
- ~~50% for attaining a final grade of "C"~~
- ~~B. If the course grading system is pass/fail, the City will pay 75% for a "pass" and 0% for a "fail".~~

- 24.3 Bargaining unit members who resign from the City before the completion of one (1) year of service from the date of their last course reimbursement must pay back to the City any money received during that one (1) year period.

(Tentative Agreement 8/20/2024)

Article 25

Physical Examinations

- 25.1 Bargaining unit members are required to successfully complete a physical examination on an annual basis and are subject to a fitness for duty physical examination when necessary. The physical examination provider must certify to the City that the firefighter is medically qualified to perform all functions of a firefighter, in accordance with the guidelines set forth by the Florida State Fire Marshal Bureau of Fire Standards and Training and NFPA 1582. Refusal to complete all components of an annual physical examination shall be grounds for termination.
- 25.2 The annual physical examination will follow the current edition of NFPA 1582 guidelines and will include at a minimum the following: medical examination, height and weight, blood pressure, lab tests including, urinalysis and metabolic blood panel, audio screening, EKG at rest or stress (upon recommendation by the physician), a chest x-ray as stated in NFPA 1582 and a Tuberculosis test. The cost of the annual physical examination by the City's designated physical examination provider will be paid by the City.
- 25.3 The Tuberculosis test results must be read within the time frame specified by the physician. If the test results are not read within the specified time frame, the bargaining unit member will be required to receive another Tuberculosis test at the bargaining unit member's cost. If the Tuberculosis test is not completed within 30 days of the physical examination, the bargaining unit member will be required to undergo another complete physical examination at the bargaining unit member's cost.
- 25.4 Scheduling of the annual physical examination will be at the discretion of the Department and during normal scheduled work hours, when possible. Time spent at examinations which the City requires to be taken outside regular work hours will be considered hours worked for purposes of calculating overtime.
- 25.5 The City may require a member to undergo a physical or mental examination by a physician selected by the city, at the City's expense, whenever there is a reasonable belief, based on fact, that the member's fitness for duty is in question, and shall determine the nature and extent of such "fitness for duty" physical or mental examination.
- 25.6 All physical, health, and mental examination results will be maintained in separate medical files maintained in the City's Human Resources Department. In accordance with Florida Statutes, records contained in the bargaining unit member's medical files may be exempt from disclosure pursuant to public records laws. However, any release of medical file information in accordance with Florida Statutes will be under the authority of the City Clerk.

- 25.7 All physical examinations will be conducted by a provider designated by the City. However, bargaining unit members may select their own physician to perform the same annual physical examination, including testing and lab work, with the approval of the City. The physical examination must be completed according to NFPA 1582, Standards on Comprehensive Occupational Medical Program for Fire Departments. If the bargaining unit member's personal physician performs the annual physical examination, the City will reimburse the bargaining unit member for the cost of the physical examination up to the amount charged by the City's designated physical examination provider. In addition, the personal physician will have to complete the standard physical examination results form and send to the City.

(Tentative Agreement 4/10/2024)

Article 26

General Provisions

- 26.1 Bargaining unit members who are on duty shall be furnished with parking facilities at the Fire Department to the extent available. Said parking facilities shall be furnished at no cost to the bargaining unit member.
- 26.2 Prior to the implementation of any new and/or revised regulations, procedures, departmental operating guidelines or personnel policies affected by this contract, the City shall provide the new or revised items to the Unions prior to implementation. This does not impact the Union's right to impact bargain on the change.
- 26.3 Any memorandum issued will be in effect until the next annual revision of the department's operating guidelines, after which they must either be incorporated in the department's operating guidelines or shall be null and void.
- 26.4 All bargaining unit members are subject to drug/alcohol testing in accordance with the City's Drug Free Workplace Program.
- 26.5 Bargaining unit members may request an annual HIV Antigen test to be performed at a facility designated by the City. Results of such tests shall be kept confidential.
- 26.6 The probationary period for new bargaining unit members is one (1) year and successful completion of all probationary phase testing; however, the period may be extended by the Fire Chief at his/her discretion for additional observation.
- 26.7 A bargaining unit member may, subject to prior approval of the Fire Chief, and review by the City Manager (within 14 calendar days), accept and be employed in an occupation off-duty, which is not in violation of Federal or State Laws or rules and regulations of the Department, providing that such employment shall not interfere with or adversely affect the performance of assigned duties. A bargaining unit member may not, however, engage in off-duty employment which is contrary to his/her medical restrictions.
- 26.8 An Overtime List will be maintained for the battalion chief job classifications. Overtime will be filled in accordance with the Department Operating Guidelines.
- 26.9 The City agrees to provide on-duty training for bargaining unit members when said training is required by the Fire Chief, Medical Director or the State of Florida. Training will be provided in traditional (in-person) as well as online formats. Efforts will be made to offer multiple opportunities to attend and/or obtain the required training or re-certification. Should the member fail to attend the training sessions offered by the City (with the exception of being on Kelly Day or leave previously approved prior to training being announced/scheduled),

the member shall be responsible to obtain the training while off-duty at his/her cost. The City shall comply with the FLSA.

(Tentative Agreement 8/20/2024)

Article 27

Locker Room Facilities

- 27.1 The City agrees to provide and maintain locker room facilities for bargaining unit members, as appropriate.
- 27.2 Said locker room facilities shall consist of, but not limited to, the following: lockers, and showers, ~~training room~~.
- 27.3 An agent of the City shall have the right to inspect a bargaining unit member's locker space without permission of the bargaining unit member or proper authority of law, ~~provided said inspection is done~~ All reasonable attempts will be made to conduct the search in the presence of a bargaining unit representative. The City shall be financially responsible for reimbursing a bargaining unit member for loss or destruction of property by an Agent or employee of the City during said inspection, excluding the locking device if the bargaining unit member was given the opportunity to open said locker.

(Tentative Agreement 4/10/2024)

Article 28

Voting

- 28.1 During a primary, special or general election, a bargaining unit member who is registered to vote, who did not have the opportunity to vote during early voting, and whose hours do not allow sufficient off-duty time for voting, shall be allowed necessary time off with pay to use their annual leave or compensatory leave for this purpose.
- 28.2 Where the polls are open two (2) hours before or after the regularly scheduled work period, it shall be considered sufficient time for voting.

(Tentative Agreement 5/13/2024)

Article 29

Wages

29.1 The following pay scales shall be effective during the duration of this contract:

1st full pay period of Fiscal Year 2025- Sept. 23, 2024	Minimum		Maximum	
	Annual		Annual	
Fire Captain	\$79,611.58		\$124,389.00	
Battalion Chief	\$86,825.58		\$130,608.45	
Sept. 22, 2025 - Sept. 20, 2026	Minimum		Maximum	
	Annual		Annual	
Fire Captain	\$79,611.58		\$124,389.00	
Battalion Chief	\$86,825.58		\$130,608.45	
Sept. 21, 2026 - Sept. 19, 2027	Minimum		Maximum	
	Annual		Annual	
Fire Captain	\$79,611.58		\$124,389.00	
Battalion Chief	\$86,825.58		\$130,608.45	

The annual hours for Battalion Chiefs shall be 2496 hours. The annual hours for Captains shall be 2080 hours.

~~30.2 — Bargaining unit members who have specified certifications shall be eligible to receive incentive pay in accordance with the requirements outlined in the department's operating guidelines. Bargaining unit members who do not complete the necessary re-certification requirements necessary to maintain these certifications shall not be paid the incentive pay amounts. The incentive pay shall be equal to 1/26th of the annual amounts and paid to bargaining unit members bi-weekly in their regular paychecks, commencing with the first pay period after eligibility has been established. New rates for incentives in the 2021-22 fiscal year that are in place for bargaining unit members at the time of contract adoption shall become effective in the first pay period following the date of adoption. Incentive pay is included in the calculation of the bargaining unit member's FLSA hourly pay rate, however, it is not subject to merit and other pay increases. Effective upon contract adoption (or after eligibility is established following the inception of the incentive program), the qualified certifications and annual/biweekly amounts are as follows:~~

- ~~➤ Surface Water Rescue Technician ————— \$750/\$28.85~~
- ~~➤ Technical Rescue Team SO ————— \$1,200/\$46.15~~
- ~~➤ Technical Rescue Team SOC ————— \$3,000/\$115.38~~
- ~~➤ Field Training Officer ————— \$1,000/\$38.46~~
- ~~➤ Child Safety Seat Technician ————— \$600/\$23.08~~

➤ ~~Paramedic:~~

- ~~○ Effective the beginning of the first full pay period after contract approval —\$8,500/\$326.92~~
- ~~○ Effective September 26, 2022 —\$9,000/\$346.15~~
- ~~○ Effective September 25, 2023 —\$10,000/\$384.62~~

~~Bargaining unit members assigned to the department's Technical Rescue Team (TRT) shall qualify for the SO incentive. Upon meeting qualifications established in the department operating guidelines, TRT members shall receive the SOC incentive in place of the SO incentive.~~

~~Bargaining unit members must be designated by management and approved by the City's medical director to provide Advanced Life Support services as part of their official duties in order to be eligible to receive the above noted paramedic incentive pay.~~

~~The following bargaining unit members, identified below by city employee number, currently receiving the Hazardous Materials Technician and/or Confined Space/High Angle Rope Rescue Technician shall continue to receive the incentive(s) until such time as they separate from employment or become eligible and elect to receive either the SO or SOC incentive. If at any time in the future such individuals are no longer on the SO or SOC team, they will no longer be eligible to receive the Hazardous Materials or Confined Space incentives:~~

~~4226, 4435, 4675, 4866, 4966, 4972, 4981, 5048, 5066, 5148, 5530, and 5337~~

- 29.2 The only add on or assignment pay that will be paid to bargaining unit members is Working Out of Classification. Bargaining unit members who are required by management to work in a higher classification due to a supervisor's absence shall be compensated an additional 5% for all hours worked in the higher classification.

~~30.4 —Bargaining unit members shall be eligible for pay increases during the duration of this contract as follows:~~

➤ ~~Effective October 1, 2022 —September 30, 2024~~

- ~~○ Bargaining unit members will be eligible to receive hourly merit pay increases based on the overall rating of their twelve (12) month City employment anniversary performance evaluation as noted in Article 38 of this Agreement. Merit pay increases shall range from 2% to 4%, in accordance with the performance rating scale in use for certified fire department employees and are awarded for overall performance which~~

~~meets or exceeds position/job expectations.~~

~~30.5 Merit pay increases shall not be available to bargaining unit members at the pay scale maximum. Effective October 1, 2022, lump sum merit payments in lieu of merit pay increases will be provided so long as lump sum payments are specifically included in the budget approved by the City Council.~~

- 29.3 Fixed percentage adjustments shall replace the previously utilized merit-based adjustments in this contract. The application of fixed percentage adjustments as opposed to merit-based adjustments will be subject to negotiation in the next contract period.
- 29.4 Effective the first full payperiod of the Fiscal Year 2025, all bargaining unit members in the following classifications shall receive the following a 15% pay increases, 4% effective first full payperiod of FY 2026, and 4% effective the first full payperiod of 2027. Bargaining unit members will receive a lump sum for the remainder of their adjustment if they reach the pay scale maximum.
- 29.5 Effective the first full payperiod of the Fiscal Year 2025, the bargaining unit member with City employee number 4694 shall receive a 24.37% pay increase, 4% effective first full payperiod of FY 2026, and 4% effective the first full payperiod of 2027.
- 29.6 Bargaining unit members who have specified certifications shall be eligible to receive incentive pay in accordance with the requirements outlined in the department's operating guidelines. Bargaining unit members who do not complete the necessary re-certification requirements necessary to maintain these certifications shall not be paid the incentive pay amounts.

The incentive pay shall be equal to 1/26th of the annual amounts and paid to bargaining unit members bi-weekly in their regular paychecks, commencing with the first pay period after eligibility has been established.

Incentive pay is included in the calculation of the bargaining unit member's FLSA hourly pay rate, however, it is not subject to merit and other pay increases. Effective upon contract adoption (or after eligibility is established following the inception of the incentive program), the qualified certifications an annual/ bi-weekly amounts as follows:

Lead Field Training Officer (24-hour members only One per shift)
\$1,500/\$57.69

Should the City authorize an additional command officer for each shift, the Lead Field Training Officer incentive shall sunset upon implementation of the position.

Personnel receiving the Lead Field Training Officer incentive at that time shall be eligible to receive the Field Training Officer incentive until the next rotation identified in the incentive guideline.

Surface Water Rescue Technician	\$750/\$28.85
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Special Operations Coordinator	\$1500/\$57.69
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Child Safety Seat Technician*	\$600/\$23.08
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Technical Rescue Team Members	\$1,500/\$57.69
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*Effective 9/30/2025, the Child Safety Seat Technician incentive program will sunset.

Technical Rescue Incentives

Members are eligible for one of the following incentives based on qualifications. The member shall be compensated for the highest incentive he or she is qualified according to department operating guidelines.

Effective October 1, 2024, all current bargaining unit members receiving the SO, SOC, Hazardous Materials Technician and Confined Space/High Angle Rope Rescue Technician incentives will be adjusted to the new Technical Rescue Incentive program. For the duration of the contract, members who are currently grandfathered into old incentive programs will be eligible to either remain status quo or participate in the new incentive program.

Ladder Truck Company Certified	\$750/\$28.25
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Technical Rescue Team SO-Operations Certified	1,200/\$46.15 \$1,200/\$46.15
---	--

Technical Rescue Team SOC-Technician Certified	\$3,000/\$115.38 \$2,000/\$76
--	--

Paramedic

Effective the beginning of the first full pay period after contractual approval \$11,000/\$423.08 effective October 1, 2024 through September 30, 2027.

- 29.7 The following bargaining unit members, identified below by city employee number, currently receiving the \$3,000 per year Technical Rescue Team SOC incentive shall continue to receive the incentive until such time they separate from employment or become eligible for the new Technical Rescue Incentive program:

2056, 3120, and 4504
(Tentative Agreement 8/20/2024)

Article 30

Holidays

- 30.1 The following days shall be observed as official holidays for bargaining unit members:

First Day of January (New Year's Day)

Third Monday of January (Martin Luther King Day)

Last Monday in May (Memorial Day)

The Fourth of July

First Monday in September (Labor Day)

November 11th (Veterans' Day)

Fourth Thursday in November (Thanksgiving)

Friday after Thanksgiving

December 24th (Christmas Eve)

December 25th (Christmas Day)

Bargaining unit members will become eligible for any additional holiday adopted by the City.

- 30.2 When an official holiday falls on a Saturday, eight (8) hour bargaining unit members shall observe the holiday on the Friday immediately preceding the holiday. When an official holiday falls on a Sunday, the eight (8) hour bargaining unit members shall observe the holiday on the first Monday after the holiday. Twenty-four (24) hour bargaining unit members shall observe the holiday on the actual holiday.

- 30.3 Holiday pay shall be paid in the following manner:

- A. All bargaining unit members on a twenty-four (24) hour schedule who meet the Holiday Pay eligibility requirements outlined in Article 32.3.C. of this Agreement shall be paid Holiday Pay equivalent to eight (8) hours at the bargaining unit member's regular rate of pay. In the event that the observed holiday falls on the bargaining unit member's regularly scheduled day off, the member may request and, with the Fire Chief's approval, be given eight (8) hours off with pay in the same pay period, instead of being paid the holiday pay.

- B. All bargaining unit members who are required to work on an official holiday and do not qualify for the overtime premium as noted in Article 9 of this agreement shall be paid for all hours worked on the holiday at the rate of one and one-half (1.50) times the bargaining unit member's regular rate of pay. In addition, the bargaining unit member must meet the Holiday pay eligibility requirements outlined in Article 32.3.C of this agreement. This provision does not apply when employees are compensated for special events as outlined in Article 44.
- C. To be eligible for Holiday Pay, a bargaining unit member must meet the following requirements:
 - 1. Must be a full-time employee
 - 2. Must work on any scheduled shift seventy-two (72) hours prior to and seventy-two (72) hours after the holiday as well as the day of the holiday, if scheduled, or the bargaining unit member must be in an approved pay status on any scheduled shift not less than seventy-two (72) hours prior to and seventy-two hours after the holiday, if scheduled. Pay status shall include-members on paid annual, sick, or comp time, as well as leave due to workers' compensation and/or personal days.
- D. A bargaining unit member who reports in on the scheduled shift seventy-two (72) hours prior to and seventy-two (72) hours after the holiday as well as the day of the holiday and was unable to complete their shift due to illness, injury or emergency, shall be considered to have worked that day.

Article 31

Promotions

- 31.1 Promotions shall be conducted as provided in the Department's Operating Guidelines.
- 31.2 Bargaining unit members promoted shall receive a pay increase to either the pay scale minimum noted in Article ~~2931.1~~ of this agreement or equivalent to five (5) percent, whichever is greater.
- 31.3 The probationary period (12 months) for a promoted member may not be extended more than two (2) consecutive three (3) month periods.
- 31.4 If the promoted member does not successfully complete the probationary period, the member shall be reassigned to his/her position previously held. The member's rate of pay will be adjusted to the rate of pay prior to the promotion. All merits and any other adjustments incurred during the probationary time will be applied to the pre-promotion pay rate.

(Tentative Agreement 4/10/2024)

Article 32

Damage or Loss to Personal Property

32.1 The City shall reimburse a bargaining unit member for loss or damage to personal property specifically noted in this article in the performance of his duty, subject to the procedures and restrictions set forth in the following paragraphs. No reimbursement shall be made if loss or damage results from carelessness, negligence or misuse on the part of the bargaining unit member.

A. Lost or damaged corrective eyewear shall be reimbursed 100% of the cost of repair or replacement per bargaining unit member per incident not to exceed ~~\$1~~200.00. The maximum amount of reimbursement for the cost of repair or replacement of watches, wedding rings or medical identification bracelets shall be \$200 per bargaining unit member per incident.

B. Report of the loss of or damage to personal property must be made within the shift in which the loss or damage occurs or within a maximum of 3 calendar days if mitigating circumstances such as an injury prevent the bargaining unit member from reporting at the time of loss. Such report must include an explanation of how, when, and under what circumstances the loss occurred, and provide the brand name, original cost, and age of the item for which reimbursement is requested. The bargaining unit member's supervisor is responsible for investigating and making a recommendation to the Fire Chief concerning the claim.

C. To receive reimbursement, the bargaining unit members must provide a receipt for the replacement article and, if possible, the remains of the broken item.

(Tentative Agreement 4/10/2024)

Article 33

Pension

- 33.1 The City agrees to continue providing pension benefits to bargaining unit members in accordance with the City of Clermont Firefighters Pension Plan (Plan) in effect as approved by the pension board and City Council.
- 33.2 The Union agrees to allow the City to use 100% of all future Chapter 175 annual distributions.
- 33.3 Bargaining unit members shall contribute the following percent of their salary toward the normal pension cost of the Plan.

Effective 10/1/24 – 6.5%

Effective 10/1/25 – 7.5%

Effective 10/1/26 – 7.5% - however if the City's minimum required contribution stated in the most recent actuary report prior to 10/1/26 states more than 35% after chapter 175 monies are applied, then employee contributions shall increase to 8.5%.

~~37.4 Bargaining unit members who have reached twenty-two years of service are eligible to receive a one-time bump-up in the benefit formula multiplier equal to 9% (the effect is 75% of average earnings at 22 years). All future year multipliers will be 2% up to a max of 100%.~~

- 33.4 All pension changes will be effective upon pension board and City Council approval and will not revert back to any prior service and will only affect future retirees beginning the first payroll date after adoption.

33.5 Effective 10/1/24, the Deferred Retirement Option Plan (D.R.O.P) will increase from five (5) to eight (8) years.

(Tentative Agreement with changes 8/20/2024)

Article 34

Performance Evaluations

- 34.1 ~~The City's current Performance Evaluation Policy, as outlined in the City's Employment Policies Manual is adopted hereto. Bargaining Unit members will receive an annual performance evaluation in accordance with the city's schedule outlined in the Employment Policies Manual.~~

(Tentative Agreement 8/20/2024)

Article 35

Uniforms and Equipment

- 35.1 The City will provide uniforms and shoes to all bargaining unit members who are required to wear such uniforms and shoes in the performance of their duties at no cost to the member. The uniforms and shoes may be purchased by bargaining unit members with the annual uniform allotment established by the Fire Chief for each bargaining unit member from the City's designated provider. However, the bargaining unit member shall be responsible for any applicable clothing fringe benefit federal income taxes. The Fire Chief shall determine the style of uniform and shoes worn by the members.
- 35.2 Any uniforms provided by the City which are damaged or destroyed while a member is acting in the performance of their duties, shall be replaced by the City within a reasonable period of time at no cost to the member.
- 35.3 The City shall provide all equipment necessary to safely and effectively perform the duties and responsibilities of a sworn Firefighter at no cost to the member. The Fire Chief shall determine what equipment is necessary.
- 35.4 When it is determined that a bargaining unit member is at fault due to willful destruction, being careless or engaging in other behavior resulting in ~~for~~ loss or damage to City ~~issued equipment property through a careless or intentional act~~, in addition to any other applicable disciplinary actions an assessment may be made in accordance with the following schedule:
- A. If the loss/damage is the first occurrence within a ~~two~~ one year period, the percentage assessed shall be ~~25~~ 50% of the cost of repair or replacement, not to exceed two hundred and fifty dollars (\$~~250.00~~).
 - B. If the loss/damage is the second or subsequent occurrence ~~within a~~ one~~two~~ year period, the percentage assessed shall be ~~50~~ 100% of the cost of repair or replacement, not to exceed the city's insurance deductible or \$500 whichever is lesser, ~~seventy-five dollars (\$75.00)~~.
 - C. ~~If the loss/damage is the third occurrence within a two-year period, the percentage assessed shall be 75% of the cost of repair or replacement, not to exceed one hundred dollars (\$100.00).~~
 - D. ~~If the loss/damage is the fourth occurrence within a two-year period, the percentage assessed shall be 100% of the cost of repair or replacement, not to exceed one hundred twenty-five dollars (\$125.00).~~
- Prior to assessing a fee, the employee will have the opportunity to review the incident with the Fire Department's Safety Committee.

Due to extenuating circumstances at the time of loss or damage, the member's supervisor may recommend to the Fire Chief that the assessment be waived.

- 35.5 Upon termination of employment or transfer from the department, the bargaining unit member shall return all uniforms and equipment issued to him/her in like condition as when issued, with the exception of reasonable wear and tear. If bunker gear is not returned, the employee shall be assessed a prorated cost of the gear based on age of gear, on his/her last paycheck in accordance with FLSA guidelines.

(Tentative Agreement with changes 5/13/2024)

Article 36

Modified Duty Assignment

- 36.1 If a bargaining unit member is temporarily unable to perform the essential functions of his/her job due to a non-work related injury/illness, a written request for a modified duty assignment may be submitted. There shall be no modified duty status allowed a member unless, at the Fire Chief's sole discretion and in collaboration with Human Resources and the City Manager, it is determined that a necessary modified duty work opportunity exists within the Fire Department. In the event there is no modified duty work available in the Fire Department, the City Manager may approve modified duty status for work in other departments of the City.
- 36.2 If such an opportunity is available, the Fire Chief shall inform the bargaining unit member in writing of any modified duty assignment(s) and the physical capabilities required for their performance.
- 36.3 Upon the request of the Fire Chief, the bargaining unit member shall present this modified assignment information to the treating physician and obtain, at his/her expense, a written evaluation of the bargaining unit member's capacity to perform the essential functions of the assignment. The medical evaluation must be in sufficient detail to satisfy the Chief. The Chief reserves the right to request a second opinion from a City-selected physician at the City's expense if any doubt exists concerning the member's current ability to perform the modified duties.
- 36.4 Any modified duty assignment shall be administered by the City in accordance with applicable law, including but not limited to the Americans with Disabilities Act. Modified duty may be ended at the will of the City at any time in accordance with applicable law, and shall not be subject to the grievance/arbitration provisions of this Agreement.
- 36.5 In the event a bargaining unit member suffers an on-the-job illness or injury that is compensable under Workers' Compensation, he/she shall be given preference for a light duty assignment over a member suffering a non-work related condition if there are insufficient necessary light duty work opportunities available. The process for obtaining and granting such an assignment shall be the same as noted above in Sections 40.1 – 40.4.
- 36.6 In cases where the light duty will extend beyond two pay periods, 24-hour personnel qualifying for light or modified duty for a personal or work-related injury shall be assigned to an 8-hour duty work cycle (M-F, 8-5) and shall be temporarily assigned as an 8-hour employee under the following conditions:

- The temporary assignment shall begin at the start of the next pay period after being assigned to light duty (for work-related injury) and extend

through the end of the pay period when the employee is released to full duty.

- The effective hourly rate for light duty (for work-related injury) shall be equivalent to the member's total base salary annual earnings at the current fire shift hourly rate (e.g. multiplying the member's 24-hour hourly rate by ~~2,604~~2496 and then dividing by 2,080).
- All eligible incentives will remain in effect during this time.
- While temporarily assigned, the member's vacation and sick leave shall accrue at the same rate as other 8-hour city employees, and use of leave shall be hour for hour.
- 24-hour personnel separating from employment while on modified duty status shall have all benefits and unused leave paid out at the 24-hour fire shift hourly rate.
- Unusual circumstances outside what is described above may be approved by Fire Chief and City Manager.

36.7 A bargaining unit member performing a modified duty assignment will be paid only for time actually worked and at his/her regular straight time rate of pay. No additional or overtime hours may be worked when a member is performing a modified duty assignment. Members may utilize accumulated and available sick, vacation, or personal time to make up a loss in pay if the modified assignment does not require at least eighty (80) hours in a biweekly pay period.

(Tentative Agreement with changes 8/20/2024)

Article 37

Smoking, Vaping and Tobacco Use

- 37.1 It is understood that smoking and other forms of tobacco -use or vaping of any product is a known hazard to the health of employees, including members of the bargaining unit. In an effort to improve the health of bargaining unit members and to decrease the costs associated with treating tobacco related illnesses, bargaining unit members are required to adhere to the City's Smoking and Tobacco Use Policy in effect at the time unless otherwise stipulated in this Agreement.
- 37.2 Employees Hired after October 1, 2015 must be tobacco (all forms) free for 1 year prior to employment and must remain tobacco (all forms) free for the duration of their employment.
- 37.3 Employees hired prior to October 1, 2015 shall abide by the City's Smoking and Tobacco Use Policy.

(Tentative Agreement 4/10/2024)

Article 38

Health and Safety

38.1 It is the goal of the City and the Union to maintain the highest standards of workplace safety in the Fire Department in order to minimize accidents, injuries, illness and death in the fire Service. In an effort to accomplish this goal, the City agrees to the formation of a Fire Department Safety Committee that will be in compliance with the requirements as set forth in Florida Statutes 633.810.

~~38.2 All bargaining unit members shall be required to pass the annual physical agility test. The physical agility test shall be conducted in accordance with Department Operating Guidelines.~~

(Tentative Agreement 4/10/2024)

Article 39

Reduced Activity Period

- 39.1 Subject to operational needs, there shall be a period of reduced activity on each shift which should normally run from 1700 to 0700. During the reduced activity period, on-duty employees shall be in uniforms as required by the departmental operating guidelines and be ready to respond immediately to calls. After 1700, the on-duty crew shall complete the station duties for the day not yet completed before the reduced activity period, as well as other duties which the Fire Chief, or his/her designee, determines are necessary to be completed before the end of the shift.

(Tentative Agreement 5/13/2024)

Article 40

Special Events

40.1 “Special events” are defined as those events included in the Special Events list maintained by Parks & Recreation on the Recreation Collective folder. in which a permit is required for activities/special events and for reserved use of City facilities. Special Events are temporary assemblies held on regulated property within the City of Clermont and shall include, but not be limited to, any ceremony, exhibition, show, concert, pageant, rally, private entertainment events, seasonal holiday sales, professional performances, concerts, parades, street dances, sporting events, festivals, competitions, art shows, runs/races/walks or assembly which is likely to attract participation of more than two hundred fifty (250) and any event where fireworks shall be used, exploded or displayed.

This definition shall be extended to events, which are City sponsored and/or when a permit is waived, requiring firefighter staffing. The Fire Chief or his designee will review the public safety impact of each of these events and shall determine, if Fire and/or Emergency Medical Services (EMS) resources are needed. Examples of events that will be paid by the city under this agreement include but are not limited to:

- Earth Day Lake Clean Up
- Light Up Clermont
- Red, White and Boom
- Sips and Salsa
- National Night Out
- Great Clermont Campout
- CPD’s PD Honor the Fallen 5K
- CPD’s Alzheimer’s 5K

Other events that are out of the ordinary, which the Fire Chief has obtained consensus from the city manager, prior to advertising the assignment as a special event.

- 40.2 Bargaining unit members working a special event will be considered to be on duty.
- 40.3 Bargaining unit members who work the Special Event outside of their regularly scheduled shift and do not qualify for the overtime premium noted in Article 9.17 of this contract shall be paid for all hours worked the Special Event at the rate of one and one-half times (1.5) the bargaining unit member’s regular rate of pay.
- 40.4 The hours worked during the special event will be considered time worked for purpose of overtime calculation in the work period in which the special event occurred, in accordance with the Fair Labor Standards Act.
- 40.5 Compensation earned while working special events shall be considered pensionable and is taxable.

- 40.6 Special events duty shall be assigned in accordance with Article 2 Prevailing and Management Rights 2.2; Article 26 General Provisions 26.8 Overtime List; Article 8 Overtime, Overtime Pay and Compensatory Time, and any and all articles applicable in the collective bargaining agreement effective October 1, 2024. Article 9 Extra-Duty shall not apply. Voluntary and mandatory special event assignments shall be paid in the same manner, in accordance with items 40.3 through 40.5.
- 40.7 If a special event detail is advertised and unfilled and where minimum staffing allows ~~and in-service units are not removed from service,~~ personnel shall be moved from available in-service units prior to issuing a mandatory overtime call out. Personnel who are considered scheduled for the current shift and reassigned to the special event shall not be eligible for the special event premium.
- 40.8 This agreement does not include special event hours that are directly paid by the vendor ~~through a third party system (such as Detail Kommander).~~
- 40.9 Management reserves the right to utilize on duty staffing to cover events scheduled not to last more than six (6) hours.

(Tentative Agreement 8/20/2024)

Article 41

Indemnification

- 41.1 When the City may legally do so, the City shall furnish to bargaining unit members legal counsel and defense in accordance with F.S.S. 768.28(5) and (9). To the extent permitted by law, no bargaining unit member shall be held personally liable in tort for any injuries or damages suffered as the result of any act, event or omission of action in the scope of his/her employment or function, unless such employee acted in bad faith or with malicious purpose or in a manner exhibiting wanton and willful disregard of human rights, public safety or property.

(Tentative Agreement 4/10/2024)

Article 42

Severability Clause

- 42.1 If any article or section of this Agreement should be held invalid by operations of law or by any tribunal of competent jurisdiction, or, if compliance with or enforcement of any article or section should be restrained by such tribunal, the remainder of this agreement shall not be affected thereby.
- 42.2 The parties shall enter into collective bargaining negotiations for the purpose of arriving at a mutually satisfactory replacement for such article or section.

(Tentative Agreement 4/10/2024)

Article 43

Publication of the Agreement

- 43.1 The Union shall be responsible for printing and distributing the necessary number of copies of this Agreement to the bargaining unit members.
- 43.2 The Union and the City agree to execute duplicate originals of this Agreement.

(Tentative Agreement 4/10/2024)

Article 44

Complete Agreement

- 44.1 This Agreement constitutes the entire Agreement and understanding between the parties and subject to applicable law. This Agreement shall not be modified, altered, changed, or amended in any respect except upon the mutual agreement set forth in writing and signed by the authorized representatives of both parties. Furthermore, this Agreement supersedes any and all previous agreements and understandings between the parties, either written or orally.

(Tentative Agreement 4/10/2024)

Article 45

Duration

- 45.1 This Agreement shall be in full force and effect upon ratification by the bargaining unit members and approval by the City Council. Such ratification and approval shall be made immediately following finalization of this Agreement.
- 45.2 This Agreement shall continue in full force and effect until midnight of September 30, 202~~4~~7.
- 45.3 Upon expiration of this Agreement, the terms and conditions of employment of the bargaining unit members shall be governed by the status quo doctrine except that the pay increases outlined in Article ~~31~~29 shall not be effective after the expiration of this Agreement. Pay increases after the expiration of this Agreement will be subject to negotiations and valid for active members at the time of contract approval.
- 45.4 Unless specifically stated herein, all changes shall be effective the beginning of the first pay period after contract approval (with the exception of merit pay increases).

(Tentative Agreement 4/10/2024)

**NEGOTIATING TEAM FOR THE CLERMONT PROFESSIONAL
FIREFIGHTERS UNION LOCAL 4350**

Bryan Bull, President

Jeffrey Ty Chapel, Vice President

Brian Davis, Treasurer

Luke Brear, Secretary

NEGOTIATING TEAM FOR THE CITY OF CLERMONT

Brian M. Bulthuis, City Manager

Nadine Ohlinger, Human Resources Director

David Ezell, Fire Chief

Frederick Casler, Assistant Fire Chief

Kevin Hoey, Finance Director

**THIS AGREEMENT APPROVED UPON ADOPTION BY THE CITY COUNCIL OF THE CITY
OF CLERMONT ON THE 10TH DAY OF SEPTEMBER, 2024.**

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date	
Tuesday, September 10, 2024	
Agenda Item Name	
Piggyback Purchase Approval <i>Fire Truck</i>	
Requested Action	
Requesting approval to piggyback from Sourcewell, a nationwide cooperative contract, number 113021, with Ten-8 Fire & Safety, LLC. to purchase an aerial tower in the amount of \$1,916,876.	
Staff Report	
The Procurement Services Department and the Fire Department recommend approval of the above action. The Fire Department is requesting approval to purchase an aerial tower to replace Tower 103 for the amount of \$1,916,876. The price includes a pre-funding discount of \$301,620 and a 100% performance bond that will be issued upon receipt of the City's purchase order. With current production times for aerial apparatus estimated at 48 months, it is necessary to order the vehicle now in order to remain on track with the department's 20-year apparatus replacement schedule. Upon delivery, the current Tower 103 will be placed in reserve status and Reserve Engine 107 will be surplussed from the fleet. Reserve Engine 107 will be 20.8 years old upon disposition from the fleet. The Procurement Services Department sought a contract from Sourcewell, a nationwide cooperative contract, to purchase an aerial tower. The Procurement Services Department issued a Request for Interest (RFI) number 25-005 to notify local vendors of the City's intent to purchase from another governmental entity contract. The RFI was posted on the City's website for seven (7) business days. At the completion of the RFI, the Procurement Services Department received no interest. Based on this, staff recommends that the City Council approve the purchase of the Sourcewell contract. The Sourcewell contract was obtained through a fully competitive solicitation and complies with the City of Clermont Procurement Policy. Funding will be determined on a project-by-project basis and funded from General Fund account number 10522-66400. The use of piggyback contracts is allowed under the Procurement Policy, Section E.9, and is a procurement best practice that takes advantage of competitive pricing on a contract formerly bid by another government agency. The Procurement Services Department has determined that using piggyback contracts is advantageous and in the City's best interest to reduce administrative time and expense while providing favorable pricing. Approval of this contract does not commit the City to purchases or require that the contract be utilized. Each Department budgets purchases associated with piggyback contracts. The estimated annual value does not represent the budgeted amount by a department.	
Additional Analysis	
Fiscal Impact Summary	
The funds to purchase the replacement tower were approved in the 3rd Quarter Budget Amendment and the purchase, if approved, will be funded out of account 10522-66400 in the amount of \$1,916,876. The price includes a pre-funding discount of \$301,620 and a 100% performance bond that will be issued upon receipt of the City's purchase order.	

Fiscal Impact		Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)			
1.	Clermont Velocity 100' RMAP Proposal	Clermont Velocity 100' RMAP Proposal.pdf	
2.	Clermont Velocity 100' RMAP Sourcewell	Clermont Velocity 100' RMAP Sourcewell.pdf	
3.	RFI 25-005	RFI 25-005.pdf	



Equipment Proposal

Proposal # 951

This Equipment Proposal (the “Proposal”) has been prepared by Ten-8 Fire & Safety, LLC (“Company”) in response to the undersigned Customer’s request for a proposal. This Proposal is comprised of the special terms set forth below, the Proposal Option List, Warranty, and Company’s Purchasing Terms and Conditions. Through its signature below or other Acceptance (as defined below), Customer acknowledges having received, read and being bound by this Proposal, all attachments and Company’s Purchasing Terms and Conditions.

Date: August 29, 2024 (“Proposal Date”) **Customer:** Clermont Fire Department (“Customer”)

Customer Address: 439 W Highway 50, Clermont, FL 34711

Qty	Product Description & Options	Price
1	Pierce Velocity 100' RMAP per the City of Clermont Fire Department's specifications. This proposal is being offered by accessing Sourcewell #113021. City of Clermont Sourcewell ID# 138855.	\$2,218,496.00
1	Discount for prefunding apparatus contract at time of order. A 100% performance bond will be supplied at no additional charge.	(\$301,620.00)
Total:		\$1,916,876.00
** Pricing is subject to change as follows: (a) Commercial chassis price is an estimate; final chassis price will be determined when chassis is delivered by the manufacturer to the original equipment manufacturer (“OEM”). The OEM will notify Company of its final price, and Company will notify Customer of the final price. (b) Persistent Inflationary Environment: If the Producer Price Index of Components for Manufacturing [www.bls.gov Series ID: WPUID6112] (“PPI”) has increased at a compounded annual growth rate of 5.0% or more between the month the OEM accepts this order (“Order Month”) and a month 14 months prior to the then predicted “ready for pick up” date (“Evaluation Month”), then Company may update the pricing in an amount equal to the increase in PPI over 5.0% in each year or fractional year between the Order Month and the Evaluation Month. Company will document any such updated price for Customer’s approval, and Company will provide to Customer the option to cancel this Order for 45 days if Customer does not accept the updated price. If Customer accepts or fails to respond within such 45 day period, Customer will be obligated to complete the Product purchase at the updated Total price.		

Delivery Timing: The Product described above in the Product Description and Options Section of this document will be built by and shipped from the manufacturer approximately **45** (months) after Company receives Customer’s acceptance of this Proposal as defined below, subject to market and production conditions, Force Majeure, delays from the chassis manufacturer, changes to Order Specifications, or any other circumstances or cause beyond Company’s or manufacturer’s control.

Other: Price quoted includes a preconstruction and final inspection trip to the factory in Appleton, Wisconsin for Clermont Fire Department personnel.

Unless accepted within **30** days from date of proposal, the right is reserved to withdraw this proposal.

Order continues on immediately following page.

ACCEPTANCE OF THIS PROPOSAL CREATES AN ENFORCEABLE BINDING AGREEMENT BETWEEN COMPANY AND CUSTOMER. "ACCEPTANCE" MEANS THAT CUSTOMER DELIVERS TO COMPANY: (A) A PROPOSAL SIGNED BY AN AUTHORIZED REPRESENTATIVE, OR (B) A PURCHASE ORDER INCORPORATING THIS PROPOSAL, WHICH IS DULY APPROVED, TO THE EXTENT APPLICABLE, BY CUSTOMER'S GOVERNING BOARD. ACCEPTANCE OF THIS PROPOSAL IS EXPRESSLY LIMITED TO THE TERMS CONTAINED IN THIS PROPOSAL AND COMPANY'S PURCHASING TERMS AND CONDITIONS. ANY ADDITIONAL OR DIFFERENT TERMS, WHETHER CONTAINED IN CUSTOMER'S FORMS OR OTHERWISE PRESENTED BY CUSTOMER AT ANY TIME, ARE HEREBY REJECTED.

INTENDING TO CREATE A BINDING AGREEMENT, Customer and Company have each caused this Proposal to be executed by their duly authorized representatives as of date of the last signature below.

Customer: Clermont Fire Department

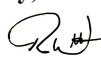
By: _____

Title: _____

Print: _____

Date: _____

Ten-8 Fire & Safety, LLC

By: 

Title: **Authorized Sales Representative**

Print: **Robert S. Wallace**

Date: **8/29/2024**

PURCHASING TERMS AND CONDITIONS

These Purchasing Terms and Conditions, together with the Equipment Proposal and all attachments (collectively, the “Agreement”) are entered into by and between Ten-8 Fire & Safety, LLC, a Florida company (“Company”) and Customer (as defined in Ten-8 Fire & Safety LLC’s Equipment Proposal document) and is effective as of the date specified in Section 3 of these Purchasing Terms and Conditions. Both Company and Customer may be referred throughout this document individually as a “party” or collectively as the “parties.”

1. Definitions.

- a. **“Acceptance”** has the same meaning set forth in Company’s Equipment Proposal.
- b. **“Company’s Equipment Proposal”** means the Equipment Proposal provided by Company and prepared in response to Customer’s request for proposal for a fire apparatus or associated equipment.
- c. **“Cooperative Purchasing Contract”** means an Agreement between Company and a public authority, including without limitation, a department, division, agency of a municipal, county or state government (“Public Authority”), that adopts or participates in an existing agreement between Company and another non-party customer (including, but not limited to such non-party customer’s equipment proposal, its applicable exhibits, attachments and purchasing terms and conditions), often referred to as a “piggyback arrangement,” which is expressly agreed to, in writing, by Company. Company has sole discretion to determine whether it will agree to such a Cooperative Purchasing Contract.
- d. **“Delivery”** means when Company delivers physical possession of the Product to Customer.
- e. **“Manufacturer”** means the Manufacturer of any Product.
- f. **“Prepayment Discount”** means the prepayment discounts, if any, specified in Company’s Equipment Proposal.
- g. **“Product”** means the fire apparatus and any associated equipment manufactured or furnished for Customer by Company pursuant to the Specifications.
- h. **“Purchase Price”** means the Total price set forth in the Quotation, after applicable pricing adjustments set forth in the Quotation.
- i. **“Purchasing Terms and Conditions”** means these Purchasing Terms and Conditions; however, if the Company’s Equipment Proposal or the Customer’s related Purchase Order states that it is governed by a Cooperative Purchasing Agreement, “Purchasing Terms and Conditions” shall mean those terms and conditions set forth in the applicable Cooperative Purchasing Agreement.
- j. **“Specifications”** means the general specifications, technical specifications, training, and testing requirements for the Product contained in Company’s Equipment Proposal and its Exhibit A (Proposal Option List), prepared in response to Customer’s request for such a proposal.

2. Purpose. This Agreement sets forth the terms and conditions of Company’s sale of the Product to Customer.

3. Term of Agreement. This Agreement will become effective on the date of Acceptance as defined in Company’s Equipment Proposal (“Effective Date”) and, unless earlier terminated pursuant to the terms of this Agreement, it will terminate upon Delivery and payment in full of the Purchase Price.

4. Purchase and Payment. Customer agrees to pay Company the Purchase Price for the Product(s). The Purchase Price is in U.S. dollars. Where Customer opts for a Prepayment Discount that specifies that Customer will tender one or more prepayments to Company, Customer must provide each prepayment within the time frame specified in the Equipment Proposal in order to receive the Prepayment Discount for that prepayment installment. To the extent permitted by applicable law, Company may in its sole discretion charge a convenience fee if Customer elects to pay the Purchase Price by means of a credit card.

5. Representations and Warranties. Customer hereby represents and warrants to Company that the purchase of the Product(s) has been approved by Customer in accordance with applicable general laws and, as applicable, Customer’s charter, ordinances and other governing documents, and funding for the purchase has been duly budgeted and appropriated.

6. Cancellation/Termination. In the event this Agreement is cancelled or terminated by Customer before completion, Company may charge Customer a cancellation fee. The following charge schedule is based on costs incurred by

Manufacturer and Company for the Product, which may be applied and charged to Customer: (a) 12% of the Purchase Price after the order for the Product(s) is accepted and entered into Manufacturer's system by Company; (b) 22% of the Purchase Price after completion of approval drawings by Customer, and; (c) 32% of the Purchase Price upon any material requisition made by the Manufacturer for the Product. The cancellation fee will increase in excess of (c) in this Section 6, accordingly, as additional costs are incurred by Manufacturer and Company as the order progresses through engineering and into the manufacturing process.

7. Delivery. The Product is scheduled to be delivered as specified in the Delivery Timing section of the Equipment Proposal ("Delivery Timing"), which will be F.O.B. Company's facility. The Delivery Timing is an estimate, and Company is not bound to such date unless it otherwise agrees in writing. Company is not responsible for Delivery delays caused by or as the result of actions, omissions or conduct of the Manufacturer, its employees, affiliates, suppliers, contractors, and carriers. All right, title and interest in and to the Product, and risk of loss, shall pass to Customer upon Delivery of the Product(s) to Customer.
8. Standard Warranty. The manufacturer warranties applicable to this Agreement, if any, are attached to Company's Equipment Proposal as Exhibit A and are incorporated herein as part of the Agreement.
 - a. Disclaimer. EXCEPT AS OTHERWISE SET FORTH IN THIS AGREEMENT, COMPANY, INCLUDING ITS PARENT COMPANY, AFFILIATES, SUBSIDIARIES, AND THEIR RESPECTIVE OFFICERS, DIRECTORS, EMPLOYEES, SHAREHOLDERS, AGENTS OR REPRESENTATIVES DO NOT MAKE ANY REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED, WITH RESPECT TO THE PRODUCTS PROVIDED UNDER THIS AGREEMENT, WHETHER ORAL OR WRITTEN, EXPRESS, IMPLIED OR STATUTORY. WITHOUT LIMITING THE FOREGOING DISCLAIMER, ANY IMPLIED WARRANTY OR CONDITION OF MERCHANTABILITY, IMPLIED WARRANTY AGAINST INFRINGEMENT, AND IMPLIED WARRANTY OR CONDITION OF FITNESS FOR A PARTICULAR PURPOSE ARE EXPRESSLY EXCLUDED AND DISCLAIMED. STATEMENTS MADE BY SALES REPRESENTATIVES OR IN PROMOTIONAL MATERIALS DO NOT CONSTITUTE WARRANTIES.
9. Limitation of Liability. COMPANY WILL NOT BE LIABLE FOR ANY INCIDENTAL, CONSEQUENTIAL, INDIRECT, ECONOMIC, PUNITIVE, SPECIAL OR EXEMPLARY DAMAGES ARISING FROM OR IN ANY WAY CONNECTED WITH THIS AGREEMENT WITHOUT REGARD TO THE NATURE OF THE CLAIM OR THE UNDERLYING THEORY OR CAUSE OF ACTION (WHETHER IN CONTRACT, TORT, STRICT LIABILITY, EQUITY OR ANY OTHER THEORY OF LAW) ON WHICH SUCH DAMAGES ARE BASED. COMPANY'S LIMIT OF LIABILITY UNDER THIS AGREEMENT SHALL BE CAPPED AT THE TOTAL AMOUNT OF THE MONIES PAID BY CUSTOMER TO COMPANY UNDER THIS AGREEMENT.
10. Force Majeure. Company shall not be responsible nor deemed to be in default on account of delays in performance due to causes which are beyond Company's control or which make Company's performance impracticable, including but not limited to wars, insurrections, strikes, riots, fires, storms, floods, other acts of nature, explosions, earthquakes, accidents, transportation or delivery delays or losses outside of Company's control, any act of government, inability or delay of Company or manufacture in obtaining necessary labor or adequate or suitable manufacturing components at reasonable prices, allocation regulations or orders affecting materials, equipment, facilities or completed products, failure to obtain any required license or certificates, acts of God or the public enemy, terrorism, epidemics, quarantine restrictions, failure of vendors to perform their contracts or labor troubles of Company or a manufacturer causing cessation, slowdown, or interruption of work.
11. Customer's Obligations. Customer shall provide its timely and best efforts to cooperate with Company and Manufacturer during the manufacturing process to create the Product. Reasonable and timely cooperation includes, without limitation, Customer's providing timely information in response to a request from Manufacturer or Company and Customer's participation in traveling to Manufacturer's facility for inspections and approval of the Product.
12. Default. The occurrence of one or more of the following shall constitute a default under this Agreement: (a) Customer's failure to pay any amounts due under this Agreement or Customer's failure to perform any of its obligations under this Agreement; (b) Company's failure to perform any of its obligations under this Agreement;

(c) either party becoming insolvent or becoming subject to bankruptcy or insolvency proceedings; (d) any representation made by either party to induce the other to enter into this Agreement, which is false in any material respect; (e) an action by Customer to dissolve, merge, consolidate or transfer a substantial portion of its property to another entity; or (f) a default or breach by Customer under any other contract or agreement with Company.

13. Manufacturer's Statement of Origin. Company shall retain possession of the manufacturer's statement of origin ("MSO") for the Product until the entire Purchase Price has been paid. If more than one Product is covered by this Agreement, Company shall retain the MSO for each individual Product until the Purchase Price for that Product has been paid in full.
14. Arbitration. Any controversy or claim arising out of or relating to this Agreement, or the breach thereof, shall be settled by arbitration administered by the American Arbitration Association in accordance with its Commercial Arbitration Rules, and judgment on the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof. The Arbitration shall take place in Bradenton, Florida.
15. Miscellaneous. The relationship of the parties established under this Agreement is that of independent contractors and neither party is a partner, employee, agent, or joint venture of or with the other. Neither party may assign its rights and obligations under this Agreement without the prior written approval of the other party. This Agreement and all transactions between Ten-8 Fire & Safety, LLC will be governed by and construed in accordance with the laws of the State of Florida. The delivery of signatures to this Agreement may be via facsimile transmission or other electronic means and shall be binding as original signatures. This Agreement shall constitute the entire agreement and supersede any prior agreement between the parties concerning the subject matter of this Agreement. This Agreement may only be modified by an amendment, in writing, signed by duly authorized representatives of both parties with authority to sign such amendments to this Agreement. In the event of a conflict between the Ten-8 Proposal and these Terms and Conditions, the Ten-8 Proposal shall control except in the case of a Cooperative Purchasing Contract as set forth in Section 1(c) and (i) of these Purchasing Terms and Conditions. If any term of this Agreement is determined to be invalid or unenforceable by a competent legal authority, such term will be either reformed or deleted, as the case may be, but only to the extent necessary to comply with the applicable law, regulation, order or rule, and the remaining provisions of the Agreement will remain in full force and effect.

		CONTRACT PRICING WORKSHEET	
Contract No.		Date Prepared	
#113021-OKC		8/29/2024	
Buying Agency:	Clermont Fire Department	Dealer:	Ten-8 Fire and Safety, LLC
Contact Person:	David Ezell	Sales Rep:	Robert Wallace
Member Number:	138855	Phone:	(727) 483-3332
Phone:	(352) 394-7662	Email:	rwallace@ten8fire.com
Email:	dezell@clermontfl.org	Pierce Bid #:	951
Base Spec. (price must match current price list for Sourcewell ID to be in compliance with contract)			
Sourcewell ID #	Description:	Sourcewell Price List Date	Published Contract Price
225	Enforcer, Aerial, Platform 100' RMAP, Alum Body	8/2/2024	\$ 1,758,431.19
Removed Options from Base Spec.			
Notes: (do not list options removed)			Before Discount Price
If audited by Sourcewell be prepared to show detail.			\$ 551,988.86
With Pierce Discount (5.5%)			\$ 521,629.47
Added Options to Base Spec.			
Notes: (do not list options added)			Before Discount Price
If audited by Sourcewell be prepared to show detail.			\$ 1,038,829.93
With Pierce Discount (5.5%)			\$ 981,694.28
Qty	1	Subtotal (Base Spec+Added/Removed Options)	\$ 2,218,496.00
Other Expenses			
Description			Price
Travel			\$ -
Taxes			\$ -
Performance Bond			\$ -
Applicable State Fees (Tire Fee, etc.)			\$ -
Total Other Expenses			\$ -
Discounts			
Description			Price
100% Pre-Payment Discount			\$ 301,620.00
Chassis Pre-Payment Discount			\$ -
Aerial Pre-Payment Discount			\$ -
Trade-In Value / Other Customer Adjustments			\$ -
Total Discount			\$ 301,620.00
Total Purchase Price (matches customer PO)			\$ 1,916,876.00



REQUEST FOR INFORMATION

RFI 25-005

INTENT TO UTILIZE THE SOURCEWELL CONTRACT TO PURCHASE AERIAL TOWER TRUCK

City of Clermont
685 W. Montrose Street
Clermont, FL 34711

RELEASE DATE: August 30, 2024

DEADLINE FOR QUESTIONS: September 6, 2024

RESPONSE DEADLINE: September 6, 2024, 2:00 pm

RESPONSES MUST BE SUBMITTED ELECTRONICALLY TO:

<https://procurement.opengov.com/portal/clermontfl>

City of Clermont
REQUEST FOR INFORMATION
Intent to Utilize the Sourcewell Contract to Purchase Aerial Tower
Truck

- I. Introduction
- II. Response Procedures.....

Attachments:

E - OpenGov Vendor Registration

1. Introduction

Thank you for your interest in doing business with the City of Clermont. If you are interested in preparing a response to this Request For Information, please read the solicitation package in its entirety prior to submitting a response.

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

All respondents must be registered with the Florida Department of State and licensed to do business in the State of Florida.

1.1. Summary

Intent to Utilize the Sourcewell Contract to Purchase Aerial Tower Truck

1.2. Contact Information

Rick Casler

Assistant Chief Administration

439 w hwy 50

clermont, FL 34711

Email: rcasler@clermontfl.org

Phone: [\(352\) 801-1248](tel:(352)801-1248)

Department:

Fire

1.3. Timeline

Solicitation Release Date	August 30, 2024
Question Deadline	September 6, 2024, 12:00pm
Response Deadline	September 6, 2024, 2:00pm

2. Response Procedures

2.1. Electronic Bidding System

The City of Clermont uses OpenGov ("Software Administrator"), an e-Procurement system ("Portal") that provides bid notification services to interested vendors. The Portal allows for vendors to register online and receive notification of new solicitations, addenda, and awards. There is no charge to vendors/contractors to register and participate in the solicitation, nor will any fees be charged to the awarded vendor. Vendors with internet access should review the registration options at the following website: <https://procurement.opengov.com/portal/clermontfl>.

The City of Clermont uses the NIGP Commodity Codes to notify vendors of whenever projects are issued that include category codes that match the codes added to the vendor profile.

2.2. Standard RFI

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

- A. Company Name: Ten-8 Fire & Safety, LLC
- B. Contract Number and Title: 113021-OKC-1 Firefighting Apparatus
- C. Length of Contract: Through February 10, 2026
- D. Product or Service Provided: Enforcer, Aerial, Platform 100' RMAP, Alum Body
- E. Estimated Annual Expenditure: \$1,916,876.00

If you're a local vendor, please contact the Procurement Services Director by email prior to Friday, September 6, 2024 to advise whether your company can provide any of the products or services mentioned above.

Prospective local vendor 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.



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date

Tuesday, September 10, 2024

Agenda Item Name

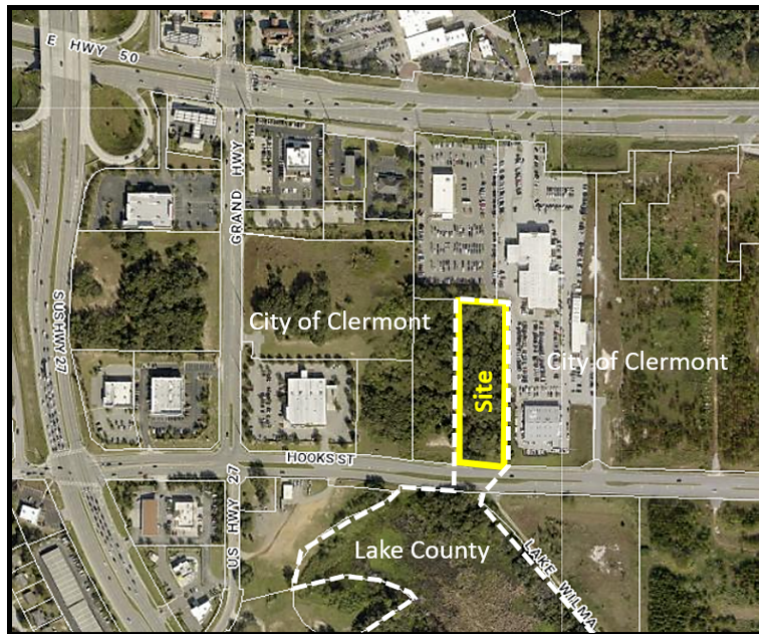
Ordinance No. 2024-034 *Final*
Hooks Street Self-Storage Phase 2 Annex

Requested Action

Recommend approval of Ordinance No. 2024-034

Staff Report

The applicant is requesting a voluntary annexation into the City of Clermont's jurisdiction. The vacant parcel is located east of US Highway 27 and north of Hooks Street. The subject property is contiguous to the City of Clermont boundaries and is approximately 2.29 +/- acres, which is located within the City's utility service area, ISBA, and JPA.



Additional Analysis

Fiscal Impact Summary

None.

Fiscal Impact

Fund Number and Description

Available Budget Amount

Exhibits Attached (copies of original agreements)

- | | | |
|----|-------------|--|
| 1. | 2024-034 | 2024-034 - Hooks St Mini Warehouse Annexation (07.24.2024).pdf |
| 2. | Application | 01_Annexation Application_AK 1724937.pdf |
| 3. | Legal Ad CC | Legal Ad CC.pdf |



CITY OF CLERMONT
ORDINANCE NO. 2024-034

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 benefited by annexation; and

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

SECTION 1:

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

LEGAL DESCRIPTION

EAST ½ (ONE HALF), OF THE WEST ½ (ONE HALF), OF TRACT 26, PROPERTY OF LAKE HIGHLANDS COMPANY, LYING IN SECTION 29, TOWNSHIP 22 SOUTH, RANGE 26 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, AT PAGE 25, OF THE PUBLIC RECORDS OF THE COUNTY OF LAKE, STATE OF FLORIDA.

LESS-ADDITIONAL RIGHT OF WAY DESCRIPTION:

COMMENCING FROM THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 29, RUN SOUTH 88°26'37" EAST, 826.82 FEET, THENCE RUN NORTH 00°25'46" EAST, 15.00 FEET TO THE NORTH RIGHT OF WAY LINE OF HOOKS STREET FOR THE POINT OF BEGINNING; CONTINUE NORTH 00°25'46" EAST 36.21 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 2033.00 FEET, THENCE EASTERLY 70.98 FEET ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 02°00'02", HAVING A CHORD BEARING OF SOUTH 87°27'07" EAST AND A CHORD DISTANCE OF 70.98 FEET, THENCE RUN SOUTH 88°26'37" EAST A DISTANCE OF 94.41

CITY OF CLERMONT
ORDINANCE NO. 2024-034

FEET; THENCE SOUTH 00°24'51" WEST, 35.00 FEET TO SAID NORTH LINE OF HOOKS STREET, THENCE NORTH 88°26'37" WEST, 165.36 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING FOR ADDITIONAL ROAD RIGHT OF WAY.

LOCATION

13125 Hooks Street, Clermont, FL
Vacant parcel located East of US Highway 27 and North of Hooks Street
(Alternate Key 1724937)



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



CITY OF CLERMONT
ORDINANCE NO. 2024-034

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 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. 2024-034

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 10th day of September 2024.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney



APPLICATION & PETITION

DATE: March 7, 2024

FEE: \$155.⁰⁰
+ cost of advertising

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

PROJECT NAME (if applicable): Flex I CRE Investments, LLC

APPLICANT: Flex I CRE Investments, LLC, Eduardo Bontempo

Address: 8336 Boyla Ct.

City: Windermere State: FL Zip: 34786

Phone: 352-988-7316 Fax: N/A

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

OWNER: Flex I CRE Investments, LLC, Eduardo Bontempo, Manager

Address: 8336 Boyla Ct.

City: Windermere State: FL Zip: 34786

Phone: 352-988-7316 Fax: N/A

AGENT NAME (Affidavit required): LPG Urban & Regional Planners, LLC, Michael Rankin

Address: 1162 Camp Ave.

City: Mount Dora State: FL Zip: 32757

Phone: 352-385-1940 Fax: 352-383-4824

E-Mail: MichaelR@lpgurp.com

Property address and/or general location: 13119 Hooks Street, Clermont

Area of property: 2.29 +/- acres, and/or 99,752 +/- sq. ft.

The property is PRESENTLY used for: Undeveloped Commercial

The property is PROPOSED to be used for: Self storage facility



Existing Lake County Land Use* : Regional Commercial

Existing Lake County Zoning* : Urban Residential District (R-6)

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

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

State the reason or basis for this request: Site is adjacent to the city limits along the northern,
eastern, and western boundary. Receive urban services

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

Section 29, Township 22, Range 26

See attached

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



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

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

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

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

IN WITNESS WHEREOF, we, the undersigned landowners, as petitioners, have hereunto set our hands and seals as of the 20th day of MAY, 2024.

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

Eduardo Bontempo

Landowner (Petitioner)

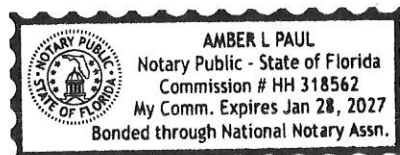
Date

05/20/2024

Notary Public

My Commission Expires

01/28/2027





OWNER / AGENT AFFIDAVIT (ANNEXATION)

Date: March 7, 2024

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

1. That said authority is the fee-simple owner of the property legally described in this application.
2. That said authority desires an ANNEXATION to allow:
Self-storage facility and receive urban services
3. That said authority (owner) has appointed (agent's name) Michael Rankin
to act in its behalf to accomplish the above, and
before me the undersigned authorized agent personally appeared and being by me duly
sworn on oath, deposes and says:

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

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

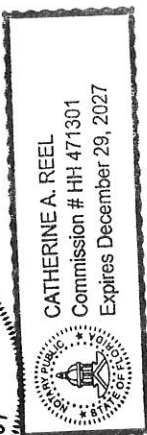
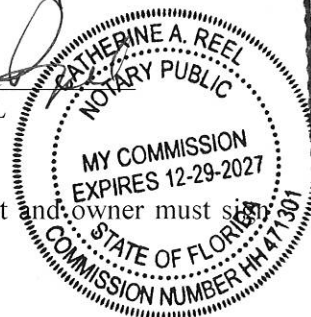
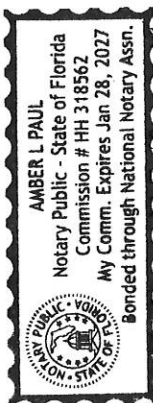
X [Signature]
Owner (signature)
Sworn to and subscribed before
me this 20th day of MAY,
2024.

[Signature]
Notary Public, State of FL
My commission expires: 01/28/2027

X [Signature]
Agent's (signature)
Sworn to and subscribed before
me this 29 day of May,
2024.

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

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



LEGAL NOTICE

The Clermont City Council will consider the enactment of the following proposed Ordinance at their regularly scheduled meeting to be held Tuesday, September 10, 2024 at 6:30 PM at 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. 2024-034

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

LOCATION

13125 Hooks Street
Vacant parcel located on Hooks Street
East of US Hwy 27
Alternate Key 1724937
2.29 +/- Acres



LEGAL DESCRIPTION

THE EAST ½ (ONE HALF), OF THE WEST ½ (ONE HALF), OF TRACT 26, PROPERTY OF LAKE HIGHLANDS COMPANY, LYING IN SECTION 29, TOWNSHIP 22 SOUTH, RANGE 26 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, AT PAGE 25, OF THE PUBLIC RECORDS OF THE COUNTY OF LAKE, STATE OF FLORIDA.

LESS-ADDITIONAL RIGHT OF WAY DESCRIPTION:

COMMENCING FROM THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 29, RUN SOUTH 88°26'37" EAST, 826.82 FEET, THENCE RUN NORTH 00°25'46" EAST, 15.00 FEET TO THE NORTH RIGHT OF WAY LINE OF HOOKS STREET FOR THE POINT OF BEGINNING; CONTINUE NORTH 00°25'46" EAST 36.21 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 2033.00 FEET, THENCE EASTERLY 70.98 FEET ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 02°00'02", HAVING A CHORD BEARING OF SOUTH 87°27'07" EAST AND A CHORD DISTANCE OF 70.98 FEET, THENCE RUN SOUTH 88°26'37" EAST A DISTANCE OF 94.41 FEET; THENCE SOUTH 00°24'51" WEST, 35.00 FEET TO SAID NORTH LINE OF HOOKS STREET, THENCE NORTH 88°26'37" WEST, 165.36 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING FOR ADDITIONAL ROAD RIGHT OF WAY.

The public hearings are held in the Council Chambers of City Hall, 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 application may be inspected at the City's Development Services Department (1st floor, City Hall) between 8 a.m. and 5 p.m. Monday-Friday.

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

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

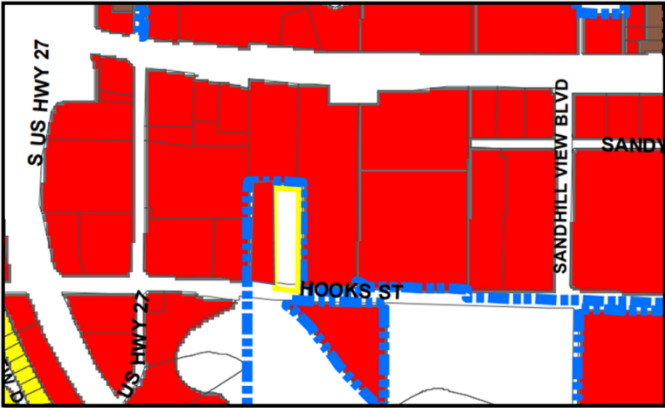
Tracy Ackroyd Howe, MMC
City Clerk



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, September 10, 2024		
Agenda Item Name		
Ordinance No. 2024-035 <i>Final</i> <i>Hooks Street Self-Storage Phase 2 SSCPA</i>		
Requested Action		
Recommend approval of Ordinance No. 2024-035		
Staff Report		
The applicant is requesting a small scale comprehensive plan amendment for a vacant parcel located east of US Highway 27 and north of Hooks Street. The subject property is contiguous to the City of Clermont boundaries and is approximately 2.29 +/- acres, which is located within the City's utility service area, ISBA, and JPA. This small scale comprehensive plan amendment would change the Future Land Use designation from Lake County's Regional Commercial to City Commercial. The proposed development is consistent with the comprehensive plan goals, objective and policies and the intent of the Commercial Land Use Category. The Future Land Use Policy 1.9.5 indicates, Residential Self-Storage Facilities shall be allowed as a Conditional Use Permit and shall be limited to 1.00 Floor Area Ratio. This shall not include the storage of manufactured or commercial products. The commercial land use category is established to assure the availability of sufficient office and commercial sites to serve the needs of the existing and projected population. Staff recommends approval of Ordinance 2024-035 to change the future land use designation from Lake County Regional Commercial to City Commercial. <i>The Planning and Zoning Commission recommended approval 5-0.</i> 		
Additional Analysis		
Fiscal Impact Summary		
None.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. 2024-035 - SSCPA (07.24.2024)	2024-035 - Hooks St. Mini Warehouse SSCPA (07.24.2024).pdf	
2. Maps	Maps.pdf	
3. SSCPA Application	02_SSCPA Application_AK 1724937.pdf	
4. Legal Ad CC (2)	Legal Ad CC (2).pdf	



CITY OF CLERMONT
ORDINANCE NO. 2024-035

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 AN EFFECTIVE DATE.

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

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

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

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

SECTION 1:

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

LEGAL DESCRIPTION

THE EAST ½ (ONE HALF), OF THE WEST ½ (ONE HALF), OF TRACT 26, PROPERTY OF LAKE HIGHLANDS COMPANY, LYING IN SECTION 29, TOWNSHIP 22 SOUTH, RANGE 26 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, AT PAGE 25, OF THE PUBLIC RECORDS OF THE COUNTY OF LAKE, STATE OF FLORIDA.

LESS-ADDITIONAL RIGHT OF WAY DESCRIPTION:

CITY OF CLERMONT
ORDINANCE NO. 2024-035

COMMENCING FROM THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 29, RUN SOUTH 88°26'37" EAST, 826.82 FEET, THENCE RUN NORTH 00°25'46" EAST, 15.00 FEET TO THE NORTH RIGHT OF WAY LINE OF HOOKS STREET FOR THE POINT OF BEGINNING; CONTINUE NORTH 00°25'46" EAST 36.21 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 2033.00 FEET, THENCE EASTERLY 70.98 FEET ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 02°00'02", HAVING A CHORD BEARING OF SOUTH 87°27'07" EAST AND A CHORD DISTANCE OF 70.98 FEET, THENCE RUN SOUTH 88°26'37" EAST A DISTANCE OF 94.41 FEET; THENCE SOUTH 00°24'51" WEST, 35.00 FEET TO SAID NORTH LINE OF HOOKS STREET, THENCE NORTH 88°26'37" WEST, 165.36 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING FOR ADDITIONAL ROAD RIGHT OF WAY.

LOCATION

13125 Hooks Street, Clermont, FL
 Vacant parcel located East of US Highway 27 and
 North of Hooks Street
 (Alternate Key 1724937)



CHANGE THE FUTURE LAND USE CLASSIFICATION:

FROM: LAKE COUNTY REGIONAL COMMERCIAL
TO: CITY OF CLERMONT COMMERCIAL



CITY OF CLERMONT
ORDINANCE NO. 2024-035

SECTION 2: CONFLICT

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

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. 2024-035

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida, this 10th day of September 2024.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

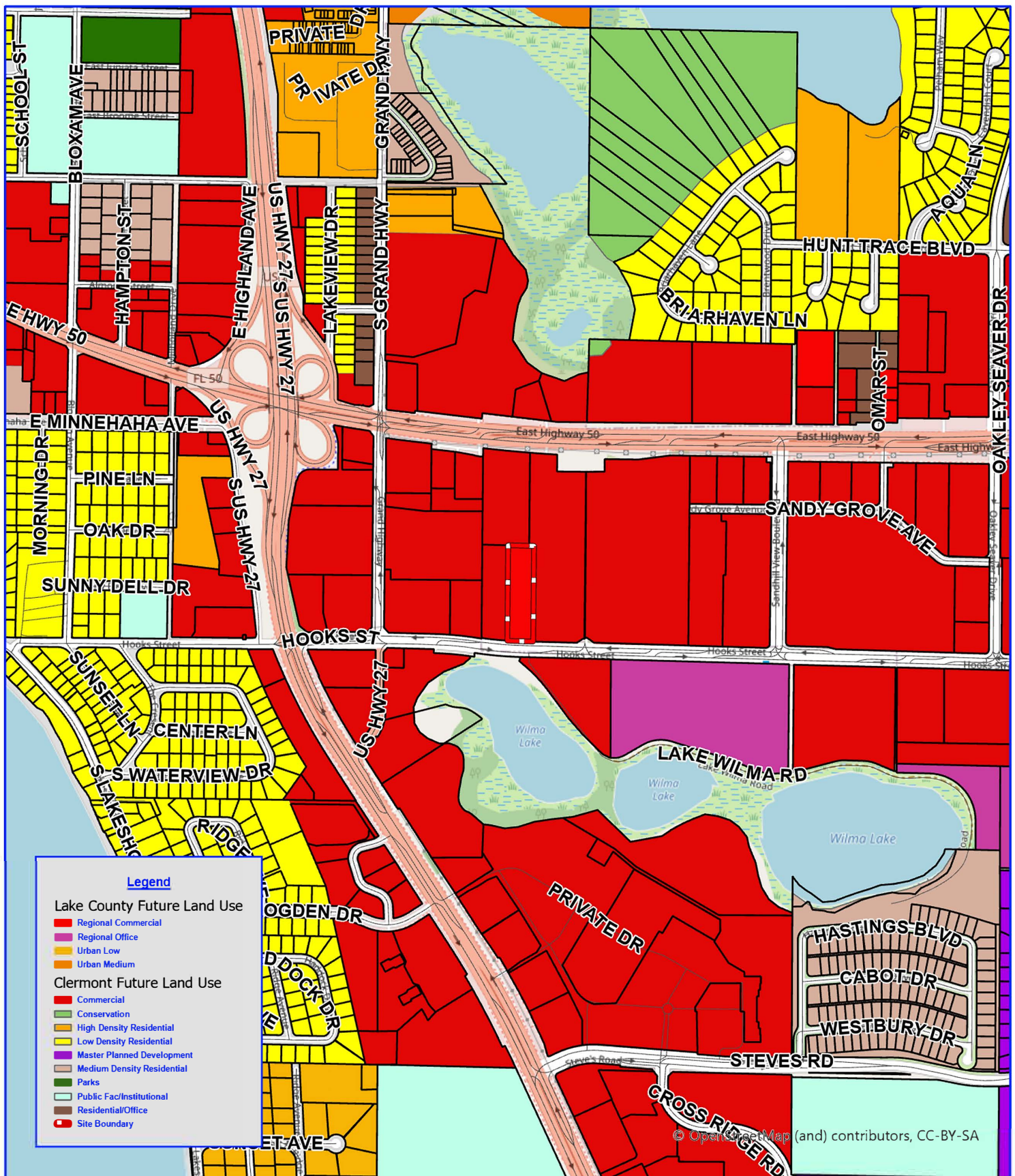
Tracy Ackroyd Howe, MMC
City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

Hooks Street Self-storage Facility



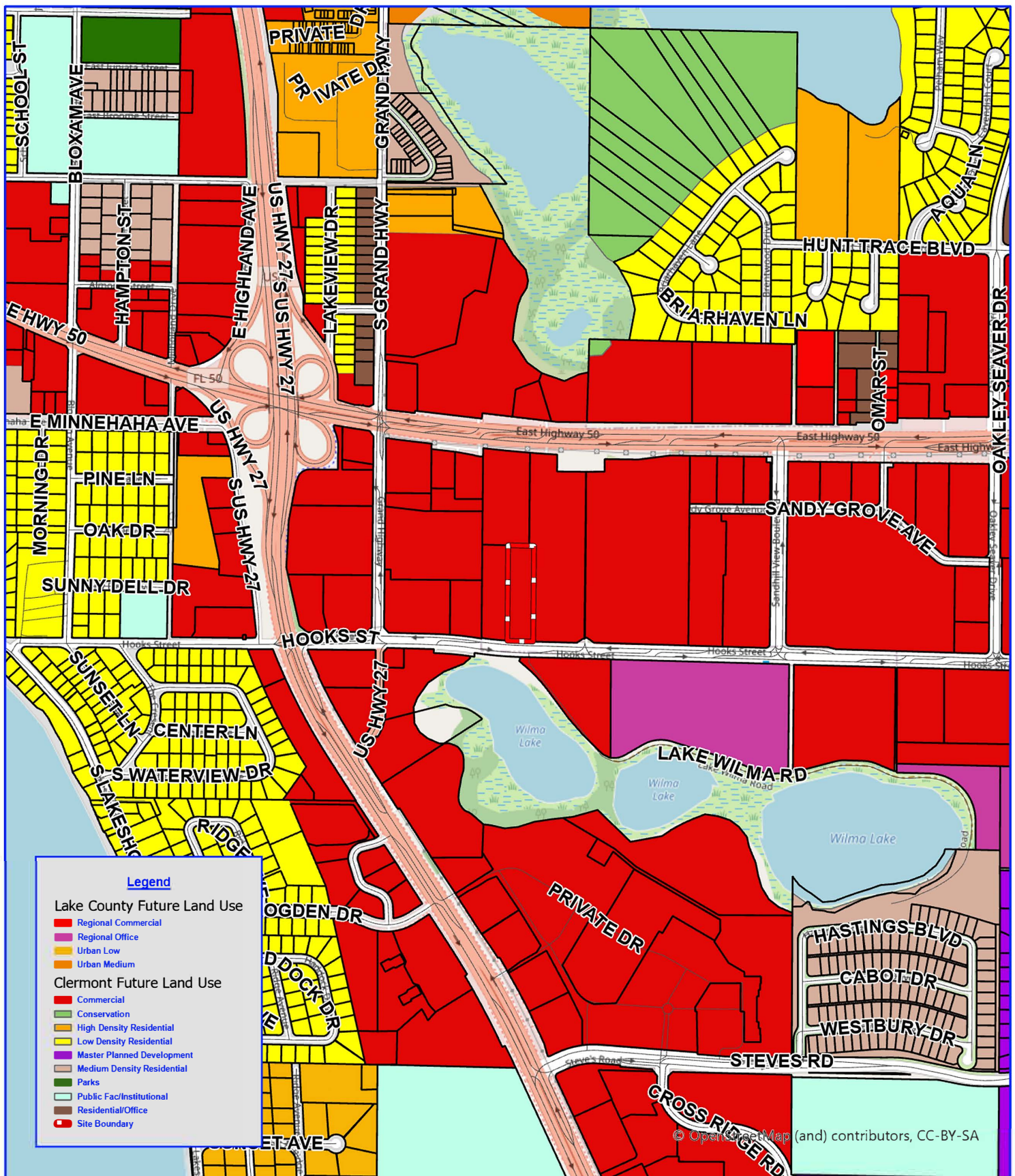


Flex I CRE Investments, LLC

Lake County, Florida
Existing Future Land Use Map

Project: 2071-2
File: FLU
Name: CEO CRE
PM: S. Lindh
Date: March 8, 2024
Created By: T. Kalebaugh





Flex I CRE Investments, LLC

Lake County, Florida
Proposed Future Land Use Map

Project: 2071-2
File: FLU
Name: CEO CRE
PM: S. Lindh
Date: March 8, 2024
Created By: T. Kalebaugh





CITY OF CLERMONT
COMPREHENSIVE PLAN AMENDMENT
Application

DATE: March 7, 2024

FEE: \$755.00

Project Name (if applicable): Flex I CRE Investments, LLC

Applicant: LPG Urban & Regional Planners, LLC

Contact Person: Michael Rankin

Address: 1162 Camp Ave.

City: Mount Dora State: FL Zip: 32757

Phone: 352-385-1940 Fax: 352-383-4824

E-Mail: MichaelR@lpgurp.com

OWNER: Flex I CRE Investments LLC, Eduardo Bontempo, Manager

Address: 8336 Boyla Ct.

City: Windermere State: FL Zip: 34786

Phone: 352-988-7316 Fax: N/A

E-Mail: Ebontempo@gmail.com

General Location: 13125 Hooks Street (West of US Hwy. 27 and north of Hooks Street)

Legal Description (include copy of survey): See attached

Property size (in acres or square feet): 2.29 acres

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

Existing (Actual) Land Use: Undeveloped Commercial

Existing Zoning: Urban Residential District (R-6)

Existing Future Land Use: Lake County Regional Commercial

Proposed Future Land Use: Commercial

Type of development proposed: Self-storage facility



Proposed density (dwelling units/acre) or intensity: 1.0 FAR

Proposed Zoning District: General Commercial (C-2)

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

See attached executive summary

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

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

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

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

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



APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Michael Rankin

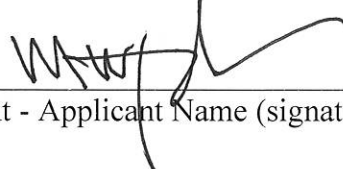
_____, who being

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

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

Michael Rankin

Affiant - Applicant Name (print)

X 

Affiant - Applicant Name (signature)

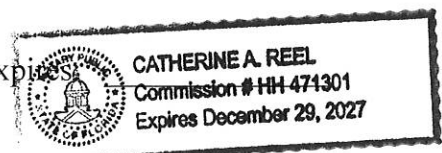
SWORN to and SUBSCRIBED before me by

or personally known by me this 29th day of May, 2024





Catherine A. Reel, State of Florida at Large





OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Eduardo Bontempo

_____, who being

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

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

Eduardo Bontempo

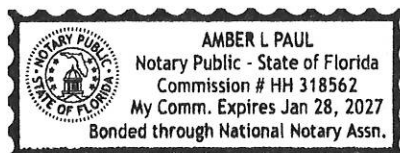
Affiant - Applicant Name (print)

X

Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 20th day of MAY, 2024



X

Notary Public, State of Florida at Large

My Commission Expires: 01/28/2027

CITY OF CLERMONT
NOTICE OF PROPOSED LAND USE CHANGE
SMALL SCALE COMPREHENSIVE PLAN
AMENDMENT
ORDINANCE NO. 2024-035

The Clermont City Council will hold a public hearing on Tuesday, September 10, 2024 at 6:30 p.m., 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 2.29 +/- acre parcel from Lake County Regional Commercial to City of Clermont Commercial Land Use Designation.



LOCATION

13125 Hooks Street
Vacant parcel located on Hooks Street
East of US Hwy 27
Alternate Key 1724937
2.29 +/- Acres

ORDINANCE 2024-035

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 AN EFFECTIVE DATE.

The public hearings are held in the Council Chambers of City Hall, 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 amendment may be inspected at the City's Development Services Department (1st floor, City Hall) between 8 a.m. and 5 p.m. Monday-Friday.

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

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

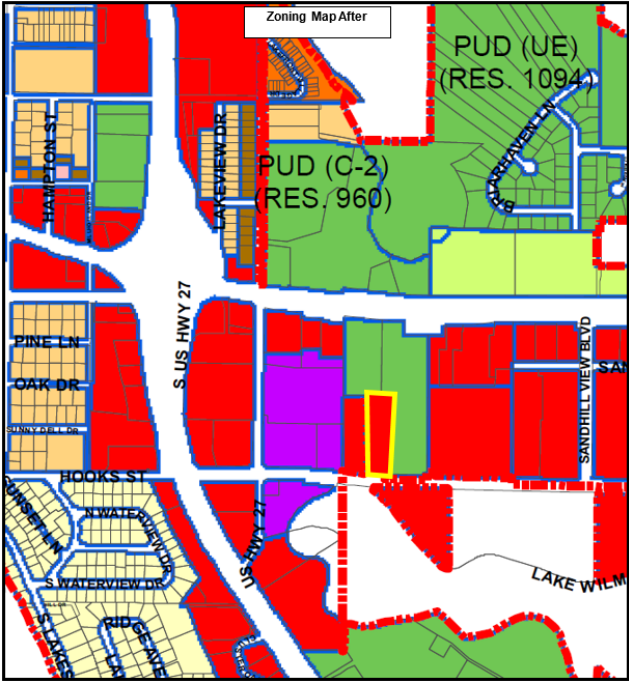
Tracy Ackroyd Howe, MMC
City Clerk



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date	
Tuesday, September 10, 2024	
Agenda Item Name	
Ordinance No. 2024-036 <i>Final</i> <i>Hooks Street Self-Storage Phase 2 Rezoning</i>	
Requested Action	
Recommend approval of Ordinance No. 2024-036	
Staff Report	
The applicant is requesting a rezoning for the vacant parcel located east of US Highway 27 and north of Hooks Street. The subject property is contiguous to the City of Clermont boundaries and is approximately 2.29 +/- acres, which is located within the City's utility service area, ISBA, and JPA. The proposed rezoning request would change the current zoning from Lake County R-6 Urban Residential District to City C-2 General Commercial zoning. The C-2 Commercial zoning category is compatible with the uses and improvements of the surrounding area, and is consistent with the City's Comprehensive Plan goals, objectives and policies. The applicant proposes the rezoning to allow for a self-storage facility with a Conditional Use Permit. The project will be compatible with the surrounding development pattern and not out of character with the adjacent properties. The adjacent parcel zoning located to the north is Planned Unit Development (PUD) with C-2 General Commercial permitted uses, and R-6 Urban Residential. The project will be required to meet all the land development regulations, and any buildings must be designed to comply with the Clermont Architectural Design Standards. Staff recommends approval of Ordinance 2024-036 to change the zoning from Lake County R-6 Urban Residential District to City C-2 General Commercial zoning. <i>The Planning and Zoning Commission recommended approval 5-0.</i> 	
Additional Analysis	
Fiscal Impact Summary	

None.

Fiscal Impact	Fund Number and Description	Available Budget Amount
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Fiscal Impact	Fund Number and Description	Available Budget Amount
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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. | 2024-036 - Hooks St Mini Warehouse Rezoning (07.24.2024) | 2024-036 - Hooks St Mini Warehouse Rezoning (07.24.2024).pdf |
| 2. | LOCATION MAP | LOCATION MAP.pdf |
| 3. | Zoning Before-After | Zoning Before-After.pdf |
| 4. | 03_Rezoning Application_AK 1724937 | 03_Rezoning Application_AK 1724937.pdf |
| 5. | Rezone Legal Ad CC | Rezone Legal Ad CC.pdf |



CITY OF CLERMONT
ORDINANCE NO. 2024-036

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

THE EAST ½ (ONE HALF), OF THE WEST ½ (ONE HALF), OF TRACT 26, PROPERTY OF LAKE HIGHLANDS COMPANY, LYING IN SECTION 29, TOWNSHIP 22 SOUTH, RANGE 26 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, AT PAGE 25, OF THE PUBLIC RECORDS OF THE COUNTY OF LAKE, STATE OF FLORIDA.

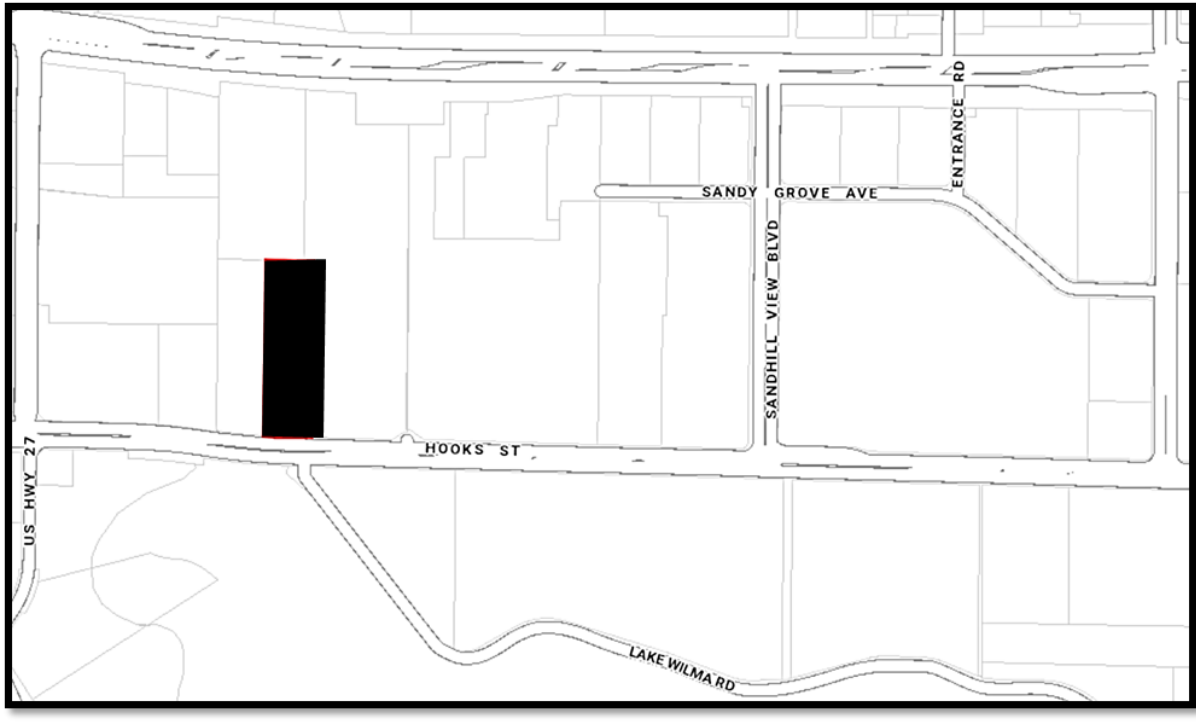
LESS-ADDITIONAL RIGHT OF WAY DESCRIPTION:

COMMENCING FROM THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 29, RUN SOUTH 88°26'37" EAST, 826.82 FEET, THENCE RUN NORTH 00°25'46" EAST, 15.00 FEET TO THE NORTH RIGHT OF WAY LINE OF HOOKS STREET FOR THE POINT OF BEGINNING; CONTINUE NORTH 00°25'46" EAST 36.21 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 2033.00 FEET, THENCE EASTERLY 70.98 FEET ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 02°00'02", HAVING A CHORD BEARING OF SOUTH 87°27'07" EAST AND A CHORD DISTANCE OF 70.98 FEET, THENCE RUN SOUTH 88°26'37" EAST A DISTANCE OF 94.41 FEET; THENCE SOUTH 00°24'51" WEST, 35.00 FEET TO SAID NORTH LINE OF HOOKS STREET, THENCE NORTH 88°26'37" WEST, 165.36 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING FOR ADDITIONAL ROAD RIGHT OF WAY.

LOCATION

13125 Hooks Street, Clermont, FL
Vacant parcel located East of US Highway 27 and North of Hooks Street
(Alternate Key 1724937)

LOCATION MAP



PROPERTY REZONING

**FROM: Lake County R-6 Urban Residential District
TO: C-2 General Commercial District**

SECTION 2: CONFLICT

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

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.



CITY OF CLERMONT
ORDINANCE NO. 2024-036

SECTION 4: 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 5: 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. 2024-036

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 10th day of September 2024.

CITY OF CLERMONT

Tim Murry, Mayor

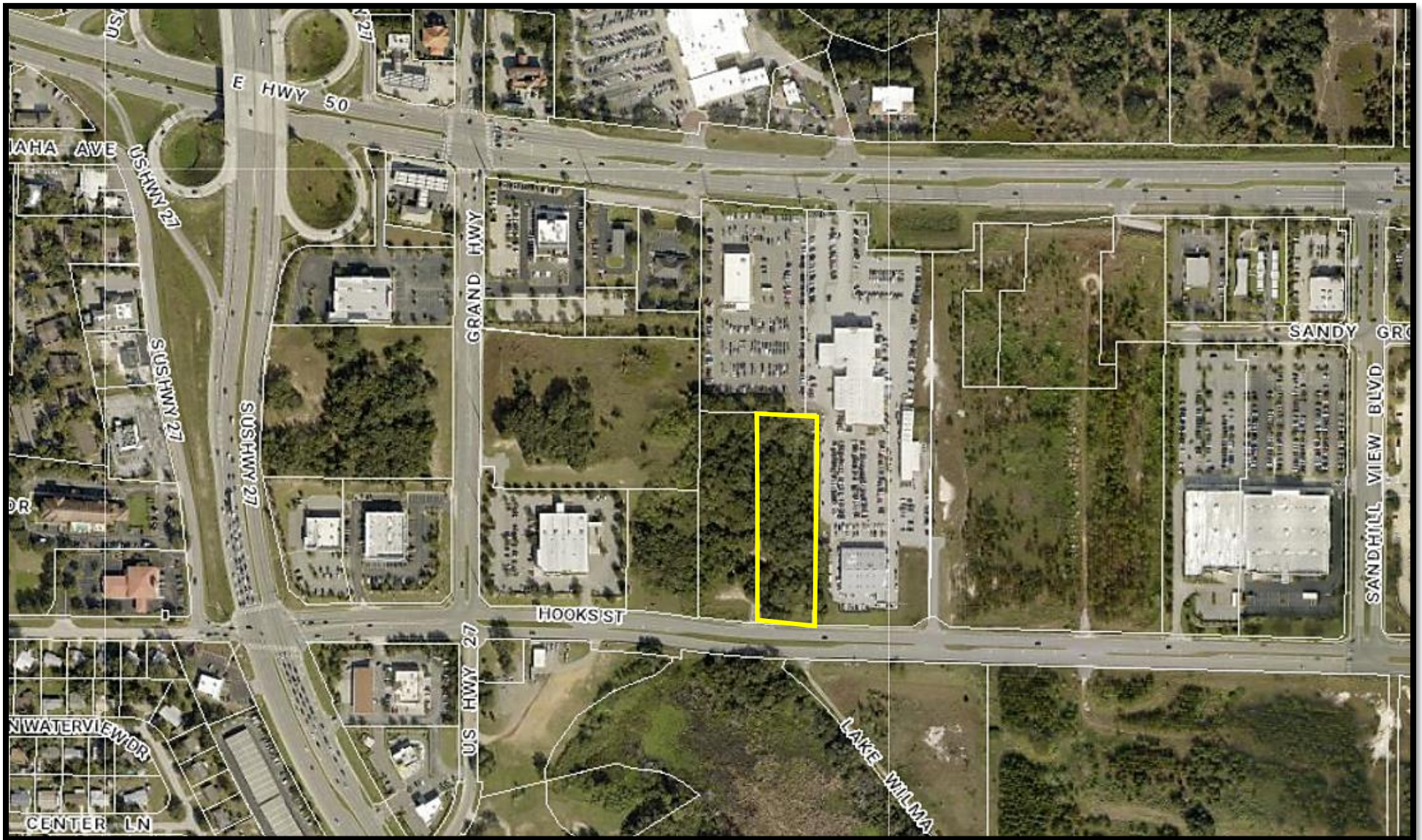
ATTEST:

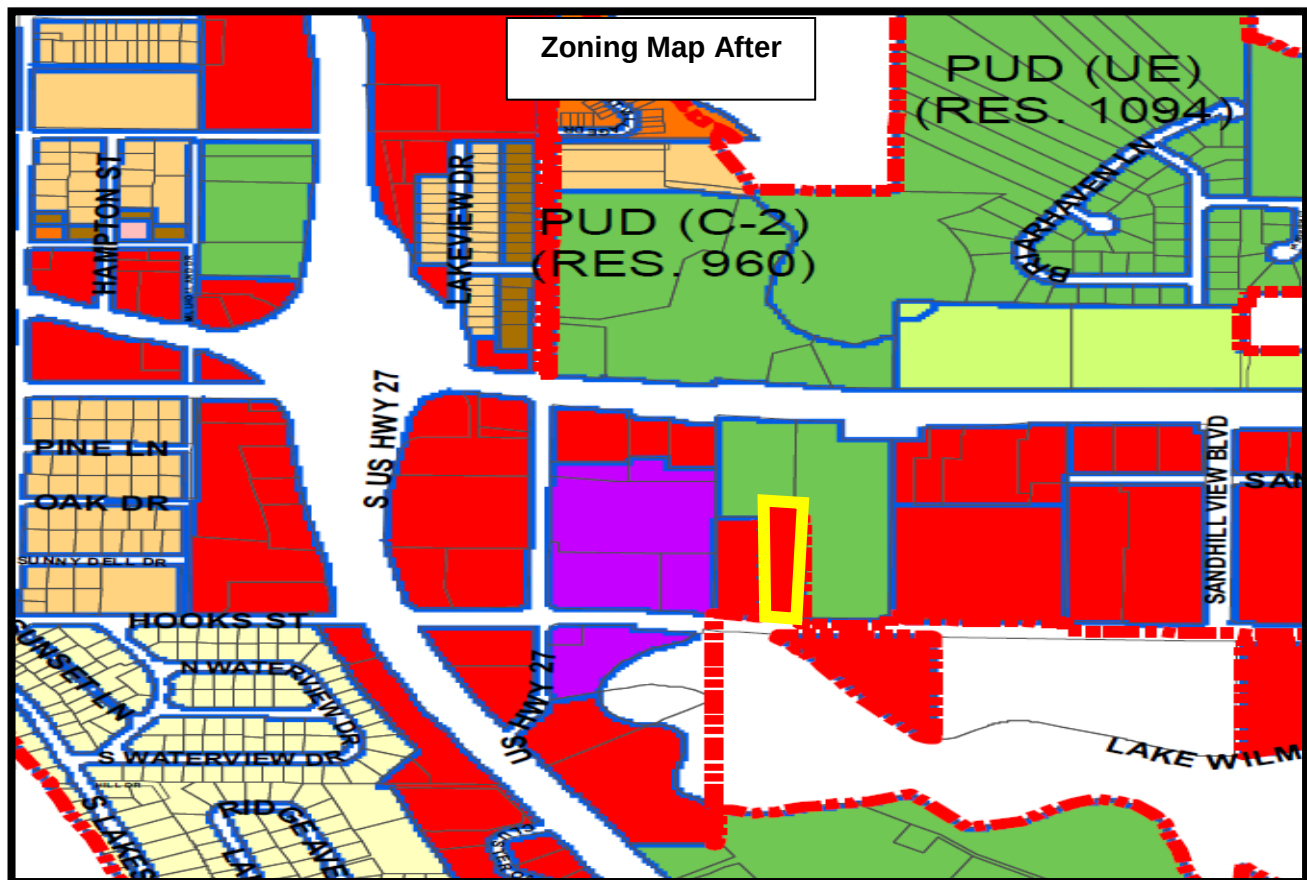
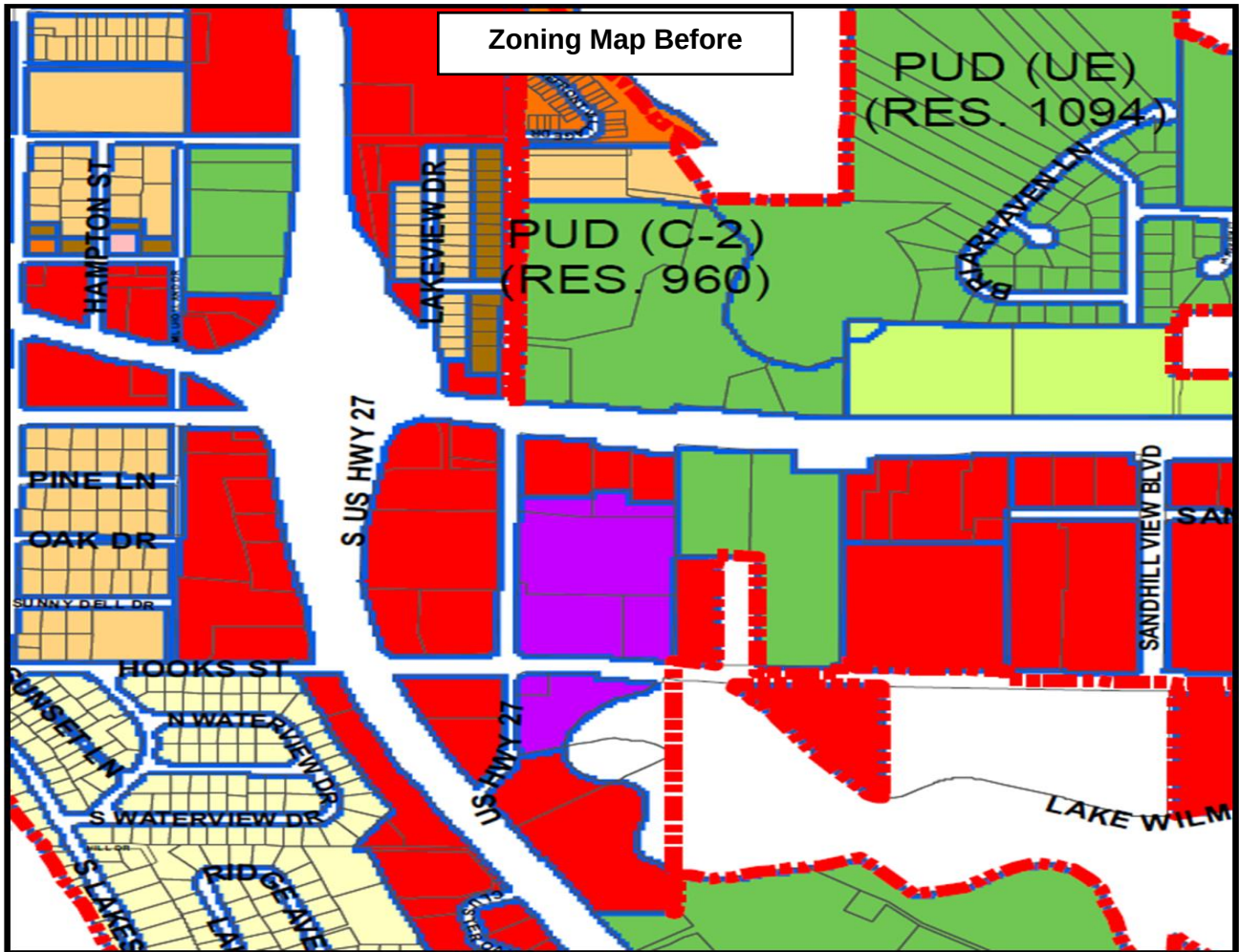
Tracy Ackroyd Howe, MMC
City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

Hooks Street Self-Storage Facility







CITY OF CLERMONT
REZONING
APPLICATION

DATE March 7, 2024		FEE: \$542.00 + cost of advertisement + cost of traffic review, if necessary	
Project Name (if applicable) Flex I CRE Investments, LLC			
Applicant LPG Urban & Regional Planners, LLC			
Contact Person Michael Rankin			
Address 1162 Camp Ave.		City Mount Dora	State FL Zip 32757
Telephone 352-385-1940		Fax 352-383-4824	
Email MichaelR@lpgurp.com			
OWNER INFORMATION			
Owner's Name Flex I CRE Investments LLC, Eduardo Bontempo, Manager			
Owner Address 8336 Boyla Ct.		City Windermere	State FL Zip 34786
Telephone 352-988-7316		Email Ebontempo@gmail.com	
PROPERTY INFORMATION			
Address of Subject Property 13125 Hooks Street		City Clermont	State FL Zip 34711
Legal Description (include copy of survey) See attached			
Acreage 2.29		Land Use (City verification required) Lake County Regional Commercial	
Present Zoning (City verification required) Lake County Urban Residential District (R-6)		Proposed Zoning General Commercial (C-2)	



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?

Rezoning is requested for compliance with land use designation request of City of Clermont Commercial which would be consistent with the comprehensive plan and adjacent properties.

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

Michael Rankin

Applicant Name (print)

x 
Applicant Name (signature)

Eduardo Bontempo

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

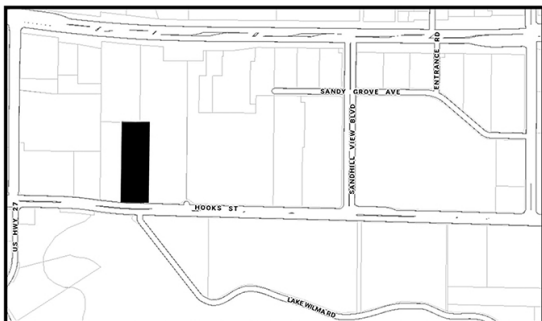
On Tuesday, September 10, 2024 at 6:30 PM the Clermont City Council will hold a public hearing to consider the enactment of the following proposed ordinance.

ORDINANCE NO. 2024-036

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.

LOCATION

13125 Hooks Street
Vacant parcel located on Hooks Street
East of US Hwy 27
Alternate Key 1724937
2.29 +/- Acres



PROPERTY REZONING

**From: Lake County R-6 Urban Residential District
To: Clermont C-2 General Commercial District**

LEGAL DESCRIPTION

THE EAST ½ (ONE HALF), OF THE WEST ½ (ONE HALF), OF TRACT 26, PROPERTY OF LAKE HIGHLANDS COMPANY, LYING IN SECTION 29, TOWNSHIP 22 SOUTH, RANGE 26 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, AT PAGE 25, OF THE PUBLIC RECORDS OF THE COUNTY OF LAKE, STATE OF FLORIDA.

LESS-ADDITIONAL RIGHT OF WAY DESCRIPTION:

COMMENCING FROM THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 29, RUN SOUTH 88°26'37" EAST, 826.82 FEET, THENCE RUN NORTH 00°25'46" EAST, 15.00 FEET TO THE NORTH RIGHT OF WAY LINE OF HOOKS STREET FOR THE POINT OF BEGINNING; CONTINUE NORTH 00°25'46" EAST 36.21 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 2033.00 FEET, THENCE EASTERLY 70.98 FEET ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 02°00'02", HAVING A CHORD BEARING OF SOUTH 87°27'07" EAST AND A CHORD DISTANCE OF 70.98 FEET, THENCE RUN SOUTH 88°26'37" EAST A DISTANCE OF 94.41 FEET; THENCE SOUTH 00°24'51" WEST, 35.00 FEET TO SAID NORTH LINE OF HOOKS STREET, THENCE NORTH 88°26'37" WEST, 165.36 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING FOR ADDITIONAL ROAD RIGHT OF WAY.

The public hearings are held in the Council Chambers of City Hall, 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 amendment may be inspected at the City's Development Services Department (1st floor, City Hall) between 8 a.m. and 5 p.m. Monday-Friday.

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

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

Tracy Ackroyd Howe, MMC
City Clerk



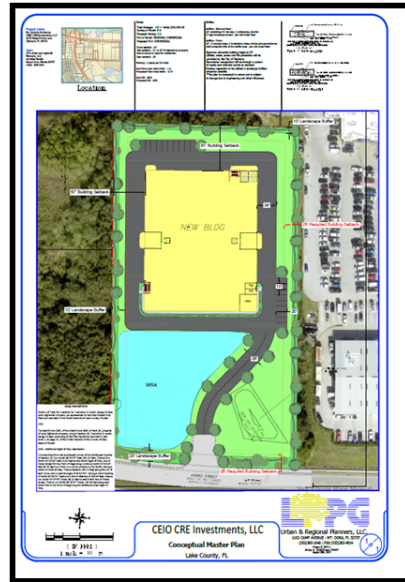
CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date	
Tuesday, September 10, 2024	
Agenda Item Name	
Resolution No. 2024-025R <i>Hooks Street Self-Storage Phase 2 CUP</i>	
Requested Action	
Recommend approval of Resolution No. 2024-025R	
Staff Report	
The applicant is requesting a Conditional Use Permit to allow for a self-storage facility with more than 20,000 square feet of floor space. The property is a vacant parcel, 2.29 +/- acres, located east of US Highway 27 and north of Hooks Street. The Land Development Code, Section 125-337 requires a Conditional Use Permit for any building structure that occupies more than 20,000 square feet and to allow for residential storage facilities in the C-2 General Commercial zoning district. On February 27, 2024, the City Council approved a Conditional Use Permit for a self-storage facility on the adjacent parcel located to the west. The applicant is requesting to combine the two parcels and construct a larger building on the properties. The applicant has requested an exemption to a Tier 1 Traffic Impact Analysis Report by Walsh Engineering indicating the proposed self-storage facility is projected to generate 218 daily trips, of which 23 trips will occur during the PM Peak Hour. The proposed development will provide an enclosed three-story building that will be up to 150,000 square feet with approximately 1,150 units for the collective lots. The building will be designed to comply with the Clermont Architectural Design Standards. The proposed self-storage facility will be gated and secured. Any fencing along or adjacent to roadways shall be ornamental metal or decorative vinyl/pvc. No outside storage will be allowed. Staff has reviewed the CUP application and believes that the proposed use will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity and the proposed use will comply with the regulations and conditions specified. Therefore, staff recommends approval of the Conditional Use Permit for a self-storage facility over 20,000 square feet in the C-2 zoning district with the conditions contained in Resolution No. 2024-025R. <i>The Planning and Zoning Commission recommended approval 5-0 with a special condition to add an eight (8) foot retention wall.</i>	

Inspiration for Elevation - Still work in progress



Additional Analysis

Fiscal Impact Summary

None.

Fiscal Impact		Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)			
1.	2024-025R - Hooks St Mini Warehouse CUP (08.15.2024)	2024-025R - Hooks St Mini Warehouse CUP (08.15.2024).pdf	
2.	LOCATION MAP	LOCATION MAP.pdf	
3.	2071-2 Concept Plan 8-28-24	2071-2 Concept Plan 8-28-24.pdf	
4.	10056-Clermont Self Storage TIA Memo-4-26-24-S&S	10056-Clermont Self Storage TIA Memo-4-26-24-S&S.pdf	
5.	CUP Support Document_03-08-2024_SDL	CUP Support Document_03-08-2024_SDL.pdf	
6.	Elevation	Elevation.pdf	
7.	04_CUP Application_AK 1724937	04_CUP Application_AK 1724937.pdf	
8.	2024-024R CUP Hooks St. Self-Storage II - Legal Ad CC	2024-024R CUP Hooks St. Self-Storage II - Legal Ad CC.pdf	



CITY OF CLERMONT
RESOLUTION NO. 2024-025R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR A SELF-STORAGE FACILITY OCCUPYING MORE THAN 20,000 SQUARE FEET OF FLOOR SPACE IN THE C-2 GENERAL 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 on August 6, 2024 recommended approval of this Conditional Use Permit to allow for a self-storage/warehouse facility with up to 149,000 square feet with 1,150 units in the C-2 General Commercial zoning district, at the following location:

LOCATION:

13125 Hooks Street, Clermont, FL
Vacant parcel located on Hooks Street, East of US Highway 27
(Alternate Key 1724937)

WHEREAS, from the evidence presented at the public hearing and after consideration of the factors set forth in Sec. 101-212 (c) 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:

This application for a Conditional Use Permit to allow for a self-storage/warehouse facility with up to 149,000 square feet with up to 1,150 units in the C-2 General 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.



CITY OF CLERMONT
RESOLUTION NO. 2024-025R

2. Upon approval of the resolution the aforementioned property shall only be used for the purposes described herein. No further expansion of the use or additions to this project shall be permitted except as approved by another Conditional Use Permit. Any other proposed use shall be specifically authorized by amendment and approval of the City of Clermont City Council.
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. Prior to the issuance of any permits, the applicant shall be required to submit formal site plans for review and approval by the City of Clermont Site Review Committee. The site plans shall meet all submittal requirements and comply with the conditions of this Resolution, applicable City Codes, Regulations, Ordinances, and provide compliance with the adopted City Comprehensive Plan, as amended.
5. No business can occupy any portion of the building unless the proposed business has applied for and obtained a Local Business Tax Receipt from the Development Services Department.
6. The Conditional Use Permit must be executed and processed through the office of the City Clerk within 90 days of its date of grant by the City Council or the permit shall become null and void.
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. The structure shall be inspected by the Fire Marshal for life safety requirements. All requirements must be met prior to any Certificate of Occupancy being issued.
9. The structure shall be inspected by the City Building Inspector and all building code violations must be corrected prior to a Certificate of Occupancy being issued.
10. If any of the stated conditions are violated, the applicant understands and agrees that the City Council may revoke this Conditional Use Permit by resolution.
11. This permit shall become null and void if substantial work has not begun within two (2) years of the date of issuance of this Conditional Use Permit.



CITY OF CLERMONT
RESOLUTION NO. 2024-025R

SECTION 2: LAND USES AND SPECIFIC CONDITIONS

1. This application for a Conditional Use Permit to allow for a self-storage/warehouse facility with up to 149,000 square feet and 1,150 units may be permitted in the C-2 General Commercial zoning district.
2. The property shall be developed in substantial accordance with the Preliminary Conceptual Site Plan prepared by LPG Urban & Regional Planners, LLC; and Identified as (Exhibit A). The conceptual plan submitted with the Conditional Use Permit application is not an approved site plan. Formal construction plans incorporating all conditions stated in this Permit shall be submitted for review and approved by the Site Review Committee prior to the issuance of a Zoning Clearance or other development permits. The site will be developed to meet the City's Architectural Standards and Land Development Regulations.
3. The site may also be used for any permitted use in the C-2 General Commercial zoning district. All uses must adhere to the requirements of the Land Development Code.
4. No outside storage will be allowed. Any outside storage shall be completely enclosed and screened from public view and streets. All enclosures shall be designed to be compatible and complement the architecture color and materials of the primary building.
5. The self-storage facility shall be gated and secured from the General Public. Any fencing shall be ornamental metal or decorative PVC/vinyl. All walls constructed must comply with Clermont Codes. The project shall be permitted a waiver to the code to allow for a fence not exceed the maximum height of eight (8) foot to accommodate the existing topography changes.
6. Interior lightening on the site shall be directed downward onto the site and not spill over onto the adjacent properties.

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. 2024-025R

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. 2024-025R

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 10th day of September 2024.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

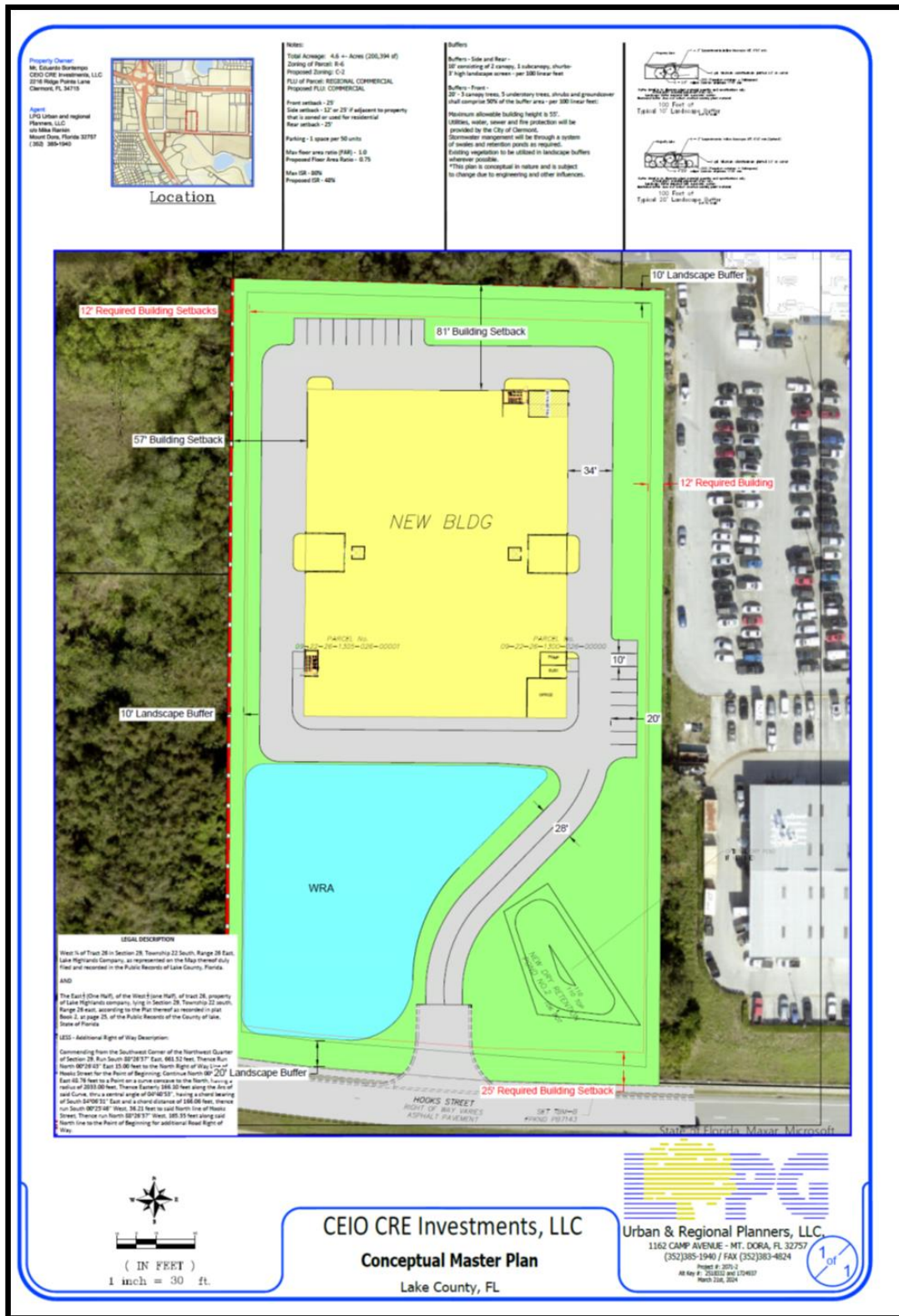
Tracy Ackroyd Howe, MMC
City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

CITY OF CLERMONT
RESOLUTION NO. 2024-025R

Exhibit A – Preliminary Conceptual Site Plan

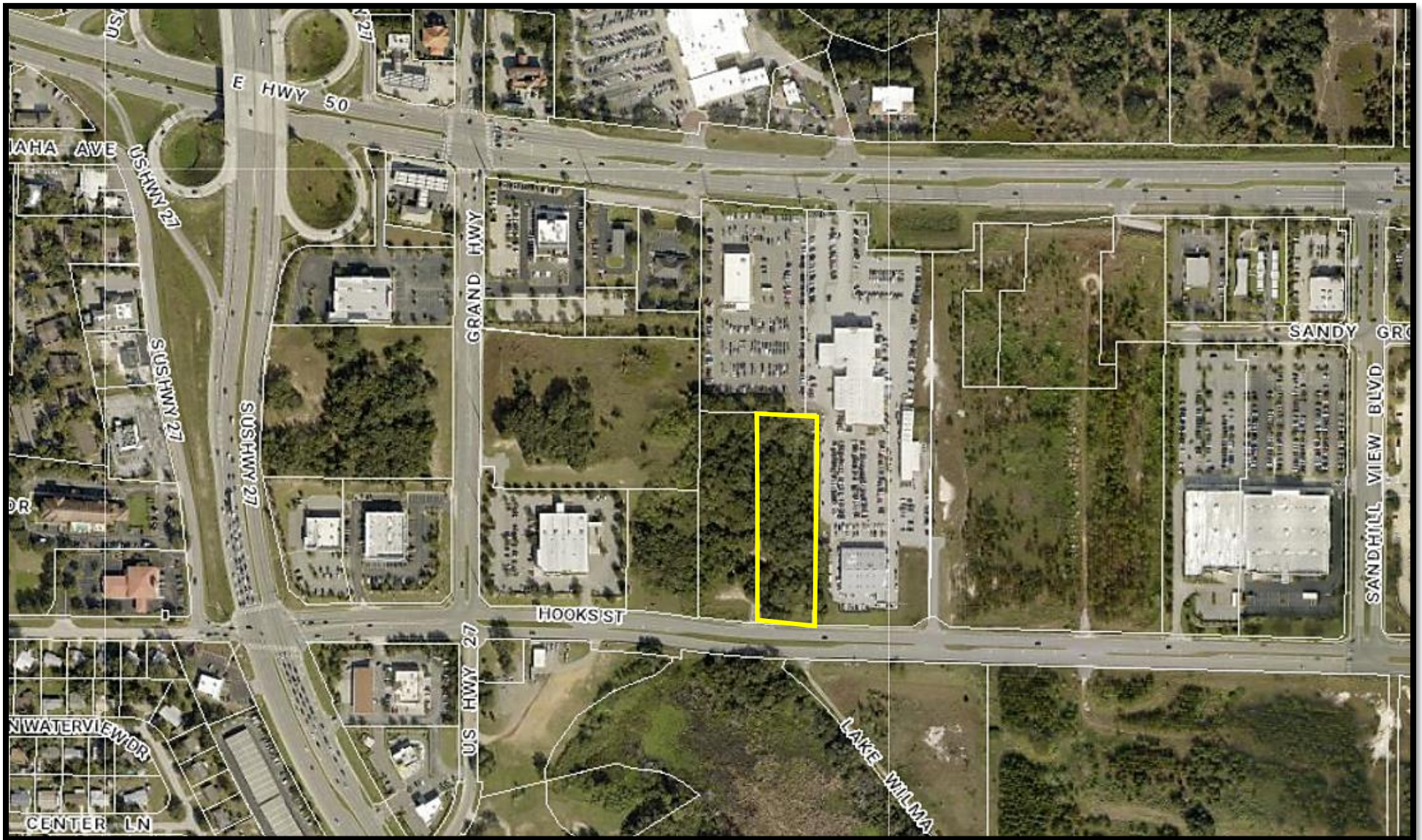


Conceptual Building Façade Elevations

Inspiration for Elevation - Still work in progress

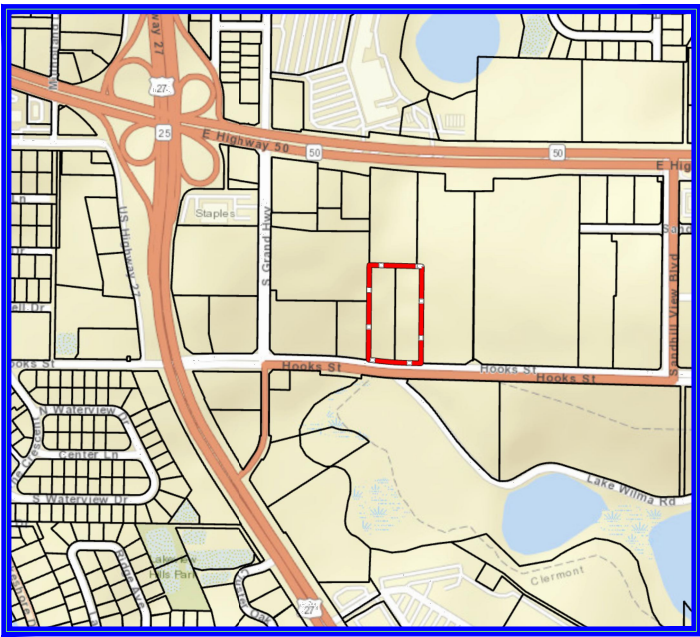


Hooks Street Self-Storage Facility



Property Owner:
Mr. Eduardo Bontempo
CEIO CRE Investments, LLC
2216 Ridge Pointe Lane
Clermont, FL 34715

Agent:
LPG Urban and regional
Planners, LLC
c/o Mike Rankin
Mount Dora, Florida 32757
(352) 385-1940



Location

Notes:

Total Acreage: 4.6 +- Acres (200,394 sf)
Zoning of Parcel: R-6
Proposed Zoning: C-2
FLU of Parcel: REGIONAL COMMERCIAL
Proposed FLU: COMMERCIAL

Front setback - 25'
Side setback - 12' or 25' if adjacent to property that is zoned or used for residential
Rear setback - 25'

Parking - 1 space per 50 units

Max floor area ratio (FAR) - 1.0
Proposed Floor Area Ratio - 0.75

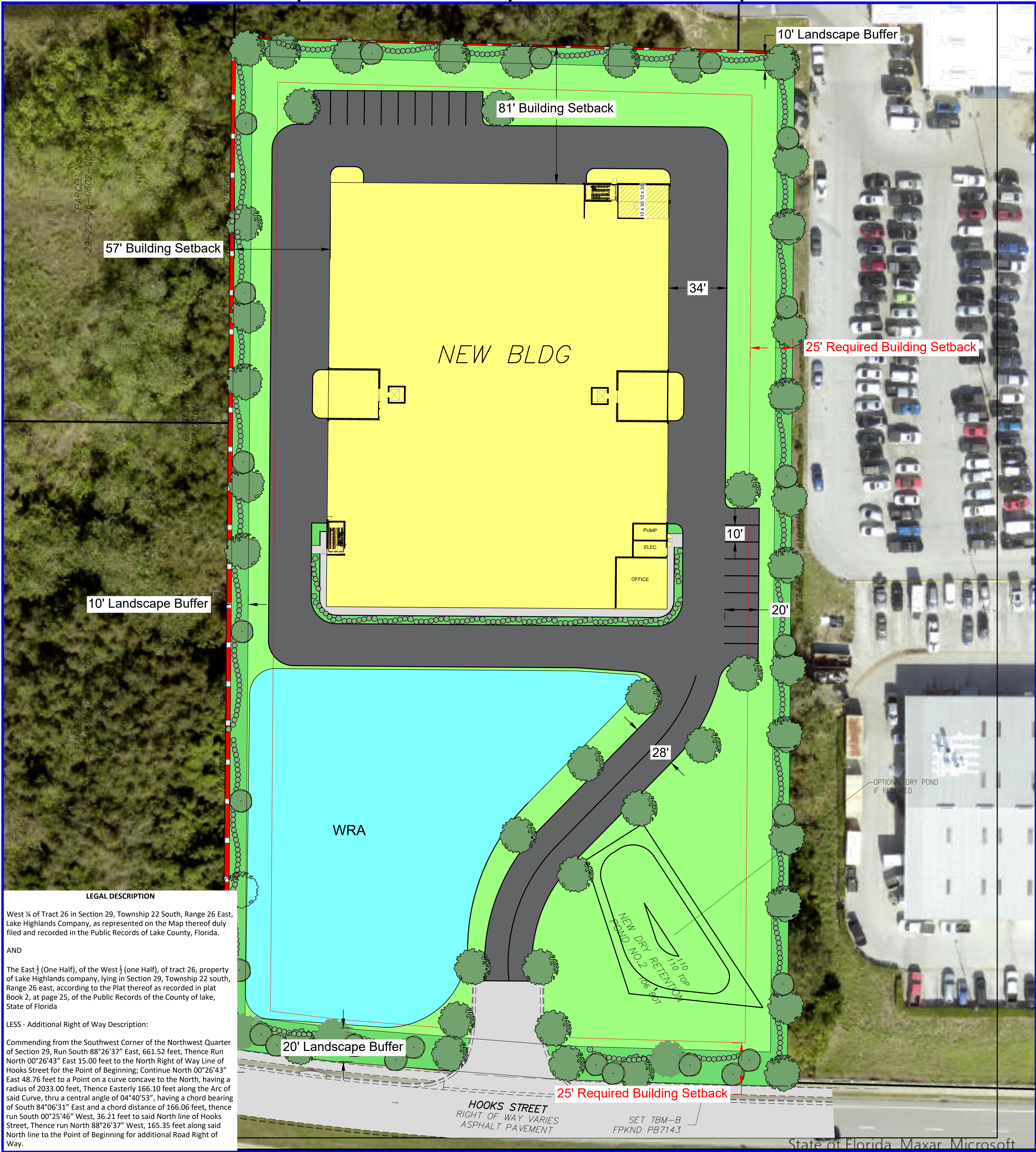
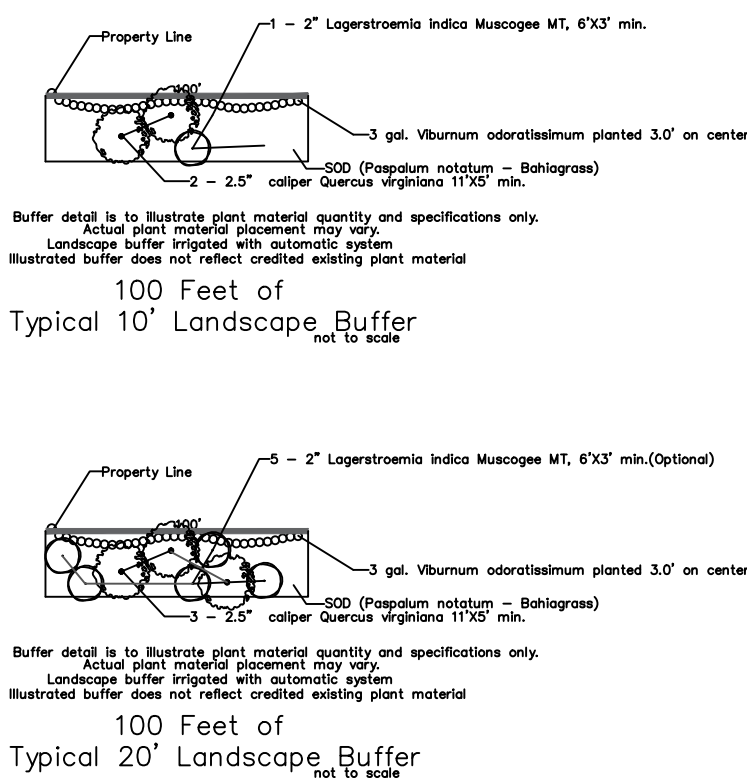
Max ISR - 80%
Proposed ISR - 48%

Buffers

Buffers - Side and Rear -
10' consisting of 2 canopy, 1 subcanopy, shrubs-
3' high landscape screen - per 100 linear feet

Buffers - Front -
20' - 3 canopy trees, 5 understory trees, shrubs and groundcover shall comprise 50% of the buffer area - per 100 linear feet:

Maximum allowable building height is 55'.
Utilities, water, sewer and fire protection will be provided by the City of Clermont.
Stormwater mangement will be through a system of swales and retention ponds as required.
Existing vegetation to be utilized in landscape buffers wherever possible.
*This plan is conceptual in nature and is subject to change due to engineering and other influences.



LEGAL DESCRIPTION

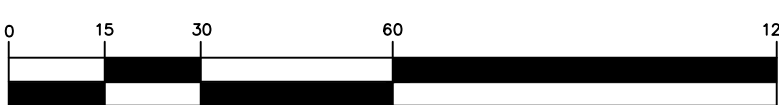
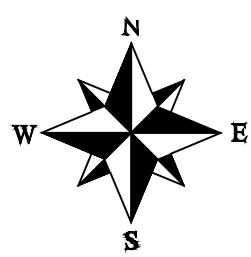
West ¼ of Tract 26 in Section 29, Township 22 South, Range 26 East, Lake Highlands Company, as represented on the Map thereof duly filed and recorded in the Public Records of Lake County, Florida.

AND

The East ½ (One Half), of the West ½ (one Half), of tract 26, property of Lake Highlands company, lying in Section 29, Township 22 south, Range 26 east, according to the Plat thereof as recorded in plat Book 2, at page 25, of the Public Records of the County of lake, State of Florida

LESS - Additional Right of Way Description:

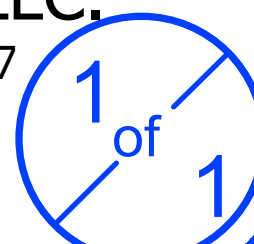
Commencing from the Southwest Corner of the Northwest Quarter of Section 29, Run South 88°26'37" East, 661.52 feet, Thence Run North 00°26'43" East 15.00 feet to the North Right of Way line of Hooks Street for the Point of Beginning; Continue North 00°26'43" East 48.76 feet to a Point on a curve concave to the North, having a radius of 2033.00 feet, Thence Easterly 166.10 feet along the Arc of said Curve, thru a central angle of 04°40'53", having a chord bearing of South 84°06'31" East and a chord distance of 166.06 feet, thence run South 00°25'46" West, 36.21 feet to said North line of Hooks Street, Thence run North 88°26'37" West, 165.35 feet along said North line to the Point of Beginning for additional Road Right of Way.



(IN FEET)
1 inch = 30 ft.

CEIO CRE Investments, LLC
Conceptual Master Plan
Lake County, FL

Urban & Regional Planners, LLC.
1162 CAMP AVENUE - MT. DORA, FL 32757
(352)385-1940 / FAX (352)383-4824
Project #: 2071-2
Alt Key #: 2518332 and 1724937
August 28th, 2024



MEMORANDUM

To: Mr. Eduardo Bontempo
From: Mr. Chris J. Walsh, P.E.
Date: April 26, 2024
Subject: Hooks Street Self Storage Traffic Analysis – Clermont, Florida

Walsh Traffic Engineering, LLC (Walsh Traffic) has been retained to conduct a traffic impact analysis for the proposed self-storage facility proposed on the north side of Hooks Street, approximately 700 feet east of S. Grand Highway in Lake County, Florida (see **Site Location Map** below). The property (Alternate Key # 2518332 and #1724937), which is currently vacant, will be annexed into the City of Clermont and rezoned to C-2 with a conditional use permit restricting the property to self-storage. The self-storage facility will be an enclosed 3-story facility of 150,000 square feet. A copy of the preliminary site plan is attached. The development is proposed to be constructed by year 2025. Given that the development is projected to generate less than 100 peak-hour trips, as demonstrated later within this memorandum, this memorandum is intended to serve as a Request for Exemption Letter in accordance with Section 5 of the *Lake Sumter MPO TIS Methodology Guidelines (2022)*.



Trip Generation

The total daily, AM peak-hour, and PM peak-hour trip generation potential for the proposed development was estimated based on trip generation equations/rates for Land Use Code 151 (Mini-Warehouse) as provided in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual, 11th Edition*. The proposed self-storage facility is projected to generate 218 total weekday daily trips, 14 total AM peak-hour trips (8 in, 6 out), and 23 total PM peak-hour trips (11 in, 12 out). These trip generation estimates are based on the trip rate per 1,000 square feet as the trip rate per 100's of storage units yields lower trips.

Table 1 – Trip Generation Summary

Land Use	ITE Land Use Code	Intensity	Daily		
			Total Trips		
			In	Out	Total
Mini-Warehouse	151	150.0 KSF	109	109	218

Land Use	ITE Land Use Code	Intensity	AM Peak Hour		
			Total Trips		
			In	Out	Total
Mini-Warehouse	151	150.0 KSF	8	6	14

Land Use	ITE Land Use Code	Intensity	PM Peak Hour		
			Total Trips		
			In	Out	Total
Mini-Warehouse	151	150.0 KSF	11	12	23

Development Impact

The development will have a driveway on Hooks Street which has a generalized peak-directional service volume of 1,800 vehicles per hour for the 2022 Lake County CMP Database (8-2-22). The maximum directional volume generated by the proposed development is the outbound PM peak-hour volume of 12 vehicles. This equates to approximately 0.67% of the overall generalized service volume, indicating the impact is marginal. Additionally, based on existing traffic counts from the CMP Database, the existing peak-directional volume on Hooks Street is 508 vehicles per hour, equating to an existing volume-to-capacity ratio of 0.28. Given the development's marginal impact and that Hooks Street has adequate capacity to accommodate the new trips, we request an exemption from doing a Tier 1 Traffic Impact Analysis.

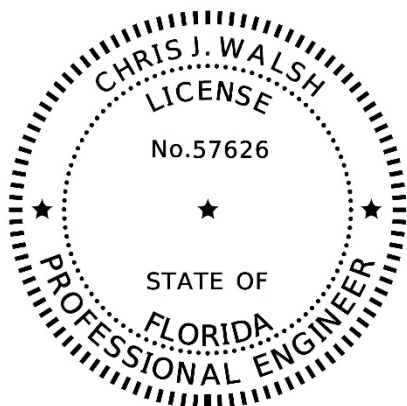
Turn-Lane Evaluation

When considering the need for an eastbound left-turn lane or westbound right-turn lane on Hooks Street at the project driveway, Figure 2.5 and 2-6 from NCHRP 457 are typically used. For the assessment it was assumed that while a portion of trips would be from the west on Hooks Street with the balance from the east on Hooks Street, a worst-case analysis was used for the left-turn lane assessment assuming that all PM peak-hour inbound trips would make an eastbound left turn into the development. Similarly, a worst-case analysis was also used for the right-turn lane assessment assuming that all PM peak-hour inbound trips would make a westbound right turn into the development. The eastbound and westbound PM peak-hour through volumes for this analysis were obtained from the 2022 Lake County CMP Database (8-2-22) equating to 479 eastbound through vehicles and 508 westbound through vehicles. Based on these analysis figures attached, neither an eastbound left-turn lane nor a westbound right-turn lane is warranted at the project driveway.

Conclusion

The proposed self-storage facility (3-story facility of 150,000 square feet) proposed on Hooks Street is projected to have a marginal impact, generating 14 AM peak-hour trips and 23 PM peak-hour trips. This equates to approximately 0.67% of the overall generalized service volume of Hooks Street. Given the development's marginal impact and that Hooks Street currently has a v/c ratio of 0.28 indicating there is substantial excess available capacity on the roadway, we request an exemption from doing a Tier 1 Traffic Impact Analysis. Lastly, neither an eastbound left-turn lane nor a westbound right-turn lane is warranted at the project driveway on Hooks Street.

You may contact us at (386) 801-5682 should you have any questions.



THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY:

Chris J Walsh Date: 2024.04.26
10:52:14 -04'00'

ON THE DATE ADJACENT TO THE SEAL
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND
THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

Attachments

Mini-Warehouse (151)

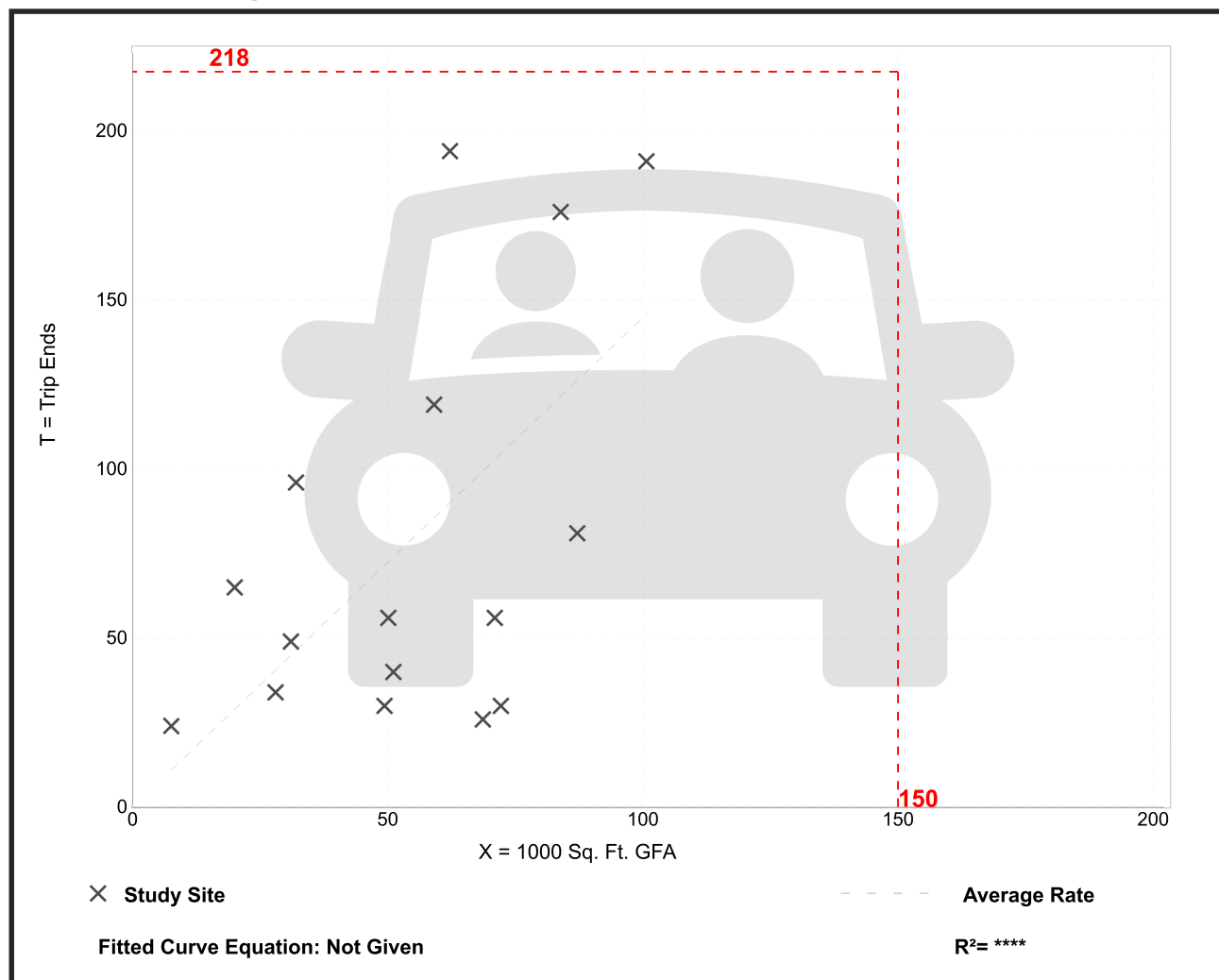
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 16
Avg. 1000 Sq. Ft. GFA: 55
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.45	0.38 - 3.25	0.92

Data Plot and Equation



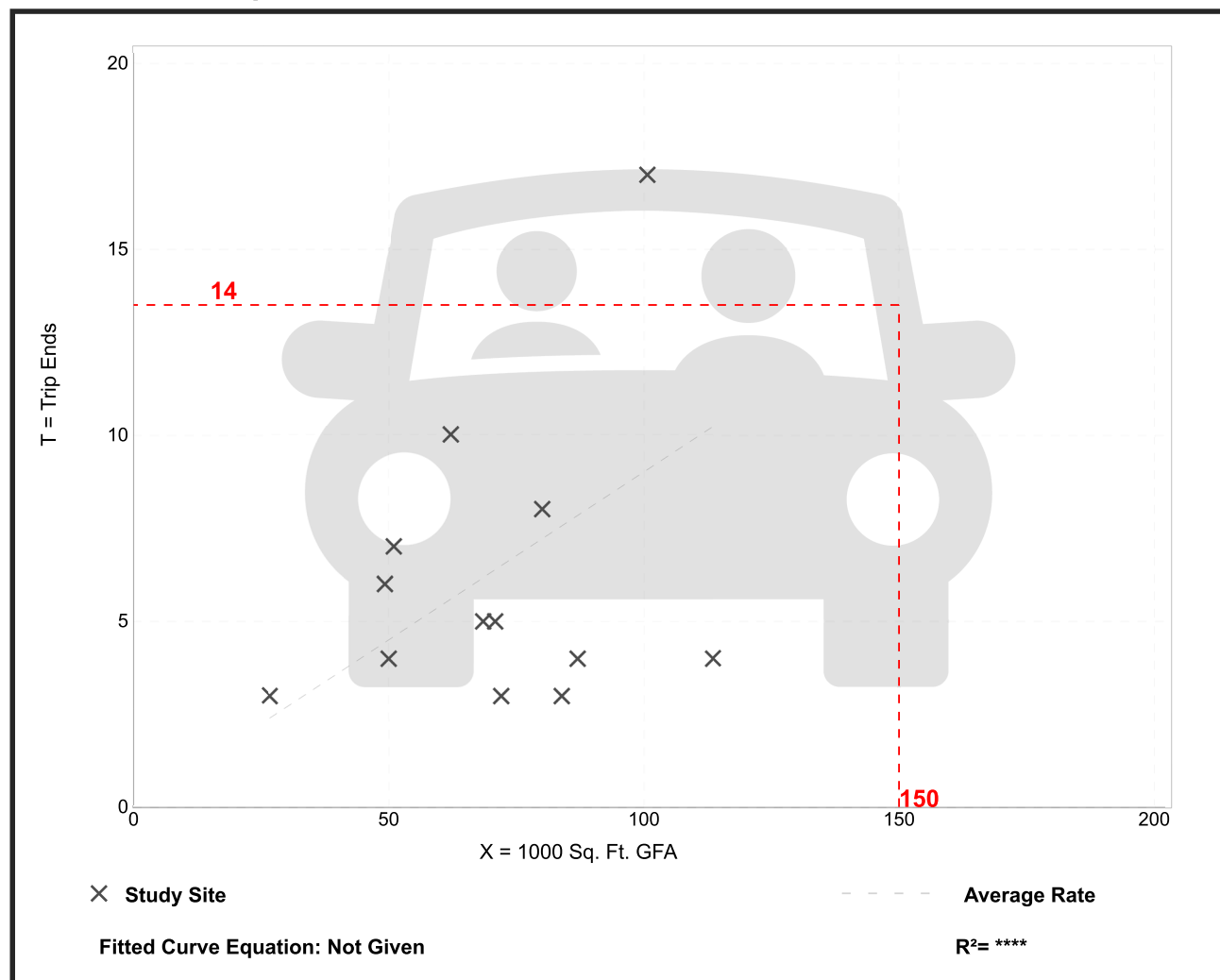
Mini-Warehouse (151)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 13
 Avg. 1000 Sq. Ft. GFA: 70
 Directional Distribution: 59% entering, 41% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.09	0.04 - 0.17	0.05

Data Plot and Equation



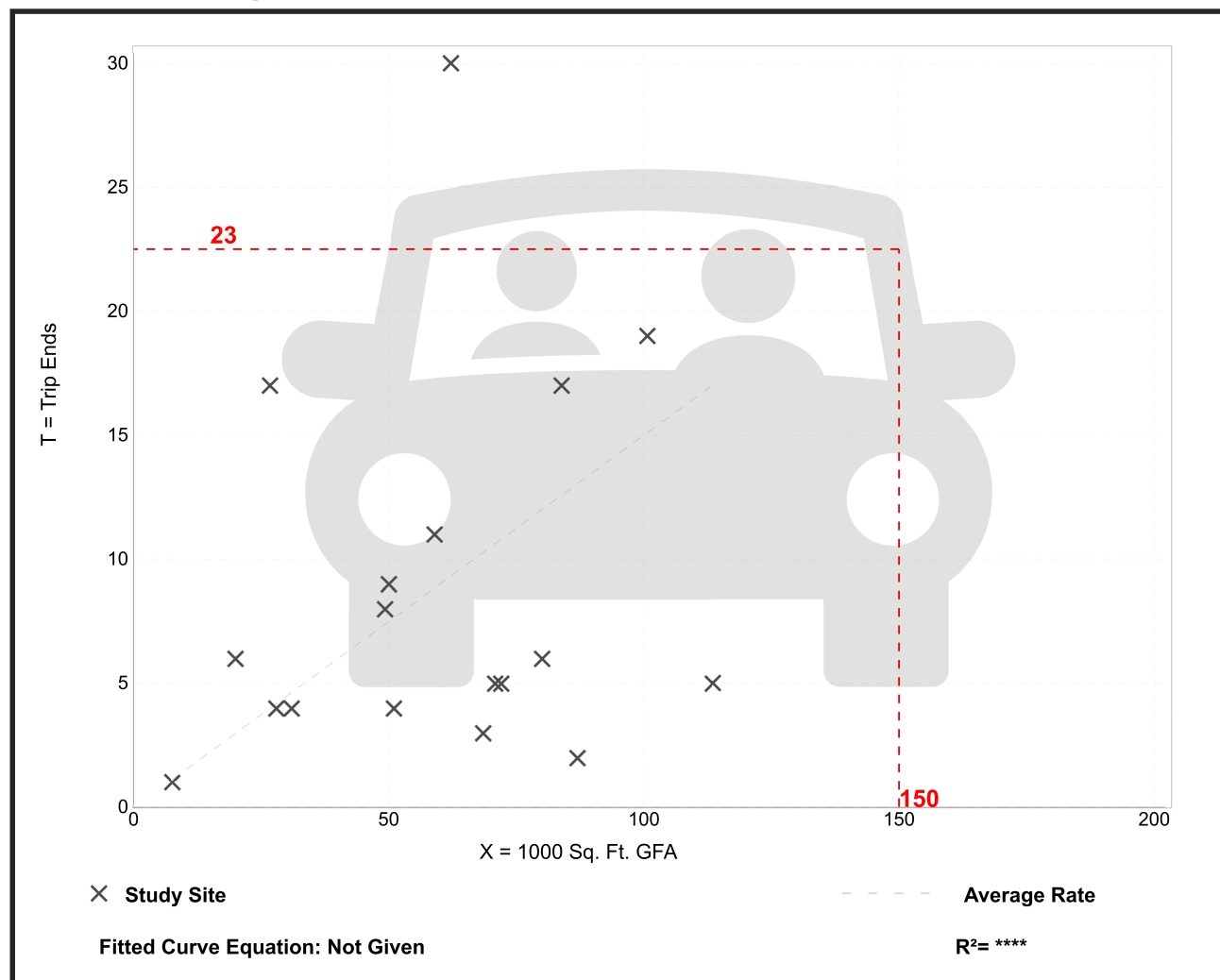
Mini-Warehouse (151)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 18
 Avg. 1000 Sq. Ft. GFA: 59
 Directional Distribution: 47% entering, 53% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.15	0.02 - 0.64	0.14

Data Plot and Equation



Lake County CMP Database

SEGMENT ID	COUNTY STATION	DATA SOURCE	SPEED LIMIT	SEGMENT LENGTH (MI)	ROAD NAME	FROM	TO	LANES (2022)	URBAN / RURAL	MAINTAINING AGENCY	JURISDICTION	ADOPTED LOS STANDARD	DAILY SERVICE VOLUME	2022 AADT	2022 DAILY V/C	2022 DAILY LOS	PEAK HOUR DIRECTIONAL SERVICE VOLUME	2022 PEAK HOUR NB/EB VOLUME	2022 PEAK HOUR SB/WB VOLUME	2022 PEAK HOUR V/C	2022 PEAK HOUR LOS
2150	31	County	40	0.84	HOOKS STREET	US 27	OAKLEY SEAVER DRIVE	4	URBAN	COUNTY	CITY OF CLERMONT	D	35,820	11,413	0.32	C	1,800	479	508	0.28	C

Left-turn Lane Analysis - Hooks Street at Project Driveway

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

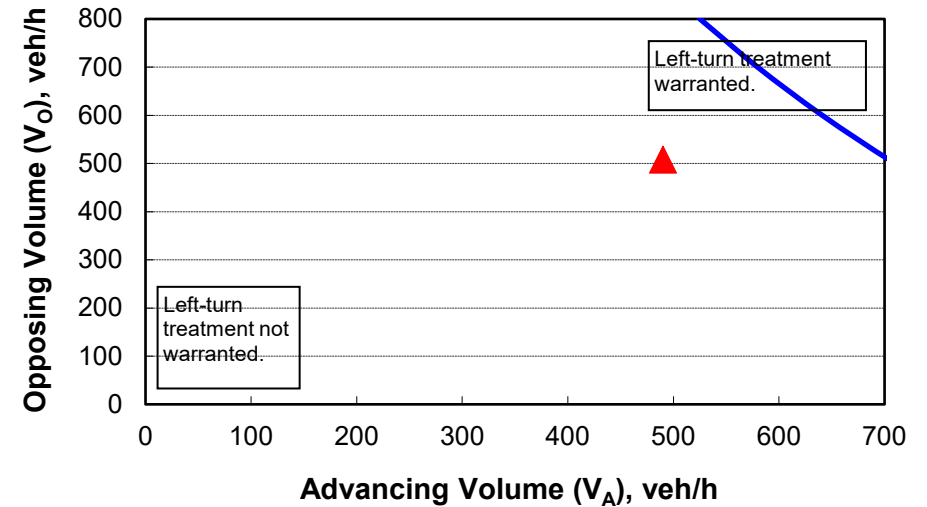
2-lane roadway (English)

INPUT

Variable	Value
85 th percentile speed, mph:	40
Percent of left-turns in advancing volume (V_A), %:	2%
Advancing volume (V_A), veh/h:	490
Opposing volume (V_O), veh/h:	508

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	704
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment NOT warranted.	



CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane, s:	1.9

Right-turn Lane Analysis - Hooks Street at Project Driveway

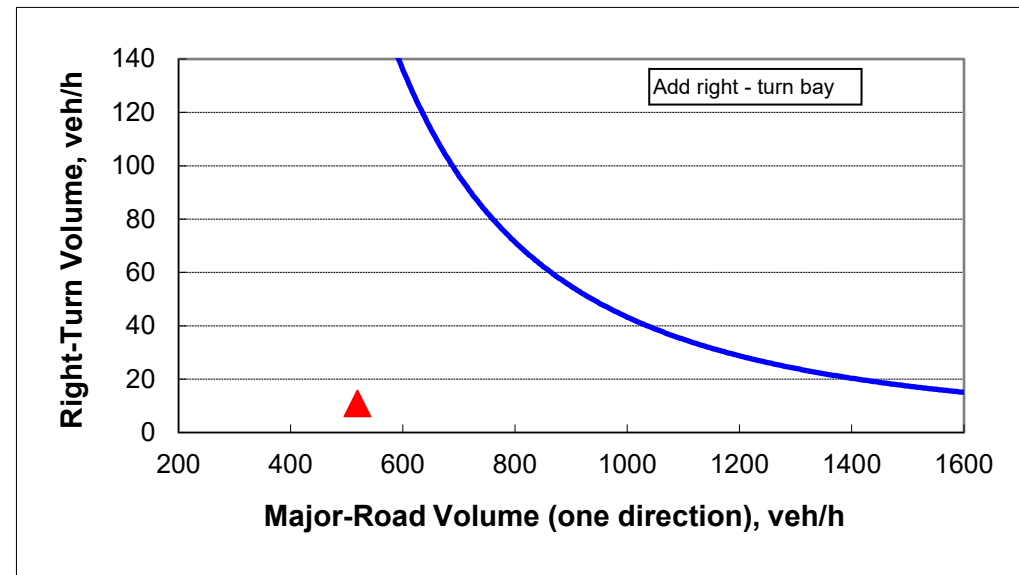
Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

INPUT

Roadway geometry:	4-lane roadway
Variable	Value
Major-road speed, mph:	40
Major-road volume (one direction), veh/h:	519
Right-turn volume, veh/h:	11

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	188
Guidance for determining the need for a major-road right-turn bay for a 4-lane roadway:	
Do NOT add right-turn bay.	





Flex I CRE Investments, LLC
Conditional Use Permit for Mini-Storage Facility

It is proposed to amend the existing CUP (Resolution No. 2024-004R) to include the subject site which is located adjacent to the existing site covered in the CUP and is also owned by the same property owner which would result in an increase of acreage from 2.29 $\pm$ acres to 4.58 $\pm$ acres; increase the self-storage facility from 79,400 SF to 150,000 SF; and increase the number of units from 453 to 1158. The proposed additional property consists of 2.29 $\pm$ acres (Alternate Key # 2518332), has a future land use designation of Commercial and a zoning designation as General Commercial (C-2). The subject property is located on the north side of Hooks Street and east of Grand Highway (Figures 1 and 2). The surrounding area in general is developed as commercial. Chapter 125 of the City of Clermont's Land Development Code of Ordinances dictates the type of uses allowed within the C-2 zoning designation. The applicant is applying for a conditional use permit in accordance with Section 125-337(a)(2), *Conditional Uses*, to allow residential storage facilities.

Figure 1. Project Location



Figure 2. Project Aerial



Land Use Compatibility

The proposed storage facilities are compatible with the existing adjacent land uses and would result in a logical extension of those land uses. The general area is developed with retail sales to the west, office and convenience store with gas pumps to the southwest, auto repair to the north and car sales to the east. The subject site is near residential development which could be serviced by the proposed residential self-storage facilities. Review of available data from the Lake County Property Appraisers Office indicates that within a 1-mile radius of the subject site there are approximately 1,781 residential units.

Review of available data indicates that the closest storage facility is located approximately ½ mile to the west along US Highway 27 and is known as Personal Mini Storage. The next closest storage facility is located approximately 2 miles to the southwest along US Highway 27 and is known as US Storage Centers.

The owner engaged BMSGP to conduct a study of the need for storage facilities within a 5-mile radius of the subject site. Results of the study indicate there is a need for the storage facilities which can be met by the proposed facilities.

The surrounding land uses are as follows:

Alternate Key	Location	Future Land Use	Zoning
1103924	North	Commercial	Planned Unit Development
1648343	East	Commercial	C-2
3883715	South	Regional Office	R-6
3885085	West	Commercial	Light Manufacturing (M-1)

Site Design Standards

According to Section 125-338 (1), the impervious surface coverage is 80 percent in the C-2 zoning district. Ordinance No. 2018-02 allows for a maximum intensity of 1.0 FAR for residential storage facilities. The applicant's subject property has an impervious surface coverage of 70 percent. Section 125-339, *Yards*, dictates the setbacks within the C-2 zoning district. Properties adjacent to Hooks Street are required to have a building setback of 25 feet. The subject property has a setback of 265' feet from Hooks Street. The subject property has a 40-foot rear building setback compared to the required rear setback of 25 feet. In addition, the property has side setbacks of 40 feet instead of the required 25 feet for a side building setback. The subject property exceeds the minimum setback requirements.

The subject property exceeds the open space requirements of 20 percent, providing 30 percent open space. According to Section 115-14 of the City of Clermont's Land Development Code for



warehouse facilities the subject property is required to provide 1 space per 1,000 square feet of building; however, a parking study was completed by Walsh Engineering which indicates that parking for self-storage facilities should be based on ITE 6th Generation Parking Manual which indicates 8 spaces for the proposed storage facility. The proposed facility is estimated to have 453 storage units. The proposed site plan has a proposed ten (10) parking spaces.

The applicant has also provided architectural facades as a separate attachment which demonstrate the site will meet the architectural design standards for the City of Clermont. The subject property is served by Water and Sewer from the City of Clermont.

Special Condition

A special condition is also respectfully requested regarding the height of retaining walls. It is requested that retaining walls be allowed greater than 6' and no higher than 12'. The site ranges in elevations from 160' NGVD along the northern portion of the site to 95' NGVD along the southern portion of the site. The request is made due to the physical constraints of the site due to the historic use of the site as a borrow pit. Review of historical aerials indicate the site was formerly utilized as a borrow pit from 1958 to approximately 1978. In addition, the costs associated with importing fill to balance the site and utilizing retaining walls of 6' would be a financial burden. Further, the adjacent properties also utilize retaining walls greater than 6'. Please see attached conceptual plan to show the locations of the proposed retaining walls and photos of adjacent developments.

Traffic Impact Analysis

A request for an exemption to a Tier I Traffic Impact Analysis by Walsh Engineering is provided (Appendix A). The proposed project is projected to generate 108 daily trips, of which 11 trips occur during the PM Peak Hour.

Comprehensive Plan Compliance

The subject property is requesting a conditional use permit to for residential storage facilities. The application discourages urban sprawl in accordance with Objective 1.1 of the Future Land Use chapter of the City of Clermont's Comprehensive Plan. The application for the conditional use permit is compliant with Policy 1.1.3 which states:

The City shall encourage infill through the use of higher density and intensity land use designations and mixed-use designations in appropriate locations.

Use of the subject site for a residential storage facility is compatible with the existing commercial uses located along the Hooks Street Corridor and is considered infill development. The proposed facility is in close proximity to end users and review of available data from the Lake County



Property Appraisers Office indicates that within a one-mile radius there are 1,781 residential units (Figure 3). The closest existing storage facility is approximately ½ mile to the west along US Highway 27. The proposed Conditional Use Permit is in compliance with Policy 1.2.4, which states:

The adopted FLUM contains and identifies appropriate locations for the following land use categories which were established to prevent urban sprawl, provide for the protection of natural and historic resources and maximize economic development.

Policy 1.9.5 dictates:

Residential storage facilities shall be allowed as a conditional use within the commercial land use category and shall be limited to 1.00 FAR. This shall not include storage of manufacturing or commercial products.

The subject property is in compliance with Policy 1.9.5.

In accordance with the Smart Growth principles espoused in Objective 1.11, the application has provided architectural facades in compliance with the City of Clermont's architectural design standards. The applicant has adhered to Policy 1.11.4 which states:

Developments that require site plan review and approval shall be evaluated on the use of site and building design that emphasizes beauty, aesthetics, human comfort, creating a sense of place, special placement of civic uses and site and human-scale architecture and amenities, especially at street level.

Inspiration for Elevation - Still work in progress





CITY OF CLERMONT

CONDITIONAL USE PERMIT

APPLICATION

Date March 7, 2024		FEE: \$845 + cost of advertisement + cost of traffic review (if necessary)	
Project Name (if applicable) Flex I CRE Investments, LLC			
Applicant LPG Urban & Regional Planners, LLC			
Contact Person Michael Rankin			
Address 1162 Camp Ave.		City Mount Dora	State FL Zip 32757
Telephone 352-385-1940		Fax 352-383-4824	
Email MichaelR@lpgurp.com			
OWNER INFORMATION ☐ (Check box if owner information is same as applicant)			
Owner's Name Flex I CRE Investments, LLC, Eduardo Bontempo, Manager			
Owner Address 8336 Boyla Ct.		City Windermere	State FL Zip 34786
Telephone 352-988-7316		Fax N/A	
PROPERTY INFORMATION			
Address of Subject Property 13125 Hooks Street		City Clermont	State FL Zip 34711
General Location East of US Highway 27 and north of Hooks Street			
Legal Description & Alternate Key (include copy of survey) See Attached - Alternate Key # 1724937			
Land Use (City verification required) Commercial			
Zoning (City verification required) General Commercial (C-2)			



CITY OF CLERMONT
**CONDITIONAL USE PERMIT
APPLICATION**

Detailed Description of request (What are you proposing to do and why is it appropriate for this location?) Attach additional page if necessary.

Amend existing CUP (Resolution No. 2024-004R) to include the subject property to allow the use of self-storage. The amendment would change the total square footage of the facility from 74,500 SF to 149,000 SF and the total # of units from 453 to 1150. The closest self-storage facility in the general area is approximately 1/2 mile. Within a 1 mile radius there are approximately 1781 residential units. Storage facilities are needed to serve the surrounding residential development.

Existing development along Hooks Street in this vicinity consists of Goodwill, Ford of Clermont, office, and a convenience store. The proposed use is compatible with the existing commercial uses.

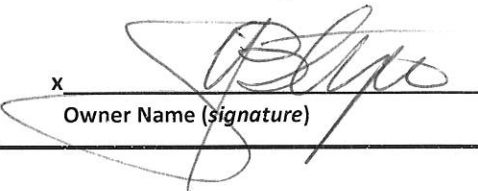
Michael Rankin

Applicant Name (print)

x 
Applicant Name (signature)

Eduardo Bontempo

Owner Name (print)

x 
Owner Name (signature)

*****NOTICE*****

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

City of Clermont

Development Services Department

685 W. Montrose St.

P.O. Box 120219

Clermont, FL 34712-0219

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

5/26/2020

Order Confirmation

Not an Invoice

Account Number:	526733
Customer Name:	City Of Clermont-Legals
Customer Address:	City of Clermont-Legals Po Box 120219 Clermont FL 34712-0219
Contact Name:	City Clerk
Contact Phone:	(352) 708-5997
Contact Email:	
PO Number:	

Date:	08/15/2024
Order Number:	10485307
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	44.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	1	08/26/2024 - 08/26/2024	Govt Public Notices
LEE dailycommercial.com	1	08/26/2024 - 08/26/2024	Govt Public Notices

As an incentive for customers, we provide a discount off the total order cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and save!

Total Cash Order Confirmation Amount Due	\$71.52
Tax Amount	\$0.00
Service Fee 3.99%	\$2.85
Cash/Check/ACH Discount	-\$2.85
Payment Amount by Cash/Check/ACH	\$71.52
Payment Amount by Credit Card	\$74.37

Order Confirmation Amount	\$71.52
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Ad Preview

LEGAL NOTICE

On Tuesday, September 10, 2024 at 6:30 PM, the Clermont City Council will consider a request for a Conditional Use Permit (2024-025R) to allow for a Self-Storage Facility in the C-2 General Commercial zoning district.

LOCATION

13125 Hooks Street
Vacant parcel located on Hooks
Street
East of US Hwy 27
Alternate Key 1724937
2.29 +/- Acres

The public hearings are held in the Council Chambers of City Hall, 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 application may be inspected at the City's Development Services Department (1st floor, City Hall) between 8 a.m. and 5 p.m. Monday-Friday.

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

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

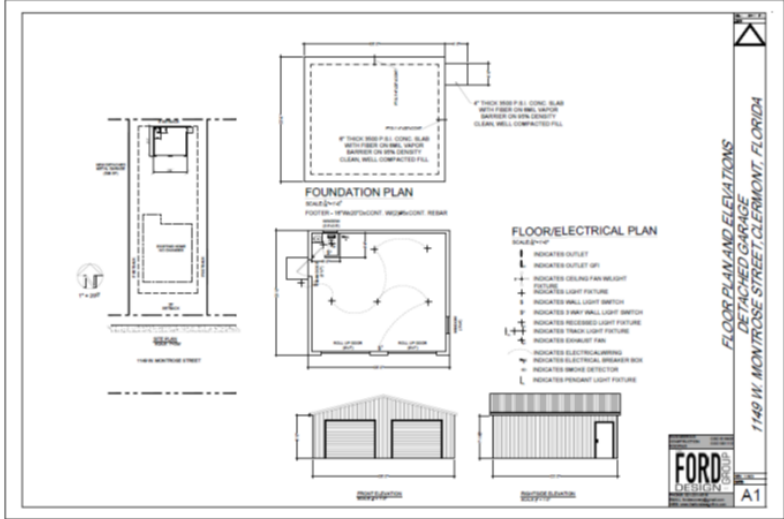
Tracy Ackroyd Howe, MMC
City Clerk
10485307 8/26/2024



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date	
Tuesday, September 10, 2024	
Agenda Item Name	
Variance Request 1149 W. Montrose Street	
Requested Action	
Recommend denial of requested variance.	
Staff Report	
The applicant, The Ford Design Group LLC, is requesting a variance to the Land Development Code, Section 125-520 Special Setbacks. The code requires any detached garage or accessory building must be located behind the front yard building setback line, and must be able to meet the primary structure setbacks. The R-3 Residential Professional District requires a 25-foot rear yard setback. The requested 20-foot variance would allow the structure to be located 5 feet from the rear property line. The pre-fabricated metal structure is 23-foot long and 26 feet wide for a total of 598 square footage. The applicant indicates that a deposit has been made on the structure to the building supplier. Also, the homeowner is requesting the 5-foot rear yard setback to allow parking of a large RV and truck which requires extra space for turning around safely in the backyard. The proposed 598 square feet garage structure would only be 5 feet from the rear property line. The proximity of the garage structure may be considered as intrusive to the adjacent property owners. STAFF RECOMMENDATION: Section 101-246 of the Land Development Code requires a positive finding on all Review Criteria and Findings requirements for granting a variance. City staff has reviewed the application as presented and finds the application does not meet the criteria for a positive finding on all five of the review criteria. Therefore, staff recommends denial of the variance request to the Land Development Code.	
	
Additional Analysis	
Fiscal Impact Summary	

None.

Fiscal Impact

Fund Number and Description

Available Budget Amount

Exhibits Attached (copies of original agreements)

- | | | |
|----|--|--|
| 1. | 101-246 Review Criteria 1149 Montrose Street | 101-246 Review Criteria 1149 Montrose Street.pdf |
| 2. | LOCATION MAP | LOCATION MAP.pdf |
| 3. | Property Layout | SPZ Plans24082912430.pdf |
| 4. | Garage Elevations | Garage Elevations.pdf |
| 5. | Application | Application.pdf |
| 6. | 1149 W. Montrose VAR - Legal Ad | 1149 W. Montrose VAR - Legal Ad.pdf |

1149 West Montrose Street -- Variance

The requirements for a variance are as follows:

“Sec. 101-246, 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: *This adjustment would not*

Staff Comments: *The variance request would allow for the 598 square foot pre-fabricated garage to be located 5 foot from the rear property line may interfere with the reasonable enjoyment of the adjacent property owners.*

Negative finding

- (2) The variance will allow reasonable use of the property; which use is not out of character with other properties in the same zoning category;

Applicant response: *This adjustment would not*

Staff comments: *The variance request would allow the pre-fabricated metal garage placed just 5 foot from the rear property line. The garage location may be out of character with other accessory structures located in the R-3 zoning district.*

Negative 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: *This adjustment would not*

Staff comments: *The requested variances to the Land Development Code will not further any legitimate city objective, and granting the variance would not outweigh the benefits over if it was denied.*

Positive finding

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

Applicant response: *This adjustment would be consistent with the city's comprehensive plan.*

Staff comments: *The variance request is not in conflict with the comprehensive plan goals, objectives and policies.*

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;

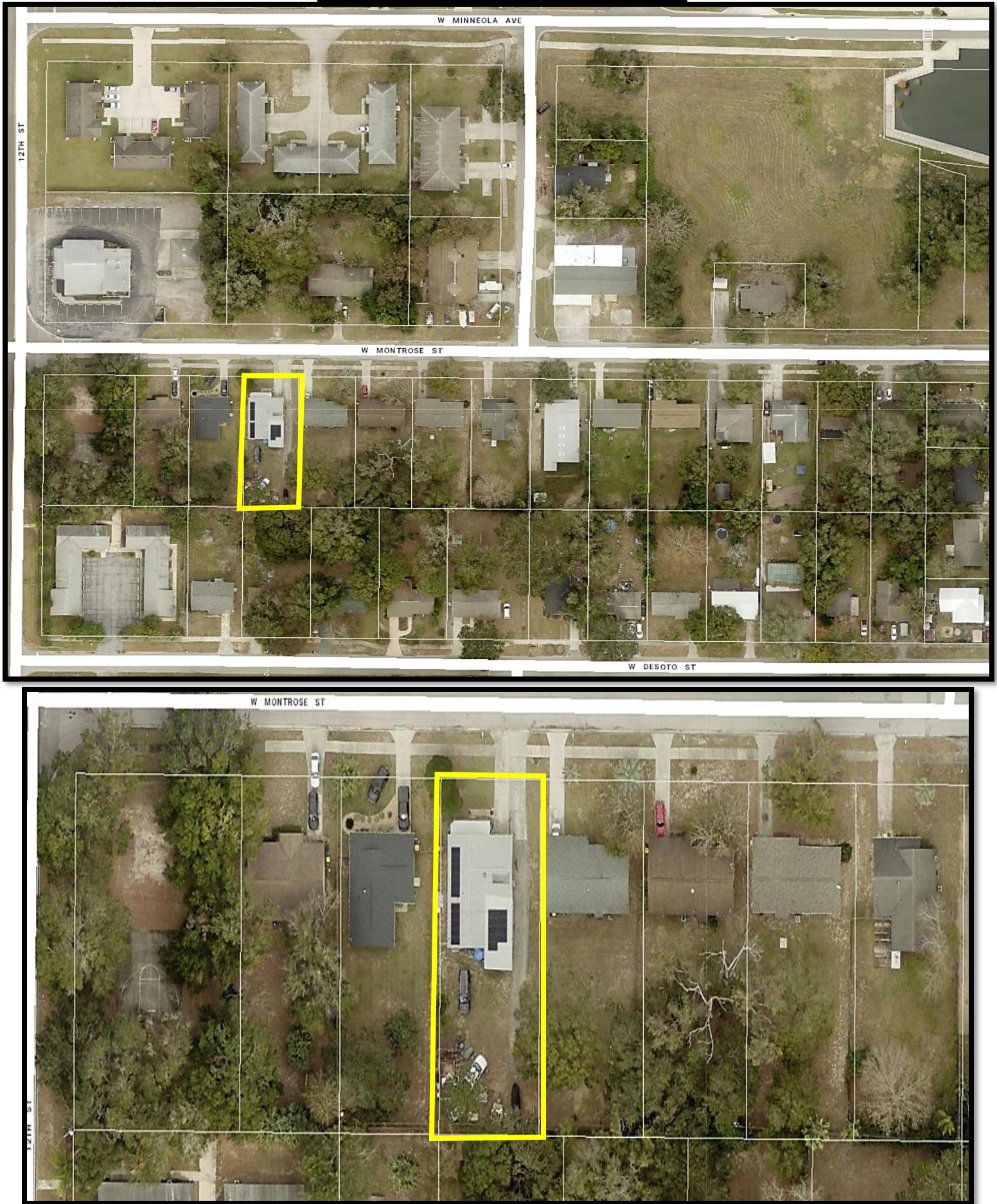
Applicant response: *This request is the very minimum and would allow the owner reasonable use of the property.*

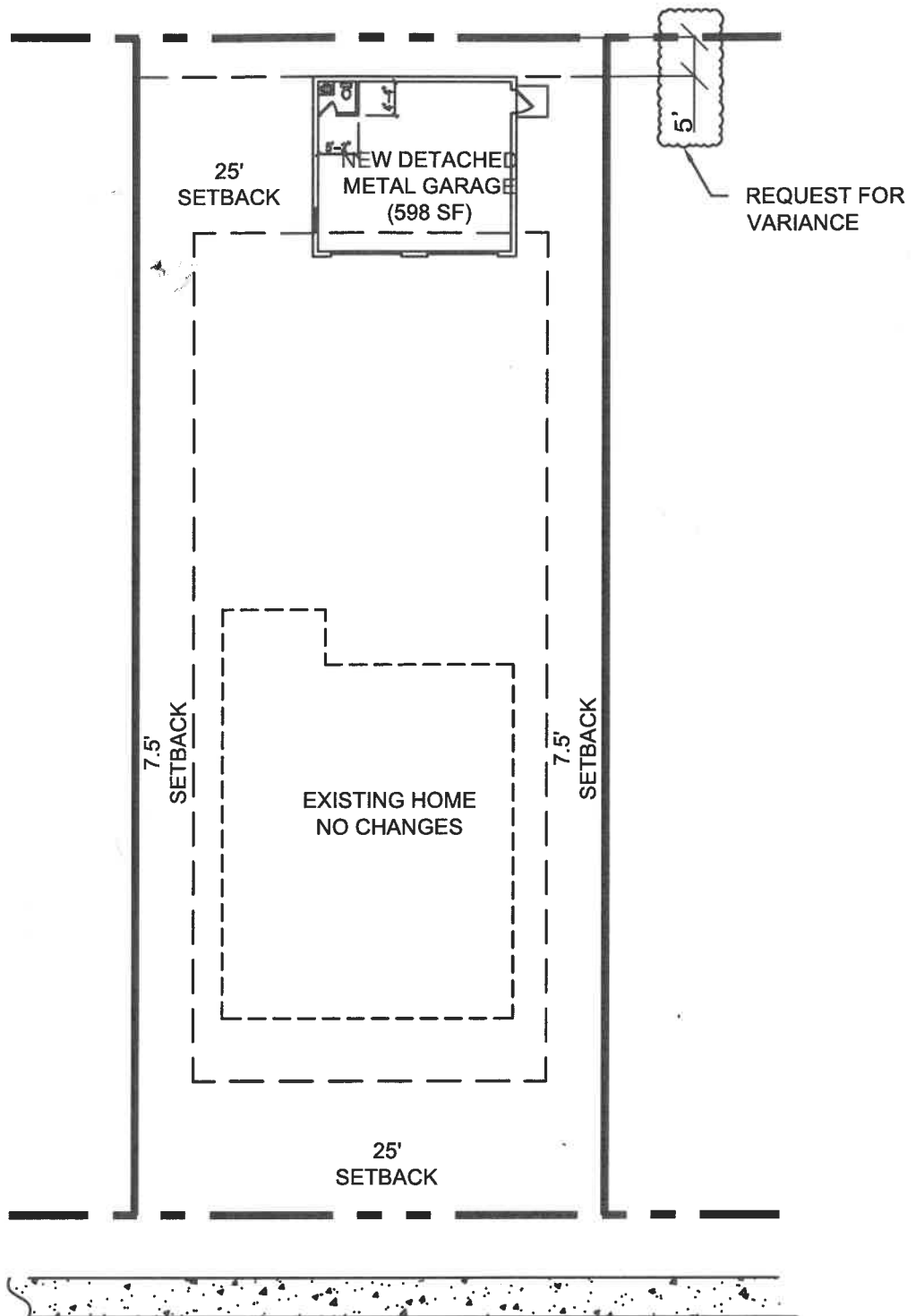
Staff comments: *The variance request to allow the garage five feet from the rear property line instead of the required 25 feet will not make reasonable use of the lot. The applicant has a rear yard that may be able to accommodate the garage placement closer to the home which may meet the requirements of the code.*

Negative finding

STAFF RECOMMENDATION: Section 101-246 of the Land Development Code requires a positive finding on all five of the Review Criteria and Findings requirements for granting a variance. Staff has reviewed the application as presented and finds the application does not meet the criteria for a positive finding on all five of the review criterion. Therefore, staff recommends denial of the variance request to the Land Development Code.

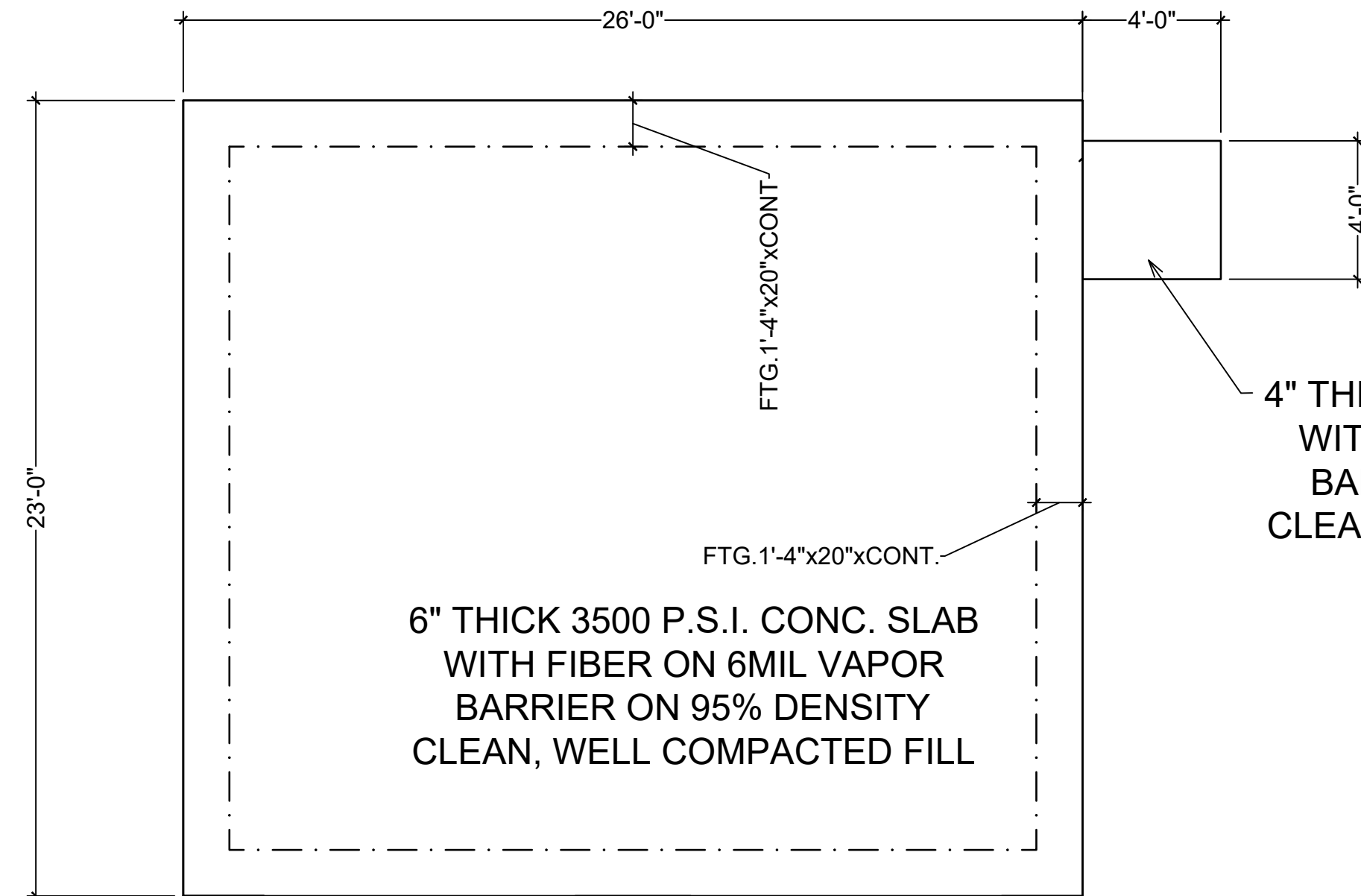
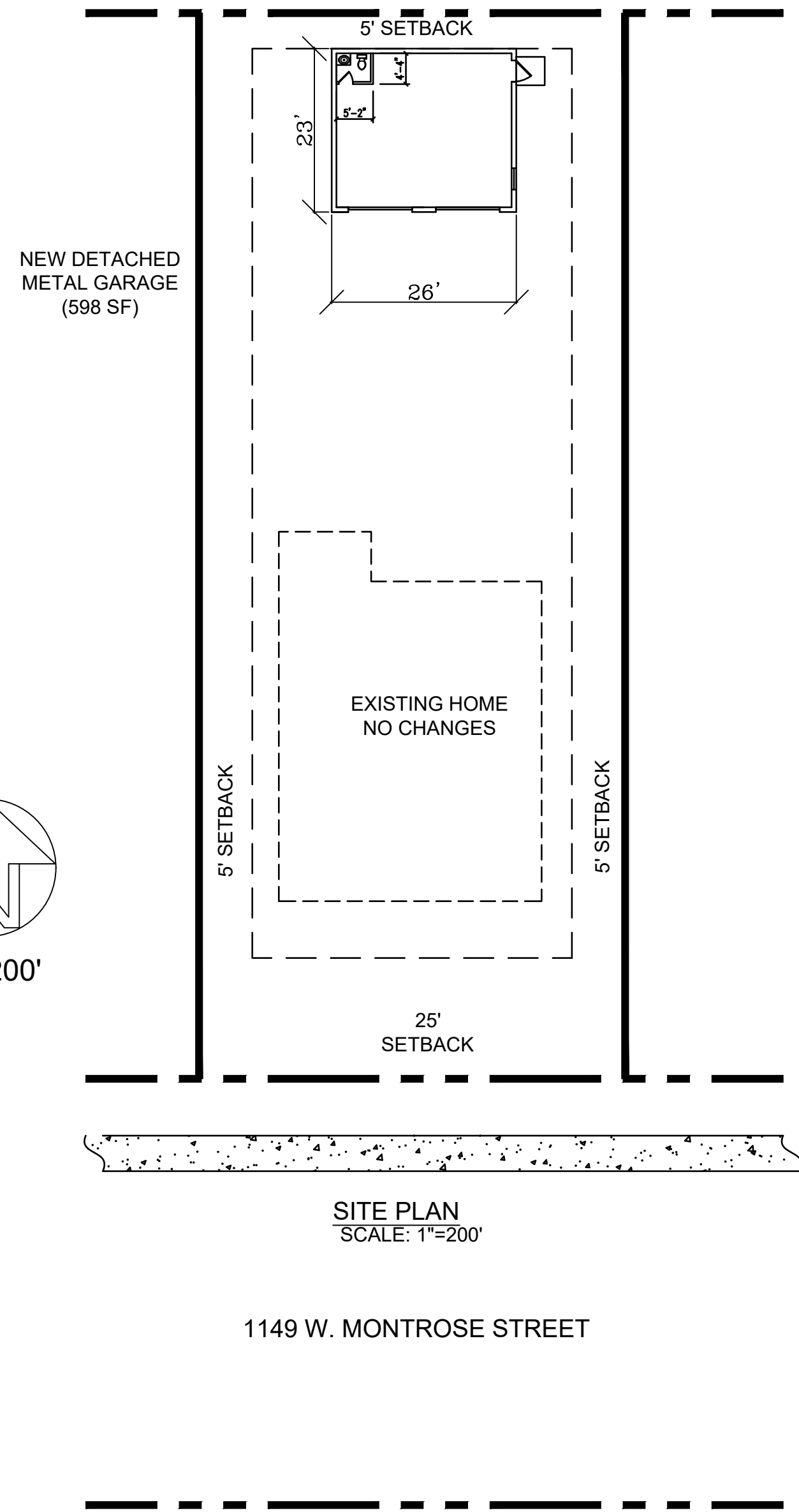
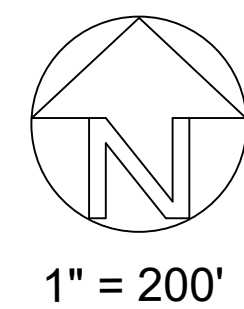
LOCATION MAP





SITE PLAN
SCALE: 1"=200'

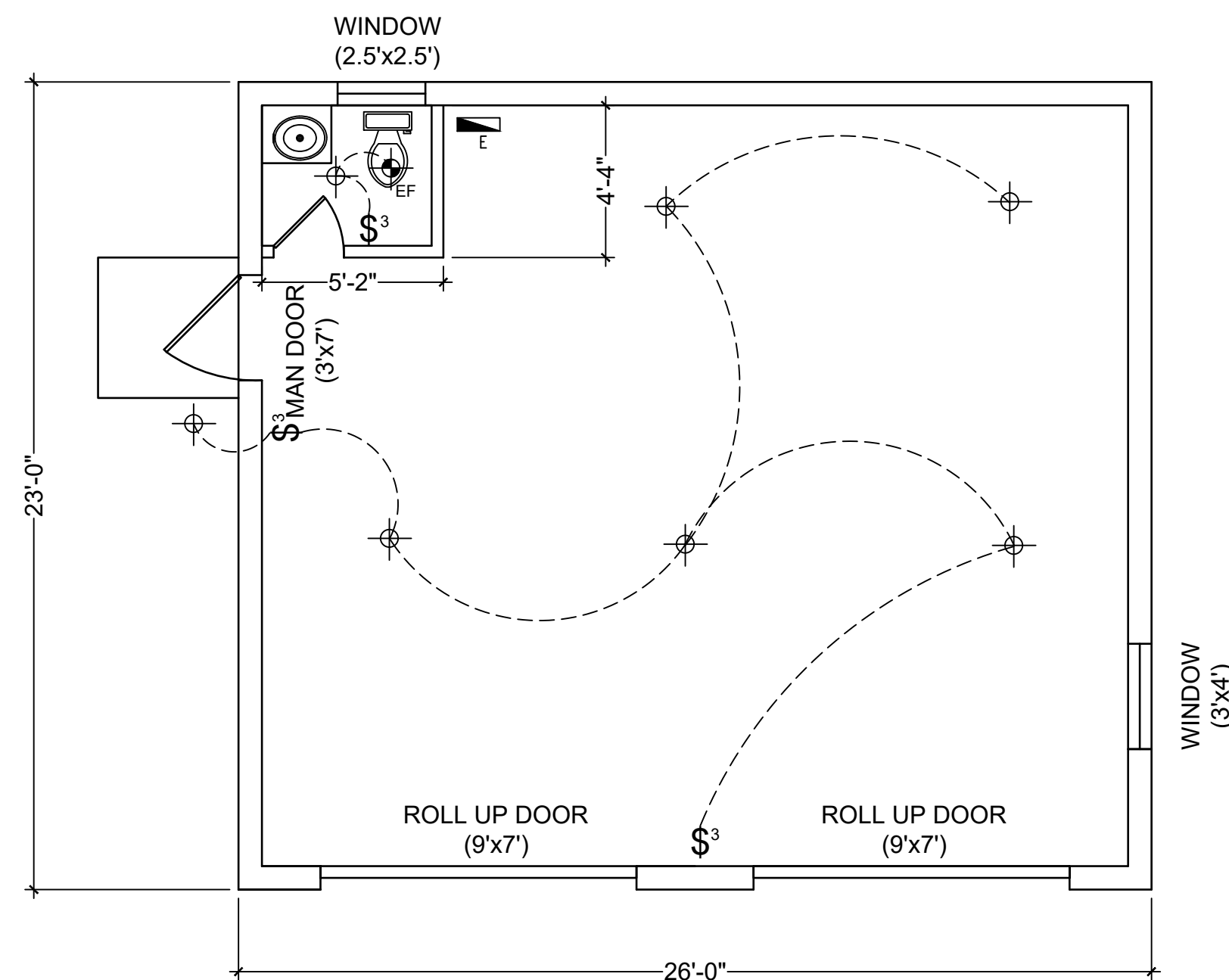
1149 W. MONTROSE STREET



FOUNDATION PLAN

SCALE: $\frac{3}{16}$ " = 1'-0"

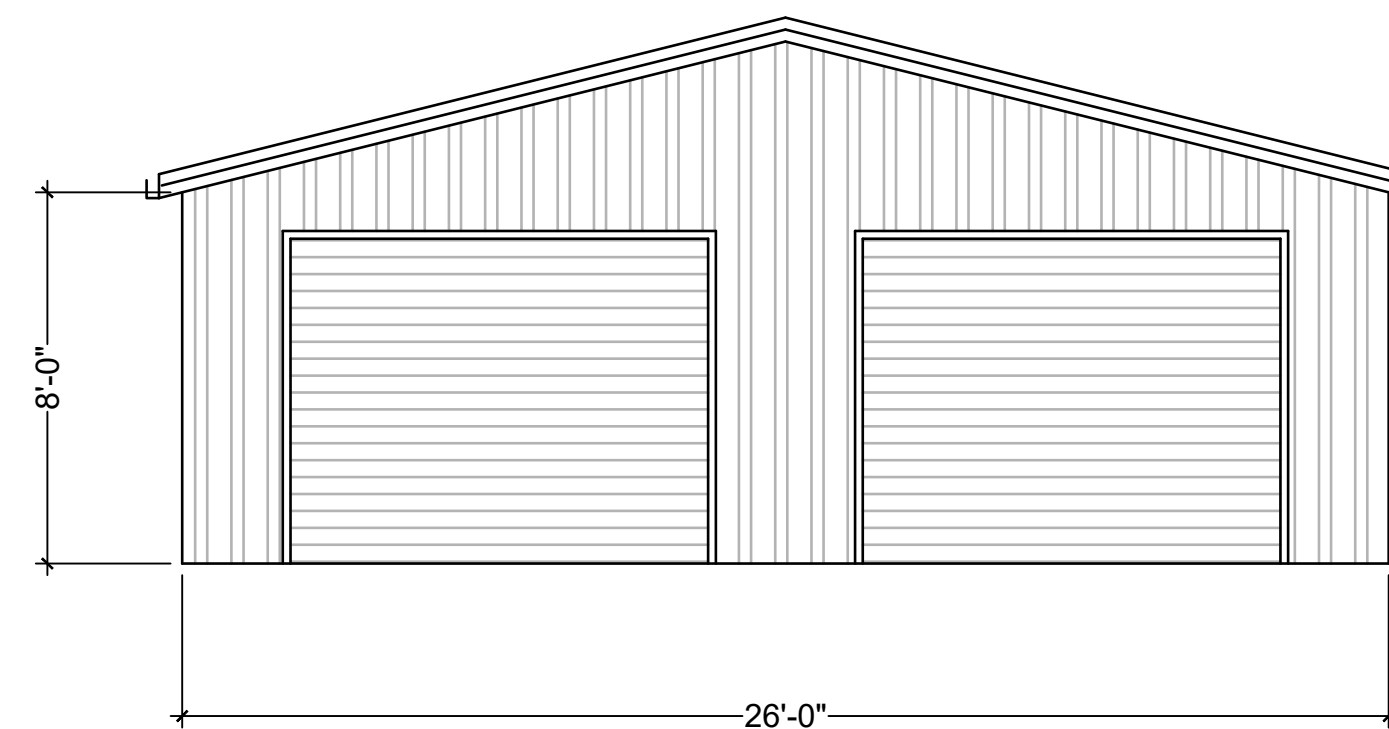
FOOTER - 16"Wx20"DxCONT. W/(2)#5xCONT. REBAR



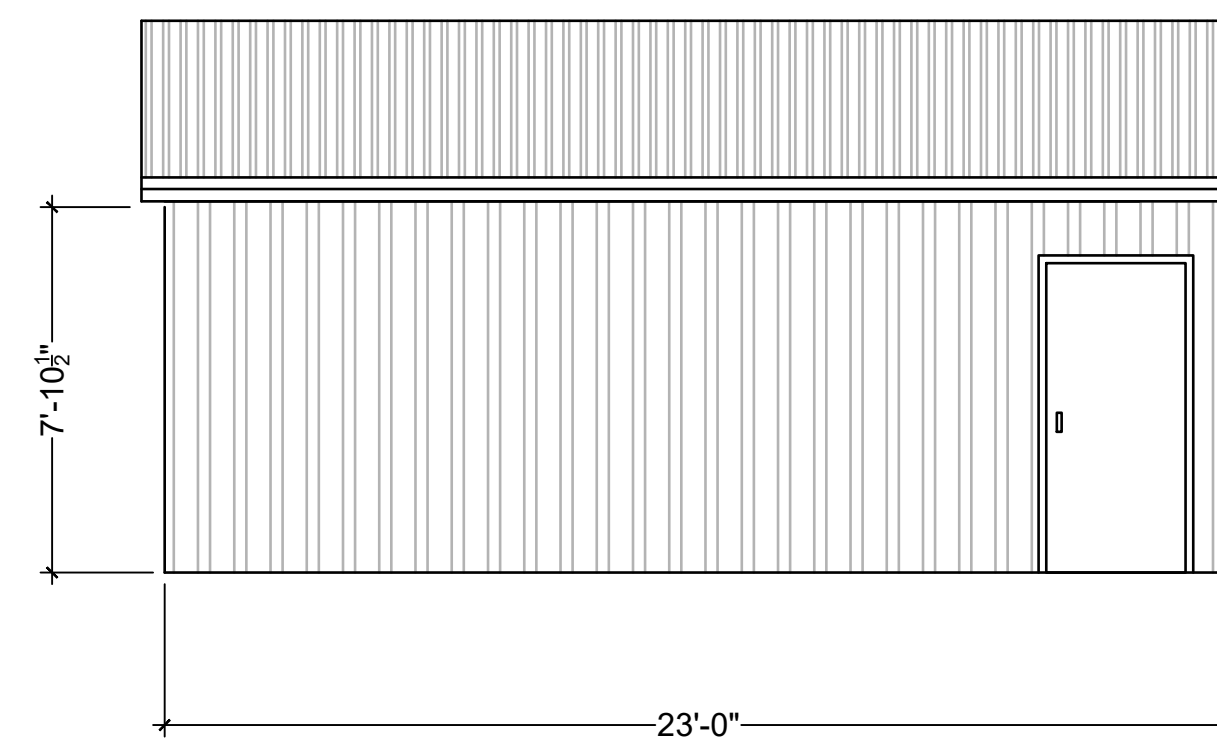
FLOOR/ELECTRICAL PLAN

SCALE: $\frac{3}{16}$ " = 1'-0"

- INDICATES OUTLET
- INDICATES OUTLET GFI
- INDICATES CEILING FAN W/LIGHT FIXTURE
- INDICATES LIGHT FIXTURE
- INDICATES WALL LIGHT SWITCH
- INDICATES 3 WAY WALL LIGHT SWITCH
- INDICATES RECESSED LIGHT FIXTURE
- INDICATES TRACK LIGHT FIXTURE
- INDICATES EXHAUST FAN
- INDICATES ELECTRICAL WIRING
- INDICATES ELECTRICAL BREAKER BOX
- INDICATES SMOKE DETECTOR
- INDICATES PENDANT LIGHT FIXTURE



FRONT ELEVATION
SCALE: $\frac{1}{4}$ " = 1'-0"



RIGHTSIDE ELEVATION
SCALE: $\frac{1}{4}$ " = 1'-0"

ENGINEERING
CONSTRUCTION
ROOFING

CGC1516405
CCC1331112

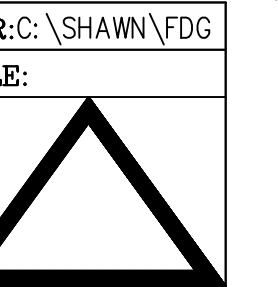
THE
FORD
DESIGN GROUP
LLC

PHONE: 321-231-4518
EMAIL: fordrecovery@gmail.com
WEB: www.theforddesignfirm.com

REV: 11/6/23
DATE:

A1

FLOOR PLAN AND ELEVATIONS
DETACHED GARAGE
1149 W. MONTROSE STREET, CLERMONT, FLORIDA



DIR: C:\SHAWN\FDG
FILE:



CITY OF CLERMONT VARIANCE APPLICATION

DATE 7-20-2024		FEE:	
Project Name (if applicable) 1149 W. Montrose			
Applicant The Ford Design Group, LLC			
Contact Person Zurny DeShawn Ford			
Address 3735 S. Hwy 27	City Clermont	State FL	Zip 34711
Telephone 321-231-4518	Fax		
Email			
OWNER INFORMATION ☐ (Check box if information is same as Applicant)			
Owner's Name Nathaniel Kinsy			
Owner Address 1149 W. Montrose Street	City Clermont	State FL	Zip 34711
Telephone 352-874-9950	Email dadionat1149@gmail.com		
PROPERTY INFORMATION			
Address of Subject Property 1149 W. Montrose Street	City Clermont	State FL	Zip 34711
General Location On West Montrose Street, just east of 12th Street			
Legal Description & Alternate Key (include copy of survey) CLERMONT W 30 FT OF LOT 9, E 30 FT OF LOT 11, BLK 122 PB 8 PG 17 ORB 736 G 2299, ORB 1107 PG 1187			
Land Use (City verification required) medium Residential			
Zoning (City verification required) R-3 Residential			



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:

R-3 Rear setback be reduced to 5' not 25'

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

Double car garage access per owner request

How does the Code create a hardship?

Require rear setback would minimize car use of lot

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;

[This adjustment would not.]

- (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;

This adjustment would not.

- (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;

This adjustment would not.



CITY OF CLERMONT VARIANCE APPLICATION

(4) The granting of the variance is consistent with the city's comprehensive plan; and
This Adjustment would be 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 was denied.
This request is very minimum and would allow the owner reasonable use of his property.

Zurny DeShawn ford

Applicant Name (print)

x

Applicant Name (signature)

Nathaniel Kinsy

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

Order Confirmation

Not an Invoice

Account Number:	526733
Customer Name:	City Of Clermont-Legals
Customer Address:	City of Clermont-Legals Po Box 120219 Clermont FL 34712-0219
Contact Name:	Nicole Wisniewski
Contact Phone:	352.241.7334
Contact Email:	nwisniewski@clermontfl.org
PO Number:	

Date:	08/13/2024
Order Number:	10477595
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	45.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
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LEE dailycommercial.com	1	08/26/2024 - 08/26/2024	Govt Public Notices

As an incentive for customers, we provide a discount off the total order cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and save!

Total Cash Order Confirmation Amount Due	\$73.10
Tax Amount	\$0.00
Service Fee 3.99%	\$2.92
Cash/Check/ACH Discount	-\$2.92
Payment Amount by Cash/Check/ACH	\$73.10
Payment Amount by Credit Card	\$76.02

Order Confirmation Amount	\$73.10
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Ad Preview

LEGAL NOTICE

On Tuesday, September 10, 2024 at 6:30 PM the Clermont City Council will consider a request for the following variance: (1) to allow for a garage building rear yard setback to be less than the minimum requirements for the Land Development Codes, Section 125-520 Special Setbacks, at the following location:

LOCATION

1149 W. Montrose Street
(Alternate Key 1615861)

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

This application 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 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
Aug. 26, 2024

10477595 8/26/2024



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, September 10, 2024		
Agenda Item Name		
Lien Reduction 1800 South US Hwy 27		
Requested Action		
Staff Report		
This request is for a lien reduction on a commercially zoned (C-2) parcel located at 1800 South US Hwy 27 (former Rusty Truck Restaurant). The parcel is owned by 708 Mace Avenue owners and is approximately 1 acre in size. The case started in February 2023 for several violations to include: signs, flags, disabled vehicle and a landscape requirement violation. A lien was created on October 16, 2023, with an amount owed of \$24,000 and continued to accrue until compliance was met on December 8, 2023. The parcel came into compliance after 176 days at a total amount owed of \$44,000.00. The parcel remains in compliance today. The applicant is proposing a lien payout of \$6,000.00 (approximately 7.2%) of the \$44,000.00 owed.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. 2024 Landscape Pictures	2024 Landscape Pictures.docx	





CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date		
Tuesday, September 10, 2024		
Agenda Item Name		
Utility Service Agreement <i>GK Rogers Commercial</i>		
Requested Action		
Recommend denial of the utility agreement.		
Staff Report		
The applicant, Jimmy Crawford, Esq., is requesting water and sewer utility services for a commercial project located at the north end of Autoplex Lane behind the Tesla Dealership within Lake County. The applicant is currently going through the rezoning process in Lake County and has requested utility service. The property, 17.24 +/- acres, is located in the City's ISBA and JPA with Lake County. The applicant is requesting up to 5,000 gallons per day of water and sewer capacity for commercial use. The commercial user has not been identified at the moment. Therefore, no specific site plan is available. The estimated water and sewer use has been based upon possible end users of the site. Since there is no specific site plan and end user identified, staff recommends denial of the utility agreement.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		

1.	GK Rogers Construction Utility Agreement Draft V3	GK Rogers Construction Utility Agreement Draft V3.docx
2.	GK Rogers UA Map	GK Rogers UA Map.pdf
3.	Bubble plan	Bubble plan.pdf
4.	Application	Application.pdf

UTILITY SERVICE AGREEMENT FOR WATER & WASTEWATER

This document constitutes an agreement between the CITY of Clermont, hereby referred to as **CITY**, a municipality of the State of Florida, and GK Rogers Construction, LLC. and any successors or assigns, hereby referred to as **OWNER**.

WITNESSETH

Whereas, OWNER is requesting service for commercial uses on property described on Exhibit 'A', attached hereto and by this reference made a part hereof; and

Whereas, the Property is located in the unincorporated area of Lake County and the OWNER is requesting water and sewer service from the CITY; and

Whereas, as a condition of CITY providing said water and sewer to the property, lines and appurtenances must be sized and constructed in accordance with the minimum requirements of CITY Land Development Regulations and to meet the flow demands for the development; and

Whereas, as a condition of the provision of water and sewer service to the Property by the CITY, OWNER agrees that this Agreement shall constitute an unconditional application to annex the Property into the City of Clermont, if CITY chooses to do so upon Owner receiving a Certificate of Occupancy from Lake County; and

Whereas, OWNER and CITY are entering into this Agreement to set forth the terms and conditions under which water and sewer service shall be extended and sized.

NOW THEREFORE, in consideration of the mutual promises and covenants hereinafter contained, the parties do hereby agree as follows:

Section 1. WATER/SEWER – Each and all of the foregoing premises are incorporated into and constitute a part of this Agreement.

- 1.1 CITY shall provide water and sewer service for the Property.
- 1.2 OWNER shall connect to the existing City system at connection point or points approved by CITY.
- 1.3 The OWNER shall construct the facilities, lines and appurtenances necessary to serve the development and provide such documentation necessary for the CITY to ascertain that the lines shall meet the minimum line size requirements as specified by the CITY Land Development Regulations.
- 1.4 In the event the CITY chooses to oversize the lines or appurtenances, the CITY shall provide to the OWNER the specifications regarding sizes to be included in the final improvement plans.

- 1.5 The OWNER shall be responsible for the construction of all onsite lines and appurtenances to serve the project, as well as costs associated with the connection to the existing infrastructure off-site. No building permits shall be issued until water and sewer are provided to the site or until a bond, acceptable to CITY, is in place to guarantee completion of improvements. No Certificate of Occupancy shall be issued until water and sewer improvements have been completed and accepted by the CITY.
- 1.6 The OWNER shall be responsible for all costs of onsite improvements and off-site improvements, including but not limited to design, material, permitting and installation of sufficient size lines, lift stations and other appurtenances necessary to allow the CITY to serve the Property.
- 1.7 The existing utilities must stay in service throughout construction. If the construction requires that the utilities be relocated or altered, the OWNER shall prepare plans, permit the project and construct the modifications at the OWNER's expense.
- 1.8 Irrigation shall be provided by private well for common areas.
- 1.9 The OWNER shall be responsible for all applicable fees including but not limited to impact fees, connection fees and permitting fees.
- 1.10 The City may require a looped system to provide reliability and redundancy to the property.
- 1.11 The development shall be in substantial compliance with the Dimension Plan shown in Exhibit "C". Major changes as determined by the Clermont Site Review Committee may require an amendment to this Agreement.
- 1.12 This Agreement shall be voided after five (5) years if building permits have not been issued and building construction has not started.
- 1.13 The Agreement shall be for up to 5,000 gpd for water based on an annual average and up to 5,000 gpd for sewer based on annual average.

Section 2. DEVELOPMENT STANDARDS

- (a) The project shall be developed according to the JPA Land Development Regulations (Lake County Ordinance No. 2005-64).
- (b) In addition, as a condition of this utility agreement, during the JPA site plan review for the end commercial user, the project shall meet the City's Land Development Code.

Section 3. ANNEXATION

OWNER agrees that CITY may annex the Property into the City of Clermont if CITY, in its sole discretion, chooses to do so. In conjunction herewith, OWNER shall provide to CITY a *Notice of Encumbrance to Annex* Property in a form substantially in compliance with the form set forth in Exhibit "B", attached hereto and incorporated herein. The CITY shall record this Notice in the public records of Lake County whereupon it is agreed it shall serve as an enforceable encumbrance on the real property described in Exhibit "A". The Notice of Encumbrance shall be

executed by all owners of the real property described in Exhibit "A" and shall be accompanied, at OWNER'S expense, by a current certificate of title or opinion letter acceptable to CITY and issued by a licensed title company or attorney identifying all owners in interest of the real property. All land transfers by OWNER shall contain a deed restriction or covenant noting the existence of this encumbrance to annex, such restriction to be recorded as a covenant to run with the land.

Section 4. SEVERABILITY

In the event that any provision of this agreement shall be held invalid or unenforceable, the provision shall be deleted from this agreement without affecting in any respect whatsoever the validity of the remainder of this agreement.

Section 5. NOTICES

All notices, demands, or other writings required to be given or made or sent in this Agreement, or which may be given or made or sent, by either party to the other, shall be deemed to have been fully given or made or sent when in writing and addressed as follows:

CITY

City of Clermont
City Manager
P.O. Box 120219
Clermont, FL 34712-0219

OWNER

GK Rogers Construction, LLC
4249 Martin Luther King Drive SW
Atlanta, GA 30336

Section 6. AMENDMENTS

Any amendment to this agreement is not effective unless the amendment is in writing and signed by all parties.

Section 7. EFFECTIVE DATE

The effective date of this agreement shall be the day of execution of the agreement required hereunder. This Agreement shall be valid for no longer than five (5) years.

IN WITNESS WHEREOF, the parties hereto have made and executed this Agreement on the date listed below. CITY through its City Manager, authorized to execute same by City Council action, and OWNER through _____.

DATED this _____ day of _____, 2024.

CITY OF CLERMONT

ATTEST:

Tim Murry, Mayor

Tracy Ackroyd Howe, MMC, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

OWNER: GK Rogers Construction, LLC

Signature Title: _____

Print Name

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me on this _____ day of _____, 2024, by _____, who is personally known to me or who has produced _____ as identification and who did not take an oath.

Notary Public _____ SEAL:

Type/print name _____

EXHIBIT "A"

PROPERTY DESCRIPTION

Owner:

GK Rogers Construction, LLC

Description:

PARCEL 1:

LEGAL DESCRIPTION (OVERALL TRACT):

TRACTS 50A, 63, AND 64 OF MAP OF SECTION 23 TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LAKE HIGHLANDS COMPANY AS RECORDED IN PLAT BOOK 4, PAGE 11 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA;

AND,

TRACTS 1, AND 2, AND THAT PORTION OF TRACTS 15, 15A, AND 16 OF MAP OF SECTION 26 TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LAKE HIGHLANDS COMPANY AS RECORDED IN PLAT BOOK 3, PAGE 52 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING NORTH OF STATE ROAD NUMBER 50 RIGHT-OF-WAY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, A FIVE INCH DIAMETER ROUND CONCRETE MONUMENT, AND RUN SOUTH 00°40'12" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 26, A DISTANCE OF 1183.47 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD NUMBER 50, ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) RIGHT-OF-WAY MAP OF STATE ROAD NUMBER 50, SECTION NUMBER 11070-2505; THENCE, DEPARTING SAID EAST SECTION LINE, RUN NORTH 89°09'12" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 717.69 FEET; THENCE RUN NORTH 00°05'48" EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SAID LINE ALSO BEING THE EAST LINE OF THE FDOT WATER RETENTION AREA, A DISTANCE OF 208.00 FEET; THENCE RUN NORTH 89°09'12" WEST, ALONG SAID RIGHT-OF-WAY LINE AND THE NORTHERLY LINE OF THE FDOT WATER RETENTION AREA, A DISTANCE OF 615.66 FEET TO A POINT ON THE WEST LINE OF TRACT 15 ACCORDING TO THE AFORESAID MAP OF SECTION 26 TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LAKE HIGHLANDS COMPANY AS RECORDED IN

PLAT BOOK 3, PAGE 52 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, THENCE RUN NORTH 00°54'17" EAST, ALONG THE WEST LINE OF SAID TRACTS 15 AND 2 A DISTANCE OF 960.72 FEET TO THE NORTHWEST CORNER OF SAID TRACT 2, SAID POINT ALSO BEING ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 26; THENCE RUN NORTH 00°41'14" EAST, ALONG THE WEST LINE OF TRACTS 64 AND 50A ACCORDING TO THE MAP OF SECTION 23 TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LAKE HIGHLANDS COMPANY AS RECORDED IN PLAT BOOK 4, PAGE 11 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, A DISTANCE OF 1031.90 FEET TO THE NORTHWEST CORNER OF SAID TRACT 50A, SAID POINT BEING A POINT ON A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1402.69 FEET; THENCE, FROM A CHORD BEARING OF SOUTH 69°30'04" EAST, RUN ALONG THE ARC OF SAID CURVE AND NORTH LINE OF SAID TRACT 63, PARALLEL WITH AND 30.00 SOUTH OF, PERPENDICULAR MEASURE, THE CENTERLINE OF THE ABANDONED ATLANTIC COAST LINE RAILROAD (CSX MAP NUMBER VL2FLA-8) A DISTANCE OF 160.19 FEET THROUGH A CENTRAL ANGLE OF 6°32'35" TO A POINT OF TANGENCY; THENCE RUN SOUTH 66°13'46" EAST, ALONG SAID PARALLEL LINE, BEING THE NORTH LINE OF SAID TRACT 63 AND TRACT 64 OF SAID MAP OF SECTION 23, LAKE HIGHLANDS COMPANY, A DISTANCE OF 1260.41 FEET TO THE NORTHEAST CORNER OF SAID TRACT 64; THENCE, DEPARTING SAID NORTHERLY LINE, RUN SOUTH 00°39'25" WEST, ALONG THE EAST LINE OF SAID TRACT 64, A DISTANCE OF 464.58 FEET TO THE **POINT OF BEGINNING**.

LESS AND EXCEPT:

LEGAL DESCRIPTION (SUBJECT PARCEL)

TRACT 64 AND A PORTION OF TRACTS 50A AND 63 OF MAP OF SECTION 23, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LAKE HIGHLANDS COMPANY AS RECORDED IN PLAT BOOK 4, PAGE 11 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA;

AND,

TRACT 1 AND A PORTION OF TRACTS 2, 15A, AND 16 OF MAP OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LAKE HIGHLANDS COMPANY AS RECORDED IN PLAT BOOK 3, PAGE 52 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING NORTH OF STATE ROAD NUMBER 50 RIGHT-OF-WAY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, A FIVE (5) INCH DIAMETER ROUND CONCRETE MONUMENT, AND RUN SOUTH 00°40'12" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 26, A DISTANCE OF 1183.47 FEET TO A POINT

ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD NUMBER 50, ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) RIGHT-OF-WAY MAP OF STATE ROAD NUMBER 50, SECTION NUMBER 11070-2505; THENCE, DEPARTING SAID EAST SECTION LINE, RUN NORTH 89°09'12" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 680.32 FEET TO A POINT ON THE APPROXIMATE CENTERLINE OF TINY MORSE BOULEVARD; THENCE RUN NORTH 00°25'53" WEST, ALONG SAID APPROXIMATE CENTERLINE, A DISTANCE OF 1952.46 FEET TO THE NORTH LINE OF TRACT 50A OF MAP OF SECTION 23 TOWNSHIP 22 SOUTH. RANGE 26 EAST, LAKE COUNTY, FLORIDA, LAKE HIGHLANDS COMPANY AS RECORDED IN PLAT BOOK 4, PAGE 11 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN SOUTH 66°13'46" EAST; ALONG THE NORTH LINE OF SAID TRACTS 50A AND 64 OF SAID MAP OF SECTION 23, PARALLEL WITH AND 30.00 SOUTH OF, PERPENDICULAR MEASURE, THE CENTERLINE OF THE ABANDONED ATLANTIC COAST LINE RAILROAD (CSX MAP NUMBER VL2FLA.-8), A DISTANCE OF 780.30 FEET TO THE NORTHEAST CORNER OF SAID TRACT 64; THENCE, DEPARTING SAID NORTHERLY LINE, RUN SOUTH 00°39'25" WEST ALONG THE EAST LINE OF SAID TRACT 64, A DISTANCE OF 464.58 FEET TO THE **POINT OF BEGINNING**.

LESS AND EXCEPT THAT PORTION CONVEYED IN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 6050, PAGE 2430, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

Lake County Alternate Key Numbers:

2665637 and 3938448

EXHIBIT "B"

Notice of Encumbrance
to Annex to City of Clermont

City of Clermont
685 W. Montrose Street
Clermont, FL 34711

THIS INSTRUMENT, Made this **10th day of September 2024**, between **GK Rogers Construction, LLC**, property owners in the County of Lake, State of Florida Grantor*, and the **CITY OF CLERMONT, FLORIDA**, A Municipal Corporation, Grantee*:

WITNESSETH, NOTICE is given that heretofore or contemporaneously herewith Grantor has petitioned the Grantee for it to permit voluntary annexation of Grantor's property below described into the corporate limits of the City of Clermont, and

GRANTOR, for and in consideration of the sum of ONE and 00/100 (\$1.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, DOES HEREBY ENCUMBER the below - described real property situate, lying and being in Lake County, Florida with the absolute requirement that the subject real property may be, at the sole discretion, and upon request of Grantee, annexed into the city limits of the City of Clermont at such time that the annexation of said real property is in accordance with applicable law,

GRANTOR, further agrees, on his/hers/theirs/its own behalf and that of Grantors' heirs and assigns to perform all ministerial functions necessary of the Grantor or Grantor's heirs and/or assigns (as the case may be) then required by law to enable the described real property to be incorporated into the city limits of the City of Clermont and where such ministerial functions consist of a simple written request or the renewal of the petition of which notice is given above, then this instrument shall be considered such request and/or renewal. The subject property is described as:

Exhibit "A"

Grantor is used for singular or plural, as the context requires. IN WITNESS THEREOF, GRANTOR has hereunto set Grantor's hand and seal the day and year first above written.

PROPERTY OWNER(S):

WITNESSES (Two required):

GK Rogers Construction, LLC

Witnesses

By: _____
Signature

1. _____
Signature

Type or print name

Type or print name

By: _____
Signature

2. _____
Signature

Type or print name

Type or print name

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me on this _____ day of _____, 2024, by _____, who is personally known to me or who has produced _____ as identification and who did not take an oath.

Notary Public _____ SEAL:

Type/print name _____

Pursuant to Section 695.29(3)(f): this instrument exempt from Chapter 695, F.S.; Prepared by a Public Officer, City Attorney, City of Clermont, Florida 34712

DIMENSION PLAN

GK Rogers Construction, LLC - Concept Site Plan:

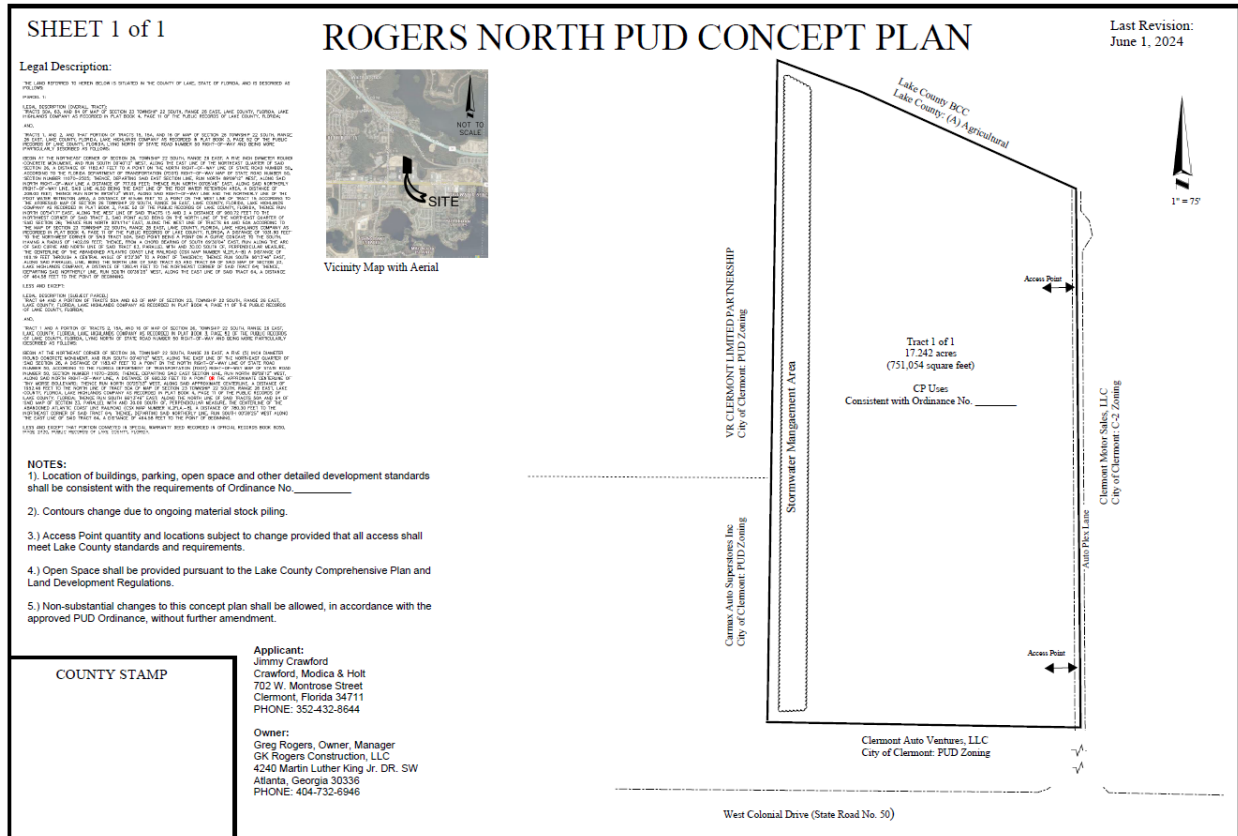
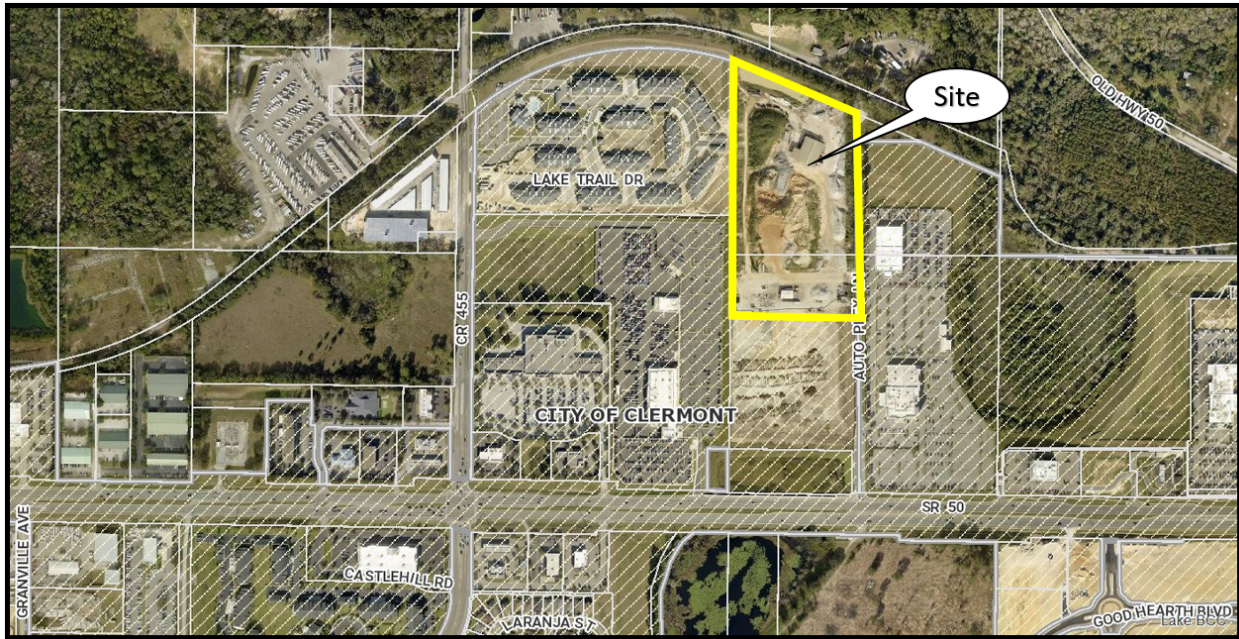


EXHIBIT "D"
LOCATION MAP



GK Rogers Construction, LLC Location Map



Legal Description:

LEGAL DESCRIPTION (OVERALL TRACT):
TRACTS 1, 2, 3, AND 4 OF MAP OF SECTION 22 TOWNSHIP 22 SOUTH, RANGE 28 EAST, LAKE COUNTY, FLORIDA, LAKE
LAKE HAVEN COMPANY AS RECORDED IN PLAT BOOK 4, PAGE 11 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA;
AND

[illegible]

LOG AND PROFIT:

AND,

BEORN AT THE NORTHEAST CORNER OF SECTION 24, TOWNSHIP 22 SOUTH, RANGE 28 EAST, A FIVE (5) INCH DIAMETER

TINY HOUSE BULLETHOLE HENCE RUN NORTH 007553' NPSL ALONG SAG APPROXIMATELY SEVENTEEN, A DISTANCE OF 1802.66 FEET IS THE NORTH LINE IN TRAIL 20018 WAS 18 SOUTH TO BOUNDARY 22 SOUTH 00432' 20 EAST 18

THE EAST LINE OF SAID TRACT 81, A DISTANCE OF 484.08 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION CONVEYED IN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 4030, PAGE 2430, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

NOTES:

- 1.) Location of buildings, parking, open space and other detailed development standards shall be consistent with the requirements of Ordinance No. _____
- 2.) Contours change due to ongoing material stock piling.
- 3.) Access Point quantity and locations subject to change provided that all access shall meet Lake County standards and requirements.
- 4.) Open Space shall be provided pursuant to the Lake County Comprehensive Plan and Land Development Regulations.
- 5.) Non-substantial changes to this concept plan shall be allowed, in accordance with the approved PUD Ordinance, without further amendment.

Applicant:
Jimmy Crawford
Crawford, Modica & Holt
702 W. Montrose Street
Clermont, Florida 34711
PHONE: 352-432-8644

Owner:
Greg Rogers, Owner, Manager
GK Rogers Construction, LLC
4240 Martin Luther King Jr. DR. SW
Atlanta, Georgia 30336
PHONE: 404-732-6946

Last Revision:
June 1, 2024



Vicinity Map with Aerial

VR CLERMONT LIMITED PARTNERSHIP
City of Clermont: PUD Zoning

Carmax Auto Superstores Inc
City of Clermont: PUD Zoning

Stormwater Mangagement Area

Lake County BCC
Lake County: (A) Agricultural

Tract 1 of 1
17.242 acres
(751,054 square feet)

CP Uses
Consistent with Ordinance No.

Clermont Motor Sales, LLC
City of Clermont: C-2 Zoning

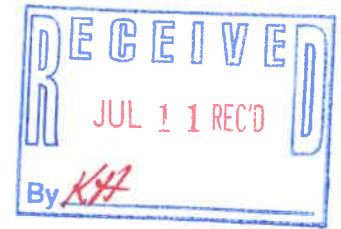
Clermont Auto Ventures, LLC
City of Clermont: PUD Zoning

West Colonial Drive (State Road No. 50)

COUNTY STAMP



CITY OF CLERMONT
UTILITY SERVICE AGREEMENT
APPLICATION



For Utilities Outside of Municipal Boundaries & Determination of Capacity

Date July 10, 2024		UTIL 2407-0001	
Applicant Jimmy Crawford			
Contact Person: Jimmy Crawford			
Address 702 W. Montrose St.	City Clermont	State FL	Zip 34711
Telephone 352-432-8644	Fax It's not 1999		
Email jcrawford@cmhlawyers.com			
OWNER INFORMATION			
Owner's Name GK Rogers Construction			
Owner Address 4249 Martin Luther King Dr. SW	City Atlanta	State GA	Zip 30336
Telephone 352-432-8644	Fax It's not 1999		
Email grogers@gkrogers.com			
AGREEMENT INFORMATION			
Party Responsible for Agreement Jimmy Crawford			
Address of the Subject Property No address. SR 50 and Autoplex Lane			
General Location of the Property (include Location Map) Highway 50 and Autoplex Lane (behind Tesla dealership)			
Area of the property: <u>17.24</u> acres			
Zoning: MP (Lake County)		County Future Land Use: Regional Commercial	
<i>Attach development orders, ordinances and staff reports by Lake County and the Florida Dept. of Economic Opportunity (DEO).</i>			
Estimated Water Consumption (excluding irrigation): <u>5000</u> gallons per day			
Estimated Sewer Consumption: <u>5000</u> gallons per day			
Estimated Re-Use (Gray Water) Water Consumption: <u>n/a</u> gallons per day			
Attach a detailed description of project.			
Notes: Zoning is being requested for a majority of Lake County CP Uses, No end users have been identified. It is anticipated that the 5000 GPD requested will be sufficient.			



CITY OF CLERMONT UTILITY SERVICE AGREEMENT APPLICATION

Items required for submittal include one (1) copy of the following items:

- ☒ Signed original application and materials requiring for processing
- ☐ Letter of capacity and utility line location from the City of Clermont Environmental Services Dept.
Phone: (352) 241-0178
- ☒ Proposed Site Plan (if applicable)
- ☒ Lake County Property Appraiser – Record Card
- ☒ Location Map
- ☒ Any applications currently on file with Lake County
- ☐ Any Lake County staff reports
- ☐ DEO or ECFRPC correspondence
- ☐ Any information needed for determination of utility services requested

Jimmy D. Crawford

Applicant Name (print)

x
Applicant Name (signature)

Greg Rogers

Owner Name (print)

x
Owner Name (signature)

as Attorney

Prior to submitting an application, a meeting with the City of Clermont is required

To schedule a meeting please contact:

Development Services Department

Phone: 352-394-4083

A review by the *Site Review Committee* may be required, which would require 6 sets of site plans for review by staff. Upon the receipt of all necessary information and review by staff the request will be scheduled for the next available City Council regular meeting.

City of Clermont

Development Services Department

685 W. Montrose St.

P.O. Box 120219

Clermont, FL 34712-0219

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

03/09/2020



CITY OF CLERMONT UTILITY SERVICE AGREEMENT APPLICATION

Items required for submittal include one (1) copy of the following items:

- ☐ Signed original application and materials requiring for processing
- ☐ Letter of capacity and utility line location from the City of Clermont Environmental Services Dept.
Phone: (352) 241-0178
- ☐ Proposed Site Plan (if applicable)
- ☐ Lake County Property Appraiser – Record Card
- ☐ Location Map
- ☐ Any applications currently on file with Lake County
- ☐ Any Lake County staff reports
- ☐ DEO or ECFRPC correspondence
- ☐ Any information needed for determination of utility services requested

Applicant Name (print)

Greg Rogers
Owner Name (print)

Jimmy D. Crawford
Digitally signed by Jimmy D. Crawford
Date: 2024.07.10 13:26:24 -04'00'

Applicant Name (signature)

x Jimmy D. Crawford
Owner Name (signature)

Prior to submitting an application, a meeting with the City of Clermont is required

To schedule a meeting please contact:

Development Services Department

Phone: 352-394-4083

A review by the *Site Review Committee* may be required, which would require 6 sets of site plans for review by staff. Upon the receipt of all necessary information and review by staff the request will be scheduled for the next available City Council regular meeting.

City of Clermont

Development Services Department

685 W. Montrose St.

P.O. Box 120219

Clermont, FL 34712-0219

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

03/09/2020

Legal Description:

LEGAL DESCRIPTION (SMALL TRACT):
TRACTS 50A, 83, AND 84 OF MAP OF SECTION 23 TOWNSHIP 22 SOUTH, RANGE 28 EAST, LAKE COUNTY, FLORIDA, LAKE
HIGHLANDS COMPANY AS RECORDED IN PLAT BOOK 4, PAGE 11 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA;
AND

[illegible]

LEADS AND EXCEPES:

LEGAL DESCRIPTION (SUBJECT PARCEL):
TRACT 84 AND A PORTION OF TRACTS 80A AND 63 OF MAP OF SECTION 23, TOWNSHIP 22 SOUTH, RANGE 28 EAST,
LAKE COUNTY, FLORIDA, LAKE HIGHLANDS COMPANY AS RECORDED IN PLAT BOOK 4, PAGE 11 OF THE PUBLIC RECORDS
OF LAKE COUNTY, FLORIDA;
AND,

TRACT 1 AND A PORTION OF TRACTS 2, 8A, AND 14 OF MAP OF SECTION 16, TOWNSHIP 12 SOUTH, RANGE 80 EAST, LAKE COUNTY, FLORIDA, LAKE HIGHLANDS COMPANY AS RECORDED IN PLAT BOOK 3, PAGE 87 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING NORTH OF STATE ROAD NUMBER 50 RIGHT-OF-WAY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[illegible]

NOTES:

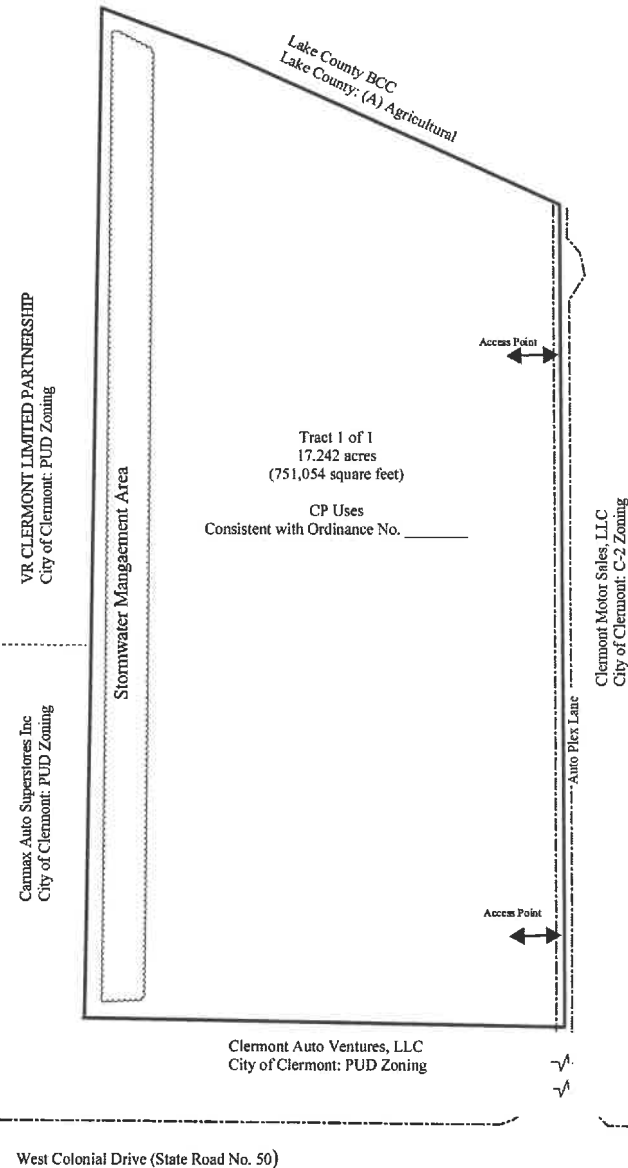
- 1.) Location of buildings, parking, open space and other detailed development standards shall be consistent with the requirements of Ordinance No. _____
- 2.) Contours change due to ongoing material stock piling.
- 3.) Access Point quantity and locations subject to change provided that all access shall meet Lake County standards and requirements.
- 4.) Open Space shall be provided pursuant to the Lake County Comprehensive Plan and Land Development Regulations.
- 5.) Non-substantial changes to this concept plan shall be allowed, in accordance with the approved PUD Ordinance, without further amendment.

Applicant:
Jimmy Crawford
Crawford, Modica & Holt
702 W. Montrose Street
Clermont, Florida 34711
PHONE: 352-432-8644

Owner:
Greg Rogers, Owner, Manager
GK Rogers Construction, LLC
4240 Martin Luther King Jr. DR. SW
Atlanta, Georgia 30336
PHONE: 404-732-6946



Vicinity Map with Aerial



COUNTY STAMP

West Colonial Drive (State Road No. 50)



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date	
Tuesday, September 10, 2024	
Agenda Item Name	
Ordinance No. 2024-038 <i>Intro</i> <i>Family Christian Center of Clermont</i>	
Requested Action	
Recommend approval of Ordinance 2024-038.	
Staff Report	
The applicant, Family Christian Center (FCC), is in the process of seeking a loan in order to facilitate the construction of improvements and buildings on their 36 acre property located west of Steve's Road and US 27 intersection. In the process of securing a loan, it was noted that if the property was allowed C-2 General Commercial uses, the appraised value of the property would increase and the loan terms would be more favorable for the church. The FCC has no plans to utilize the property for any C-2 General Commercial uses, but is seeking a rezoning to allow C-2 General Commercial uses in order to secure a more favorable loan. The planned improvements consist of an additional recreational facility, repurposing the current recreational buildings, and expanding the church sanctuary. These improvements and uses have already been approved by the City Council through issuance of various Conditional Use Permits' the church has obtained in the past 26 years. The church was originally approved by City Council under CUP Resolution 1045 in December 1998. Since that time, the church facility has expanded and amended their CUP several times (Resolutions 1365, 1384, 1434, and 2010-04) to include additional uses and buildings on the property. These include, but not limited to; educational components (K-12 school and Pastor College), public park, multi-use building, recreational fields, multi-level parking garage and a 90,000 square foot sanctuary.  A Planned Unit Development (PUD) zoning is being requested since it would allow development flexibility for the project. The proposed PUD Ordinance 2024-038 has applicable conditions from the Conditional Use Permits along with the addition of specific conditions for protection of the City and neighbors. The specific conditions include a 75-foot natural buffer being maintained along the southern and western property boundary along with any C-2 General Commercial uses, which will have to be reviewed and approved by the City Council at a public hearing. In addition, the building height will be limited to the height under the current zoning at 45 feet. No additional uses or new buildings are being requested as part of this application. The property would also be regulated under the City's Land Development Code.	

While this application request is uncommon, a review of the City's Land Development Code reveals that churches can be allowed in any zoning district, either permitted, such as C-1 Light Commercial; or through a conditional use permit. The current zoning of the property is R-1-A Single Family Low Density with a conditional use permit to allow the existing church facility. A rezoning to a Planned Unit Development with the existing applicable conditions included along with C-2 General Commercial uses, and specific conditions do not appear to change the overall characteristics or function of the church facility. The property has front and access from an arterially roadway, US 27, and it is currently signalized. C-2 General Commercial uses the US 27 roadway. The proposed rezoning is not inconsistent with any provision of the Comprehensive Plan. With the addition of the specific condition that any C-2 General Commercial use site plan be required to go through the public hearing process and be approved by City Council adds a level of protection to the City and neighbors. Staff recommends approval of Ordinance No. 2024-038. *The Planning and Zoning Commission recommended denial 2-2.*

Additional Analysis

Fiscal Impact Summary

None.

Fiscal Impact

Fund Number and Description

Available Budget Amount

Exhibits Attached (copies of original agreements)

1.	2024-038 - FCC PUD Rezoning (09.4.2024)	2024-038 - FCC PUD Rezoning (09.4.2024).pdf
2.	FCC Location Map	FCC Location Map.pdf
3.	Surrounding Map	Surrounding Map.pdf
4.	Survey	Survey.pdf
5.	Statement In Support	Statement In Support.pdf
6.	Letter of Support PZ	HOA Letter of Support PZ.pdf
7.	Application	Application.pdf
8.	Property Record Card AK 1453429	Property Record Card AK 1453429.pdf



CITY OF CLERMONT
ORDINANCE NO. 2024-038

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:

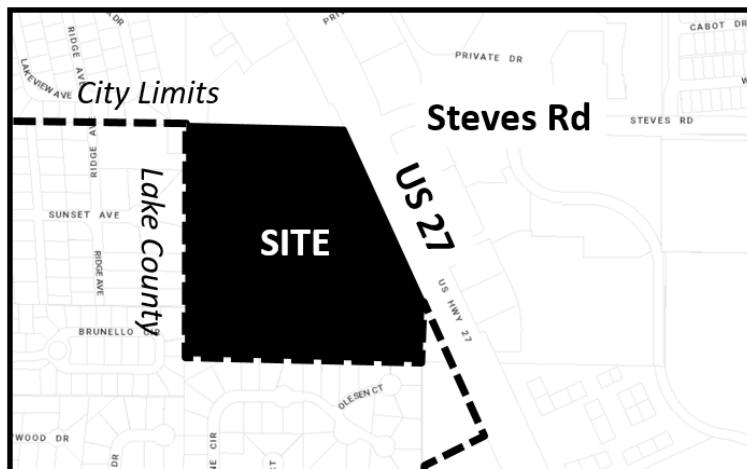
The Official Zoning Map of the City of Clermont, Lake County, Florida, referred to in Chapter 122 of Ordinance No. 289-C, Code of Ordinances, is hereby amended by rezoning the following described property:

LEGAL DESCRIPTION

Tracts 8 and 9, and that part of Tracts 7 and 10 lying West of Highway No. 27, according to Lake Highlands Plat of Section 32, Township 22 South, Range 26 East, all in Lake County, Florida.

LOCATION:

2500 South US Hwy 27
Family Christian Center of Clermont
West of the Steves Road and US Hwy 27 intersection
Alternate Key 1453429
36 +/- Acres



PROPERTY REZONING

FROM: R-1-A Single Family Low Density Residential
TO: Planned Unit Development (PUD) with C-2 General Commercial Uses



CITY OF CLERMONT
ORDINANCE NO. 2024-038

SECTION 2: GENERAL 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. Formal construction plans incorporating all conditions stated in this ordinance 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 shall be installed by the developer in the utility easements, if required by the City, 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.
5. The development shall comply with all applicable City, County and Florida Department of Transportation access management requirements. A future traffic study may be required; if determined by the City, County, or State, and the Owner shall timely complete all required mitigation and other improvements, as may be applicable.
6. All Fire Department Access for the Project shall be provided in Accordance with the Florida Fire Prevention Code. The Project and all buildings shall meet all requirements for fire protection in accordance to the Florida Fire Prevention Code and City's Land Development Regulations.
7. All utilities shall be designed and installed as per the City's specifications or as amended and approved by City staff.

SECTION 3: LAND USES AND SPECIFIC CONDITIONS

This application for a Planned Unit Development is to allow for the Family Christian Center Church Facility and C-2 General Commercial Uses on the property described above (hereinafter the "Property"); be granted subject to the following conditions:

1. The property shall be developed to allow for the Family Christian Center Church facility for the following purposes, as previously approved under Resolution 2010-04:
 - A. Education Programs to include pre-school through 12th grade, after care program, Christian College, library, summer programs (to include camps & Vacation Bible School), church programs to include food outreach ministry, thrift store, vocational training center, and other special events.



CITY OF CLERMONT
ORDINANCE NO. 2024-038

- B. Recreation Amenities: Public Park which can include, but not limited to, a play ground, water recreation, volley ball courts, tennis courts, swimming pool, baseball diamond, multi-use recreational field with goals, exercise paths, maintenance/storage building not to exceed 5,000 square feet, pavilions, and picnic area. Some of these venues may require an admission fee or cost to participate. These funds will go directly into the Family Christian Center of Clermont, Inc. non-profit (501c3) corporation.
- C. Five multi-use modular buildings to be used for education and administration.
- D. Open outside area to be used for multiple fund raising events (Christmas Tree & Pumpkin sales, etc). Applicable permits will be secured for each event.
- E. Multi-use modular buildings totaling 9,000 square feet to be used for education, administration, church services, and special events.
- F. 67,000 square feet multi-use building (Phased Implementation): May be used for pre-school, school, special events, food services/restaurant, fitness/recreational facility, (rock wall, trampoline, arcade, etc.). Some of these venues will require an admission fee or cost to participate. These funds will go directly into the Family Christian Center of Clermont, Inc. non-profit (501c3) corporation.
- G. 90,000 square feet Church Sanctuary to be used for church services and special events. Support facilities to include: kitchen, cafeteria, bookstore, reception area, pre/post production, audio/video reproduction.
- H. 70,000 square foot multi-use building for Education Programs: pre-school through 12th grade, after care program, Christian College, administration. (Phased Implementation).
- I. 20,000 square foot Storage Facility (maximum): Used for Grounds/Building Maintenance/Storage (Phased Implementation). Multiple buildings allowed, but shall not exceed maximum square footage. Excludes recreation maintenance/storage listed above.
- J. 1,500 Unit Parking Garage (multiple levels).
- K. 100,000 square feet flex building: Recreational and game uses, gymnasium, special events, concerts, cafeteria, bookstore, office space.



CITY OF CLERMONT
ORDINANCE NO. 2024-038

2. A seventy-five (75) foot natural buffer shall be left along the south and west property boundaries, unless existing buildings currently intrude into such buffer, in which case such building intrusion shall be allowed but not extended or increased. Vegetation and trees within the 75-foot buffer shall not be disturbed except as allowed herein. The intent of the buffer is to provide maximum visual and sound barriers to neighboring properties. Disturbance of the 75-foot buffer shall be minimized, and limited to minimal trimming and clearing of trees and brush needed to prevent hazards to persons or property, or in the event of storm damage and/or dead trees and vegetation.
3. Recreation facilities bordering the southern and western property lines shall post the operating hours to be dawn to dusk, but not later than 9:00 P.M. during the summer.
4. A six-foot opaque fence shall be provided at/near the southern property line for the open areas adjacent to the playground activity area. A six-foot black chain link fence shall be provided along the southern property line. Gate access provided for maintenance as needed.
5. The site may be used for C-2 General Commercial uses only if the site plan is reviewed and approved by the City Council, at a public hearing noticed and advertised in the manner that rezonings are noticed within the City.
6. Any site development shall be required to comply with the Clermont Land Development Regulations and all building must be designed to meet the Clermont Architectural Design Standards.
7. Maximum building height shall be up to 45 feet, measured at the highest point.
8. The project shall be developed according to the C-2 General Commercial zoning designation in the Land Development Code, unless expressly stated above.

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.



CITY OF CLERMONT
ORDINANCE NO. 2024-038

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. Recording fees will be at the expense of the applicant.

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. 2024-038

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida
on this 8th day of October, 2024.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

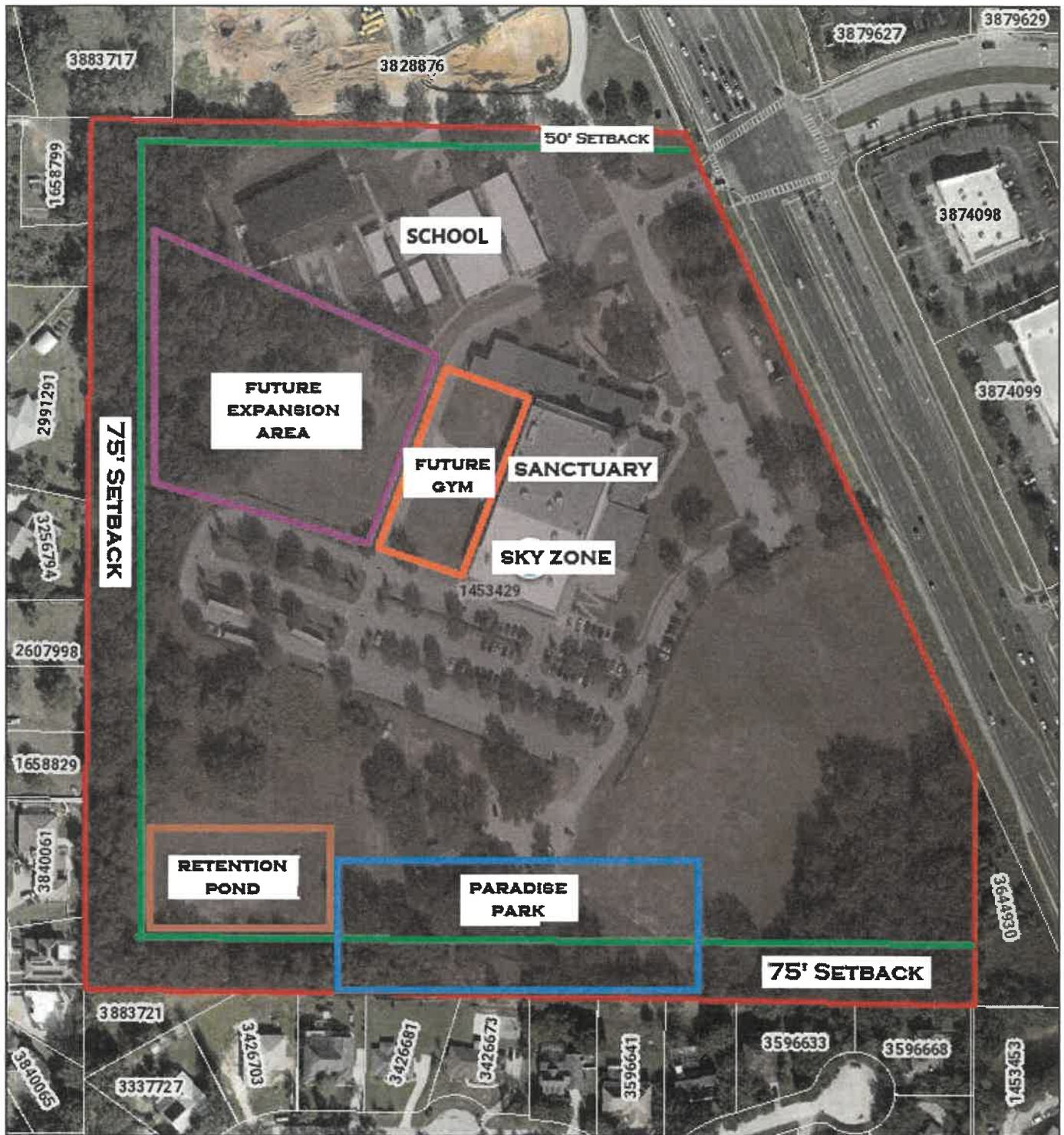
Tracy Ackroyd Howe, MMC
City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

Exhibit - Location Map – Family Christian Center of Clermont, Inc.





July 1, 2024

pointLayer



Override 1

polygonLayer



Override 1



County Boundary

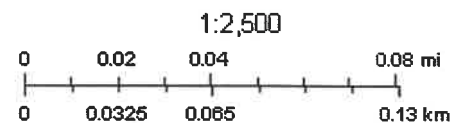


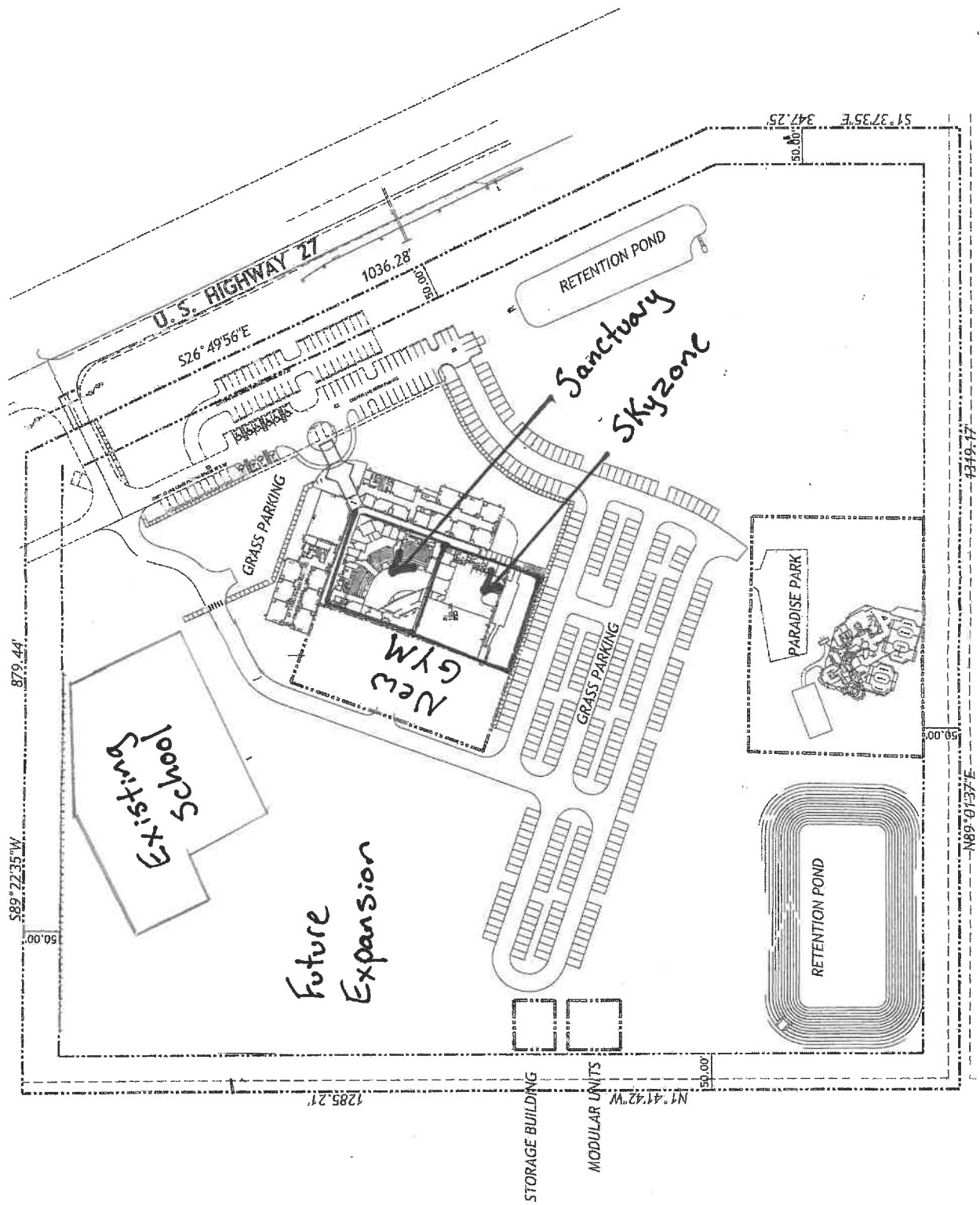
Surrounding Counties

Tax Parcels Alternate Key

Tax Parcels

Lake BCC





**STATEMENT IN SUPPORT
PUD LUPA/ZONING APPLICATION
FAMILY CHRISTIAN CENTER**

- 1. Applicant/ Agent:** Jimmy D. Crawford, Esq.
Crawford, Modica & Holt, Esq.
702 West Montrose St.
Clermont, Florida 34711
Phone: 352/432-8644
Email: jcrawford@cmnlawyer.com
- 2. Owners:** Family Christian Center of Clermont, Inc. ("FCC")
2500 S. HIGHWAY 27
CLERMONT, FL 34711
- 3. Location:** See attached legal description; generally, East side of US 27 at Steves Road intersection (hereafter called the "Property")
- 4. Description of Change/Zoning Request.**

The Property is currently used, and is planned to be used, as a religious, educational, and recreational facility consistent with the requirements of Clermont Conditional Use Permit Resolution 2010-04.

FCC wishes to construct an additional recreational facility, and repurpose the current recreational buildings and use areas for more direct religious purposes, including expansion of the church sanctuary. To do, a loan is required. FCC has found great reluctance among lenders, and onerous loan terms for those lenders that would consider such a loan to a religious facility.

However, if the Property were also allowed some C-2 uses, the appraised value of the Property would rise significantly, allowing FCC to obtain a loan on satisfactory terms.

While FCC has no plans to utilize the Property for ANY C-2 uses, we understand the concern that the City and our neighbors may have. Therefore we are proposing a Planned Unit Development zoning category that would allow FCC the flexibility to utilize the enhanced appraised value to obtain a loan, while providing the City and our neighbors with the protections that are needed to ensure benefit to the City and neighbors, and protection of property values.

Specific PUD Conditions we request for protection of City and neighbors:

- a. A seventy-five foot natural buffer shall be left along the south and west property boundaries, unless existing buildings currently intrude into such buffer, in which case such building intrusion shall be allowed but not extended or increased. Vegetation and trees within the 75-buffer shall not be

disturbed except as allowed herein. The intent of the buffer is to provide maximum visual and sound barriers to neighboring properties. Disturbance of the 75' buffer shall be minimized, and limited to minimal trimming and clearing of trees and brush needed to prevent hazards to persons or property, or in the event of storm damage and/or dead trees and vegetation.

- b. No site plans for C-2 uses of any nature shall be approved until such site plan is reviewed and approved by the City Council, at a public hearing noticed and advertised in the manner that rezonings are noticed within the City.

5. Waivers Requested in PUD.

None.

6. Statement of Justification/Need/Changed Conditions.

See Section 4 above. Also, the growth of South Lake County and Clermont has increased, and is expected to further increase, the need for residents' recreational, education, and spiritual and religious services and facilities.

FCC has been a proud partner with the City of Clermont for almost two decades. The FCC campus and purposes have grown to include not only a church, but also a K-12 school, Sky Zone Trampoline Park, Paradise Park Recreation Facility (open to all) and a vibrant Food Pantry ministry that serves any person in need.

FCC is in significant need of expansion to continue to serve the growing population of Clermont and the FCC ministry. As explained above, to do so, a loan must be obtained, and to achieve viable loan terms, FCC needs to legitimately increase the value of the Property. This zoning request fulfills that need.

7. Land Use Plan and Code Consistency and Support.

The project is consistent with and furthers Clermont Comprehensive Plan Goal 1 as it provides that the character, magnitude and location of all land uses within the project provide a system for orderly growth and development that achieves a balanced natural, physical and economic environment and enhances the quality of life of all residents.

The project is consistent with and furthers Clermont Comprehensive Plan Policy 1-7.2 by providing for orderly growth through Planned Developments.

The project is consistent with and furthers Policy 1.11.4 by providing a use of site and building design that emphasizes beauty, aesthetics, human comfort, creating a sense of place, special placement of civic uses and sites and human-scale architecture and amenities, especially at street level.

While not a City-owned facility, the project is consistent with and furthers the Recreation and Open Space Element by providing public recreational amenities.

The project is not inconsistent with any provision of the Clermont Comprehensive Plan.

The project will result in an orderly and logical development pattern and is an infill non-residential project along US 27.

Estimated demand on public facilities has been provided with other applications. The City will provide water, sewer, trash, emergency services.

TUSCANY ESTATES AT THE LAKES

September 2, 2024

To whom it may concern

We, members of the community of TuscanY Estates at the Lakes, (your back fence neighbors) are writing to express our full support for the commercial rezoning request by Family Christian Center. This proposed development, which includes building a gymnasium and additional classrooms to serve the school, will undoubtedly bring significant benefits to our neighborhood.

Family Christian Center has been a cornerstone of our community for years, providing valuable educational and community services. The addition of a gymnasium and classrooms will not only enhance the educational experience of the students but also provide much-needed recreational facilities for both students and residents alike.

We believe that this development will have a profoundly positive impact on our community by fostering a stronger sense of unity and providing opportunities for growth and development among our youth. Family Christian Center has consistently demonstrated their commitment to excellence in education and community service, and we are confident that their expansion plans will continue to uphold these values.

Thank you for considering our input.

Cheryl & Jim Hernan
Rachey Munson
Jennifer Brundage
Laurie Lucas

T. Perry
Bret E. Goetz
Carm Dory

12809 BRUNELLO CIRCLE CLERMONT, FL 34711
858-472-1905 or 858-229-3377
623CJH@GMAIL.COM



CITY OF CLERMONT
REZONING
APPLICATION

DATE Jul 1, 2024		FEE: \$542.00 + cost of advertisement + cost of traffic review, if necessary	
Project Name (if applicable) Family Christian Center of Clermont			
Applicant Crawford, Modica & Holt			
Contact Person Jimmy D. Crawford			
Address 702 W. Montrose Street	City Clermont	State Florida	Zip 34711
Telephone 352-432-8644	Fax		
Email jcrawford@cmhlawyers.com / ewysocki@cmhlawyers.com			
OWNER INFORMATION			
Owner's Name Family Christian Center of Clermont, Inc.			
Owner Address 2500 S. Highway 27	City Clermont	State Florida	Zip 34711
Telephone 352-516-3497	Email pastorrick@fcclive.com		
PROPERTY INFORMATION			
Address of Subject Property 2500 S. Highway 27	City Clermont	State Florida	Zip 34711
Legal Description (include copy of survey) CLERMONT, LAKE HIGHLANDS 32-22-26 TRACTS 7 & 10 W OF HWY, TRACTS 8, 9 PG 24 ORB1702 PG 414			
Acreage 36	Land Use (City verification required) Single Family Low Density		
Present Zoning (City verification required) R-1- A	Proposed Zoning C-2		



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?
See Statement of Support

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

Jimmy D. Crawford

Applicant Name (print)

x _____
Applicant Name (signature)

Family Christian Center of Clermont, Inc.

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



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?

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

Jimmy Crawford

Applicant Name (print)

[Signature]

Applicant Name (signature)

Family Christian Center of
Clermont, Inc.

Owner Name (print)

x Rick Van Wagoner

Owner Name (signature) President

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

PROPERTY RECORD CARD

General Information

Name:	FAMILY CHRISTIAN CENTER OF CLERMONT INC	Alternate Key:	1453429
Mailing Address:	PO BOX 120037 CLERMONT, FL 34712-0037 Update Mailing Address	Parcel Number:	09-22-26-1405-007-00000
		Millage Group and City:	000C Clermont
		2023 Total Certified Millage Rate:	17.3304
		Trash/Recycling/Water/Info:	My Public Services Map
Property Location:	2500 S US HIGHWAY 27 CLERMONT FL, 34714	Property Name:	FAMILY CHRISTIAN CENTER SKYZONE Submit Property Name
		School Information:	School Locator & Bus Stop Map School Boundary Maps
Property Description:	CLERMONT, LAKE HIGHLANDS 32-22-26 TRACTS 7 & 10 W OF HWY, TRACTS 8, 9 PB 3 PG 24 ORB 1702 PG 414		

NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	CHURCH (7100)	0	0		36.000	Acre	\$740,520.00	\$740,520.00

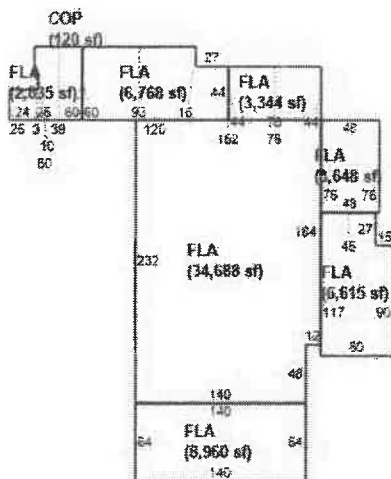
[Click here for Zoning Info](#) [FEMA Flood Map](#)

Commercial Building(s)

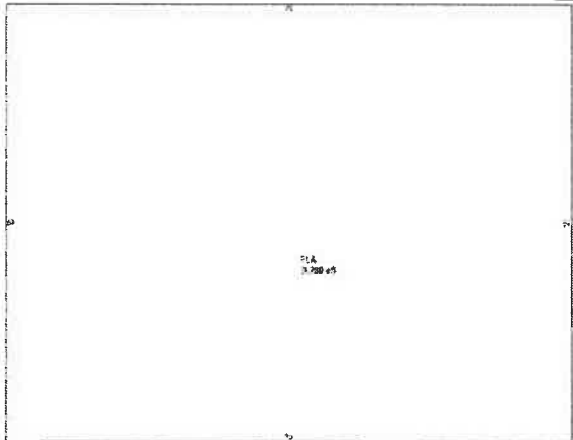
Building 1

Commercial	Building Value: \$4,969,887.00 Building Use: AUDITORIUM ENCLOSED (32D) Structure Type:		
Summary	Section(s)		
Year Built:	2002	Section Type	No. Stories Ground Floor Area
Total Effective Area:	66978	COMMERCIAL CANOPY (COP)	1.00 120
Full Bathrooms:	0	FINISHED LIVING AREA (FLA)	1.00 66858
Half Bathrooms:	4	View Larger	
Elevators:	0		
Elevator Landings:	0		
Residential Units:	0		
Kitchens:	0		

Fireplaces: 0

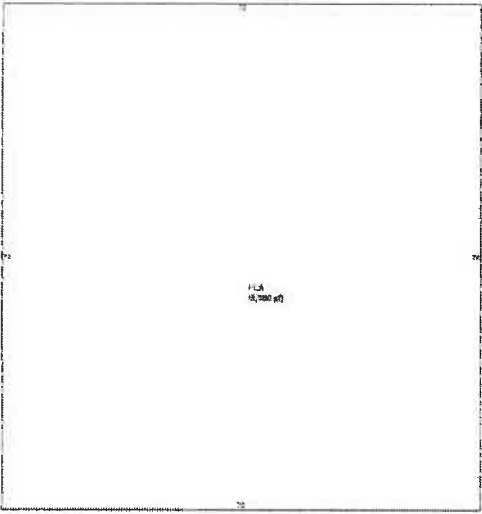


Building 2

Commercial	Building Value: \$241,072.00 Building Use: CHURCH (71C) Structure Type:		
Summary	Section(s)		
Year Built:	2004	Section Type	No. Stories Ground Floor Area
Total Effective Area:	3780	FINISHED LIVING AREA (FLA)	1.00 3780
Full Bathrooms:	2		
Half Bathrooms:	0		
Elevators:	0		
Elevator Landings:	0		
Residential Units:	0		
Kitchens:	0		
Fireplaces:	0	View Larger	

Building 3

Commercial	Building Value: \$314,602.00 Building Use: CHURCH (71C) Structure Type:
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Summary		Section(s)		
Year Built:	2004	Section Type	No. Stories	Ground Floor Area
Total Effective Area:	5180	FINISHED LIVING AREA (FLA)	1.00	5180
Full Bathrooms:	2			
Half Bathrooms:	0			
Elevators:	0			
Elevator Landings:	0			
Residential Units:	0			
Kitchens:	0			
Fireplaces:	0			
		View Larger		

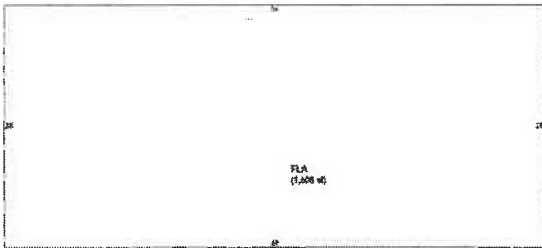
Building 4

Commercial	Building Value: \$504,344.00 Building Use: CHURCH (71C) Structure Type:			
Summary		Section(s)		
Year Built:	2015	Section Type	No. Stories	Ground Floor Area
Total Effective Area:	6472	COMMERCIAL CANOPY (COP)	1.00	194
		FINISHED LIVING AREA (FLA)	1.00	6278
Full Bathrooms:	0			
Half Bathrooms:	4			
Elevators:	0			
Elevator Landings:	0			
Residential Units:	0			
Kitchens:	0			
Fireplaces:	0			
		View Larger		

70P
1994-03

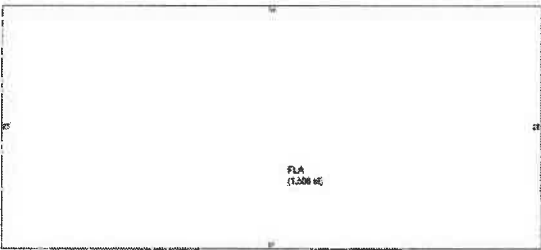


Building 5

Commercial		Building Value: \$136,520.00 Building Use: CHURCH (71C) Structure Type:		
Summary		Section(s)		
Year Built:	2015	Section Type	No. Stories	Ground Floor Area
Total Effective Area:	1508	FINISHED LIVING AREA (FLA)	1.00	1508
Full Bathrooms:	0	 View Larger		
Half Bathrooms:	2			
Elevators:	0			
Elevator Landings:	0			
Residential Units:	0			
Kitchens:	0			
Fireplaces:	0			

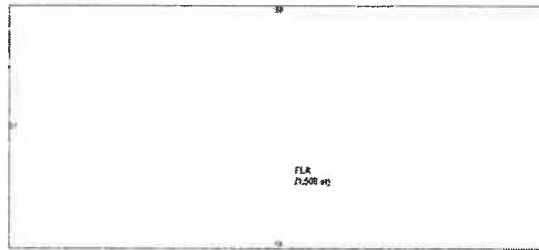
Building 6

Commercial		Building Value: \$136,520.00 Building Use: CHURCH (71C) Structure Type:		
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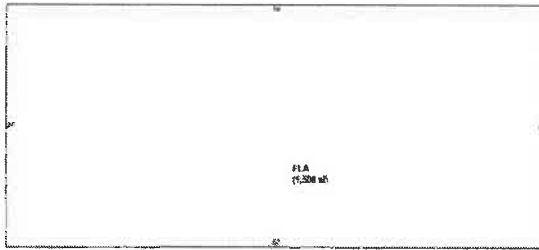
Summary		Section(s)		
Year Built:	2015	Section Type	No. Stories	Ground Floor Area
Total Effective Area:	1508	FINISHED LIVING AREA (FLA)	1.00	1508
Full Bathrooms:	0			
Half Bathrooms:	2			
Elevators:	0			
Elevator Landings:	0			
Residential Units:	0			
Kitchens:	0			
Fireplaces:	0			

Building 7

Commercial	Building Value: \$136,520.00 Building Use: CHURCH (71C) Structure Type:			
Summary		Section(s)		
Year Built:	2015	Section Type	No. Stories	Ground Floor Area
Total Effective Area:	1508	FINISHED LIVING AREA (FLA)	1.00	1508
Full Bathrooms:	0			
Half Bathrooms:	2			
Elevators:	0			
Elevator Landings:	0			
Residential Units:	0			
Kitchens:	0			
Fireplaces:	0			

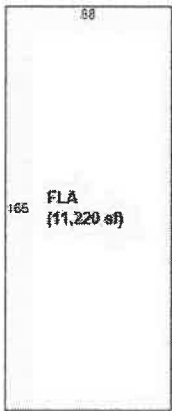


Building 8

Commercial		Building Value: \$136,520.00 Building Use: CHURCH (71C) Structure Type:		
Summary		Section(s)		
Year Built:	2015	Section Type	No. Stories	Ground Floor Area
Total Effective Area:	1508	FINISHED LIVING AREA (FLA)	1.00	1508
Full Bathrooms:	0	 View Larger		
Half Bathrooms:	2			
Elevators:	0			
Elevator Landings:	0			
Residential Units:	0			
Kitchens:	0			
Fireplaces:	0			

Building 9

Commercial		Building Value: \$1,243,525.00 Building Use: CHURCH (71C) Structure Type:		
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Summary		Section(s)		
Year Built:	2022	Section Type	No. Stories	Ground Floor Area
Total Effective Area:	11220	FINISHED LIVING AREA (FLA)	1.00	11220
Full Bathrooms:	4			
Half Bathrooms:	0			
Elevators:	0			
Elevator Landings:	0			
Residential Units:	0			
Kitchens:	0			
Fireplaces:	0			
		View Larger		

Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
1	PAVING (CPAV2)	1080	SF	2002	\$1,512.00
2	PAVING (CPAV1)	10350	SF	2002	\$8,384.00
3	PAVING (CPAV2)	1455	SF	2015	\$2,770.00
4	DECK - WOOD (CDEC2)	252	SF	2015	\$794.00
5	DECK - WOOD (CDEC1)	2820	SF	2015	\$5,926.00
6	FENCE (CFEN1)	2616	SF	2017	\$2,863.00
7	UTILITY BLDG FINISHED (CUBF4)	459	SF	2008	\$4,160.00
8	OPEN PORCH FINISHED (CFOP4)	1107	SF	2008	\$13,664.00
9	PLUMBING FIXTURE (CPLB3)	2	UT	2008	\$963.00
10	UTILITY BLDG FINISHED (CUBF3)	533	SF	2018	\$4,897.00
11	FENCE (CFEN1)	3576	SF	2022	\$4,943.00
12	DECK - WOOD (CDEC3)	1800	SF	2022	\$9,780.00
13	UTILITY BLDG FINISHED (CUBF3)	400	SF	2023	\$2,520.00

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
1702 / 414	03/1999	Trustees Deed	Unqualified	Vacant	\$660,000.00
1175 / 504	07/1992	Quit Claim Deed	Unqualified	Vacant	\$1.00
1175 / 501	07/1992	Quit Claim Deed	Unqualified	Vacant	\$1.00
1175 / 498	07/1992	Quit Claim Deed	Unqualified	Vacant	\$1.00
1175 / 495	07/1992	Quit Claim Deed	Unqualified	Vacant	\$1.00

796 / 1159 12/1983 Warranty Deed Unqualified Vacant \$1.00

[Click here to search for mortgages, liens, and other legal documents.](#)

Values and Estimated Ad Valorem Taxes

Values shown below are 2024 WORKING VALUES that are subject to change until certified.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$8,623,206	\$8,623,206	\$0	5.0364	\$0.00
SCHOOL BOARD STATE	\$8,623,206	\$8,623,206	\$0	3.2080	\$0.00
SCHOOL BOARD LOCAL	\$8,623,206	\$8,623,206	\$0	2.9980	\$0.00
LAKE COUNTY WATER AUTHORITY	\$8,623,206	\$8,623,206	\$0	0.2940	\$0.00
ST JOHNS RIVER FL WATER MGMT DIST	\$8,623,206	\$8,623,206	\$0	0.1793	\$0.00
CITY OF CLERMONT	\$8,623,206	\$8,623,206	\$0	5.0600	\$0.00
LAKE COUNTY MSTU AMBULANCE	\$8,623,206	\$8,623,206	\$0	0.4629	\$0.00
LAKE COUNTY VOTED DEBT SERVICE	\$8,623,206	\$8,623,206	\$0	0.0918	\$0.00
				Total: 17.3304	Total: \$0.00

Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

Homestead Exemption (first exemption up to \$25,000)	Learn More	View the Law
Additional Homestead Exemption (up to an additional \$25,000)	Learn More	View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More	View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000)	Learn More	View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More	View the Law
Widow / Widower Exemption (up to \$5,000)	Learn More	View the Law
Blind Exemption (up to \$500)	Learn More	View the Law
Disability Exemption (up to \$5,000)	Learn More	View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More	View the Law
Veteran's Disability Exemption (\$5,000)	Learn More	View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More	View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More	View the Law
Deployed Servicemember Exemption (amount varies)	Learn More	View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More	View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More	View the Law
Conservation Exemption (amount varies)	Learn More	View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More	View the Law
✓ Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More	View the Law
Economic Development Exemption	Learn More	View the Law
Government Exemption (amount varies)	Learn More	View the Law