



**CITY OF CLERMONT
CITY COUNCIL MEETING
CLERMONT CITY HALL
AGENDA
5:30 PM, Tuesday, May 27, 2025**

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

Election for Seats 2 and 4

PRESENTATIONS

Thrive Clermont

Quarterly Budget Report

PUBLIC COMMENT

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 May 13, 2025
Council Meeting Minutes

Item No. 2 - Plat Approval

Consider a replat of Lot 12 within the
Plaza Collina Development for 4
commercial lots.

UNFINISHED BUSINESS

Item No. 3 - Ordinance No. 2025-014 *Final
Business Tax Repeal Amendments to Code*

Consider ordinance to amend city code
mentioning Business Tax Receipts.

Item No. 4 - Ordinance No. 2025-015 *Final
Vacate ROW*

Consider right-of-way vacation of a
portion of the Black West Commercial
Plat.

Item No. 5 - Ordinance No. 2025-017 *Final
Land Development Code Amendment*

Consider an amendment to the LDC
Chapter 123 Vegetation, Article I & II.

Item No. 6 - Ordinance No. 2025-018 *Final
Irrigation and Landscaping Regulations*

Consider an ordinance to the City Code
for Irrigation and Landscaping
Regulations.

Item No. 7 - Ordinance No. 2025-019 *Final
Ivey Ridge Annexation*

Consider tabling this ordinance final
hearing to June 10, 2025.

**CITY OF CLERMONT
CITY COUNCIL MEETING
CLERMONT CITY HALL
AGENDA
5:30 PM, Tuesday, May 27, 2025**

Item No. 8 - Ordinance No. 2025-020 *Final*
McKinnon Groves Annexation

Consider tabling this ordinance final hearing to June 10, 2025.

NEW BUSINESS

Item No. 9 - Resolution No. 2025-014R
Budget Amendment #4

Consider approval of Resolution to amend the Fiscal Year 2025 Budget.

Item No. 10 - Ordinance No. 2025-016 *Intro*
Vacate ROW

Consider right-of-way vacation of a portion of Short Street.

Item No. 11 - Ordinance No. 2025-023 *Intro*
Vacate ROW

Consider right-of-way vacation of a portion of the Wellness Way Phase 4 Plat.

REPORTS

ADJOURN

Public Notice

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

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

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

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

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

City of Clermont
Mayor's Proclamation

The General Election of the City of Clermont shall be held on the 4th day of November, 2025, between the hours of 7:00 a.m. and 7:00 p.m. Eastern Standard Time at such precinct locations as determined and noticed by the Lake County Supervisor of Elections. The purpose of this election is to elect:

City Council Member Seat 2	(Two Year Term)
City Council Member Seat 4	(Two Year Term)

A primary election will be held on the 19th day of August 2025, if there are more than two candidates who qualify for any one of the above seats.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Clermont to be affixed on this 27th day of May 2025.

Mayor Tim Murry

ATTEST:

Tracy Ackroyd Howe, City Clerk



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, May 27, 2025		
Agenda Item Name		
Quarterly Budget Report		
Requested Action		
Informational - No Action Rquired		
Staff Report		
Please find the link to the 2nd Quarter Budget Report, which represents activity from October 1st, 2024 through March 30th, 2025. The full report is also available on the city's website. Weblink to the report - https://stories.opengov.com/clermontfl/published/JgYRzqXJa		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
May 13, 2025

CALL TO ORDER

The City Council met in a regular meeting on Tuesday, May 13, 2025 at 3:00pm in the Clermont City Council Chambers. Mayor Murry called the meeting to order at 3:00pm with the following Council Members present: Council Members Howard, Strange, Myers and Petersen.

Other City officials present were Interim City Manager Van Wagner, City Attorney Waugh, and City Clerk Howe.

INVOCATION AND PLEDGE OF ALLEGIANCE

Father Mark Wajada of Blessed Sacrament Catholic Church gave the invocation, followed by the Pledge of Allegiance.

PRESENTATIONS

Finance Director Berror reviewed the upcoming budget calendar, Ad Valorem rates, General Fund reserves history. He provided options for potential uses of the unassigned fund balance and then provided a demonstration of the online budget book which should be available to the public in July.

This year's audit will be completed on time and the Finance department has applied for a Government Finance Officers Association award.

PUBLIC COMMENTS

Paula Hoisington, 564 E. Desoto Street – spoke about processes within the City being consistent.

Sharon Duponte, Rose of Sharon Life Changing Ministries – spoke on the homeless population in Clermont and partnering with the City.

Banks Helfrich, 9600 Sams Lake Road – spoke about government serving the people.

Sharon Keys, 644 W. Osceola Street – thanked the city for partnering on the Juneteenth event on June 21.

AGENDA CHANGES

Mayor Murry asked if there were any changes to the agenda.

Interim City Manager Van Wagner stated that there are no changes to the agenda.

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 – Meeting Minutes

Consider approval of the April 15, 2025, Council Workshop and April 22, 2025 Council Meeting minutes.

Item No. 2 – Council Meeting Date Change

Consider moving the July 22, 2025, Council meeting to July 29, 2025.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
May 13, 2025

- | | |
|--|---|
| Item No. 3 – Outside Agency Board Appointment | Consider appointing Council Member Petersen as Florida League of Cities Lake County alternate member. |
| Item No. 4 – Outside Agency Board Appointment | Consider appointing Council Member Petersen as the city liaison on the Lake County Rowing Association Board. |
| Item No. 5 – Bid Award
<i>East Avenue Sidewalk Construction</i> | Consider awarding bid to Estep Construction, Inc. to provide construction of a sidewalk on East Avenue in the budgeted amount of \$168,955.50. |
| Item No. 6 – Piggyback Contract
<i>Public Services</i> | Consider piggyback approval of City of Lake Worth Beach Term Contract No. RFP 23-206 with TEAMWORKnet, Inc. to provide electrical equipment inspection, testing, repair, and maintenance services. |
| Item No. 7 – Change Order Approval
<i>2025 Street Resurfacing Services</i> | Consider approval of Change Order 1 to the contract with Superior Asphalt, Inc., to provide street resurfacing services in the budgeted amount of \$112,040. |
| Item No. 8 – Task Order Approval
<i>Lakeshore Drive</i> | Consider First Task Authorization with CPH Consulting, LLC to provide storm drainage improvements for a total budgeted amount of \$197,125. |
| Item No. 9 – Agreement and Fee Waiver
<i>LSSC</i> | Consider approval for Lake Sumter State College use of Black Box Theater with fee waiver for Tuesdays and Thursdays between 8:30am - 4:30pm during the 2025-2026 academic year. |
| Item No. 10 – Pig on the Pond Event and Boat Ramp Closure Request | Consider the request from March 27–March 29, 2026, to be held at Waterfront Park with open container in the approved area, fee waiver, signage on city property, fireworks, staff assistance and trail and boat ramp closure. |
| Item No. 11 – Open Container Request
<i>Citrus Champs Carnival</i> | Consider Open Container Request on February 7, 2026 at Victory Pointe. |

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
May 13, 2025

Item No. 12 – Film Production Road Closure Request

Root & Branch Films

Consider approval of road closures for the dates of August 11-15, 2025, from 8 PM - 6 AM for overnight film production in downtown Clermont.

Item No. 13 – Surplus Request

Consider declaring end-of-life inventory as surplus from the Information Technology and Fire Departments and providing disposal per the Procurement Policy.

Council Member Howard moved to approve Consent Agenda Items 1-13; seconded by Council Member Myers. Passed unanimously 5-0 with all members present voicing aye.

NEW BUSINESS

Item No. 14 – Resolution No. 2025-012R, Budget Amendment #3

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT,
LAKE COUNTY, FLORIDA, AUTHORIZING BUDGET AMENDMENTS
FOR THE CITY OF CLERMONT FOR FISCAL YEAR 2024-2025.

City Clerk Howe read the title aloud.

Finance Director Borrer stated that the budget amendment is to authorize an inter-fund transfer from the General Fund balance reserves to the Fire Impact Fee fund for reimbursement of the acquisition and reconstruction of the 655 W. Montrose Street building.

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

Council Member Howard stated that Council needs to address surplus property, which this property will become.

Interim City Manager Van Wagner said that staff has compiled a list of properties that he can provide to Council for their input on next steps.

Council Member Howard moved to approve Resolution 2025-012R, Budget Amendment #3; seconded by Council Member Strange. Passed unanimously 5-0 with all members present voicing aye.

Item No. 15 – Council Meeting Time Change

Interim City Manager Van Wagner explained that the item was placed on the agenda at the request of Council Member Petersen to change the meeting time for the meeting on the fourth Tuesday of the month from 5:30pm to 3:00pm.

Mayor Murry opened the public hearing.

Bryan Bain, 245 Nautica Mile Drive – expressed concern with changing the meeting time.

Paula Hoisington, 564 E. Desoto Street – expressed concern with changing the meeting time.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
May 13, 2025

Fran Falcone, 3904 Dune Way – expressed concern with changing the meeting time.

Mayor Murry closed the public hearing.

Council Member Petersen has received calls from residents to bring Council meeting times to a reasonable time and making decisions in the day rather than at night is better on Council.

Council Member Howard stated that Council is always available via phone and email to discuss any items on the agenda prior to a meeting. He is in support of the change in time.

Council Member Strange said she would be okay with either time.

Council member Myers agrees that good decisions are not made later in the evening and is in support of the earlier time. She stated that the public needs to be informed.

Mayor Murry is not supportive of the time change. Among other things, it could hinder people interested in running for office due to their working schedule.

Council Member Petersen moved to accept item 15; seconded by Council Member Howard. Passed 4-1 with Mayor Murry opposed.

Council Member Howard motioned to reconsider item 15, Council Meeting Time Change; seconded by Council Member Strange. Passed unanimously 5-0 with all members present voicing aye.

Council Member Howard moved to approve item 15, Council Meeting Time Change starting in July; seconded by Council Member Petersen. Passed 4-1 with Mayor Murry opposed.

Item No. 16 – Florida Department of Government Efficiency Audit Program

Interim City Manager Van Wagner explained that the item was placed on the agenda at the request of Council Member Strange to participate in the Florida Department of Government Efficiency Audit Program.

Council Member Strange explained that in the fall of last year, Council Member Howard submitted a request to the Lake County Clerk for an audit of the City. This no-cost program includes a review of both the City's finances and operations. While the City now has a clearer understanding of its financial status, there is interest in identifying potential efficiencies or operational issues, particularly in light of delays experienced in previous years.

Council Member Myers voiced her concern with the level of work this could create for staff while preparing the budget for next fiscal year.

Mayor Murry opened the public hearing.

Joe Fumasi, 2693 Jumping Jack Way – spoke in support of the request.

Joe Zagame Jr., Fawn Meadows Circle – spoke about tax increases on commercial real estate in the City.

Mayor Murry closed the public hearing.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
May 13, 2025

Council Member Howard and Council Member Petersen spoke in support of participating in the audit program.

Interim City Manager Van Wagner reported that the City of Groveland participated in the program and generated 2,600 pages of documentation within a two-week period. There is concern regarding the timing of this participation, as it coincides with the ongoing audit.

Council shared the concern of the timeframe. Mayor Murry stated that the City should do a forensic audit which would be more in depth.

Interim City Manager Van Wagner stated that there is a resolution that will need to be approved by Council to participate in the program.

Council Member Strange motioned to approve item 16 for the City to participate in the Florida Department of Government Efficiency Audit Program and for staff to bring back a resolution that allows that program to be participated in without sacrificing the deadlines for a GFOA certification should we be able to achieve one; seconded by Council Member Myers. Passed unanimously 5-0 with all members present voicing aye.

Interim City Manager Van Wagner informed Council that the resolution will be presented to them at the next Council meeting.

Item No. 17 – Contract Renewal

Interim City Manager Van Wagner informed the Council that his current contract, which includes no changes to its terms, is set to expire in June. This item was included on the agenda to allow Council to discuss and determine the desired course of action moving forward.

Mayor Murry opened the public hearing.

Joe Fumasi, 2693 Jumping Jack Way – spoke in support to extend the contract.

Joe Zagame Jr., Fawn Meadows Circle – spoke in support to extend the contract.

Paula Hoisington, 564 Desoto Street – asked that council review the contract.

Dani Page, Tuscany Ridge – inquired about rules for engaging in political discussion during a mayor's luncheon.

City Attorney Waugh stated that Council Members are able to express opinions as first amendment rights.

Patrick Bianchi, 810 W. Montrose Street – spoke in support to extend the contract.

Mayor Murry closed the public hearing.

Council Member Howard expressed strong support for Interim City Manager Van Wagner to remain with the City as long as they need him. He has demonstrated his value by attracting another high-caliber individual to their team, underscoring his ongoing effectiveness and influence. They are not under any immediate pressure to make a change; they are in a strong position and can take the time necessary to make the right decision. They currently have an RFP out for the next item to consider future leadership, and Deputy City Manager Matthys stands out as the leading candidate.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
May 13, 2025

He is Council Member Howard's choice for City Manager. He supports Interim City Manager Van Wagner's continued involvement during the transition and voting in favor of appointing Deputy City Manager Matthys as the next City Manager.

Council Member Petersen is in support of renewing the contract for another 90 days with an automatic 90-day renewal.

Council Member Strange expressed her support to renew the contract. The RFP process will take a few months so the 90 days with an automatic 90-day renewal is a good timeframe.

Council Member Strange motioned to approve item 17, renewal of the existing contract with a 90 plus 90; seconded by Council Member Petersen.

Mayor Murry stated that he does not feel Interim City Manager Van Wagner has experience but will support renewing the contract.

Interim City Manager Van Wagner requested that Council work together with him for the next six months.

Passed unanimously 5-0 with all members present voicing aye.

Item No. 18 – Executive Recruitment Services for City Manager, RFP Evaluation

Procurement Director Suarez shared the results of the RFP scores. Colin Baenziger and Associates received the highest scores. He provided Council with the following options for moving forward.

Option 1: Direct Negotiation; initiate contract negotiations with the highest-ranked firm.

Option 2: Shortlisted and Presentation-Based Selection; shortlist the top two or three firms based on evaluation scores. Invite each shortlisted firm to present their qualifications and approach. Selects the firm deemed to be in the City's best interest. Initiate contract negotiations with the selected firm.

Mayor Murry opened public comments.

Bryan Bain, 245 Nautica Mile Drive – spoke in support of option 1.

Dani Page, Tuscany Ridge – would like to see Deputy City Manager Matthys as the City Manager.

Mayor Murry closed the public hearing.

Council engaged in a discussion regarding the evaluation and scoring of firms, the desired qualifications and qualities for a new City Manager, and the potential promotion of Deputy City Manager Matthys to the City Manager position.

Council Member Howard stated that he would like Interim City Manager Van Wagner and Deputy City Manager Matthys to work together and present a transition plan.

City Attorney Waugh reviewed the language in the City Charter regarding selecting a City Manager.

Council discussed the bids received, including their validity periods. Mayor Murry expressed his preference to proceed with Option 1.

City Attorney Waugh explained that if Council does not want either option presented they can reject all bids and move in a different direction.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
May 13, 2025

Council Member Strange motioned to use Baker Tilly Advisory Group. Motion died from lack of a second.

Council Member Howard motioned to deny item 18, Executive Recruitment Services for City Manager with the expectation that we get a transition plan within 60 days for Dan Matthys to become City Manager; seconded by Council Member Petersen.

Council discussed the timeline for presenting that plan and the best way to move forward, denying the item would cause this to go back out to RFP if the transition is not made.

City Attorney Waugh advised that if Council does not wish to move forward with the item, he would prefer they consider formally terminating the process rather than denying the item.

Council Member Howard retracted the motion.

Council Member Howard motioned to table item 18, Executive Recruitment Services for City Manager with the expectation that within 60 days we have a transition plan brought before City Council; seconded by Council Member Petersen.

Deputy City Manager Matthys committed to Council that he does want the position.

Council Member Howard amended his motion to table to July 29, 2025; seconded by Council Member Petersen. Passed 4-1 with Mayor Murry opposed.

Item No. 19 – Ordinance No. 2025-011, *Heritage Square Florida Rezoning Intro*

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.

City Clerk Howe read the title aloud.

Mayor Murry opened the public hearing.

Tom Kovatch, Applicant – stated the land previously zoned industrial and requested rezoning back to commercial. He expressed confusion over the Planning and Zoning Commission's decision to recommend denial of the rezoning request by a 6-1 vote.

Mayor Murry closed the public hearing.

Council Member Petersen expressed his opposition to the rezoning request.

Council discussed the future land use designation, the Planned Unit Development (PUD) and associated waivers, as well as the allowable uses under commercial zoning.

Council Member Strange motioned to introduce Item No. 19 Ordinance No. 2025-011, Heritage Square Florida Rezoning; seconded by Council Member Petersen. Passed 4-1 with Council Member Petersen opposed.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
May 13, 2025

Item No. 20 – Ordinance No. 2025-014, *Business Tax Repeal Amendments to Code Intro*

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, FLORIDA, AMENDING ALL CHAPTERS OF THE CODE MENTIONING BUSINESS TAX RECEIPTS; PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND EFFECTIVE DATE.

City Clerk Howe read the title aloud.

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

Council Member Howard motioned to introduce Item No. 20 Ordinance No. 2025-014, Business Tax Repeal Amendments to Code; seconded by Council Member Strange. Passed unanimously 5-0 with all members present voicing aye.

Item No. 21 – Ordinance No. 2025-017, *Land Development Code Amendment Intro*

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE CHAPTER 123, “VEGETATION”, ARTICLE I “IN GENERAL”, SECTION 123-1 “DEFINITIONS”; ARTICLE II “LANDSCAPING”, SECTION 123-40(C) “INSTALLATION OF LANDSCAPE MATERIAL”, SECTION 123-42(4) “PLANT MATERIAL”, SECTION 123-43(E3)(F2)(K) “LANDSCAPE BUFFERS”, SECTION 123-46(2) “LANDSCAPING ADJACENT TO FENCES, WALLS OR DUMPSTER ENCLOSURES”, SECTION 123-47 “PREFERRED TREE LIST”, SECTION 123-48 “PREFERRED SHRUB LIST”, SECTION 123-49 “NONPREFERRED TREES”, PROVIDING FOR CONFLICT, SEVERABILITY, CODIFICATION, THE ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

City Clerk Howe read the title aloud.

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

Council Member Howard motioned to introduce Item No. 21 Ordinance No. 2025-017, Land Development Code Amendment; seconded by Council Member Petersen. Passed unanimously 5-0 with all members present voicing aye.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
May 13, 2025

Item No. 22 – Ordinance No. 2025-018, *Irrigation and Landscaping Regulations Intro*

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING CHAPTER 18, “ENVIRONMENT AND NATURAL RESOURCES”, ARTICLE VIII “WATER EFFICIENT IRRIGATION AND LANDSCAPING”; DIVISION 1 “GENERALLY”, SECTION 18-212 “DEFINITIONS”, SECTION 18-216 “APPLICATION OF LANDSCAPE AND IRRIGATION SYSTEM DESIGN PROVISIONS”, SECTION 18-218 “EXCEPTION TO LANDSCAPE IRRIGATION PROVISIONS”; DIVISION 2 “IRRIGATION”, SECTION 18-247 “IRRIGATION PLAN SUBMITTAL”, SECTION 18-248 “IRRIGATION SYSTEM DESIGN”, SECTION 18-250 “LANDSCAPE IRRIGATION SCHEDULE”; DIVISION 3 “LANDSCAPING”, SECTION 18-279 “LANDSCAPING STANDARDS”, SECTION 18-281 “DESIGN STANDARDS”, PROVIDING FOR CONFLICT, SEVERABILITY, CODIFICATION, THE ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

City Clerk Howe read the title aloud.

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

Council Member Howard motioned to introduce Item No. 22 Ordinance No. 2025-018, Irrigation and Landscaping Regulations; seconded by Council Member Myers. Passed unanimously 5-0 with all members present voicing aye.

Council Member Strange spoke about the irrigation requirement and alternate methods which she will provide detail regarding at the final hearing.

Passed unanimously 5-0 with all members present voicing aye.

Item No. 23 – Ordinance No. 2025-019, *Ivey Ridge Annexation Intro*

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, PROVIDING FOR THE ANNEXATION OF A CERTAIN PARCEL OF LAND IN ACCORDANCE WITH THE INTERLOCAL SERVICE BOUNDARY AGREEMENT DATED DECEMBER 2, 2014; PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, RECORDING, PUBLICATION AND AN EFFECTIVE DATE.

City Clerk Howe read the title aloud.

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

Development Services Planner Kruse informed Council that there was a change to this ordinance and the next to ensure current improvements to the project will continue forward with the current Lake County Planned Unit Development. There are road improvements being done that would need to be finished as well as the platting.

Discussion ensued on the developments being built to City standards per the utility agreement they have with the City. Updating the Joint Planning Agreement was discussed which would help in these situations.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
May 13, 2025

Council Member Howard motioned to introduce Item No. 23 – Ordinance No. 2025-019, Ivey Ridge Annexation; seconded by Council Member Myers. Passed unanimously 5-0 with all members present voicing aye.

Item No. 24 – Ordinance No. 2025-020, McKinnon Groves Annexation Intro

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, PROVIDING FOR THE ANNEXATION OF A CERTAIN PARCEL OF LAND IN ACCORDANCE WITH THE INTERLOCAL SERVICE BOUNDARY AGREEMENT DATED DECEMBER 2, 2014; PROVIDING FOR CONFLICT, SERVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, RECORDING, PUBLICATION AND AN EFFECTIVE DATE.

City Clerk Howe read the title aloud.

Mayor Murry opened the public hearing.

Susan Cane, Taylor Morrison Homes – purchasing the property, happy it is proceeding forward and will work with staff to get it annexed.

Mayor Murry closed public hearing.

Council Member Howard motioned to introduce Item No. 24 Ordinance No. 2025-020, McKinnon Groves Annexation; seconded by Council Member Myers. Passed unanimously 5-0 with all members present voicing aye.

REPORTS

CITY MANAGER REPORT

Interim City Manager Van Wagner –

- There will be no May workshop.
- The traveling Vietnam Wall will be in Clermont starting on May 24.
- City Offices will be closed on May 26 for Memorial Day.
- Working with the County regarding ambulance transport. There is conversation about working together to create a better response time. City may have its own ambulance working under Lake County's certificate.
- Olympus started laying pipe for sewer and water.
- Speaking with the owners of the DeHoya property regarding purchasing.
- Pursuing funding for the Meet us in the Middle project and need consensus from Council on how they would like to proceed.
- Would like to schedule a conversation regarding a Parking Garage.

CITY ATTORNEY REPORT

City Attorney Waugh –

- Stated Clermont is not subject to a tree canopy requirement.
- Working with Development Services staff to review signage.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
May 13, 2025

- Spoke about quasi-judicial hearings and ex-parte communications.
- Working with Human Resources on personnel manual.
- Olympus CDD has executed the warranty deed for the Fire Station dedication.

CITY COUNCIL REPORT

Council Member Howard –

- Spoke about parking downtown and the church lot charging on certain nights for parking.

Council Member Strange inquired on having a Comprehensive Plan for the Community Redevelopment Agency area to address the parking issue. Interim City Manager Van Wagner will bring something before Council soon.

Council Member Myers –

- Attended the Metropolitan Planning Organization in Leesburg. There will be funding to study State Road 50 traffic.
- Would like to improve the notifications to citizens for water leaks.

Council Member Petersen –

- Attended IEMO 2.

Council Member Strange –

- Requested an update on the Joint Planning Agreement with Lake County.

Interim City Manager Van Wagner stated they had the first conversation last week which included a form. Deputy City Manager Matthys stated that there is a round table discussion scheduled for June 30.

- Updates on surplus properties.

Interim City manager Van Wagner will meet with Council individually to present the surplus properties that have been identified.

- Inquired as to when Council will see the updates to the personnel manual for review.

City Attorney Waugh stated that it can be presented in June or July. Council Member Strange requested to review in June.

- Inquired about appearing remotely.

City Attorney Waugh explained that the only requirement is that a quorum has to be present.

Council Member Strange requested to appear remotely and vote at the next meeting.

- Shared her goals for the budget; rolled back rate or 4.2 mills and would like to see ad valorem tax be no more than 39.3 percent of the overall General Fund budget.

Mayor Murry –

- Would like to see reserves increased from 25 percent to 30 percent.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
May 13, 2025

- There is discussion of a Skate Park and Pickle ball courts on land donated to the City from Volkswagen.
- Lake County Florida League of Cities changed their charter and renamed it to Florida Heartland League of Cities. Also bringing in Sumter and Marion counties.
- Florida Heartland League of Cities requested Clermont host the luncheon in August and the speaker will be Congressman Webster.
- Having issues with street lighting on W. Lakeshore Drive.
- MSTU for Wellness Way.

Interim City Manager Van Wagner provided an update from the workshop between Lake County and the Wellness Way residents. Lake County committed up to a 50 percent reduction of current fees.

- Receiving complaints about utility rates.
- Requested staff review the curbside pickup policy for bulk items.
- Read a letter of commendation received regarding staff.
- Would like a forensic audit.

Interim City Manager Van Wagner stated that he will be on vacation Thursday through Friday of the following week.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
May 13, 2025

ADJOURN: With no further comments, this meeting adjourned at 7:03 pm.

APPROVED:

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk



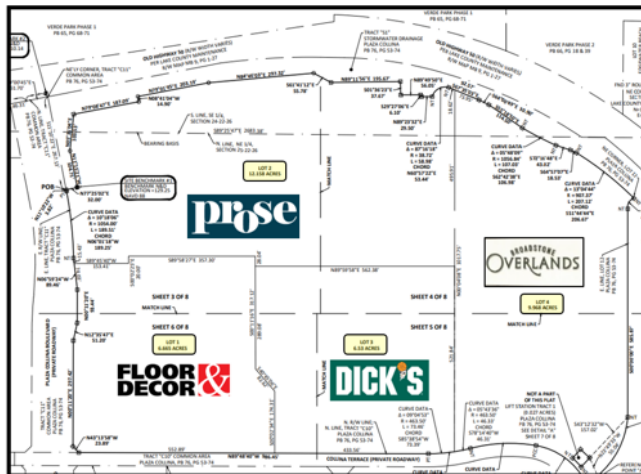
CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date	
Tuesday, May 27, 2025	
Agenda Item Name	
Plat Approval	
Requested Action	
Recommend approval of Lot 12 replat within the Plaza Collina Development.	

Staff Report	
The applicant, Lowndes Law Firm, c/o Rebecca Wilson, Esq., is requesting approval of a 4-lot commercial subdivision replat. The 35-acre property is located within the Plaza Collina Development. This property fronts Collina Terrace and Plaza Collina Boulevard and will be accessed via these two private streets. The property is currently platted as lot 12 and will be replatted into four smaller commercial lots. The property currently consists of Floor and Decor, Broadstone Overland Apartments, Dick's Sporting Goods and the new Prose Apartments. 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, Plaza Collina Lot 12 Replat.	



Additional Analysis	
----------------------------	--

Fiscal Impact Summary	
------------------------------	--

None.	
-------	--

Fiscal Impact	Fund Number and Description	Available Budget Amount

Exhibits Attached (copies of original agreements)	
--	--

1. PLAZA COLLINA LOT 12 full set - REVIEW 4 CC	PLAZA COLLINA LOT 12 full set - REVIEW 4 CC.pdf
--	---

PLAZA COLLINA LOT 12

A REPLAT OF LOT 12, PLAZA COLLINA, PLAT BOOK 76, PAGES 53 THROUGH 74, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING IN THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 22 SOUTH, RANGE 26 EAST, AND THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 22 SOUTH, RANGE 26 EAST, CITY OF CLERMONT, LAKE COUNTY, FLORIDA

DESCRIPTION

A REPLAT OF LOT 12, PLAZA COLLINA, PLAT BOOK 76, PAGES 53 THROUGH 74, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING IN THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 22 SOUTH, RANGE 26 EAST, AND THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH 1/4 CORNER OF SECTION 25, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, AS SHOWN ON THE PLAT OF PLAZA COLLINA, PLAT BOOK 76, PAGES 53 THROUGH 74, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; RUN THENCE S89°25'47"E ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 25, A DISTANCE OF 50.07 FEET; THENCE N79°05'09"E ALONG THE NORTH LINE OF TRACT "C1" COMMON AREA AND NORTH LINE OF TRACT "C11" COMMON AREA, SAID PLAZA COLLINA, A DISTANCE OF 434.24 FEET; THENCE N79°00'45"E ALONG SAID NORTH LINE OF TRACT "C11", A DISTANCE OF 61.70 FEET TO THE NORTHEASTERLY CORNER OF SAID TRACT "C11", BEING ON THE EAST LINE OF SAID TRACT "C11" COMMON AREA AND PLAZA COLLINA BOULEVARD (A PRIVATE ROADWAY); THENCE S11°10'22"E ALONG SAID EAST LINE OF TRACT "C11", A DISTANCE OF 267.13 FEET FOR A POINT OF BEGINNING; THENCE RUN THE FOLLOWING TWENTY-ONE (21) COURSES ALONG SAID LOT 12: (1) N77°25'02"E A DISTANCE OF 32.00 FEET; (2) N11°15'21"W A DISTANCE OF 104.71 FEET; (3) N05°36'04"E A DISTANCE OF 103.53 FEET; (4) N79°08'47"E A DISTANCE OF 187.09 FEET; (5) N08°41'04"W A DISTANCE OF 14.90 FEET; (6) N79°01'45"E A DISTANCE OF 203.19 FEET; (7) N84°46'03"E A DISTANCE OF 297.32 FEET; (8) S61°41'12"E A DISTANCE OF 55.78 FEET; (9) N89°11'56"E A DISTANCE OF 195.67 FEET; (10) S01°36'23"E A DISTANCE OF 37.67 FEET; (11) N89°49'50"E A DISTANCE OF 56.05 FEET; (12) S29°27'06"E A DISTANCE OF 6.10 FEET; (13) N89°23'32"E A DISTANCE OF 29.50 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 38.72 FEET, A CHORD BEARING OF N60°57'22"E, A CHORD DISTANCE OF 53.44 FEET, (14) RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 87°16'18", A DISTANCE OF 58.98 FEET TO A NON-TANGENT POINT; (15) S67°35'03"E A DISTANCE OF 92.57 FEET; (16) S64°00'49"E A DISTANCE OF 30.90 FEET; (17) S55°18'50"E A DISTANCE OF 114.50 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1056.84 FEET, A CHORD BEARING OF S62°42'38"E, A CHORD DISTANCE OF 106.38 FEET, (18) RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°48'09", A DISTANCE OF 107.03 FEET TO A NON-TANGENT POINT; (19) S72°16'48"E A DISTANCE OF 43.02 FEET; (20) S64°57'07"E A DISTANCE OF 18.53 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 907.37 FEET, A CHORD BEARING OF S51°44'44"E, A CHORD DISTANCE OF 206.67 FEET, (21) RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°04'44", A DISTANCE OF 207.12 FEET TO A NON-TANGENT POINT OF CURVATURE ON A CURVE CONCAVE SOUTHEASTERLY, BEING THE NORTHEAST CORNER OF SAID LOT 12, HAVING A RADIUS OF 25.86 FEET, A CHORD BEARING OF S30°31'01"W, A CHORD DISTANCE OF 34.50 FEET, THENCE THE FOLLOWING FOUR (4) COURSES ALONG THE EAST LINE OF SAID LOT 12: (1) RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 83°39'42", A DISTANCE OF 37.77 FEET TO A NON-TANGENT POINT; (2) S00°00'00"E A DISTANCE OF 585.87 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 237.07 FEET, A CHORD BEARING OF S27°21'33"W, A CHORD DISTANCE OF 185.54 FEET, (3) RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 46°04'25", A DISTANCE OF 190.64 FEET TO A POINT BEING REFERRED TO AS REFERENCE POINT "A", BEING A NON-TANGENT POINT; (4) S63°56'15"W A DISTANCE OF 38.39 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE SOUTHWESTERLY, BEING THE NORTH LINE OF COLLINA TERRACE (A PRIVATE ROADWAY) AND THE NORTH LINE OF TRACT "C10" COMMON AREA, SAID PLAZA COLLINA, HAVING A RADIUS OF 193.00 FEET, A CHORD BEARING OF N53°47'09"W, A CHORD DISTANCE OF 172.14 FEET, THENCE THE FOLLOWING FOUR (4) COURSES ALONG SAID NORTH LINE: (1) RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 52°58'15", A DISTANCE OF 178.43 FEET TO A POINT OF COMPOUND CURVATURE ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 439.22 FEET, A CHORD BEARING OF S87°33'00"W, A CHORD DISTANCE OF 185.32 FEET, (2) RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°21'28", A DISTANCE OF 186.72 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 463.50 FEET, A CHORD BEARING OF S82°47'05"W, A CHORD DISTANCE OF 119.46 FEET, (3) RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°48'29", A DISTANCE OF 119.79 FEET TO THE POINT OF TANGENCY; (4) N89°48'40"W A DISTANCE OF 986.45 FEET TO THE EAST LINE OF PLAZA COLLINA BOULEVARD (A PRIVATE ROADWAY) AND THE EAST LINE OF SAID TRACT "C11"; THENCE THE FOLLOWING SEVEN (7) COURSES ALONG SAID EAST LINE: (1) N43°13'58"W A DISTANCE OF 23.89 FEET; (2) N00°11'20"E A DISTANCE OF 297.42 FEET; (3) N12°35'47"E A DISTANCE OF 51.20 FEET; (4) N00°11'20"E A DISTANCE OF 93.44 FEET; (5) N06°59'24"W A DISTANCE OF 89.46 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1054.00 FEET, A CHORD BEARING OF N06°01'18"W, A CHORD DISTANCE OF 189.25 FEET; (6) RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°18'06", A DISTANCE OF 189.51 FEET TO THE POINT OF TANGENCY; (7) N11°10'22"W A DISTANCE OF 3.82 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING:

RETURN TO REFERENCE POINT "A", RUN THENCE N23°49'33"W A DISTANCE OF 55.04 FEET FOR A POINT OF BEGINNING; THENCE S42°49'41"W A DISTANCE OF 35.17 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 206.00 FEET, A CHORD BEARING OF N43°59'27"W, A CHORD DISTANCE OF 35.05 FEET, RUN THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°45'42", A DISTANCE OF 35.10 FEET TO A NON-TANGENT POINT; THENCE N42°49'41"E A DISTANCE OF 33.22 FEET; THENCE S47°10'19"E A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING.

TOTAL AREA CONTAINS 1,538,579 SQUARE FEET OR 35.321 ACRES MORE OR LESS.

SHEET INDEX

SHEET 1: COVER, DESCRIPTION, DEDICATION, NOTES AND VICINITY MAP
SHEET 2: PLAT BOUNDARY DETAIL
SHEET 3-8: LOT & EASEMENT DETAIL

ACCURIGHT

ACCURIGHT SURVEYS OF ORLANDO INC., LB 4475
2012 E. Robinson Street, Orlando, Florida 32803
www.AccurightSurveys.net
ACCU@AccurightSurveys.net
PHONE: (407) 894-6314

SURVEYOR'S NOTES

1. BEARINGS SHOWN HEREON ARE RELATIVE TO ASSUMED DATUM, BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 25-22-26, BEING: S89°25'47"E.

2. STATE PLANE COORDINATES VALUES SHOWN HEREON, FLORIDA STATE PLANE EAST NAD83 (1990), SHALL BE SUBORDINATE TO THE MONUMENTS, BEARINGS AND DISTANCES SHOWN ON THIS PLAT.

3. ■ - DENOTES A PERMANENT REFERENCE MONUMENT, A 4"x4" CONCRETE MONUMENT WITH A DISC MARKED "PRM LB 4475", UNLESS OTHERWISE NOTED.

4. ⊙ - DENOTES A PERMANENT REFERENCE MONUMENT, A NAIL WITH A DISC WITH MARKED "PRM LB 4475", UNLESS OTHERWISE NOTED.

5. ALL CURVILINEAR LOT LINES ARE NON-RADIAL, UNLESS OTHERWISE NOTED.

6. THIS PLAT CONTAINS 4 LOTS.

7. ELEVATIONS BASED ON LAKE COUNTY BENCHMARK LK 171 HAVING AN ELEVATION OF 122.90 FEET, (NAVD 88).

8. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

9. THE DRAINAGE EASEMENT ACROSS LOT 2 AND LOT 4, FOR THE USE AND BENEFIT OF THE OTHER LOTS AND OWNERS, TO BE OWNED AND MAINTAINED BY PLAZA COLLINA COMMON AREA HOLDINGS, LLC.

10. THE UTILITY EASEMENT (SANITARY) ON LOT 2 AND ACROSS LOT 3 TO BE OWNED AND MAINTAINED BY PLAZA COLLINA COMMON AREA HOLDINGS, LLC.

11. THE DRAINAGE EASEMENTS (DE) AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE USE AND BENEFIT OF THE LOTS AND OWNERS FOR DRAINAGE PURPOSES. THE MAINTENANCE OF THE DRAINAGE EASEMENTS AND ANY DRAINAGE FACILITIES THEREIN SHALL BE THE RESPONSIBILITY OF PLAZA COLLINA COMMON AREA HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, PURSUANT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND EASEMENTS FOR PLAZA COLLINA, AS RECORDED IN OFFICIAL RECORDS BOOK 4681, PAGE 1760, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AS AMENDED AND SUPPLEMENTED.

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

SURVEYOR'S REPORT OF TITLE

THE SURVEYOR WAS PROVIDED A COPY OF THAT CERTAIN PROPERTY INFORMATION REPORT FOR THE FILING OF A SUBDIVISION PLAT, ISSUED BY: FIRST AMERICAN TITLE INSURANCE COMPANY, EFFECTIVE THROUGH: APRIL 8, 2025, ALONG WITH A LETTER OF OPINION BY FIRST AMERICAN TITLE INSURANCE COMPANY DATED APRIL 10, 2025, STATING HOW EACH EXCEPTION AFFECTS EACH LOT AS REFLECTED ON THIS PLAT. ACCORDING TO SAID PROPERTY INFORMATION REPORT AND LETTER OF OPINION, THE LANDS DERIVED HEREON ARE SUBJECT TO THE FOLLOWING DOCUMENTS RECORDED IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA:

1. THIS PLAT IS SUBJECT TO WATER AND SEWER UTILITIES AGREEMENT LAKE COUNTY GATEWAY, LLC RECORDED IN OFFICIAL RECORDS BOOK 3142, PAGE 359, AS AFFECTED BY: ASSIGNMENT RECORDED IN OFFICIAL RECORDS BOOK 5902, PAGE 1936; ASSIGNMENT RECORDED IN OFFICIAL RECORDS BOOK 6053, PAGE 682, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (AS TO LOTS 1, 2, 3, 4) (BLANKET IN NATURE.)

2. THIS PLAT IS SUBJECT TO PUBLIC UTILITY EASEMENT GRANTED TO THE CITY OF CLERMONT BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 3838, PAGE 1360, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (AS TO LOTS 1, 2, 3, 4) (SHOWN HEREON.)

3. THIS PLAT IS SUBJECT TO TEMPORARY DRAINAGE EASEMENT AGREEMENT BY AND BETWEEN PLAZA COLLINA (ORLANDO) ASU VI, L.L.L.P., A DELAWARE LIMITED LIABILITY LIMITED PARTNERSHIP AND PLAZA COLLINA COMMON AREA HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND BYBLOS DEVELOPMENT, INC., A FLORIDA CORPORATION RECORDED IN OFFICIAL RECORDS BOOK 6082, PAGE 349, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (AS TO LOTS 2 AND 4) (SHOWN HEREON.)

4. THIS PLAT IS SUBJECT TO EASEMENT GRANTED TO DUKE ENERGY FLORIDA, LLC BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 6088, PAGE 175, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (AS TO LOT 1) (10 FOOT WIDE EASEMENT FOR UTILITIES, BLANKET IN NATURE.)

5. THIS PLAT IS SUBJECT TO PLAT OF PLAZA COLLINA RECORDED IN PLAT BOOK 76, PAGE 53, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (AS TO LOTS 1, 2, 3, 4) (SHOWN HEREON.)

6. THIS PLAT IS SUBJECT TO MEMORANDUM OF AGREEMENT BY AND BETWEEN SPECTRUM SUNSHINE STATE, LLC, DELAWARE LIMITED LIABILITY COMPANY AND PLAZA COLLINA APARTMENTS VENTURE, LLC, A DELAWARE LIMITED LIABILITY COMPANY RECORDED JANUARY 29, 2024 IN OFFICIAL RECORDS BOOK 6276, PAGE 245, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (AS TO LOT 4)

7. THIS PLAT IS SUBJECT TO EASEMENT GRANTED TO DUKE ENERGY FLORIDA, LLC, A FLORIDA LIMITED LIABILITY COMPANY BY INSTRUMENT RECORDED MAY 28, 2024 IN OFFICIAL RECORDS BOOK 6339, PAGE 1001, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA (AS TO LOT 3) (SHOWN HEREON.) EASEMENT GRANTED TO DUKE ENERGY FLORIDA, LLC, A FLORIDA LIMITED LIABILITY COMPANY BY INSTRUMENT RECORDED DECEMBER 6, 2024 IN OFFICIAL RECORDS BOOK 6441, PAGE 2366, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (BLANKET IN NATURE AS TO LOT 3)

8. THIS PLAT IS SUBJECT TO ORDINANCE NO. 2015-13 RECORDED MAY 11, 2015 IN OFFICIAL RECORDS BOOK 4624, PAGE 714, AS AFFECTED BY ASSIGNMENT RECORDED NOVEMBER 16, 2022 IN OFFICIAL RECORDS BOOK 6053, PAGE 682, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (AS TO LOTS 1, 2, 3, 4)

9. THIS PLAT IS SUBJECT TO RESOLUTION NO. 2015-08 RECORDED JULY 21, 2015 IN OFFICIAL RECORDS BOOK 4654, PAGE 1514, AS AFFECTED BY ASSIGNMENT RECORDED FEBRUARY 24, 2022 IN OFFICIAL RECORDS BOOK 5902, PAGE 1936; ASSIGNMENT RECORDED NOVEMBER 16, 2022 IN OFFICIAL RECORDS BOOK 6053, PAGE 682, ASSIGNMENT OF ENTITLEMENTS RECORDED JULY 30, 2024 IN OFFICIAL RECORDS BOOK 6374, PAGE 508, ASSIGNMENT RECORDED DECEMBER 26, 2024 IN OFFICIAL RECORDS BOOK 6450, PAGE 1593, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (AS TO LOTS 1, 2, 3, 4)

10. THIS PLAT IS SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND EASEMENTS FOR PLAZA COLLINA RECORDED SEPTEMBER 18, 2015 IN OFFICIAL RECORDS BOOK 4681, PAGE 1760, AS AMENDED BY: SUPPLEMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND EASEMENTS FOR PLAZA COLLINA RECORDED SEPTEMBER 22, 2015 IN OFFICIAL RECORDS BOOK 4682, PAGE 2261; AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND EASEMENTS FOR PLAZA COLLINA RECORDED APRIL 17, 2018 IN OFFICIAL RECORDS BOOK 5096, PAGE 562; SECOND AMENDMENT TO DECLARATION

OF COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND EASEMENTS FOR PLAZA COLLINA RECORDED MAY 2, 2019 IN OFFICIAL RECORDS BOOK 5272, PAGE 1649; THIRD AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND EASEMENTS FOR PLAZA COLLINA RECORDED JULY 8, 2019 IN OFFICIAL RECORDS BOOK 5305, PAGE 756; SUPPLEMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND EASEMENTS FOR PLAZA COLLINA RECORDED FEBRUARY 24, 2022 IN OFFICIAL RECORDS BOOK 5902, PAGE 1914; SUPPLEMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND EASEMENTS FOR PLAZA COLLINA RECORDED NOVEMBER 14, 2022 IN OFFICIAL RECORDS BOOK 6051, PAGE 1625; SUPPLEMENTAL DECLARATION TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND EASEMENTS FOR PLAZA COLLINA RECORDED NOVEMBER 16, 2022 IN OFFICIAL RECORDS BOOK 6053, PAGE 662; SUPPLEMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND EASEMENTS FOR PLAZA COLLINA RECORDED JULY 30, 2024 IN OFFICIAL RECORDS BOOK 6374, PAGE 514 PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (AS TO LOTS 1, 2, 3, 4) (BLANKET IN NATURE, EXCEPT OFFICIAL RECORDS BOOK 4681, PAGE 1760, EASEMENTS IN COMMON AREAS ARE SHOWN HEREON. (AS TO LOT 3) THE BUS STOP EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 6374, PAGE 514 IS SHOWN HEREON)

11. THIS PLAT IS SUBJECT TO DECLARATION OF RESTRICTIVE COVENANTS RECORDED NOVEMBER 14, 2022 IN OFFICIAL RECORDS BOOK 6051, PAGE 1641, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (AS TO LOTS 1, 2, 3)

12. THIS PLAT IS SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED NOVEMBER 16, 2022 IN OFFICIAL RECORDS BOOK 6053, PAGE 676, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (AS TO LOT 4)

13. THIS PLAT IS SUBJECT TO RESTRICTIONS SET FORTH IN MEMORANDUM OF GROUND LEASE BY AND BETWEEN BYBLOS DEVELOPMENT, INC., A FLORIDA CORPORATION (LESSOR) AND BOJANGLES OPCO, LLC, A DELAWARE LIMITED LIABILITY COMPANY (LESSEE) RECORDED APRIL 10, 2024 IN OFFICIAL RECORDS BOOK 6313, PAGE 1956, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (AS TO LOT 1)

14. REAL ESTATE MORTGAGE, SECURITY AGREEMENT AND FINANCING STATEMENT EXECUTED BY BYBLOS DEVELOPMENT, INC., A FLORIDA CORPORATION, IN FAVOR OF UNITED COMMUNITY BANK D/B/A SEASIDE BANK AND TRUST RECORDED FEBRUARY 24, 2022 IN OFFICIAL RECORDS BOOK 5902, PAGE 1944, TOGETHER WITH ASSIGNMENT OF LEASES AND RENTS RECORDED IN FEBRUARY 24, 2022 IN OFFICIAL RECORDS BOOK 5902, PAGE 1962; UCC-1 FINANCING STATEMENT RECORDED FEBRUARY 24, 2022 IN OFFICIAL RECORDS BOOK 5902, PAGE 1972, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (AS TO LOT 1)

15. MORTGAGE, SECURITY AGREEMENT OF LEASES AND FIXTURE FILING EXECUTED BY PLAZA COLLINA APARTMENTS VENTURE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, IN FAVOR OF PINNACLE BANK RECORDED IN NOVEMBER 18, 2022 IN OFFICIAL RECORDS BOOK 6054, PAGE 1238 TOGETHER WITH ASSIGNMENT OF LEASES AND RENTS RECORDED NOVEMBER 18, 2022 IN OFFICIAL RECORDS BOOK 6054, PAGE 1267, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (AS TO LOT 4)

PLAZA COLLINA LOT 12 DEDICATION

AS TO LOT 2 AS SHOWN HEREON.

KNOW ALL BY THESE PRESENTS, Plaza Collina (Orlando) ASU VI, L.L.L.P., a Delaware Limited Liability Limited Partnership, being the owner in fee simple of a part of the lands described in the foregoing caption to this plat, PLAZA COLLINA LOT 12, hereby dedicate said lands and plat for the uses and purposes therein expressed and dedicates nothing to the public.

IN WITNESS WHEREOF, The undersigned has here-unto set his hand on this _____ day of _____, 2025.

OWNER: Plaza Collina (Orlando) ASU VI, L.L.L.P., a Delaware limited liability partnership,
By: Avanti Properties Group II, L.L.L.P.
By: Avanti Management Corporation, a Florida corporation,

By: _____
Andrew Dubill, Executive Vice President

SIGNED IN THE PRESENCE OF:

Sign _____ Sign _____

Print Name _____ Print Name _____

STATE OF FLORIDA, COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2025, by Andrew Dubill, Executive Vice President of Avanti Management Corporation, a Florida corporation on behalf of Avanti Properties Group II, L.L.L.P., on behalf of Plaza Collina (Orlando) ASU VI, L.L.L.P. a Delaware limited liability partnership, who is personally known to me or has produced _____ as identification.

SIGNATURE OF NOTARY _____

PRINT NAME _____

My Commission Number: _____

My commission expires: _____

PLAZA COLLINA LOT 12 DEDICATION

AS TO LOT 3 AS SHOWN HEREON.

KNOW ALL BY THESE PRESENTS, Dick's Sporting Goods Inc., a Delaware corporation, being the owner in fee simple of a part of the lands described in the foregoing caption to this plat, PLAZA COLLINA LOT 12, does hereby dedicate a 10 foot Duke energy easement recorded in O.R. Book 6339, Page 1001, Public Records of Lake County, Florida to Duke Energy Company and hereby dedicate said lands and plat for the uses and purposes therein expressed and dedicates nothing to the public.

IN WITNESS WHEREOF, The undersigned has here-unto set his hand on this _____ day of _____, 2025.

OWNER: Dick's Sporting Goods, Inc., a Delaware corporation

By: _____

SIGNED IN THE PRESENCE OF:

Sign _____ Sign _____

Print Name _____ Print Name _____

STATE OF _____, COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2025, by _____ as _____ of Dick's Sporting Goods, Inc., a Delaware corporation, who is personally known to me or has produced _____ as identification.

SIGNATURE OF NOTARY _____

PRINT NAME _____

My Commission Number: _____

My commission expires: _____

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, Florida Statutes, and was filed for record on _____, 2025 at _____.

File No. _____

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL BY THESE PRESENTS, That the undersigned, being a professional surveyor and mapper that has prepared the foregoing plat was made under my direction and supervision and that the plat complies with all of the survey requirements of Chapter 177, Part I, Platting, Florida Statutes; and that said land is located in the City of Clermont, Lake County, Florida.

Dated: _____ Signed: _____

Registration Number: _____
LB #4475

FRANK A RAYMOND III, PSM #5325
Accuright Surveys of Orlando, Inc.
2012 East Robinson Street
Orlando, Florida 32803

PLAT BOOK

PAGE

PLAZA COLLINA LOT 12 DEDICATION

AS TO LOT 1 AS SHOWN HEREON.

KNOW ALL BY THESE PRESENTS, Byblos Development, Inc., a Florida corporation, being the owner in fee simple of a part of the lands described in the foregoing caption to this plat, PLAZA COLLINA LOT 12, hereby dedicate said lands and plat for the uses and purposes therein expressed and dedicates nothing to the public.

IN WITNESS WHEREOF, The undersigned has here-unto set his hand on this _____ day of _____, 2025.

OWNER: Byblos Development, Inc.

By: _____
A. Tom Harb, President

SIGNED IN THE PRESENCE OF:

Sign _____ Sign _____

Print Name _____ Print Name _____

STATE OF FLORIDA, COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2025, by A. Tom Harb as President of Byblos Development, Inc. a Florida corporation, who is personally known to me or has produced _____ as identification.

SIGNATURE OF NOTARY _____

PRINT NAME _____

My Commission Number: _____

My commission expires: _____

PLAZA COLLINA LOT 12 DEDICATION

AS TO LOT 4 AS SHOWN HEREON.

KNOW ALL BY THESE PRESENTS, Plaza Collina Apartments Venture, LLC, a Delaware limited liability company, being the owner in fee simple of a part of the lands described in the foregoing caption to this plat, PLAZA COLLINA LOT 12, does hereby dedicate said lands and plat for the uses and purposes therein expressed and dedicates nothing to the public.

IN WITNESS WHEREOF, The undersigned has here-unto set his hand on this _____ day of _____, 2025.

OWNER: Plaza Collina Apartments Venture, LLC, a Delaware limited liability company

By: BROADSTONE PLAZA COLLINA ALLIANCE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGING MEMBER.

By: _____

Robert C. Anderson, Member

SIGNED IN THE PRESENCE OF:

Sign _____ Sign _____

Print Name _____ Print Name _____

STATE OF FLORIDA, COUNTY OF LAKE

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2025, by Robert C. Anderson, a member of Broadstone Plaza Collina Alliance, LLC, a Delaware limited liability company, the managing member of Plaza Collina Apartments Venture, LLC, a Delaware limited liability company, who is personally known to me or has produced _____ as identification.

SIGNATURE OF NOTARY _____

My Commission Number: _____

My commission expires: _____

PRINT NAME _____

My commission expires: _____

CERTIFICATE OF REVIEW BY PROFESSIONAL SURVEYOR AND MAPPER

Pursuant to Section 177.081 Florida Statutes, I have reviewed this plat for conformity to Chapter 177, Part I, Platting, Florida Statutes, and find said plat complies with the technical requirement of that Chapter; provided, however, that my review does not include field verification of any of the coordinates, points or measurements shown on this plat.

Jennings E. Griffin _____ Date _____

Professional Land Surveyor No. 4486
Halff, Inc.
902 N. Sinclair Avenue
Tavares, FL 32278

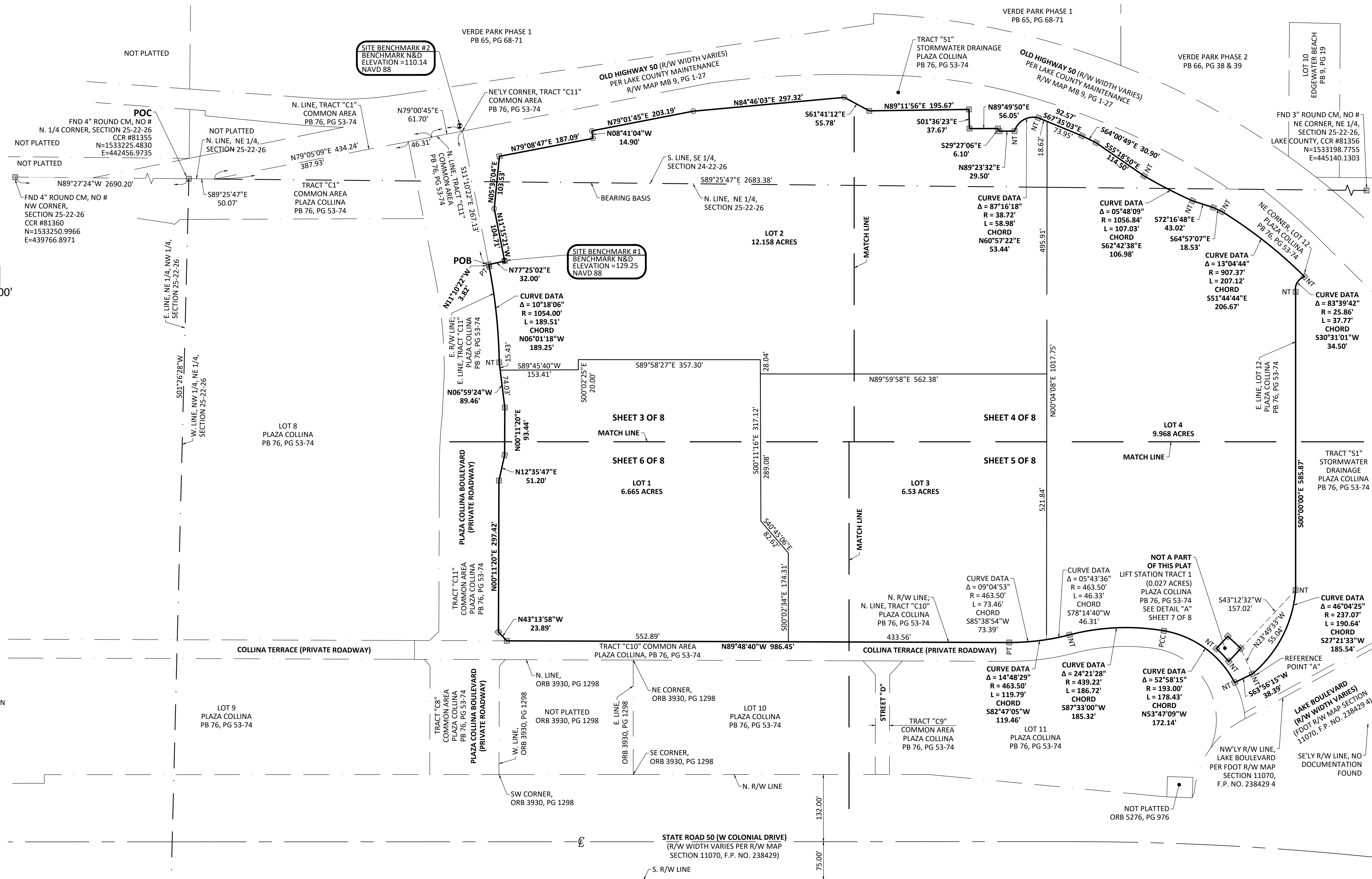
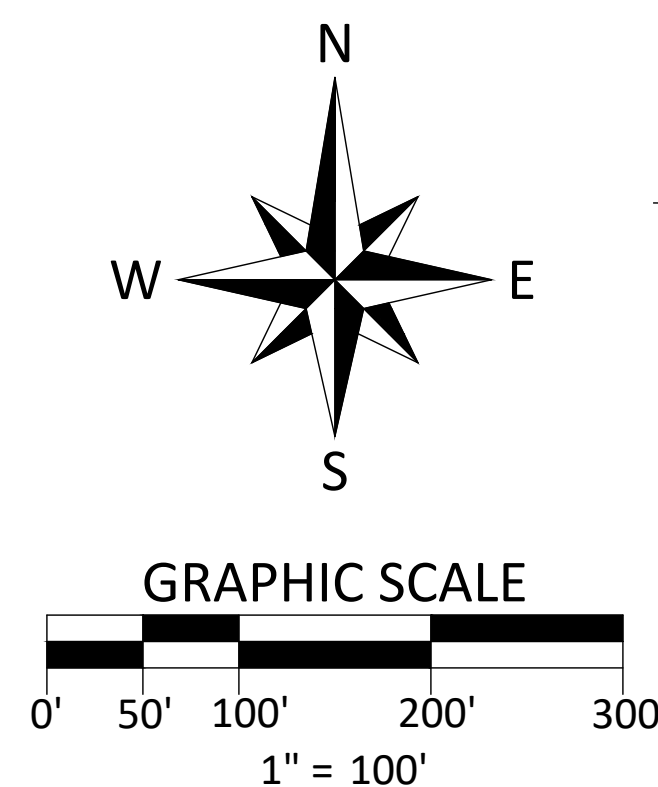
CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, that this plat was reviewed in accordance with Section 177.081, Florida Statutes and presented to the CITY COUNCIL of Clermont, Lake County, Florida and approved by said CITY COUNCIL of Clermont for record on the _____ day of _____, 2025 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 _____

A REPLAT OF LOT 12, PLAZA COLLINA, PLAT BOOK 76, PAGES 53 THROUGH 74, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING IN THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 22 SOUTH, RANGE 26 EAST, AND THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 22 SOUTH, RANGE 26 EAST, CITY OF CLERMONT, LAKE COUNTY, FLORIDA



CCR	- CERTIFIED CORNER RECORD
C	- CENTERLINE SYMBOL
Δ	- CENTRAL ANGLE
CM	- CONCRETE MONUMENT
DE	- DRAINAGE EASEMENT
DULE	- DRAINAGE, UTILITY, & LANDSCAPE EASEMENT
ESMT	- EASEMENT
FDOT	- FLORIDA DEPARTMENT OF TRANSPORTATION
F	- FOUND
F.P. NO.	- FINANCIAL PROJECT NUMBER
L	- ARC LENGTH
LB	- LICENSED BUSINESS
MB	- MAP BOOK
NAVD	- NORTH AMERICAN VERTICAL DATUM
N&D	- NAIL & DISK
NT	- NON-TANGENT
NW/LY	- NORTH/WESTERLY
ORB	- OFFICIAL RECORDS BOOK
PB	- PLAT BOOK
PC	- POINT OF CURVATURE
PCC	- POINT OF COMPOUND CURVATURE
PG	- PAGE
POB	- POINT OF BEGINNING
POC	- POINT OF COMMENCEMENT
PRM	- PERMANENT REFERENCE MONUMENT
PSM	- PROFESSIONAL SURVEYOR & MAPPER
PT	- POINT OF TANGENCY
R	- CURVE RADIUS
R/W	- RIGHT-OF-WAY
SE/LY	- SOUTHEASTERLY
(T)	- TOTAL
UE	- UTILITY EASEMENT
U	- "A 4" X 4" CONCRETE MONUMENT WITH A DISC
MARKED	"PRM LB 4475", UNLESS OTHERWISE NOTED.
○	- A NAIL WITH A DISC WITH MARKED "PRM LB
4475".	UNLESS OTHERWISE NOTED.



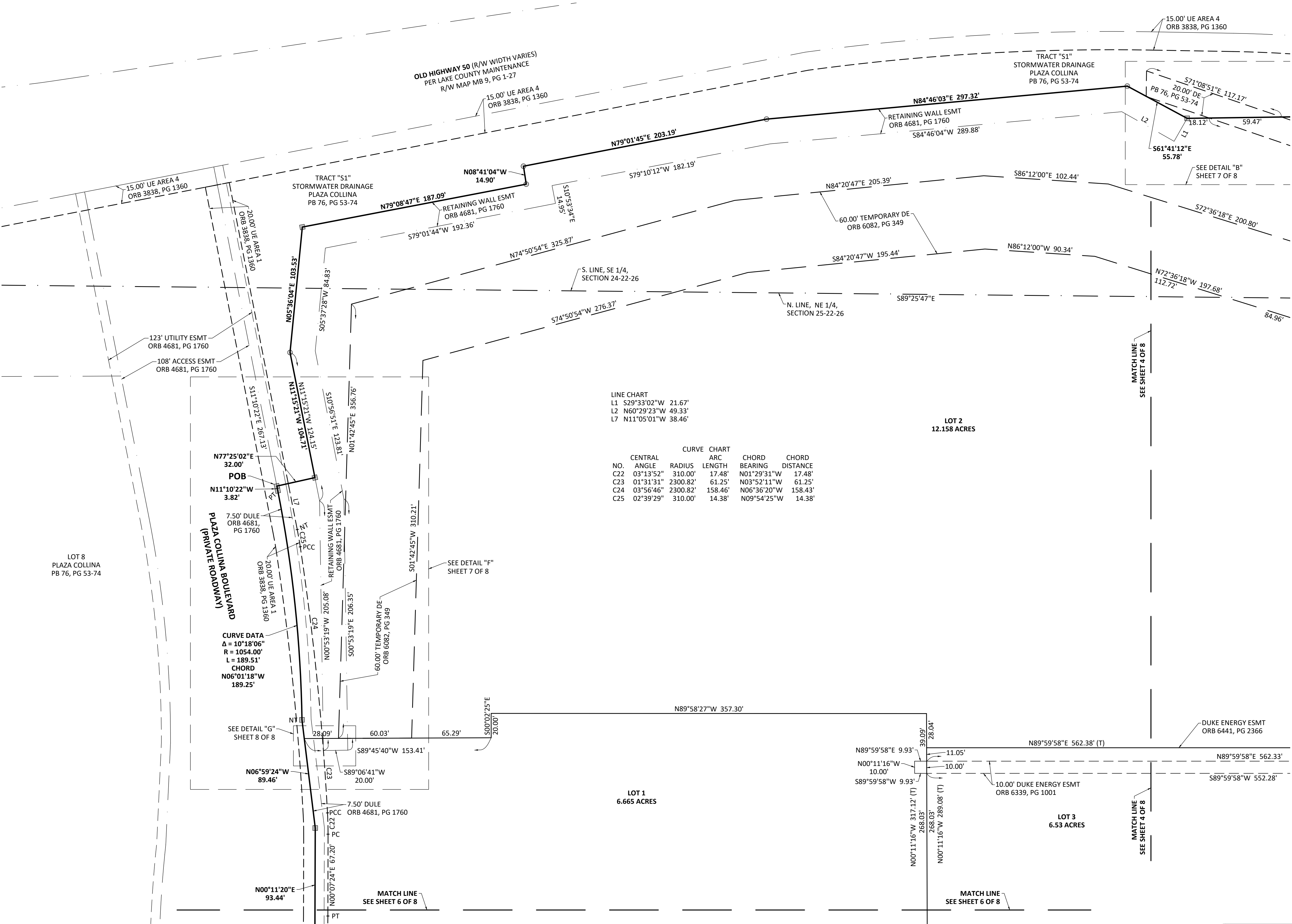
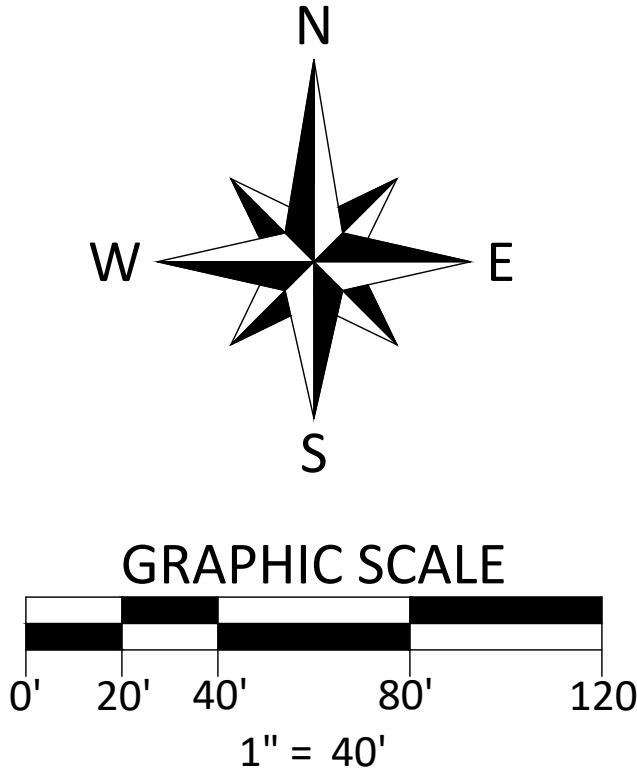
ACCURIGHT SURVEYS OF ORLANDO INC., LB 4475
2012 E. Robinson Street, Orlando, Florida 32803
www.AccurightSurveys.net
ACCU@AccurightSurveys.net
PHONE: (407) 894-6314

PLAZA COLLINA LOT 12

A REPLAT OF LOT 12, PLAZA COLLINA, PLAT BOOK 76, PAGES 53 THROUGH 74, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING IN THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 22 SOUTH, RANGE 26 EAST, AND THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 22 SOUTH, RANGE 26 EAST, CITY OF CLERMONT, LAKE COUNTY, FLORIDA

PLAT
BOOK

PAGE



LEGEND

- CCR - CERTIFIED CORNER RECORD
- CS - CENTERLINE SYMBOL
- Δ - CENTRAL ANGLE
- CM - CONCRETE MONUMENT
- DE - DRAINAGE EASEMENT
- DULE - DRAINAGE, UTILITY, & LANDSCAPE EASEMENT
- ESMT - EASEMENT
- FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
- FND - FOUND
- F.P. NO. - FINANCIAL PROJECT NUMBER
- L - ARC LENGTH
- LB - LICENSED BUSINESS
- MB - MAP BOOK
- NAVD - NORTH AMERICAN VERTICAL DATUM
- N&D - NAIL & DISK
- NT - NON-TANGENT
- NW'LY - NORTH-WESTERLY
- ORB - OFFICIAL RECORDS BOOK
- PB - PLAT BOOK
- PC - POINT OF CURVATURE
- PCC - POINT OF COMPOUND CURVATURE
- PG - PAGE
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCEMENT
- PRM - PERMANENT REFERENCE MONUMENT
- PSM - PROFESSIONAL SURVEYOR & MAPPER
- PT - POINT OF TANGENCY
- R - CURVE RADIUS
- R/W - RIGHT-OF-WAY
- SE'LY - SOUTHEASTERLY
- (T) - TOTAL
- UE - UTILITY EASEMENT
- - A 4"x4" CONCRETE MONUMENT WITH A DISC MARKED "PRM LB 4475", UNLESS OTHERWISE NOTED.
- - A NAIL WITH A DISC WITH MARKED "PRM LB 4475", UNLESS OTHERWISE NOTED.



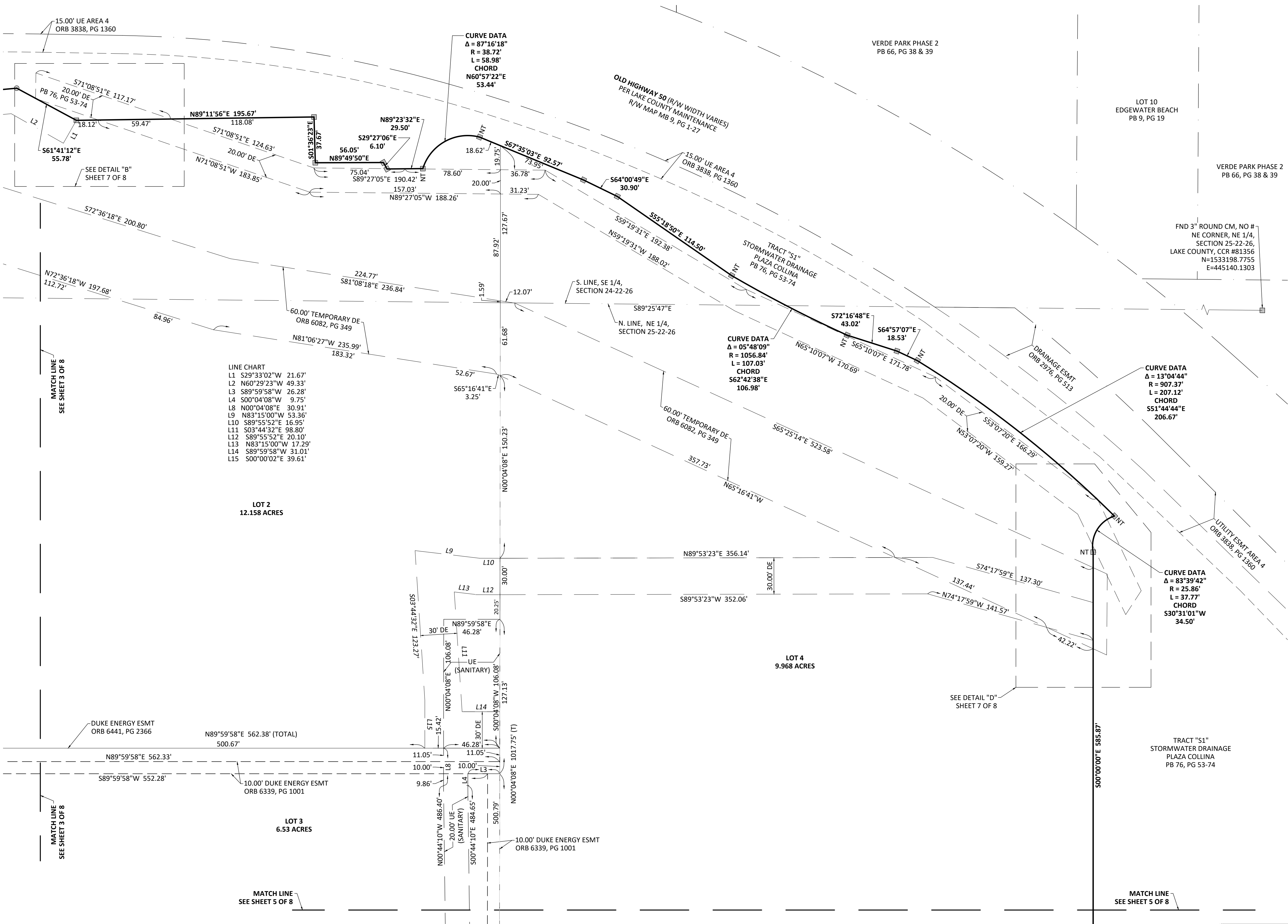
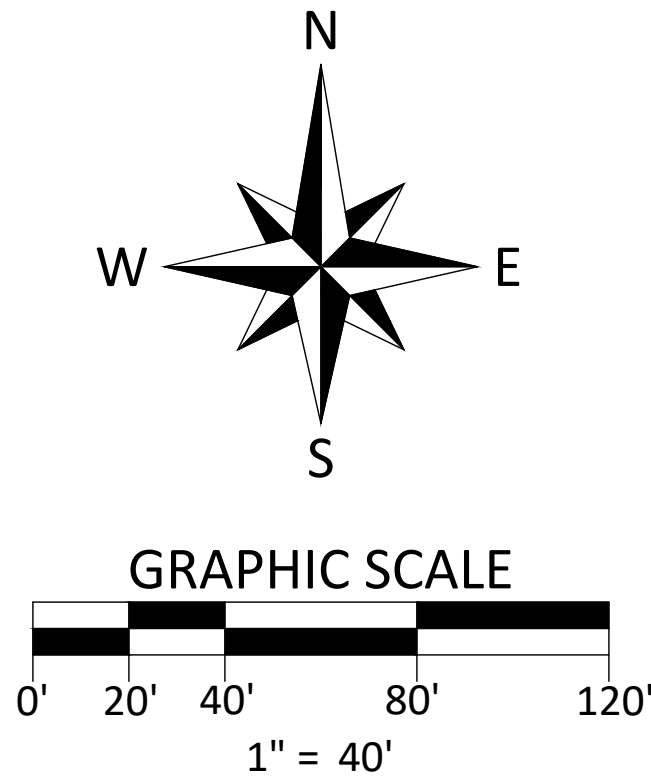
ACCURIGHT SURVEYS OF ORLANDO INC., LB 4475
2012 E. Robinson Street, Orlando, Florida 32803
www.AccurightSurveys.net
ACCU@AccurightSurveys.net
PHONE: (407) 894-6314

PLAZA COLLINA LOT 12

A REPLAT OF LOT 12, PLAZA COLLINA, PLAT BOOK 76, PAGES 53 THROUGH 74, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING IN THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 22 SOUTH, RANGE 26 EAST, AND THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 22 SOUTH, RANGE 26 EAST, CITY OF CLERMONT, LAKE COUNTY, FLORIDA

PLAT
BOOK

PAGE



LEGEND

- CCR - CERTIFIED CORNER RECORD
- CL - CENTERLINE SYMBOL
- Δ - CENTRAL ANGLE
- CM - CONCRETE MONUMENT
- DE - DRAINAGE EASEMENT
- DULE - DRAINAGE, UTILITY, & LANDSCAPE EASEMENT
- ESMT - EASEMENT
- FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
- FND - FOUND
- F.P. NO. - FINANCIAL PROJECT NUMBER
- L - ARC LENGTH
- LB - LICENSED BUSINESS
- MB - MAP BOOK
- NAVD - NORTH AMERICAN VERTICAL DATUM
- N&D - NAIL & DISK
- NT - NON-TANGENT
- NW'LY - NORTHWESTERLY
- ORB - OFFICIAL RECORDS BOOK
- PB - PLAT BOOK
- PC - POINT OF CURVATURE
- PCC - POINT OF COMPOUND CURVATURE
- PG - PAGE
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCEMENT
- PRM - PERMANENT REFERENCE MONUMENT
- PSM - PROFESSIONAL SURVEYOR & MAPPER
- PT - POINT OF TANGENCY
- R - CURVE RADIUS
- R/W - RIGHT-OF-WAY
- SE'LY - SOUTHEASTERLY
- (T) - TOTAL
- UE - UTILITY EASEMENT
- - A 4"x4" CONCRETE MONUMENT WITH A DISC MARKED "PRM LB 4475", UNLESS OTHERWISE NOTED.
- - A NAIL WITH A DISC WITH MARKED "PRM LB 4475", UNLESS OTHERWISE NOTED.

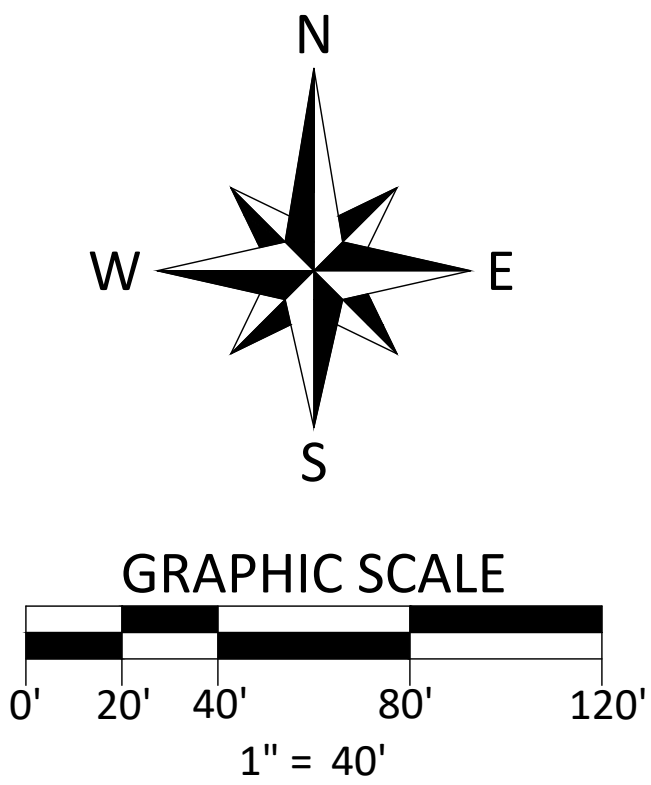


ACCURIGHT SURVEYS OF ORLANDO INC., LB 4475
2012 E. Robinson Street, Orlando, Florida 32803
www.AccurightSurveys.net
ACCU@AccurightSurveys.net
PHONE: (407) 894-6314

PLAZA COLLINA LOT 12

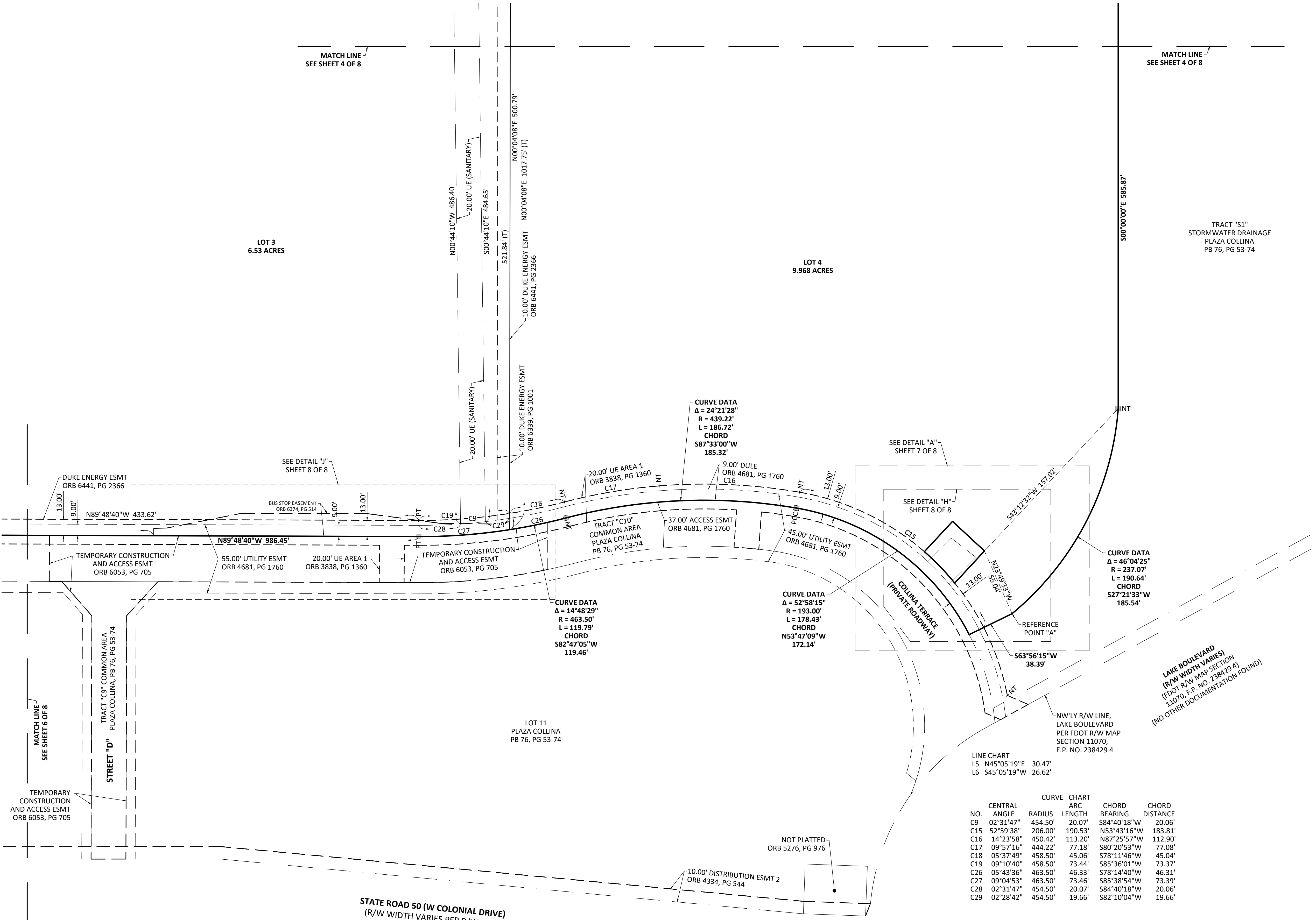
A REPLAT OF LOT 12, PLAZA COLLINA, PLAT BOOK 76, PAGES 53 THROUGH 74, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING IN THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 22 SOUTH, RANGE 26 EAST, AND THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 22 SOUTH, RANGE 26 EAST, CITY OF CLERMONT, LAKE COUNTY, FLORIDA

PLAT BOOK PAGE



LEGEND

- CCR - CERTIFIED CORNER RECORD
- CL - CENTERLINE SYMBOL
- Δ - CENTRAL ANGLE
- CM - CONCRETE MONUMENT
- DE - DRAINAGE EASEMENT
- DULE - DRAINAGE, UTILITY, & LANDSCAPE EASEMENT
- ESMT - EASEMENT
- FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
- FND - FOUND
- F.P. NO. - FINANCIAL PROJECT NUMBER
- L - ARC LENGTH
- LB - LICENSED BUSINESS
- MB - MAP BOOK
- NAVD - NORTH AMERICAN VERTICAL DATUM
- N&D - NAIL & DISK
- NT - NON-TANGENT
- NW'LY - NORTHWESTERLY
- ORB - OFFICIAL RECORDS BOOK
- PB - PLAT BOOK
- PC - POINT OF CURVATURE
- PCC - POINT OF COMPOUND CURVATURE
- PG - PAGE
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCEMENT
- PRM - PERMANENT REFERENCE MONUMENT
- PSM - PROFESSIONAL SURVEYOR & MAPPER
- PT - POINT OF TANGENCY
- R - CURVE RADIUS
- R/W - RIGHT-OF-WAY
- SE'LY - SOUTHEASTERLY
- (T) - TOTAL
- UE - UTILITY EASEMENT
- - A 4"x4" CONCRETE MONUMENT WITH A DISC MARKED "PRM LB 4475", UNLESS OTHERWISE NOTED.
- - A NAIL WITH A DISC WITH MARKED "PRM LB 4475", UNLESS OTHERWISE NOTED.



STATE ROAD 50 (W COLONIAL DRIVE)
(R/W WIDTH VARIES PER R/W MAP
SECTION 11070, F.P. NO. 238429)

CURVE		CHART		CHORD	
NO.	CENTRAL ANGLE	RADIUS	ARC LENGTH	BEARING	CHORD DISTANCE
C9	02°31'47"	454.50'	20.07'	S84°40'18"W	20.06'
C15	52°59'38"	206.00'	190.53'	N53°43'16"W	183.81'
C16	14°23'58"	450.42'	113.20'	N87°25'57"W	112.90'
C17	09°57'16"	444.22'	77.18'	S80°20'53"W	77.08'
C18	05°37'49"	458.50'	45.06'	S78°11'46"W	45.04'
C19	09°10'40"	458.50'	73.44'	S85°36'01"W	73.37'
C26	05°43'36"	463.50'	46.33'	S78°14'40"W	46.31'
C27	09°04'53"	463.50'	73.46'	S85°38'54"W	73.39'
C28	02°31'47"	454.50'	20.07'	S84°40'18"W	20.06'
C29	02°28'42"	454.50'	19.66'	S82°10'04"W	19.66'



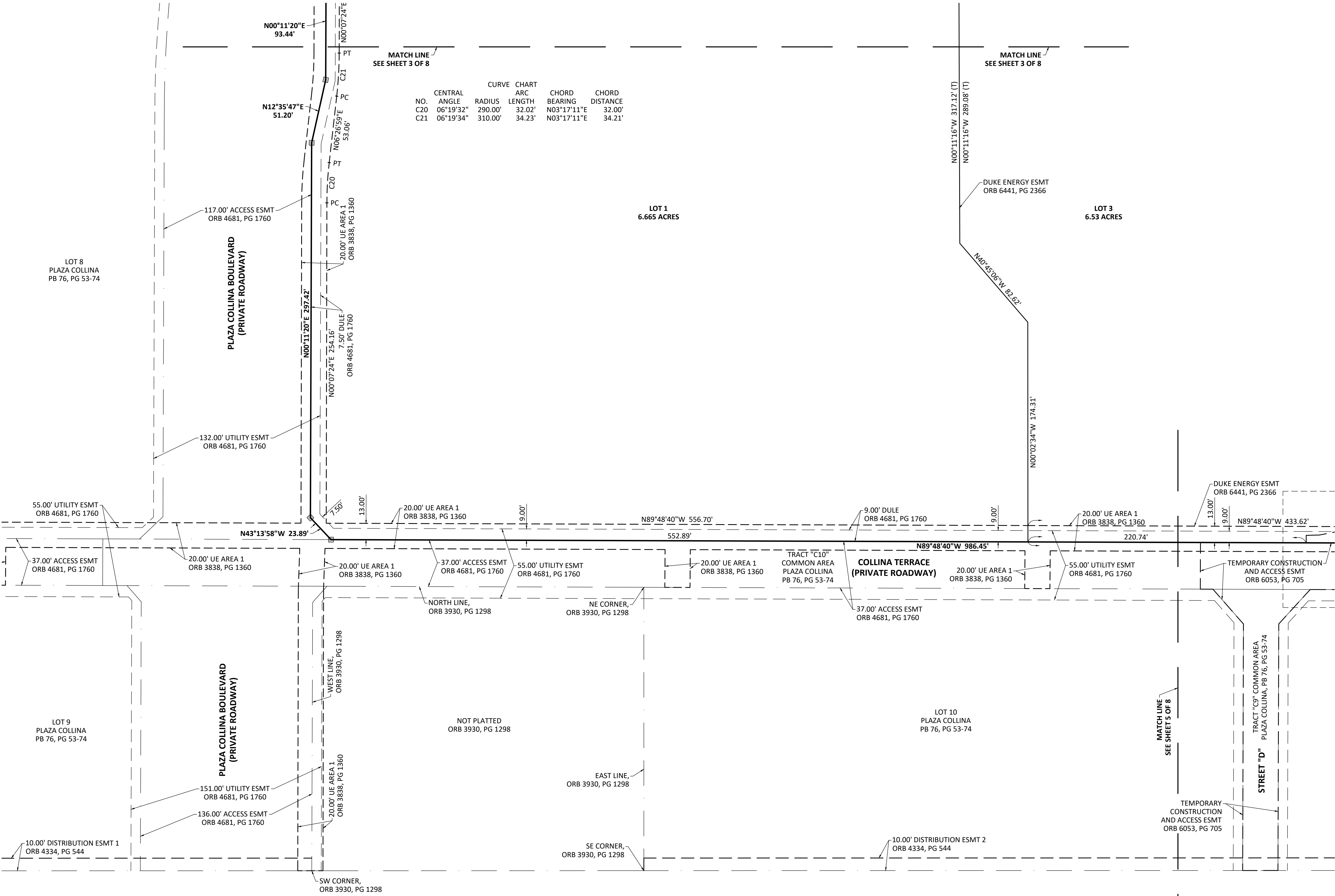
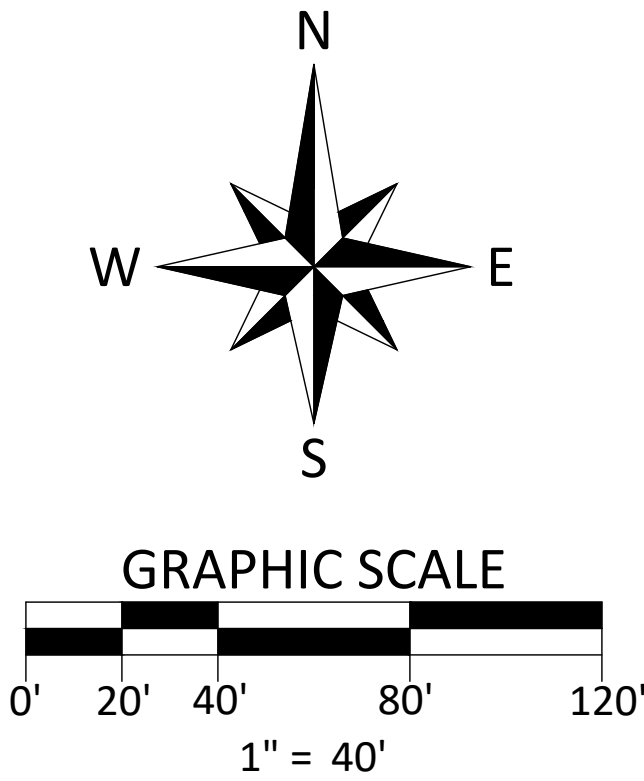
ACCURIGHT SURVEYS OF ORLANDO INC., LB 4475
2012 E. Robinson Street, Orlando, Florida 32803
www.AccurightSurveys.net
ACCU@AccurightSurveys.net
PHONE: (407) 894-6314

PLAZA COLLINA LOT 12

A REPLAT OF LOT 12, PLAZA COLLINA, PLAT BOOK 76, PAGES 53 THROUGH 74, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING IN THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 22 SOUTH, RANGE 26 EAST, AND THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 22 SOUTH, RANGE 26 EAST, CITY OF CLERMONT, LAKE COUNTY, FLORIDA

PLAT
BOOK

PAGE



LEGEND

- CCR - CERTIFIED CORNER RECORD
- CL - CENTERLINE SYMBOL
- Δ - CENTRAL ANGLE
- CM - CONCRETE MONUMENT
- DE - DRAINAGE EASEMENT
- DULE - DRAINAGE, UTILITY, & LANDSCAPE EASEMENT
- ESMT - EASEMENT
- FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
- FND - FOUND
- F.P. NO. - FINANCIAL PROJECT NUMBER
- L - ARC LENGTH
- LB - LICENSED BUSINESS
- MB - MAP BOOK
- NAVD - NORTH AMERICAN VERTICAL DATUM
- N&D - NAIL & DISK
- NT - NON-TANGENT
- NW'LY - NORTHWESTERLY
- ORB - OFFICIAL RECORDS BOOK
- PB - PLAT BOOK
- PC - POINT OF CURVATURE
- PCC - POINT OF COMPOUND CURVATURE
- PG - PAGE
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCEMENT
- PRM - PERMANENT REFERENCE MONUMENT
- PSM - PROFESSIONAL SURVEYOR & MAPPER
- PT - POINT OF TANGENCY
- R - CURVE RADIUS
- R/W - RIGHT-OF-WAY
- SE'LY - SOUTHEASTERLY
- (T) - TOTAL
- UE - UTILITY EASEMENT
- - A 4"x4" CONCRETE MONUMENT WITH A DISC MARKED "PRM LB 4475", UNLESS OTHERWISE NOTED.
- - A NAIL WITH A DISC WITH MARKED "PRM LB 4475", UNLESS OTHERWISE NOTED.

STATE ROAD 50 (W COLONIAL DRIVE)
(R/W WIDTH VARIES PER R/W MAP
SECTION 11070, F.P. NO. 238429)



ACCURIGHT SURVEYS OF ORLANDO INC., LB 4475
2012 E. Robinson Street, Orlando, Florida 32803
www.AccurightSurveys.net
ACCU@AccurightSurveys.net
PHONE: (407) 894-6314

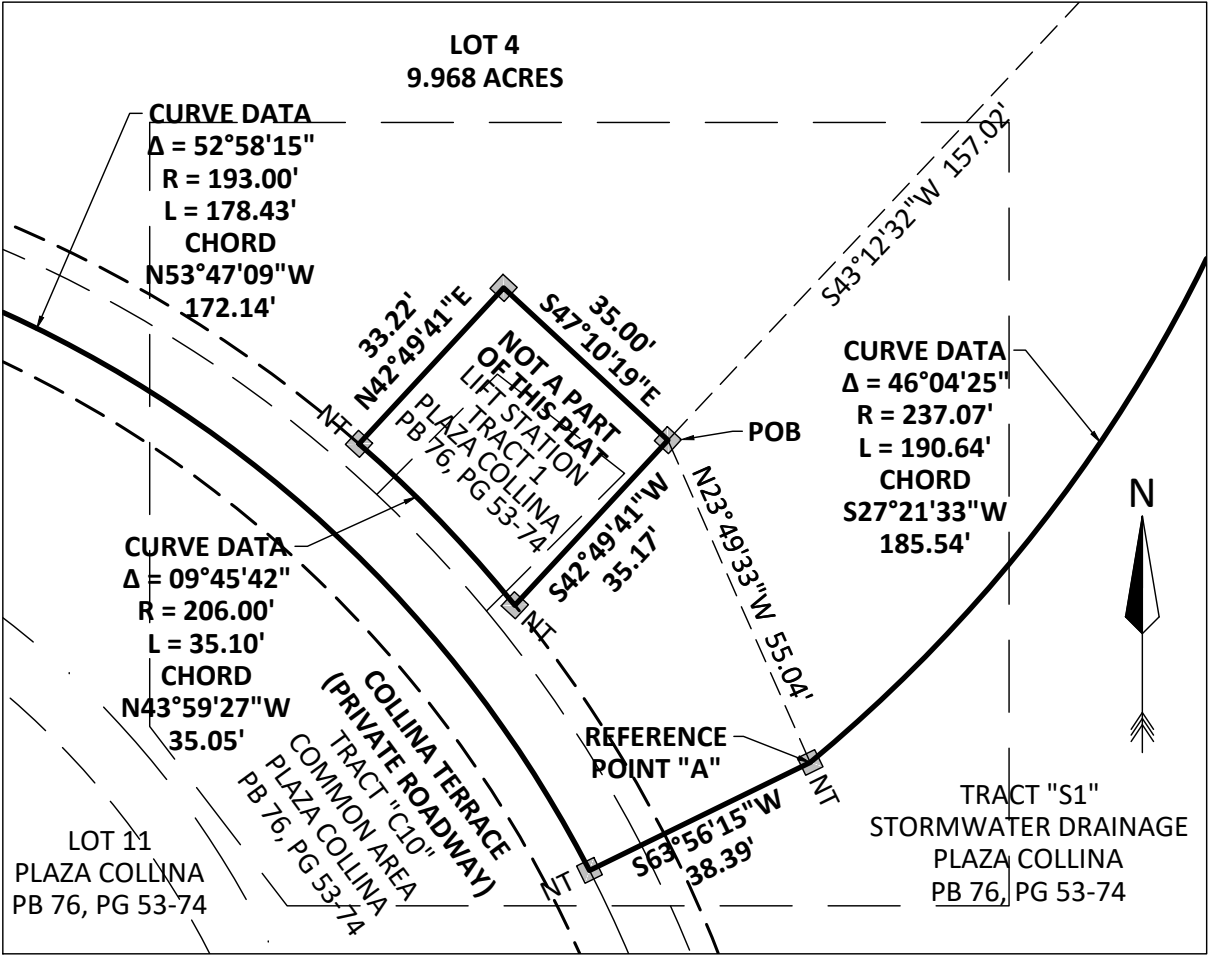
PLAZA COLLINA LOT 12

A REPLAT OF LOT 12, PLAZA COLLINA, PLAT BOOK 76, PAGES 53 THROUGH 74, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING IN THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 22 SOUTH, RANGE 26 EAST, AND THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 22 SOUTH, RANGE 26 EAST, CITY OF CLERMONT, LAKE COUNTY, FLORIDA

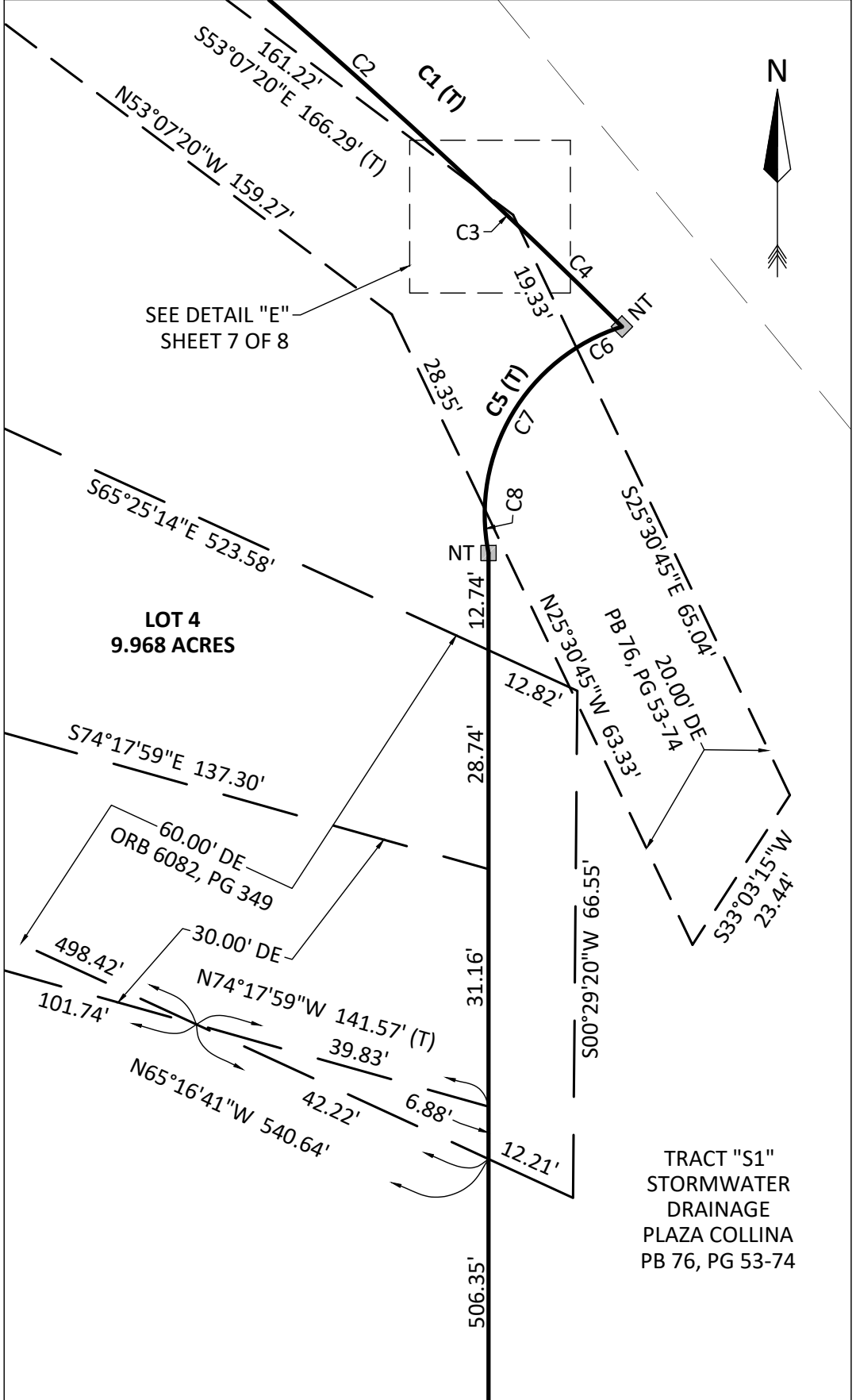
PLAT BOOK PAGE

NO.	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	13°04'44"	907.37'	207.12'	S51°44'44"E	206.67'
C2	11°29'08"	907.37'	181.89'	N52°32'32"W	181.59'
C3	00°23'42"	907.37'	6.26'	N46°36'06"W	6.26'
C4	01°11'53"	907.37'	18.97'	N45°48'18"W	18.97'
C5	83°39'42"	25.86'	37.77'	S30°31'01"W	34.50'
C6	14°36'58"	25.86'	6.60'	N65°02'23"E	6.58'
C7	56°13'47"	25.86'	25.38'	N29°37'00"E	24.38'
C8	12°48'57"	25.86'	5.79'	N04°54'22"W	5.77'
C23	01°31'31"	2300.82'	61.25'	N03°52'11"W	61.25'
C24	03°56'46"	2300.82'	158.46'	N06°36'20"W	158.43'
C25	02°39'29"	310.00'	14.38'	N09°54'25"W	14.38'

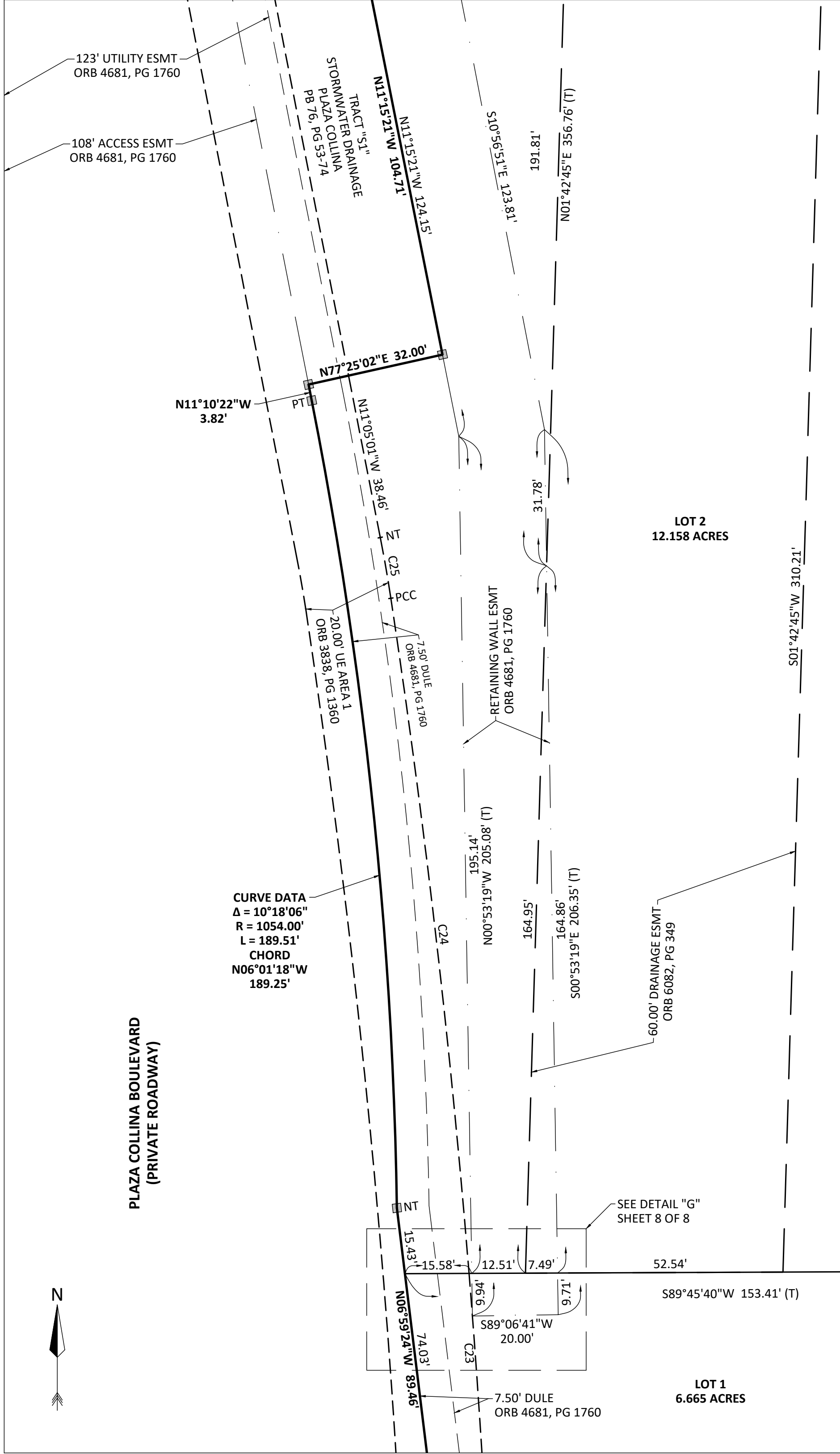
DETAIL "A" - 1" = 30'



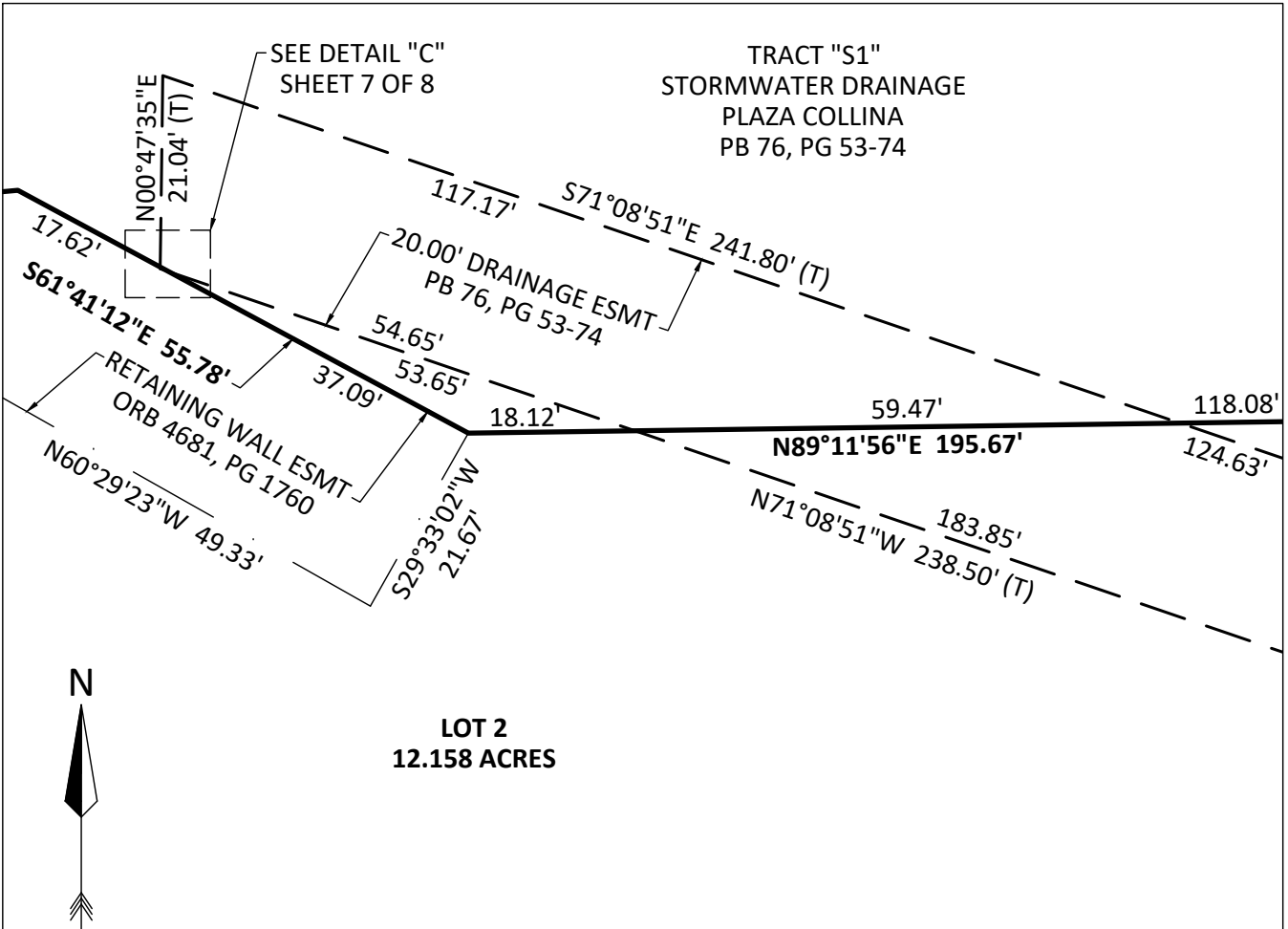
DETAIL "D" - 1" = 20'



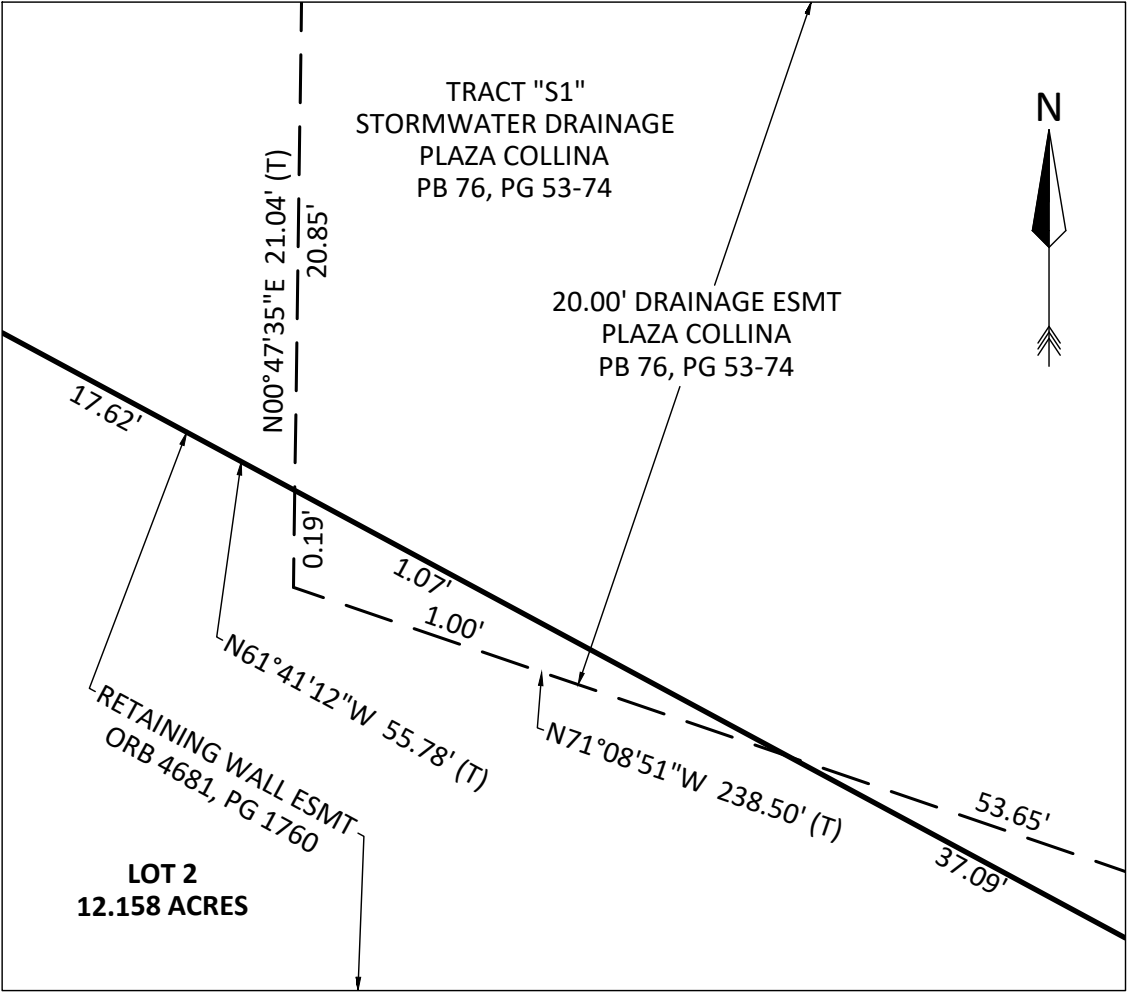
DETAIL "F" - 1" = 20'



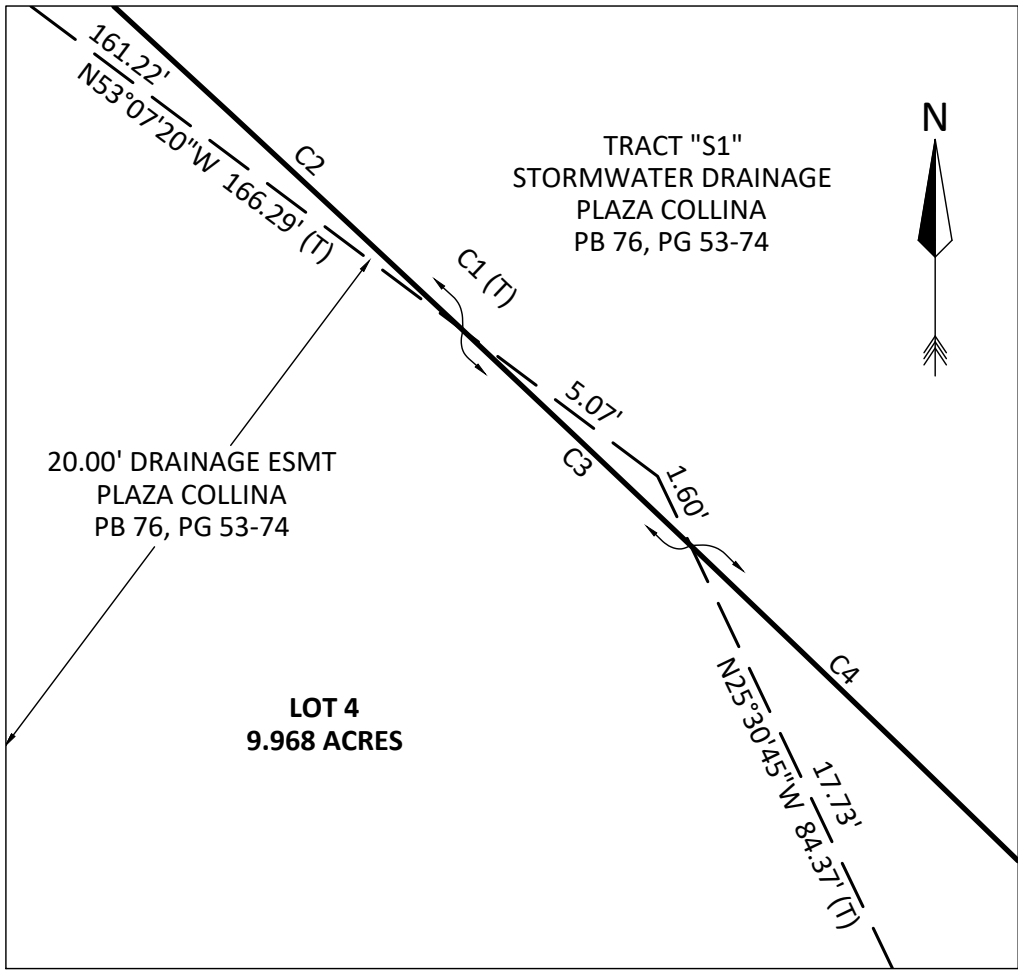
DETAIL "B" - 1" = 20'



DETAIL "C" - NOT TO SCALE



DETAIL "E" - NOT TO SCALE



LEGEND

- CCR - CERTIFIED CORNER RECORD
- CL - CENTERLINE SYMBOL
- Δ - CENTRAL ANGLE
- CM - CONCRETE MONUMENT
- DE - DRAINAGE EASEMENT
- DULE - DRAINAGE, UTILITY, & LANDSCAPE EASEMENT
- ESMT - EASEMENT
- FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
- FND - FOUND
- F.P. NO. - FINANCIAL PROJECT NUMBER
- L - ARC LENGTH
- LB - LICENSED BUSINESS
- MB - MAP BOOK
- NAVD - NORTH AMERICAN VERTICAL DATUM
- N&D - NAIL & DISK
- NT - NON-TANGENT
- NW'LY - NORTH-WESTERLY
- ORB - OFFICIAL RECORDS BOOK
- PB - PLAT BOOK
- PC - POINT OF CURVATURE
- PCC - POINT OF COMPOUND CURVATURE
- PG - PAGE
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCEMENT
- PRM - PERMANENT REFERENCE MONUMENT
- PSM - PROFESSIONAL SURVEYOR & MAPPER
- PT - POINT OF TANGENCY
- R - CURVE RADIUS
- R/W - RIGHT-OF-WAY
- SE'LY - SOUTHEASTERLY
- (T) - TOTAL
- UE - UTILITY EASEMENT
- - A 4"x4" CONCRETE MONUMENT WITH A DISC MARKED "PRM LB 4475", UNLESS OTHERWISE NOTED.
- - A NAIL WITH A DISC WITH MARKED "PRM LB 4475", UNLESS OTHERWISE NOTED.



ACCURIGHT SURVEYS OF ORLANDO INC., LB 4475
2012 E. Robinson Street, Orlando, Florida 32803
www.AccurightSurveys.net
ACCU@AccurightSurveys.net
PHONE: (407) 894-6314

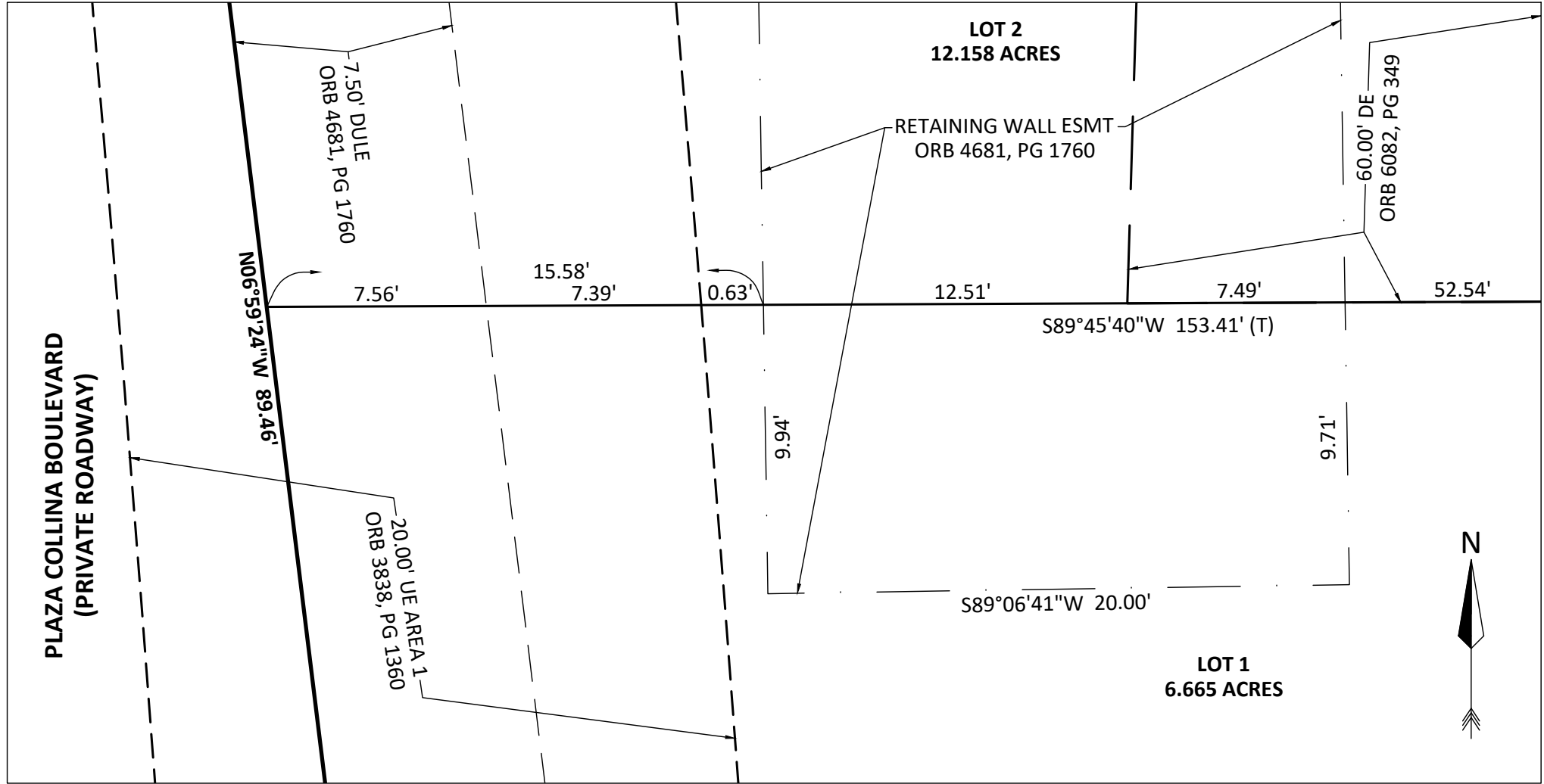
PLAZA COLLINA LOT 12

A REPLAT OF LOT 12, PLAZA COLLINA, PLAT BOOK 76, PAGES 53 THROUGH 74, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING IN THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 22 SOUTH, RANGE 26 EAST, AND THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 22 SOUTH, RANGE 26 EAST, CITY OF CLERMONT, LAKE COUNTY, FLORIDA

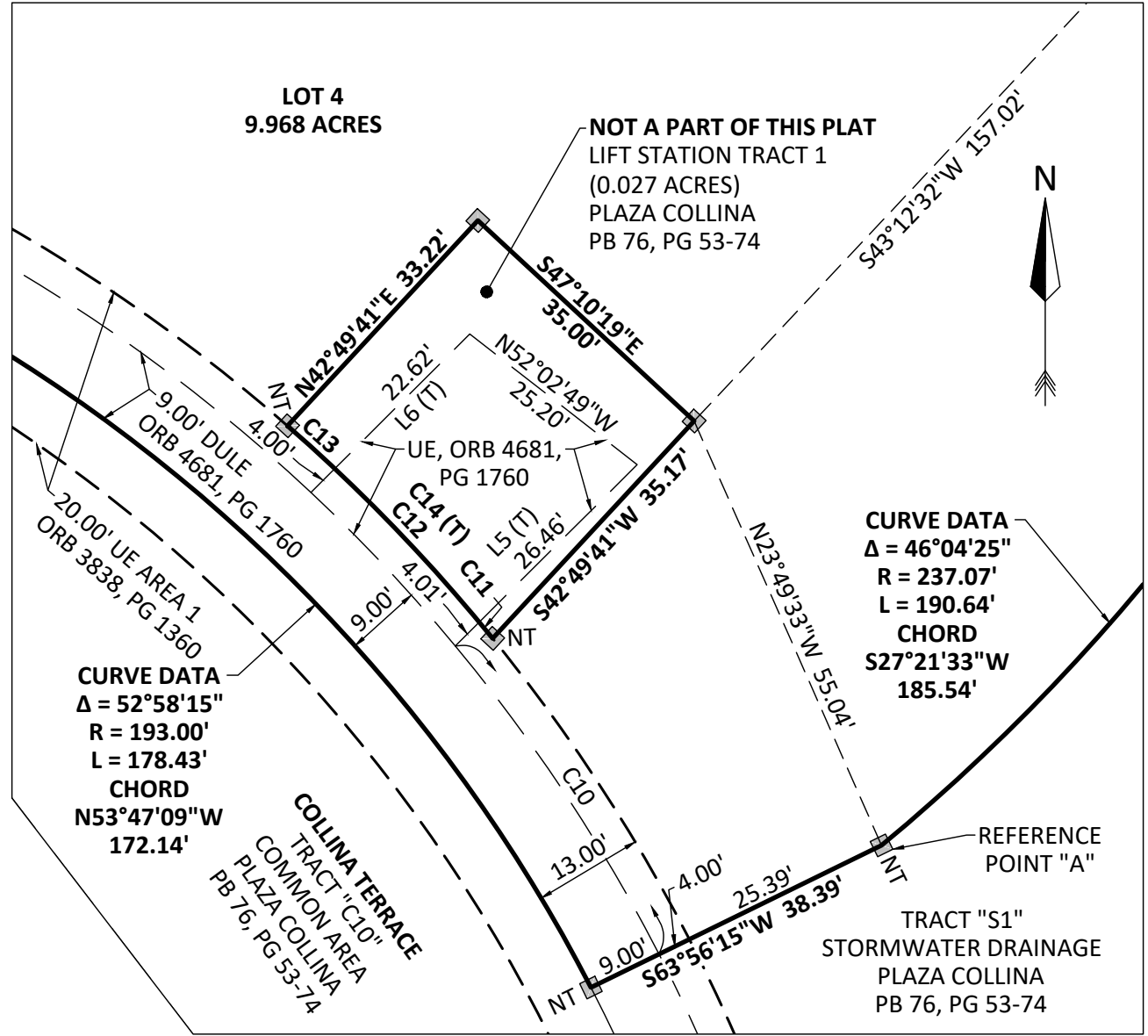
PLAT
BOOK

PAGE

DETAIL "G" - NOT TO SCALE

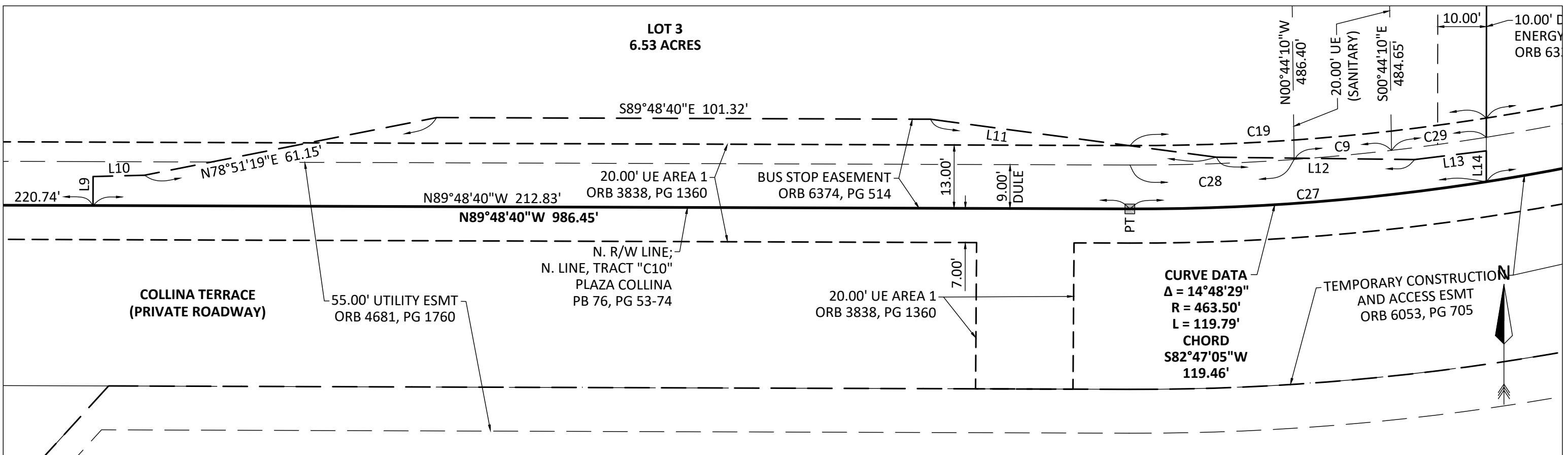


DETAIL "H" - 1" = 20'



NO.	CENTRAL ANGLE	RADIUS	CURVE	CHART	CHORD BEARING	CHORD DISTANCE
			ARC	LENGTH		
C10	12°27'32"	202.00'	43.92'		N33°28'33"W	43.84'
C11	00°41'50"	206.00'	2.51'		N39°27'31"W	2.51'
C12	06°57'38"	206.00'	25.03'		N43°17'15"W	25.01'
C13	02°06'14"	206.00'	7.56'		N47°49'11"W	7.56'
C14	09°45'42"	206.00'	35.10'		N43°59'27"W	35.05'
C17	09°57'16"	444.22'	77.18'		S80°20'53"W	77.08'
C19	09°10'40"	458.50'	73.44'		S85°36'01"W	73.37'
C27	09°04'53"	463.50'	73.46'		S85°38'54"W	73.39'
C28	02°31'47"	454.50'	20.07'		S84°40'18"W	20.06'
C29	02°28'42"	454.50'	19.66'		S82°10'04"W	19.66'

DETAIL "J" - 1" = 20'



LINE CHART	
L9	N00°11'17"E 5.94'
L10	N88°33'04"E 10.55'
L11	S82°26'23"E 59.23'
L12	S89°19'28"E 40.69'
L13	N83°06'25"E 14.82'
L14	S00°04'08"W 6.33'

LEGEND

- CCR - CERTIFIED CORNER RECORD
- CL - CENTERLINE SYMBOL
- Δ - CENTRAL ANGLE
- CM - CONCRETE MONUMENT
- DE - DRAINAGE EASEMENT
- DULE - DRAINAGE, UTILITY, & LANDSCAPE EASEMENT
- ESMT - EASEMENT
- FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
- FND - FOUND
- F.P. NO. - FINANCIAL PROJECT NUMBER
- L - ARC LENGTH
- LB - LICENSED BUSINESS
- MB - MAP BOOK
- NAVD - NORTH AMERICAN VERTICAL DATUM
- N&D - NAIL & DISK
- NT - NON-TANGENT
- NW'LY - NORTHWESTERLY
- ORB - OFFICIAL RECORDS BOOK
- PB - PLAT BOOK
- PC - POINT OF CURVATURE
- PCC - POINT OF COMPOUND CURVATURE
- PG - PAGE
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCEMENT
- PRM - PERMANENT REFERENCE MONUMENT
- PSM - PROFESSIONAL SURVEYOR & MAPPER
- PT - POINT OF TANGENCY
- R - CURVE RADIUS
- R/W - RIGHT-OF-WAY
- SE'LY - SOUTHEASTERLY
- (T) - TOTAL
- UE - UTILITY EASEMENT
- - A 4"x4" CONCRETE MONUMENT WITH A DISC MARKED "PRM LB 4475", UNLESS OTHERWISE NOTED.
- - A NAIL WITH A DISC WITH MARKED "PRM LB 4475", UNLESS OTHERWISE NOTED.



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, May 27, 2025		
Agenda Item Name		
Ordinance No. 2025-014 <i>Final</i> <i>Business Tax Repeal Amendments to Code</i>		
Requested Action		
Recommend approval of Ordinance No. 2025-014.		
Staff Report		
The City Council approved the repeal of the "Local Business Tax" during the January 28, 2025, City Council meeting. Due to this repeal, several related provisions of the City Code must be amended for clarity and/or to eliminate any mention or requirement of the Business Tax Receipts from all chapters of the Code. This Ordinance accomplishes this goal and staff recommend approval of Ordinance 2025-014.		
Additional Analysis		
Fiscal Impact Summary		
None.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. 2025-014	2025-014.pdf	
2. 2025-014 BIE	2025-014 BIE.pdf	
3. 2025-014 Legal Ad	2025-014 Legal Ad.pdf	



CITY OF CLERMONT
ORDINANCE NO. 2025-014

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, FLORIDA, AMENDING ALL CHAPTERS OF THE CODE MENTIONING BUSINESS TAX RECEIPTS; PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND EFFECTIVE DATE.

WHEREAS, the City of Clermont, Florida is a duly constituted Florida municipality having such power and authority conferred upon it by the Florida Constitution and Chapter 166, Florida Statutes; and

WHEREAS, the City Council has repealed in its entirety Article IV of Chapter 34 of the City Code entitled “Local Business Tax,” thereby eliminating business taxes in the City; and

WHEREAS, due to the repeal of Article IV of Chapter 34 of the City Code, several related provisions of the city code must be amended for clarity, to eliminate any mention or requirement of Business Tax Receipts from all provisions, sections, and subsections.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Clermont that:

SECTION 1: RECITALS The whereas clauses are incorporated herein as true and correct and as the findings of the City Council.

SECTION 2: REPEAL The following Section is hereby **repealed**:

Sec. 36-82. Business tax receipts.

No permit will be issued or continued in operation unless the applicant or permittee, as applicable, has paid the annual business tax required by this Code each year. All business tax receipts must be renewed before October 1 of the fiscal year.

SECTION 3: AMENDMENTS The following Sections are hereby **amended** to read as follows:

Sec. 8-65. Required.

No new building shall be occupied and no change in occupancy of an existing building or part of a building shall be made, ~~nor shall a local business tax receipt be issued,~~ until after the building services department shall have issued a certificate of occupancy. No certificate of occupancy shall be issued until all the requirements of the city codes for such use are met.

Sec. 10-49. Permit — Required.

No itinerant vendor or peddler shall offer any goods for sale, lease or trade within the city without a permit from the city manager or designated representative authorizing such sales, ~~and, if applicable, a local business tax receipt as prescribed in chapter 34, article IV.~~



CITY OF CLERMONT
ORDINANCE NO. 2025-014

Sec. 32-143. Permit required; exemptions.

(e) The issue of a special events permit by the city shall not relieve any person from the duty to secure other permits or approvals as may be required by this Code, to include, but not be limited to, zoning and use approvals, ~~a business tax receipt~~, street closure authorization, or other permits/authorizations.

Sec. 36-81. Amendment to permit.

(b) At the time of submitting an application for amendment, the permittee must pay a nonrefundable application fee in the amount established by resolution. ~~If the permittee is seeking to add megacycles to the number previously permitted, the permittee must also pay any increase in the business tax that may be required.~~

Sec. 36-73. Review and approval.

(b) No permit will be issued unless the city is able to verify compliance with all applicable regulations, and the applicant has paid the fees required by this article ~~and the appropriate business tax~~ for each megacycle to be placed in service.

Sec. 36-84. Permit suspension and revocation.

(a)(3) The permittee has failed to ~~obtain a current business tax receipt for each megacycle or failed to maintain and display a valid decal on each megacycle.~~

Sec. 40-81. Requirements for watercraft rental businesses.

(2) Operations offices. ~~Each watercraft rental business must obtain a business tax receipt which shall be issued to the personal watercraft operations office.~~ The personal watercraft operations office must be located at a land-based site on property not owned by the City of Clermont. Commercial operators shall immediately provide a business card, phone number, name, and address for such operations office, upon request from any City of Clermont personnel.

Sec. 105-22. Appeals, enforcement and penalties.

(d) No development orders, site plan approvals, building permits, ~~local business tax receipt~~, zoning compliances or certificates of occupancy shall be issued to any violator of this article for a subject in violation until such violation of this article has been properly abated to the satisfaction of the city.

Sec. 105-26. Exemptions.

(a)(8) b. Nonresidential land uses existing as of the effective date of the ordinance from which this article is derived, which have received ~~a local business tax receipt or similar forms of annual development approval~~ and which do not require site plan, subdivision or similar development approval and building permits. For the purposes of this exemption, renewal of annual development approval shall also be exempt; provided, however, that there are no expansions, modifications or alterations that would increase the storage, handling, production or use of the regulated substance.

CITY OF CLERMONT
ORDINANCE NO. 2025-014

Sec. 113-23. Findings of fact.

(14) Workers at adult entertainment establishments and sexually oriented businesses engage in a higher incidence of certain types of unhealthy or criminal behavior than workers of other establishments including a very high incidence of illegal prostitution or engaging in lewdness in violation of F.S. ch. 796, ~~operation without business tax receipts~~, and illegal unlicensed massage.

Sec. 113-49. Records and inspection of records.

(a)(3) The worker record shall also contain a copy of any required ~~city or county business tax receipt~~ or adult entertainment license for any lessee, sub-lessee, independent contractor, or subcontractor who is not an employee of the adult entertainment establishment.

Sec. 115-8. Loading, unloading and service area space.

(a)Required areas. The off-street loading, unloading and service area requirements of this chapter are intended to provide minimum standards necessary such that no loading, unloading or servicing of buildings or structures by refuse collection, fuel, or other public or private service type vehicular activity shall adversely impact the public safety, generate excess capacity on the city street system, or cause undue congestion or conflict resulting from such activities. The requirements of this section shall apply to all public, semipublic, commercial and industrial development, whether new structures or alterations to existing structures. Off-street facilities shall be available for use prior to the issuance of any certificate of occupancy ~~or a local business tax receipt~~, and the continued maintenance of such facilities shall be the obligation of the property owner and occupant as long as the use requiring such facility continues. No off-street facility shall be altered or discontinued except in accordance with this section.

Sec. 117-8. Prohibited signs; exceptions.

(11) d. 10. Grand opening signage under this section shall only be allowed for a verified new business as established through ~~a new business tax receipt~~, change of business, or change in ownership as established through the state department of state, division of corporations.

Sec. 125-312. Permitted uses.

(a)(2) Personal service establishments, such as, but not limited to, beauty shops or barbershops, tailor or dressmaking shops, shoe repair, music, dancing and photographic studios and dry cleaners. Permanent makeup service may be allowed as an accessory use; ~~with a business tax receipt and~~ with medical supervision, within an existing salon, beauty shop, barbershop, medical office, or similar use. Such service shall be limited to the face area and would consist of cosmetic permanent makeup for eyeliner, eyebrow and mouth/lip liner definition.

Sec. 125-336. Permitted uses.

(a)(2) Personal service establishments, such as, but not limited to, beauty shops or barbershops, tailor or dressmaking shops, shoe repair, music, dancing and photographic studios and dry cleaning establishments. Permanent makeup service may be allowed as an accessory use; ~~with a business tax receipt and~~ with medical supervision, within an existing salon, beauty shop, barbershop, medical office, or similar use. Such service shall be limited to the face area and would consist of cosmetic permanent makeup for eyeliner, eyebrow and mouth/lip liner definition.

CITY OF CLERMONT
ORDINANCE NO. 2025-014

Sec. 125-369. Permitted uses.

(a)(2) Personal service establishments, such as, but not limited to, beauty shops or barbershops, tailor or dressmaking shops, shoe repair, music, dancing and photographic studios and dry cleaners. Permanent makeup service may be allowed as an accessory use (~~with a business tax receipt, and~~ with medical supervision) within an existing salon, beauty shop, barbershop, medical office, or similar use. Such service shall be limited to the face area and would consist of cosmetic permanent makeup for eyeliner, eyebrow and mouth/lip liner definition.

Sec. 125-526. Sidewalk cafes.

(a)(d)(6) ~~A copy of a valid business tax receipt to operate a food and/or drinking establishment in front of which the proposed sidewalk cafe will be located.~~ The number of chairs or seats to be utilized for the sidewalk cafe must be included in the number of seats authorized by the license.

Sec. 125-531. Home occupations.

(d)(9) ~~A local business tax receipt granted for a home occupation shall not be transferred, assigned or used by any person other than the one for which the receipt is granted.~~

Sec. 125-587. Vacation rental permit requirements.

(b)(8) ~~A copy of the current city and county local business tax receipts.~~

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 scriveners 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: 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. 2025-014

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 27th day of May, 2025.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

Approved as to form and legality:

Christian W. Waugh, City Attorney



CITY OF CLERMONT
ORDINANCE NO. 2025-014

BUSINESS IMPACT ESTIMATE

TO: Mayor Murry and Council Members
FROM: Planning and Development Services / Curt Henschel
DATE: May 12, 2025
SUBJECT: Ordinance No. 2025-014 – Amendments to various sections of the Code due to the Repeal of Article IV of Chapter 34 - “Local Business Tax”

Section 166.041, *Florida Statutes*, effective July 1, 2023, requires the City prepare (or cause to be prepared) a business impact estimate prior to final consideration of an ordinance, subject to exemptions noted in the Law. The new law requires that the business impact estimate be posted on the City’s website at the time of the published notice of the City Council’s final consideration of the ordinance, or ten (10) days prior to the adoption public hearing, whichever is longer.

Ordinance 2025-014 is proposed to be adopted by the City on May 27, 2025, and is subject to this new requirement. Following are the categories required to be addressed for the proposed ordinance based on the new legislation:

1. Summary of proposed Ordinance 2025-014.

City Council has repealed in its entirety Article IV of Chapter 34 of the City Code entitled “Local Business Tax” thereby eliminating business taxes in the City. Due to the repeal, several provisions of the city code must be amended for clarity to eliminate any mention or requirement of Business Tax Receipts from all provisions, sections, and subsections.

2. Estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the city:

a. Estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted.

There are no direct compliance costs for businesses.

b. Identification of any new charge or fee on businesses subject to the proposed ordinance or for which businesses will be financially responsible.

There are no new charges or fees on existing businesses.

c. An estimate of the City’s regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs.

The proposed ordinance does not add enforcement requirements for City staff beyond that which are in the existing code; therefore, there are no additional regulatory costs.

3. A good faith estimate of the number of businesses likely to be impacted by the ordinance.

The proposed ordinance is not expected to impact any existing businesses.

4. Any additional information the board determines may be useful.

No additional information.

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:	04/29/2025
Order Number:	11269224
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	45.0000
Height in Inches:	3.7300

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	1	05/12/2025 - 05/12/2025	Govt Public Notices
LEE dailycommercial.com	1	05/12/2025 - 05/12/2025	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
----------------------------------	----------------

Ad Preview

LEGAL NOTICE

On Tuesday, May 27, 2025 at 5:30 PM the Clermont City Council will consider the proposed ordinance to allow for the amendment of all Chapters of the Code mentioning Business Tax Receipts.

ORDINANCE NO. 2025-014

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, FLORIDA, AMENDING ALL CHAPTERS OF THE CODE MENTIONING BUSINESS TAX RECEIPTS; PROVIDING FOR CONFLICT, SEVERABILITY, THE ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

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

This amendment 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
#11269224 5/12/2025

AGENDA ITEM

Meeting Date		
Tuesday, May 27, 2025		
Agenda Item Name		
Ordinance No. 2025-015 <i>Final Vacate ROW</i>		
Requested Action		
Recommend approval of Ordinance No. 2025-015.		
Staff Report		
The applicant, Center Lake Properties, LLLP, is requesting the vacation of a 30 feet by 30 feet right-of-way area that was platted as part of Highland Ranch The Canyons Phase 6, PB 74, PG 49-57. This space was originally intended for a subdivision entry feature, but is no longer needed. The applicant would like the City to vacate this portion so it can be absorbed into the commercial development to the north. City staff do not oppose this request and support the vacation petition. Staff recommends approval of Ordinance 2025-015.		
		
Additional Analysis		
Fiscal Impact Summary		
None.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	2025-015	Ord 2025-015 Black West Street ROW Closing (04.10.2025).pdf
2.	Map	Map.pdf
3.	Application with Exhibits	Application with Exhibits.pdf

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, CLOSING AND PERMANENTLY ABANDONING A 30 FEET BY 30 FEET PORTION OF HIGHLAND RANCH BOULEVARD, ACCORDING TO THE PLAT OF HIGHLAND RANCH THE CANYONS PHASE 6, RECORDED IN PLAT BOOK 74, PAGES 49-57, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS BELOW; PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, RECORDING, PUBLICATION AND EFFECTIVE DATE.

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

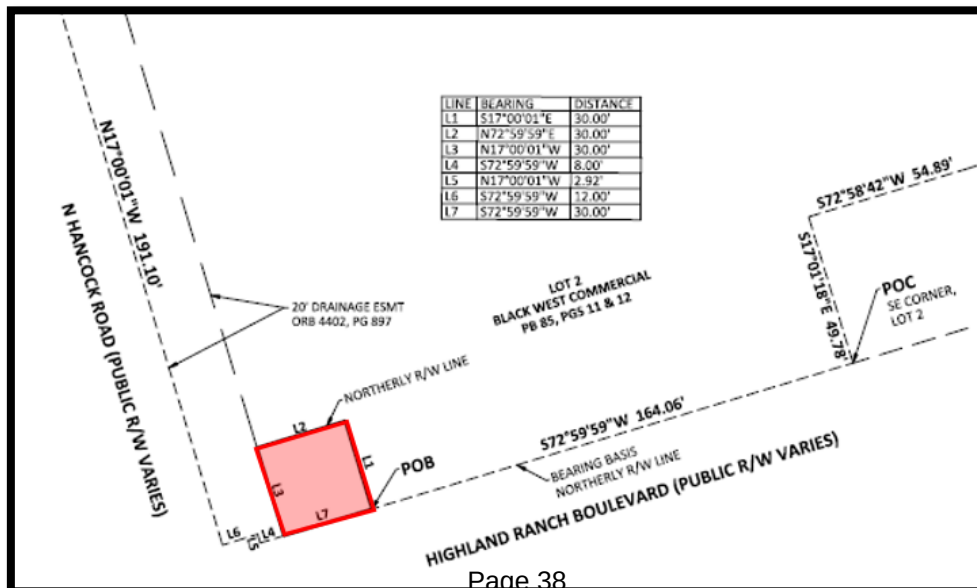
SECTION 1: LEGAL DESCRIPTION

A PORTION OF HIGHLAND RANCH BOULEVARD, LYING IN THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 2, BLACK WEST COMMERCIAL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 85, PAGES 11 AND 12, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; RUN THENCE S72°59'59"W ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF HIGHLAND RANCH BOULEVARD A DISTANCE OF 164.06 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE S72°59'59"W A DISTANCE OF 30.00 TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE; THENCE THE FOLLOWING THREE COURSES ALONG SAID NORTHERLY RIGHT-OF-WAY LINE: (1) N17°00'01"W A DISTANCE OF 30.00 FEET; (2) N72°59'59"E A DISTANCE OF 30.00 FEET; (3) S17°00'01"E A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 900 SQUARE FEET OR 0.0207 ACRES MORE OR LESS.

Hereafter called "Vacated Parcel."





CITY OF CLERMONT
ORDINANCE NO. 2025-015

SECTION 2: AUTHORITY

The Vacated Parcel is hereby closed and vacated by the City of Clermont. The closing is done pursuant to the authority of the Charter of the City of Clermont, Lake County, Florida and the general laws of the State of Florida.

SECTION 3: CONFLICT

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

SECTION 4: 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 5: ADMINISTRATIVE CORRECTION

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

SECTION 6: RECORDING

This Ordinance shall be recorded in the Public Records of Lake County, Florida and at the Applicant's expense.

SECTION 7: 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. 2025-015

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 27th day of May, 2025.

CITY OF CLERMONT

Tim Murry, Mayor

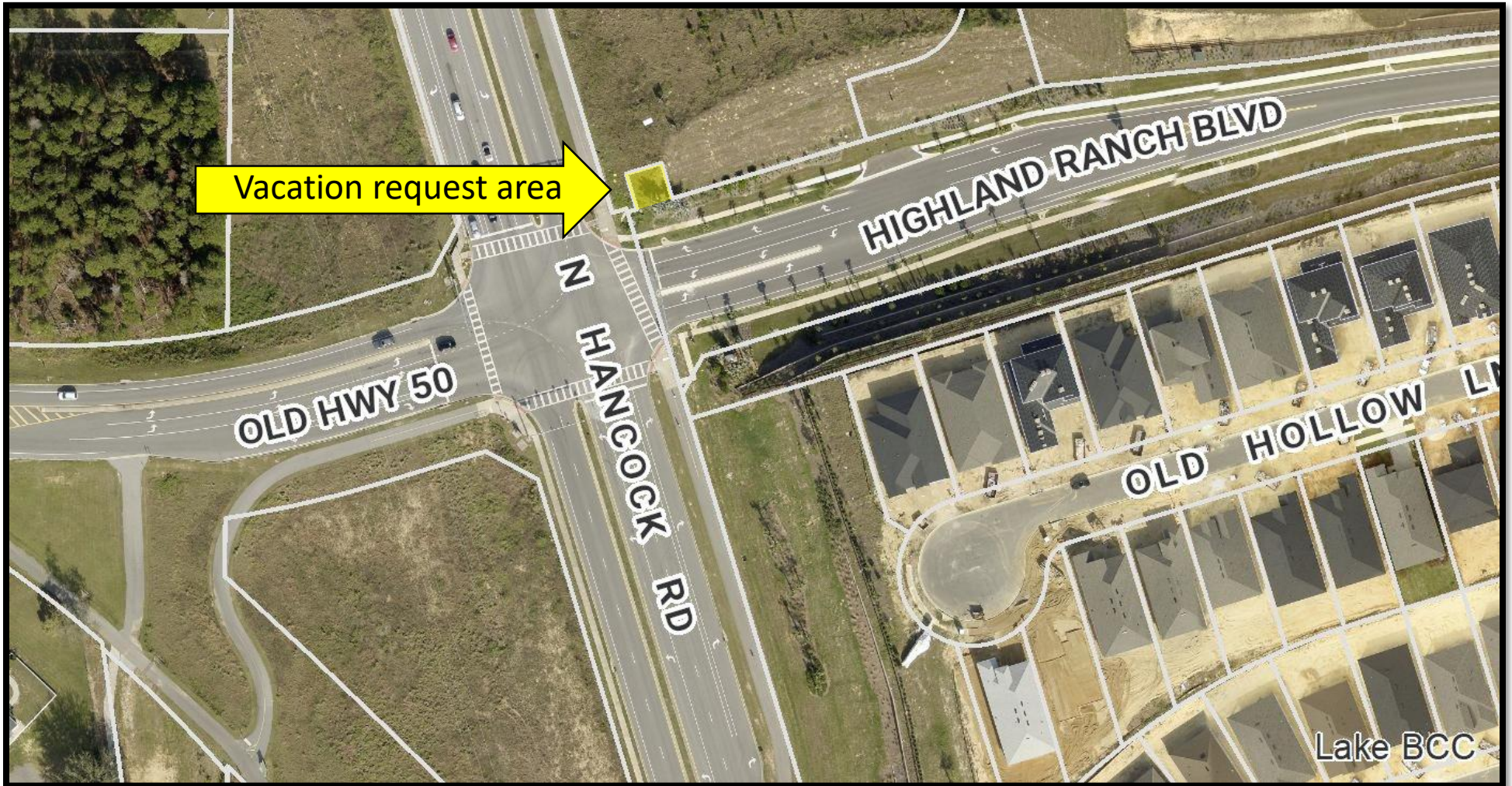
ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

Approved as to form and legality:

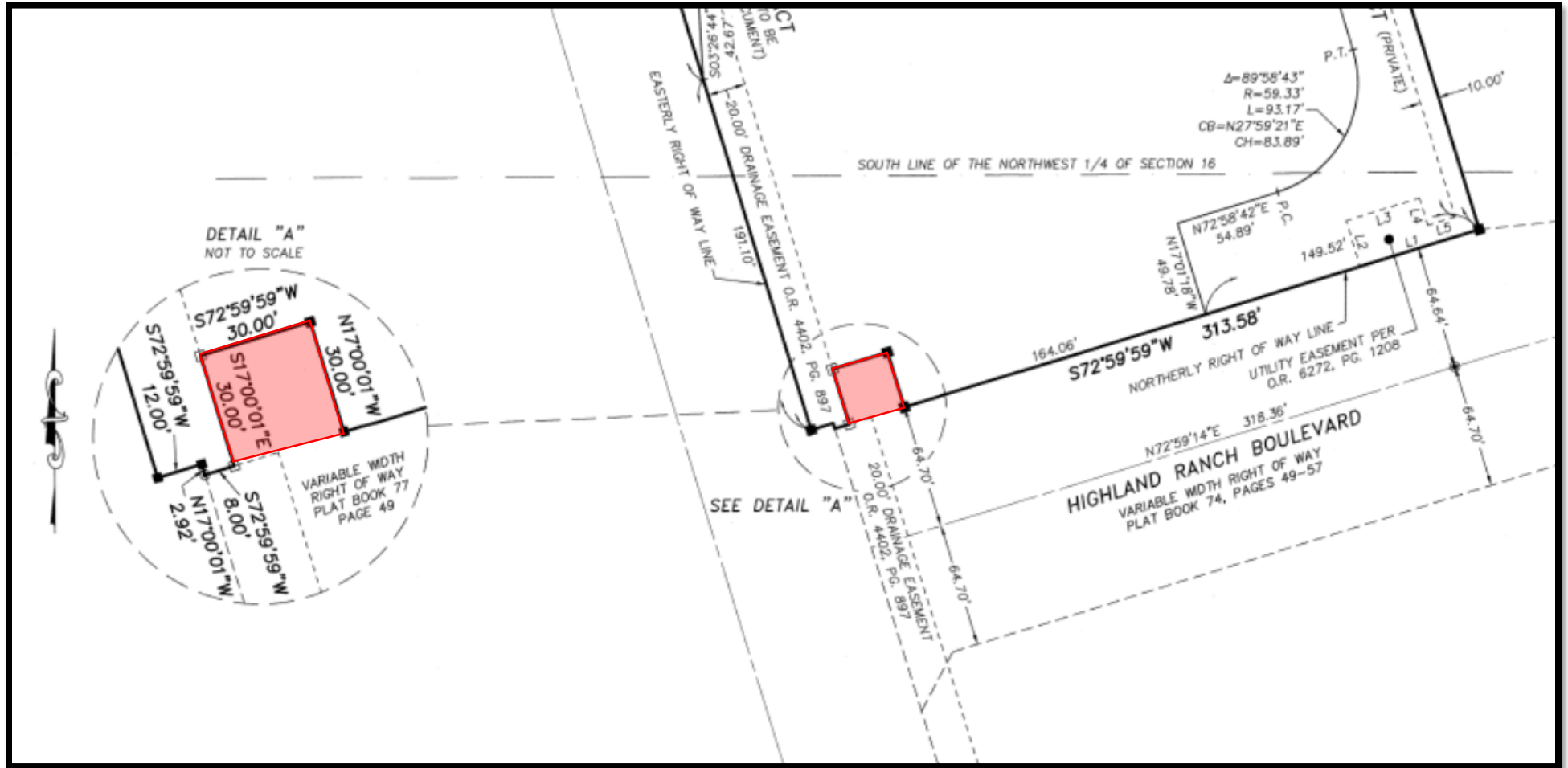
Christian W. Waugh, City Attorney

Black West Commercial – ROW Vacation Request



The applicant, Center Lake Properties, LLLP, is requesting the vacation of a 30 feet by 30 feet right-of-way area that was platted as part of Highland Ranch The Canyons Phase 6. This space was originally intended for a subdivision entry feature, but is no longer needed. The applicant would like the City to vacate this portion so it can be absorbed into the commercial development to the north. Staff does not oppose this request and supports the vacation petition.

Black West Commercial – ROW Vacation Request





**CITY OF CLERMONT
STREET RIGHT-OF-WAY / EASEMENT CLOSING
PETITION**

DATE: **March 26, 2025**

FEE: \$1000.00
+ cost of advertisement

PETITIONER'S NAME: **CENTER LAKE PROPERTIES, LLLP**

Address: **102 W. Pineloch Ave, Ste 10**

City: **Orlando**

State: **FL**

Zip: **32806**

Phone: **407-859-3550** Fax: **N/A**

Legal Description of Petitioner's property abutting Street ROW/easement to be closed
(Attach survey if available):

- **Lot 2 of the plat of Black West Commercial recorded in Plat Book 85, Page 11, Public Records of Lake County, Florida, attached as Exhibit A.**
- **Lot 2 abuts the North, East and West boundaries of this 30' x 30' right-of-way area. Once abandoned, the South boundary would abut the right-of-way of Highland Ranch Blvd.**

If named - name of street to be closed:

- **No street closures are required.**

Plot plan & legal description of Street ROW/Easement portion to be closed (From-To):

- **See the sketch and legal description of the 30'x30' area attached as Exhibit B.**

Purpose or reason for closing:

- **The 30' x 30' portion of right-of-way was inadvertently dedicated via the plat of Highland Ranch The Canyons Phase 6 recorded in Plat Book 74, Page 49, Public Records of Lake County, Florida, attached as Exhibit C. See insets on Sheet 2 and 7 of that plat. The Petitioner intends to include the land in its development of the Black West Commercial project. I understand 20' of the 30' is required to be a landscape buffer.**

Attach a map and list of: Names and addresses of all property owners abutting the portion of the street requested to be closed and abandoned. X yes no.

- **Note: Center Lake Properties, LLLP is the only owner of land abutting the right of way to be abandoned.**



This petition is in accordance with the Clermont Land Development Code, Chapter 54, Division 2. Closing. Any person requesting a Street right-of-way or Easement Closing shall file a complete application submitted to the Development Services Director in the Development Services Department, at least 30 days prior to the final hearing date of the City Council. A Street right-of-way or Easement Closing requires two readings of an ordinance by the City Council. The City Council meetings are held on the second and fourth Tuesdays of every month.

All applications must be complete, including applicable site plans and or pertinent descriptive materials in order to be processed. A plot plan (schematic drawing of the property involved) showing the location of that portion of the street requested to be closed and permanently abandoned, and including a survey of the property and street involved if deemed necessary by the city council or the city attorney.

PETITIONER:

CENTER LAKE PROPERTIES, LLLP,
a Florida limited liability limited partnership

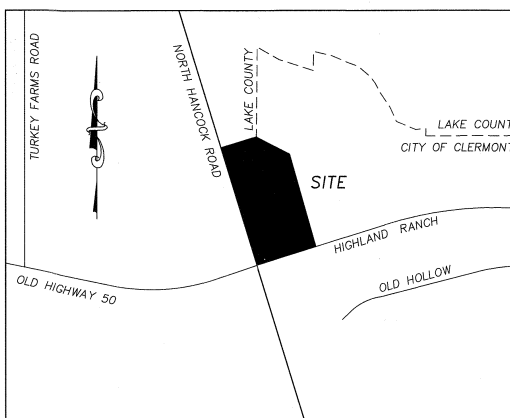
By: **Pineloch Management Corporation,**
a Florida corporation, as its General Partner

By: 
Matthew S. Smith, as its Executive Vice President

SHEET 1 OF 2

PLAT BOOK 85 PAGE 11

VICINITY MAP
SCALE 1"=500'



SHEET INDEX

SHEET 1 - PLAT DESCRIPTION / NOTES

SHEET 2 - BOUNDARY/LOT GEOMETRY

DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF TRACT 26 AND 39, SECTION 16 LAKE HIGHLANDS COMPANY SUBDIVISION, AS RECORDED IN PLAT BOOK 3, PAGE 32, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF TRACT 27, OF SAID PLAT SECTION 16 LAKE HIGHLANDS COMPANY SUBDIVISION; THENCE RUN S89°50'34"W ALONG NORTH LINE OF SAID TRACTS 27 AND 26, 996.06 FEET TO THE SOUTHWEST CORNER OF TRACT 23A OF SAID SECTION 16 LAKE HIGHLANDS COMPANY SUBDIVISION, SAID POINT BEING ON THE WESTERLY LINE OF TRACT OS-1, HIGHLAND RANCH THE CANYONS PHASE 6, AS RECORDED IN PLAT BOOK 74, PAGES 49-57, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, FOR THE POINT OF BEGINNING; THENCE RUN S49°24'51"E ALONG THE WEST LINE OF SAID TRACT OS-1, 194.76 FEET TO AN ANGLE BREAK IN SAID WESTERLY LINE OF TRACT OS-1; THENCE RUN S17°00'01"E, 588.16 FEET TO THE NORTH RIGHT OF WAY LINE OF HIGHLAND RANCH BOULEVARD OF SAID HIGHLAND RANCH THE CANYONS PHASE 6; THENCE RUN THE FOLLOWING FIVE (5) COURSES ALONG SAID NORTH RIGHT OF WAY LINE S72°59'59"W, 313.58 FEET; N17°00'01"W, 30.00 FEET; S72°59'59"W, 30.00 FEET; S17°00'01"E, 30.00 FEET; S72°59'59"W, 8.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF NORTH HANCOCK ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 4402, PAGE 875, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN THE FOLLOWING THREE (3) COURSES ALONG SAID EASTERLY RIGHT OF WAY LINE, N17°00'01"W, 2.92 FEET; S72°59'59"W, 12.00 FEET; N17°00'01"W, 828.13 FEET TO THE AFORESAID NORTH LINE OF TRACT 26; THENCE RUN N89°50'34"E ALONG SAID NORTH LINE, 270.82 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 6.296 ACRES MORE OR LESS.

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



CERTIFICATE OF AUTHORIZATION LB 7274
301 N. TUBB STREET, SUITE 106
OAKLAND, FL 34760
Phone No. 407.905.8877

BLACK WEST COMMERCIAL
A PARTIAL REPLAT OF TRACTS 26 AND 39,
SECTION 16 LAKE HIGHLANDS COMPANY, PLAT BOOK 3, PAGE 32,
OF SECTION 16, TOWNSHIP 22 SOUTH, RANGE 26 EAST,
CITY OF CLERMONT, LAKE COUNTY, FLORIDA.

INSTRUMENT #2024121767
PLAT BK 85 PG 11 OF 11
DATE: 10/18/2024 1:57:44 PM
GARY J. COONEY, CLERK OF THE CIRCUIT COURT
AND COMPTROLLER, LAKE COUNTY, FLORIDA
RECORDING FEES \$45.00

PLAT NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF TRACT 27, SECTION 16 LAKE HIGHLANDS COMPANY, AS BEING S89°50'34"W (ASSUMED).
2. THE PROPERTY DEPICTED HEREON IS SUBJECT TO THAT CERTAIN BLACK WEST COMMERCIAL DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AND ANY AMENDMENTS AND/OR SUPPLEMENTS THERETO AS RECORDED IN OR BK 6413, PG 154 PUBLIC RECORDS OF LAKE COUNTY, FLORIDA (THE "DECLARATION"). PRIVATE ACCESS TRACT, AS DEFINED IN THE DECLARATION, IS TO BE OWNED AND MAINTAINED BY THE BLACK WEST COMMERCIAL PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION (THE "ASSOCIATION") AS PRESCRIBED IN THE DECLARATION.
3. THE PRIVATE ACCESS TRACT DEPICTED HEREON IS TO BE OWNED AND MAINTAINED BY THE "ASSOCIATION" IN ACCORDANCE WITH THE "DECLARATION".
4. THE LIFT STATION EASEMENT DEPICTED HEREON IS TO BE OWNED AND MAINTAINED BY THE "ASSOCIATION" IN ACCORDANCE WITH THE "DECLARATION".
5. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
6. NO PART OF THE LANDS DESCRIBED HEREON ARE DEDICATED TO THE CITY OF CLERMONT, FLORIDA OR THE GENERAL PUBLIC, UNLESS EXPRESSLY STATED HEREON.
7. THE "RIGHT-OF-WAY-TRACT" SHOWN ON THIS PLAT SHALL BE CONVEYED AND DEDICATED IN PERPETUITY TO LAKE COUNTY, FLORIDA FOR THE USE AND BENEFIT OF THE PUBLIC FOR PROPER PURPOSES, ALONG WITH ALL RESPONSIBILITY OF MAINTENANCE, REPAIR AND REPLACEMENT, PURSUANT TO A SEPARATE DEED TO BE RECORDED IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
8. ACCORDING TO THE PROPERTY INFORMATION REPORT FOR THE FILING OF A SUBDIVISION PLAT IN LAKE COUNTY, FLORIDA, BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY FILE ORT#23051661, DATED APRIL 8., 2024, THE LANDS SHOWN HEREON ARE SUBJECT TO THE FOLLOWING:

- CITY OF CLERMONT MISCELLANEOUS ORDINANCE NO. 362-M RECORDED IN O.R. BOOK 1652, PAGE 1002, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (CANNOT BE GRAPHICALLY SHOWN)
- DEVELOPER'S AGREEMENT BETWEEN LAKE COUNTY, FLORIDA AND CENTER LAKE PROPERTIES, LTD. RECORDED IN O.R. BOOK 2085, PAGE 170, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (CANNOT BE GRAPHICALLY SHOWN)
- SHORT FORM CONDITIONAL USE PERMITS RECORDED IN O.R. BOOK 4394, PAGE 2434, AND O.R. BOOK 4816, PAGE 1103, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (CANNOT BE GRAPHICALLY SHOWN)
- NON-EXCLUSIVE DRAINAGE EASEMENT TO LAKE COUNTY RECORDED IN O.R. BOOK 4402, PAGE 897, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (AS SHOWN HEREON)
- DECLARATION OF RESTRICTIVE COVENANT AND EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 4405, PAGE 1036, AS AMENDED BY FIRST AMENDMENT TO DECLARATION OF RESTRICTIVE COVENANTS AND EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 5017, PAGE 1836, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (CANNOT BE GRAPHICALLY SHOWN)
- GENERAL ASSIGNMENT OF ENTITLEMENTS (BLACK WEST) RECORDED IN OFFICIAL RECORDS BOOK 4405, PAGE 1071, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (CANNOT BE GRAPHICALLY SHOWN)
- RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED IN OFFICIAL RECORDS BOOK 6062, PAGE 1114, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (CANNOT BE GRAPHICALLY SHOWN)
- NOTICE OF COMMENCEMENT RECORDED IN OFFICIAL RECORDS BOOK 6187, PAGE 1494, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (CANNOT BE GRAPHICALLY SHOWN)
- TEMPORARY ACCESS, GRADING, AND SLOPE EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 5965, PAGE 349, AS AMENDED BY AMENDED AND RESTATED TEMPORARY ACCESS, GRADING, AND SLOPE EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 5981, PAGE 621, AND AS SUBSEQUENTLY AMENDED BY FIRST AMENDMENT TO AMENDED AND RESTATED TEMPORARY ACCESS, GRADING, AND SLOPE EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 6203, PAGE 917, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (CANNOT BE GRAPHICALLY SHOWN)
- TEMPORARY ACCESS, GRADING, AND SLOPE EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 5967, PAGE 1236, AS AMENDED BY AMENDED AND RESTATED TEMPORARY ACCESS, GRADING, AND SLOPE EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 5977, PAGE 1632, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (CANNOT BE GRAPHICALLY SHOWN)
- PERPETUAL UTILITY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 6272, PAGE 1208, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (AS SHOWN HEREON)

CERTIFICATE OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being a professional surveyor and mapper certifies that I have prepared the foregoing plat and it was made under my direction and supervision and that the plat complies with all of the survey requirements of Chapter 177, Part 1, Platting, Florida Statutes; and that said land is located in Lake County, Florida.

Dated: 6/10/2024
BISHMAN SURVEYING AND MAPPING
301 N. TUBB STREET, SUITE 106
OAKLAND, FL 34760
Aron D. Bishman, PSM
Florida Registration No. 5668
Certificate of Authorization No. 7274

BLACK WEST COMMERCIAL
DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT CENTER LAKE PROPERTIES, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION TO THIS PLAT DOES HEREBY DEDICATE THE FOLLOWING FOR THE USES AND PURPOSES THEREIN EXPRESSED, SUBJECT TO THE PLAT NOTES CONTAINED HEREIN.

IN WITNESS WHEREOF, THE OWNER HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER BY THE OFFICER NAMED BELOW ITS CORPORATE SEAL TO BE AFFIXED HERETO ON JUNE 7, 2024.

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

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

BY: JAMES E. FRYE, JR., ITS PRESIDENT

SIGNED IN THE PRESENCE OF:

Patricia Kirby Julia G. Mulligan
SIGN NAME: SIGN NAME:
PATRICIA KIRBY Julia G. Mulligan
PRINT NAME: PRINT NAME:

STATE OF FLORIDA
COUNTY OF ORANGE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ✓ PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 7th DAY OF JUNE, 2024, BY JAMES E. FRYE, JR., AS PRESIDENT OF PINELOCH MANAGEMENT CORPORATION, A FLORIDA CORPORATION AND THE GENERAL PARTNER OF CENTER LAKE PROPERTIES, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, ON BEHALF OF SAID PARTNERSHIP. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

Patricia Yvonne Kirby
NOTARY PUBLIC
MY COMMISSION EXPIRES: FEBRUARY 27, 2026
COMMISSION NUMBER: HH232468



CERTIFICATE OF REVIEW BY CITY SURVEYOR

Pursuant to Section 177.081, Florida Statutes, I have reviewed this plat for conformity to Chapter 177, Part 1, Platting, Florida Statutes, and find that said plat complies with the technical requirements of that Chapter, provided, however, that my review does not include field verification of survey data, the coordinates, points or measurements shown on this plat.

Jennings E. Griffin
JENNINGS E. GRIFFIN
PROFESSIONAL SURVEYOR AND MAPPER NO. 4486

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That this plat was reviewed in accordance with Section 177.081, Florida Statutes and presented to the CITY COUNCIL OF Clermont, Lake County, Florida, and approved by said CITY COUNCIL OF Clermont for record on the 11th day of June, 2024 provided that this plat is recorded in the office of the Clerk of the Circuit Court of Lake County, Florida within days from the date of approval by said City of Clermont, Florida.

ATTEST: JACQUELINE P. MURPHY CITY OF CLERMONT

Tracey A. Howe Tim Murphy
CITY CLERK MAYOR
PRINT NAME PRINT NAME

CERTIFICATE OF COUNTY CLERK

I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, Florida Statutes and was filed for record on at

File No: Clerk of the Circuit Court in and for Lake County, Florida
By: NOT REQUIRED

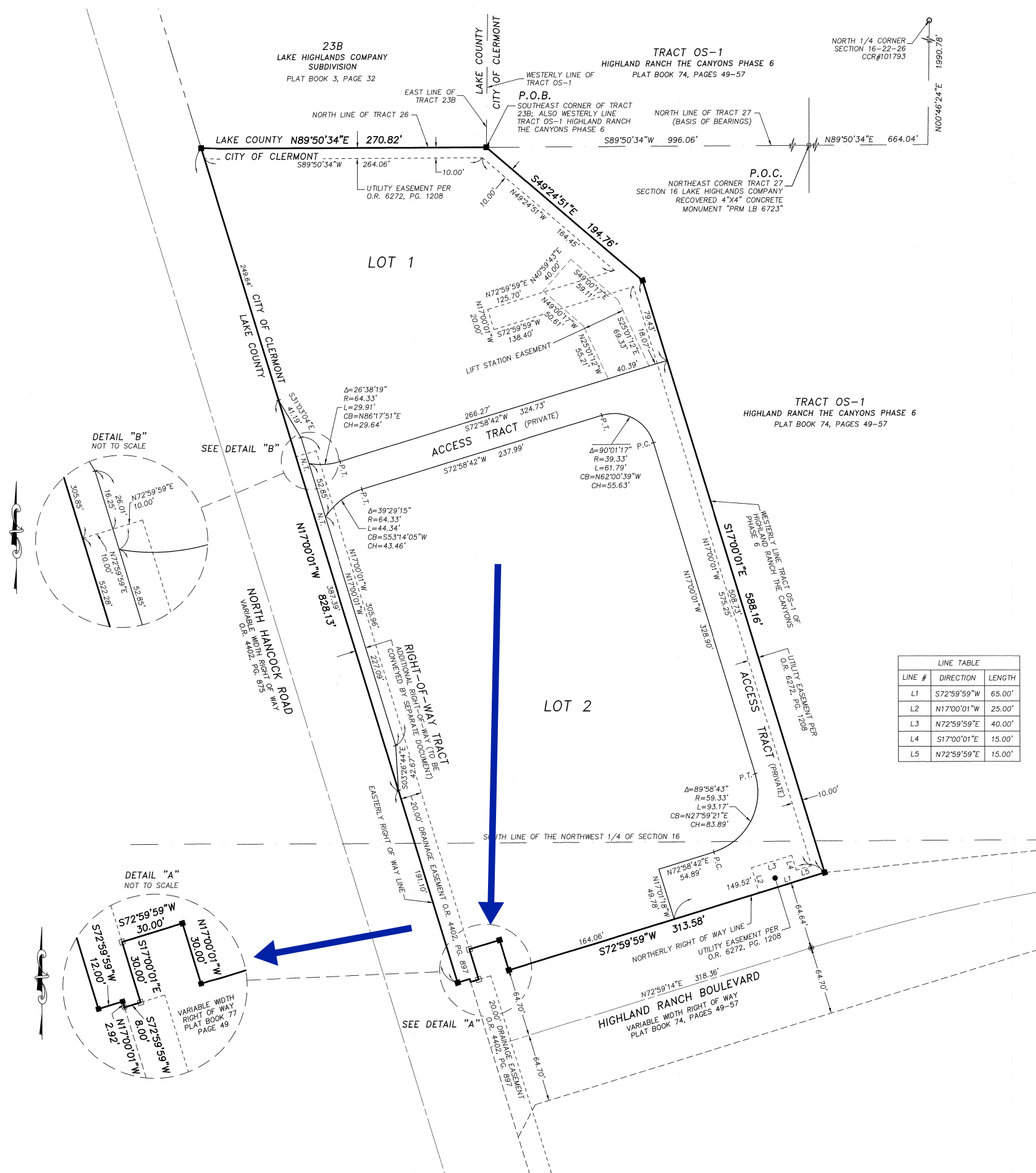
BLACK WEST COMMERCIAL

A PARTIAL REPLAT OF TRACTS 26 AND 39,
SECTION 16 LAKE HIGHLANDS COMPANY, PLAT BOOK 3, PAGE 32,
OF SECTION 16, TOWNSHIP 22 SOUTH, RANGE 26 EAST,
CITY OF CLERMONT, LAKE COUNTY, FLORIDA.

SHEET INDEX

SHEET 1 - PLAT DESCRIPTION / NOTES

SHEET 2 - BOUNDARY/LOT GEOMETRY

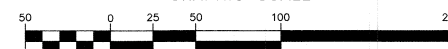


LEGEND

Δ	CENTRAL ANGLE	P.O.C.	POINT OF COMMENCEMENT
R	RADIUS	P.O.B.	POINT OF BEGINNING
L	LENGTH	P.G.	PAGE
CB	CHORD BEARING	P.B.	PLAT BOOK
CH	CHORD DISTANCE	P.C.	POINT OF CURVATURE
N.T.	NOT TANGENT	P.T.	POINT OF TANGENCY
O.R.	OFFICIAL RECORDS BOOK		
D.E.	DRAINAGE EASEMENT		CHANGE IN DIRECTION
U.E.	UTILITY EASEMENT		
LB	LICENSED BUSINESS		
PSM	PROFESSIONAL SURVEYOR AND MAPPER		
CCR#	CERTIFIED CORNER RECORD NUMBER		

- DENOTES SET PERMANENT REFERENCE MONUMENT (PRM), A 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB 7274"
- DENOTES RECOVERED PERMANENT REFERENCE MONUMENT (PRM), A 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB 6723"
- DENOTES SET PERMANENT REFERENCE MONUMENT (PRM), A MAGNETIZED NAIL AND DISK STAMPED "PRM LB 7274"

GRAPHIC SCALE



(IN FEET)
1 INCH = 50 FT.



CERTIFICATE OF AUTHORIZATION LB 7274

301 N. TUBB STREET, SUITE 106
OAKLAND, FL 34760
Phone No. 407.905.8877

SKETCH OF DESCRIPTION

SHEET 1 OF 2

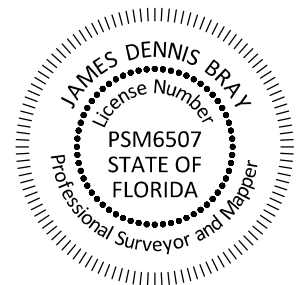
EXHIBIT B

LEGAL DESCRIPTION:

A PORTION OF HIGHLAND RANCH BOULEVARD, LYING IN THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 2, BLACK WEST COMMERCIAL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 85, PAGES 11 AND 12, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; RUN THENCE S72°59'59"W ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF HIGHLAND RANCH BOULEVARD A DISTANCE OF 164.06 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE S72°59'59"W A DISTANCE OF 30.00 TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE; THENCE THE FOLLOWING THREE COURSES ALONG SAID NORTHERLY RIGHT-OF-WAY LINE: (1) N17°00'01"W A DISTANCE OF 30.00 FEET; (2) N72°59'59"E A DISTANCE OF 30.00 FEET; (3) S17°00'01"E A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 900 SQUARE FEET OR 0.0207 ACRES MORE OR LESS.



JOB #906812

CF # LAK-85-11-LOT2-SOD

DATE: 03/20/2025

SCALE: 1" = 40'

DRAWN BY: GLT

CERTIFIED TO:

PINELOCH MANAGEMENT CORPORATION

LEGEND

	- CENTERLINE
CM	- CONCRETE MONUMENT
A	- CENTRAL ANGLE
(D)	- DESCRIBED
DB	- DEED BOOK
DE	- DRAINAGE EASEMENT
ESMT	- EASEMENT
FND	- FOUND
INST	- INSTRUMENT NUMBER
L	- ARC LENGTH
(M)	- MEASURED
N&D	- NAIL AND DISK
ORB	- OFFICIAL RECORDS BOOK
(P)	- PLAT
PB	- PLAT BOOK
PG	- PAGE
POB	- POINT OF BEGINNING
POC	- POINT OF COMMENCEMENT
R/W	- RIGHT OF WAY
R	- RADIUS
TYP	- TYPICAL
UE	- UTILITY EASEMENT
#	- NUMBER

REVISIONS

GENERAL NOTES:

1. BEARING STRUCTURE IS BASED ON THE MONUMENTED NORTHERLY R/W LINE OF HIGHLAND RANCH BOULEVARD, BEING: S72°59'59"W PER PLAT.
2. THIS SURVEYOR HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS FOR ANY DEDICATIONS, LIMITATIONS, RESTRICTIONS OR EASEMENTS OTHER THAN SHOWN HEREON.
3. THIS SKETCH OF DESCRIPTION HAS BEEN MADE FOR THE EXCLUSIVE USE OF THE ENTITIES PREPARED FOR HEREON AND DOES NOT EXTEND TO ANY UNNAMED PARTIES.
4. THIS SKETCH OF DESCRIPTION IS NOT A SURVEY.
5. THIS SKETCH OF DESCRIPTION IS "NOT VALID" WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF THIS FLORIDA LICENSED SURVEYOR AND MAPPER, UNLESS PROVIDED WITH ELECTRONIC SIGNATURE. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY SIGNING PROFESSIONAL SURVEYOR AND MAPPER ON THE DATE OF THE ELECTRONIC SIGNATURE.

Altamax Surveying

910 Belle Avenue, Suite 1100
Casselberry, FL 32708
Phone: 407-677-0200
Licensed Business No. 7833
www.altamaxsurveying.com
James@altamaxsurveying.com

Digitally signed by James D Bray
DN: cn=James D Bray c=US
o=Unaffiliated
Reason: I am the author of this document
Location:
Date: 2025-03-21 16:12-04:00

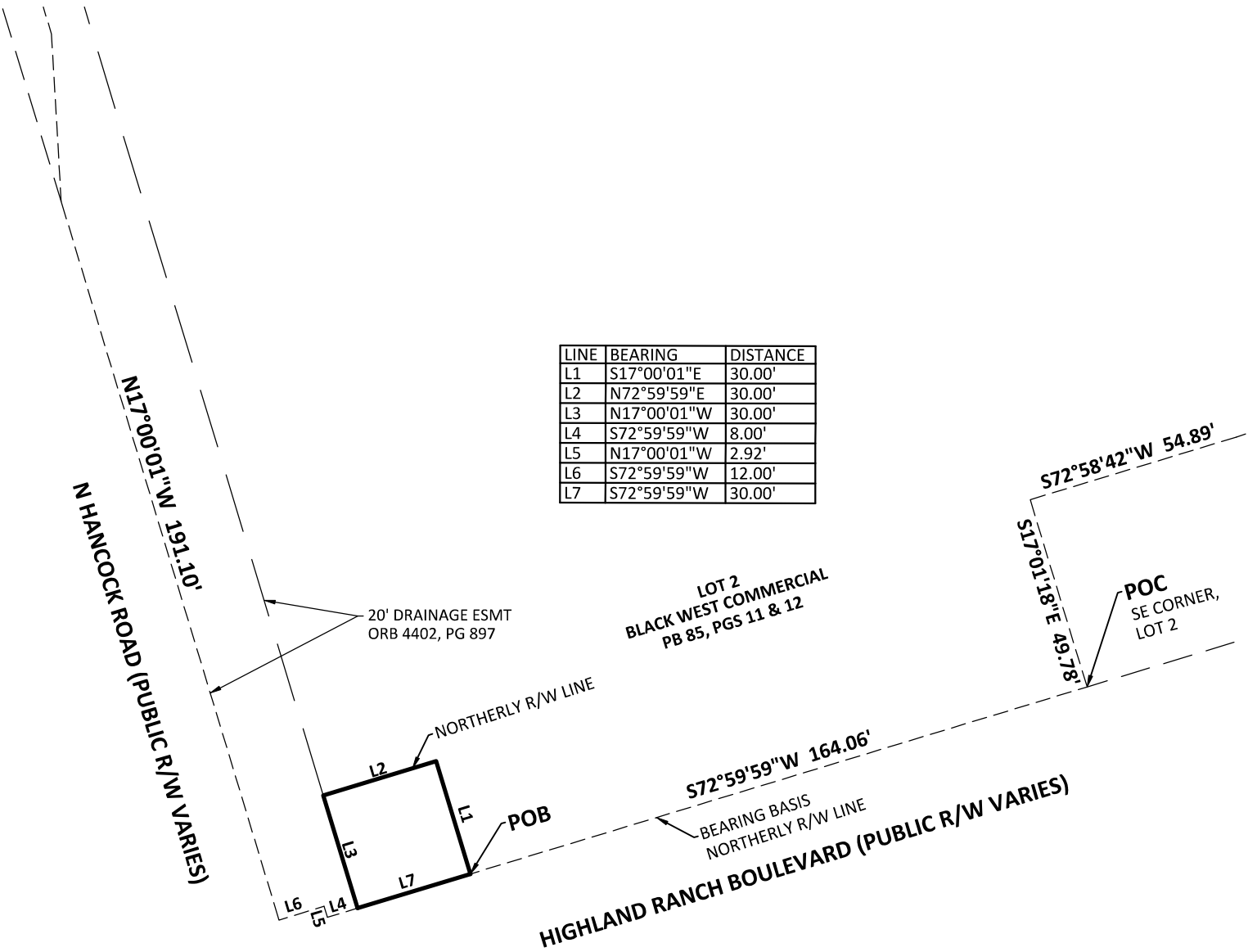
James D. Bray PSM 6507

SITE ADDRESS:

UNASSIGNED
N HANCOCK ROAD &
HIGHLAND RANCH BLVD
CLERMONT, FL, 32856

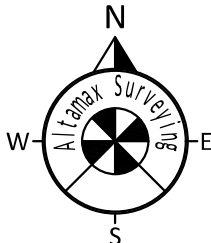
SKETCH OF DESCRIPTION

SHEET 2 OF 2

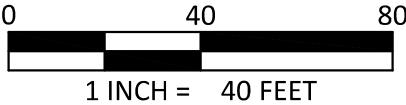


Altamax Surveying

910 Belle Avenue, Suite 1100
Casselberry, FL 32708
Phone: 407-677-0200
Licensed Business No. 7833
www.altamaxsurveying.com



GRAPHIC SCALE



HIGHLAND RANCH THE CANYONS PHASE 6

UNPLATTED LANDS LYING IN SECTION 16, TOWNSHIP 22 SOUTH, RANGE 26 EAST,
CITY OF CLERMONT, LAKE COUNTY, FLORIDA.

SHEET 1 OF 9

PLAT BOOK 74 PAGE 49

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4405, PAGE 1010 OF THE PUBLIC RECORDS OF LAKE COUNTY FLORIDA, LYING IN SECTION 16, TOWNSHIP 22 SOUTH, RANGE 26, CITY OF CLERMONT, LAKE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF TRACT P, PLAT OF HIGHLAND RANCH PRIMARY PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 66, PAGES 8 THROUGH 16 OF SAID PUBLIC RECORDS; THENCE RUN ALONG THE WESTERLY LINE OF SAID PLAT THE FOLLOWING COURSES: SOUTH 48°54'18" WEST, FOR A DISTANCE OF 164.68 FEET; THENCE SOUTH 00°01'33" EAST, FOR A DISTANCE OF 347.85 FEET; THENCE SOUTH 06°31'30" WEST, FOR A DISTANCE OF 982.67 FEET; THENCE SOUTH 16°23'20" EAST, FOR A DISTANCE OF 127.02 FEET; THENCE SOUTH 31°52'20" EAST, FOR A DISTANCE OF 250.66 FEET TO THE SOUTHERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4405, PAGE 1010, ALSO BEING THE SOUTHWEST CORNER OF TRACT FF OF SAID PLAT AND THE NORTHERLY RIGHT-OF-WAY LINE OF OLD HIGHWAY 50, ACCORDING TO OFFICIAL RECORDS BOOK 2732, PAGE 608 OF SAID PUBLIC RECORDS; THENCE RUN ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND THE SOUTHERLY LINE OF SAID LANDS THE FOLLOWING COURSES: SOUTH 58°09'10" WEST, FOR A DISTANCE OF 354.60 FEET TO A POINT OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 924.55 FEET, A CENTRAL ANGLE OF 34°45'25", A CHORD THAT BEARS SOUTH 75°31'51" WEST WITH A DISTANCE OF 552.29 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 560.85 FEET TO A POINT OF TANGENCY; THENCE NORTH 87°05'26" WEST, FOR A DISTANCE OF 287.71 FEET TO A POINT OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 3575.00 FEET, A CENTRAL ANGLE OF 04°50'13", A CHORD THAT BEARS NORTH 89°32'26" WEST WITH A DISTANCE OF 301.71 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE 301.80 FEET TO A POINT OF TANGENCY; THENCE SOUTH 88°02'28" WEST, FOR A DISTANCE OF 839.45 FEET TO A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 497.96 FEET, A CENTRAL ANGLE OF 46°18'03", A CHORD THAT BEARS NORTH 68°48'32" WEST WITH A DISTANCE OF 391.54 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 402.40 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 45°39'30" WEST, FOR A DISTANCE OF 516.08 FEET TO THE WESTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4405, PAGE 1010 AND THE INTERSECTION OF SAID NORTHERLY RIGHT-OF-WAY LINE WITH THE EASTERLY RIGHT-OF-WAY LINE OF NORTH HANCOCK ROAD, ACCORDING TO OFFICIAL RECORDS BOOK 4402, PAGES 875 OF SAID PUBLIC RECORDS, ALSO BEING A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 11524.16 FEET, A CENTRAL ANGLE OF 00°09'00", A CHORD THAT BEARS NORTH 16°46'42" WEST WITH A DISTANCE OF 30.16 FEET; THENCE RUN NORTHWESTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE ALSO BEING THE WESTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4405, PAGE 1010, AND THE ARC OF SAID CURVE 30.16 FEET TO A POINT OF TANGENCY; THENCE RUN THE FOLLOWING COURSES CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND THE WESTERLY LINE OF SAID LANDS: NORTH 16°51'12" WEST, FOR A DISTANCE OF 331.26 FEET; THENCE NORTH 73°08'48" EAST, FOR A DISTANCE OF 12.00 FEET; THENCE NORTH 16°51'12" WEST, FOR A DISTANCE OF 519.96 FEET; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE RUN THE FOLLOWING COURSES CONTINUING ALONG THE WESTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4405, PAGE 1010: NORTH 73°08'48" EAST, FOR A DISTANCE OF 8.00 FEET; THENCE NORTH 16°51'12" WEST, FOR A DISTANCE OF 30.00 FEET; THENCE NORTH 73°08'48" EAST, FOR A DISTANCE OF 30.00 FEET; THENCE SOUTH 16°51'12" EAST, FOR A DISTANCE OF 30.00 FEET; THENCE NORTH 73°08'48" EAST, FOR A DISTANCE OF 313.58 FEET; THENCE NORTH 16°51'12" WEST, FOR A DISTANCE OF 588.16 FEET; THENCE NORTH 49°16'02" WEST, FOR A DISTANCE OF 194.76 FEET; THENCE NORTH 00°45'58" EAST, FOR A DISTANCE OF 527.31 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 350.00 FEET, A CENTRAL ANGLE OF 24°51'20", A CHORD THAT BEARS SOUTH 59°38'21" EAST WITH A DISTANCE OF 150.65 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 151.83 FEET TO A POINT OF TANGENCY; THENCE SOUTH 72°04'01" EAST, FOR A DISTANCE OF 210.58 FEET; THENCE NORTH 00°47'44" EAST, FOR A DISTANCE OF 114.24 FEET; THENCE SOUTH 48°58'16" EAST, FOR A DISTANCE OF 4.92 FEET; THENCE SOUTH 78°50'47" EAST, FOR A DISTANCE OF 106.27 FEET; THENCE SOUTH 66°44'04" EAST, FOR A DISTANCE OF 97.15 FEET; THENCE SOUTH 89°28'35" EAST, FOR A DISTANCE OF 70.81 FEET; THENCE SOUTH 49°02'46" EAST, FOR A DISTANCE OF 93.33 FEET; THENCE SOUTH 35°57'52" EAST, FOR A DISTANCE OF 46.74 FEET; THENCE SOUTH 28°12'52" EAST, FOR A DISTANCE OF 66.02 FEET; THENCE SOUTH 33°52'44" EAST, FOR A DISTANCE OF 102.57 FEET; THENCE SOUTH 24°03'49" EAST, FOR A DISTANCE OF 89.75 FEET; THENCE SOUTH 67°21'01" EAST, FOR A DISTANCE OF 120.31 FEET; THENCE NORTH 87°31'58" EAST, FOR A DISTANCE OF 61.07 FEET; THENCE SOUTH 00°51'18" WEST, FOR A DISTANCE OF 47.59 FEET; THENCE NORTH 89°58'53" EAST, FOR A DISTANCE OF 664.04 FEET; THENCE NORTH 00°54'52" EAST, FOR A DISTANCE OF 67.62 FEET; THENCE SOUTH 43°20'04" EAST, FOR A DISTANCE OF 482.63 FEET; THENCE SOUTH 26°20'42" EAST, FOR A DISTANCE OF 231.90 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 50°41'58", CHORD THAT BEARS SOUTH 51°41'41" EAST WITH A DISTANCE OF 85.63 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 88.49 FEET TO A POINT OF TANGENCY; THENCE SOUTH 77°02'40" EAST, FOR A DISTANCE OF 160.34 FEET; THENCE SOUTH 00°52'01" WEST, FOR A DISTANCE OF 83.58 FEET; THENCE NORTH 89°58'50" EAST, FOR A DISTANCE OF 667.98 FEET; THENCE NORTH 00°49'08" EAST, FOR A DISTANCE OF 656.45 FEET TO POINT ON THE SOUTH LINE OF HIGHLAND RANCH THE CANYONS PHASE 7, AS RECORDED IN PLAT BOOK 73, PAGES 59-60, OF SAID PUBLIC RECORDS, BEING ALSO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1004.93 FEET, A CENTRAL ANGLE OF 13°26'37", A CHORD THAT BEARS NORTH 76°50'32" EAST WITH A DISTANCE OF 235.25 FEET; THENCE RUN NORTHEASTERLY ALONG SAID SOUTH LINE, DEPARTING THE WESTERLY LINE OF SAID LANDS AND ALONG THE ARC OF SAID CURVE A DISTANCE OF 235.79 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF TIMBERVALE TRAIL, ACCORDING TO SAID PLAT OF HIGHLAND RANCH PRIMARY PHASE 1; THENCE RUN ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE SOUTH 38°25'53" EAST, FOR A DISTANCE OF 90.06 FEET TO A POINT OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 380.00 FEET, A CENTRAL ANGLE OF 02°39'47", A CHORD THAT BEARS SOUTH 39°45'48" EAST WITH A DISTANCE OF 17.66 FEET; THENCE RUN ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE AND ALONG SAID CURVE A DISTANCE OF 17.66 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND LIES IN LAKE COUNTY, FLORIDA AND CONTAINS 5,826,575 SQUARE FEET OR 133.75 ACRES MORE OR LESS.

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE ASSUMED BASED ON THE NORTH RIGHT-OF-WAY LINE OF OLD HIGHWAY 50, AS RECORDED IN MAP BOOK 9, PAGE 1 AND OFFICIAL RECORDS BOOK 2732, PAGE 608 OF THE PUBLIC RECORDS OF LAKE COUNTY FLORIDA, AS BEING SOUTH 88°02'28" WEST.
- ALL LOT LINES INTERSECTING CURVES ARE RADIAL, UNLESS OTHERWISE NOTED NON-RADIAL (N.R.).
- ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION AND DATA SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- TRACT OS-1, OS-2, OS-3, OS-4 AND OS-5 (OPEN SPACE/LANDSCAPE/UTILITY/DRAINAGE) SHALL BE OWNED AND MAINTAINED BY THE CANYONS AT HIGHLAND RANCH HOMEOWNERS ASSOCIATION, INC (THE ASSOCIATION).
- TRACT LS-1, LIFT STATION SHALL BE OWNED AND MAINTAINED BY THE CITY OF CLERMONT.
- LOT CORNERS WILL BE SET IN ACCORDANCE WITH CHAPTER 177.091 (9), FLORIDA STATUTES AND THE CITY OF CLERMONT LAND DEVELOPMENT REGULATIONS.
- A 5 FEET PRIVATE DRAINAGE EASEMENT IS HEREBY DEDICATED ALONG THE SIDE AND REAR LOT LINES OF ALL LOTS UNLESS OTHERWISE NOTED, TO BE MAINTAINED BY THE ASSOCIATION.
- WALL EASEMENTS SHOWN HEREON SHALL BE DEDICATED TO AND MAINTAINED BY THE ASSOCIATION.
- ACCORDING TO THE PROPERTY INFORMATION REPORT FOR THE FILING OF A SUBDIVISION PLAT IN LAKE COUNTY, FLORIDA, FILE NO.: 2037-4703300, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, THROUGH APRIL 2, 2020 AT 8:00 A.M., THE LANDS SHOWN HEREON ARE SUBJECT TO THE FOLLOWING:

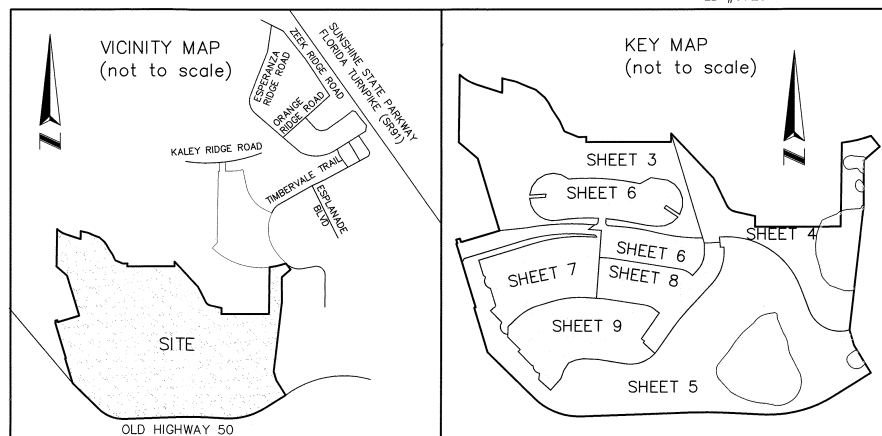
- DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR CANYONS AT HIGHLAND RANCH RECORDED FEBRUARY 24, 2015 IN OFFICIAL RECORDS BOOK 4588, PAGE 2013, AS AMENDED AND OR SUPPLEMENTED, AND AS FURTHER SUPPLEMENTED BY THAT CERTAIN SUPPLEMENTAL DECLARATION TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR CANYONS AT HIGHLAND RANCH (PHASE 6) TO BE RECORDED SIMULTANEOUSLY WITH THIS PLAT.
- EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION, RECORDED JANUARY 5, 1966 IN OFFICIAL RECORDS BOOK 302, PAGE 807, RE-RECORDED JUNE 10, 1968 IN OFFICIAL RECORDS BOOK 360, PAGE 760, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (DOES NOT CREATE ANY PLOTTABLE EASEMENTS)
- DECLARATION OF RESTRICTIVE COVENANT AND EASEMENT AGREEMENT BY AND BETWEEN CENTER LAKE PROPERTIES, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP AND TAYLOR MORRISON OF FLORIDA, INC. A FLORIDA CORPORATION RECORDED NOVEMBER 19, 2013 IN OFFICIAL RECORDS BOOK 4405, PAGE 1036, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (DOES NOT CREATE ANY PLOTTABLE EASEMENTS)
- LIFT STATION EASEMENT AGREEMENT BY AND BETWEEN CENTER LAKE PROPERTIES, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP AND TAYLOR MORRISON OF FLORIDA, INC. A FLORIDA CORPORATION RECORDED NOVEMBER 19, 2013 IN OFFICIAL RECORDS BOOK 4405, PAGE 1056, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (DOES NOT CREATE ANY PLOTTABLE EASEMENTS)
- PERPETUAL UTILITY EASEMENT IN FAVOR OF SUMTER ELECTRIC COOPERATIVE, INC. RECORDED OCTOBER 10, 2014 IN OFFICIAL RECORDS BOOK 4537, PAGE 2092, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (DOES NOT CREATE ANY PLOTTABLE EASEMENTS)

LEGEND:

O.R.	OFFICIAL RECORDS BOOK	N.T.	NON-TANGENT	W.E.	WALL EASEMENT
PG(S).	PAGE(S)	CCR#	CERTIFIED CORNER RECORD	D.E.	DRAINAGE EASEMENT
P.B.	PLAT BOOK	●	SET NAIL AND DISK, STAMPED LB #6723 PERMANENT CONTROL POINT (PCP)	U.E.	UTILITY EASEMENT
P.C.	POINT OF CURVATURE	R/W	RIGHT-OF-WAY	□	RECOVERED 4" X 4" CONCRETE MONUMENT STAMPED PRM LB #6723
P.C.C.	POINT OF COMPOUND CURVATURE	NR	NON-RADIAL	■	SET 4" X 4" CONCRETE MONUMENT STAMPED PRM LB #6723, UNLESS OTHERWISE NOTED
P.R.C.	POINT OF REVERSE CURVATURE	LB	LICENSED BUSINESS	○	SET NAIL AND DISK, STAMPED PRM LB #6723
P.T.	POINT OF TANGENCY	PRM	PERMANENT REFERENCE MONUMENT		
P.I.	POINT OF INTERSECTION				

R	RADIUS
CB	CHORD BEARING
CH	CHORD
Δ	DELTA ANGLE
L	ARC LENGTH
⊙	CENTERLINE
R.P.	RADIUS POINT
▨	U.E. & W.E.

SHEET INDEX
SHEET 1 OF 9 - LEGAL DESCRIPTION, DEDICATION, LEGEND & NOTES
SHEET 2 OF 9 - BOUNDARY INFORMATION
SHEET 3-9 OF 9 - CENTERLINE, TRACT & LOT GEOMETRY



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

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, that I the undersigned, being a licensed surveyor and mapper, do hereby certify that on 11-27-2020 I completed the survey of the lands as shown in the foregoing plat: that said plat is a true and correct representation of the lands surveyed and platted and was prepared under my direction and supervision; that permanent reference monuments have been placed as shown thereon; and this plat complies with all the survey requirements of Chapter 177, Part 1, Platting, Florida Statutes; and that said land is located in City of Clermont, Lake County, Florida.

By: James L. Rickman P.S.M. # 5633
Name: James L. Rickman
Allen & Company, P.C.
Licensed Business # 6723
16 East Plant Street
Winter Garden, Florida 34787

Date: 1/21/21

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 1/21/21 AT CLERMONT, FLORIDA

NOT REQUIRED

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

HIGHLAND RANCH THE CANYONS PHASE 6 DEDICATION

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

TO THE CITY OF CLERMONT:
UTILITY AND DRAINAGE EASEMENTS SHALL BE DEDICATED TO THE CITY OF CLERMONT, ALONG WITH ALL RESPONSIBILITY OF MAINTENANCE, REPAIR AND REPLACEMENT. ALL STREETS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT ARE HEREBY DEDICATED IN PERPETUITY TO THE CITY OF CLERMONT FOR THE USE AND BENEFIT OF THE PUBLIC FOR PROPER PURPOSES, ALONG WITH ALL RESPONSIBILITY OF MAINTENANCE, REPAIR AND REPLACEMENT.
TRACT LS-1 SHALL BE DEDICATED TO THE CITY OF CLERMONT ALONG WITH ALL RESPONSIBILITY OF MAINTENANCE, REPAIR AND REPLACEMENT.

A UTILITY, DRAINAGE, ACCESS AND SIDEWALK EASEMENT IS HEREBY GRANTED OVER, ACROSS AND UPON TRACTS OS-1, OS-2, OS-3, OS-4 AND OS-5.

IN WITNESS WHEREOF, Taylor Morrison of Florida, Inc., a Florida Corporation has caused these presents to be signed by the officer named below its corporate seal to be affixed hereto on January 22, 2021.

Name: Richard Rosello

Signed: [Signature]

Title: VP of Land

Signed and sealed and delivered in the presence of:

1. [Signature]

Witness Signature: Patricia Gascio

Printed Name: Patricia Gascio

2. [Signature]

Witness Signature: Nicole Smith

Printed Name: Nicole Smith

(CORPORATE SEAL)

ACKNOWLEDGMENT

STATE OF FLORIDA,
COUNTY OF Orange

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 22nd DAY OF January, 2021.

BY Richard Rosello AS VP of Land OF TAYLOR MORRISON OF FLORIDA, INC. A FLORIDA CORPORATION. SUCH PERSON ☒ IS PERSONALLY KNOWN TO ME OR ☐ HAS PRODUCED [Signature] AS IDENTIFICATION.

[Signature]

SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT

NOTARY PUBLIC

Printed Name: N. Marie Smith

Commission No.: GG135557

My Commission Expires: 9-18-2021

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 9 day of February, 2021 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: [Signature] City of Clermont

City Clerk: Tim Murry Mayor

Print Name: Kathy Ackard Howe Print Name: Tim Murry

REVIEWER STATEMENT

Pursuant to Section 177.081 F.S., I have reviewed this plat for conformity to Chapter 177, Part 1, Florida Statutes, and find said plat complies with the technical requirements of that Chapter; provided, however, that my review does not include field verification of any of the coordinates, points or measurements shown on this plat.

[Signature] Date: 01/21/21

Name: James L. Rickman

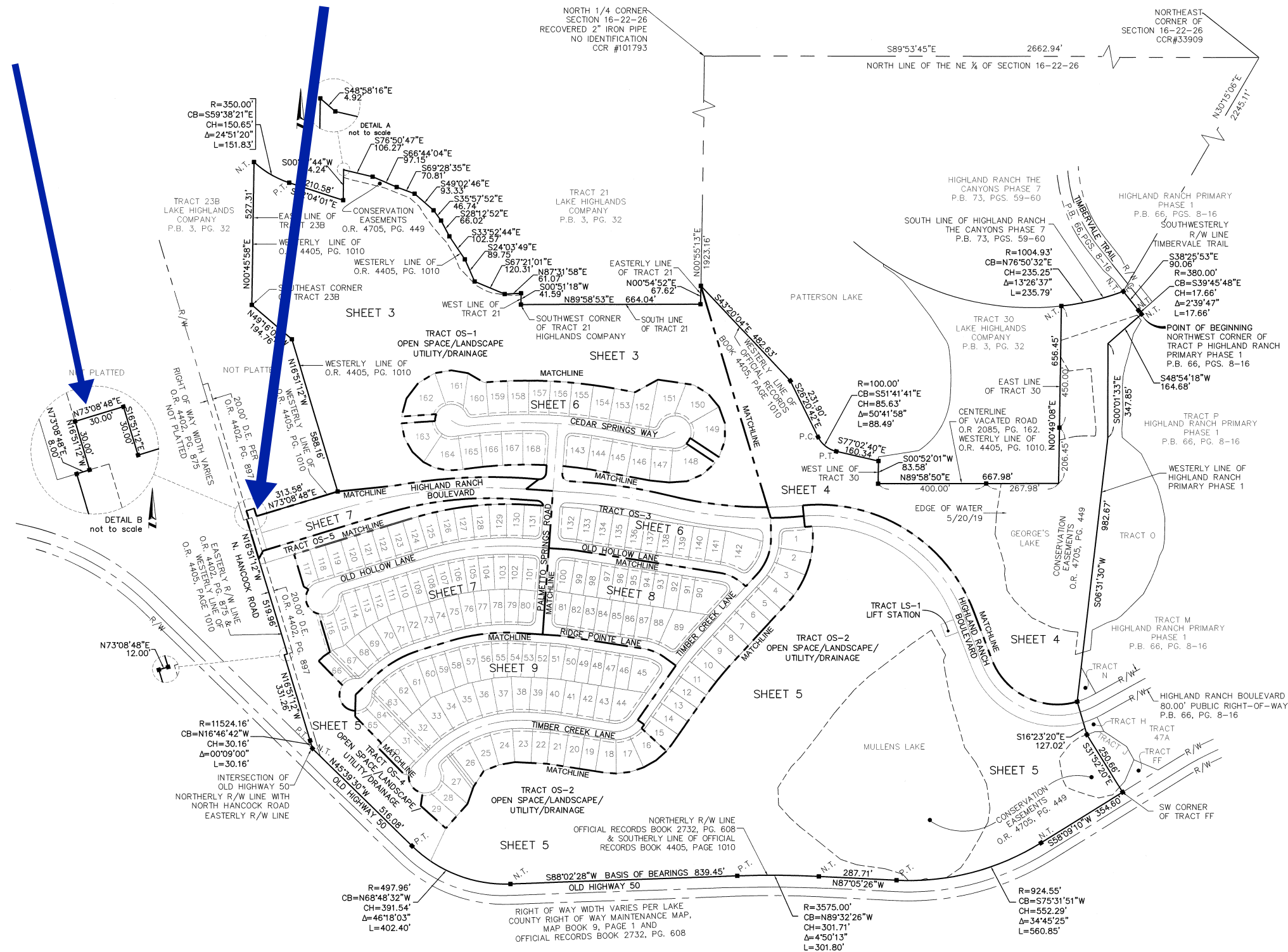
Professional Surveyor and Mapper No. 4486

Booth, Elm, Strathmore & Hiott, Inc.

902 N. Sinclair Ave., Tavares, FL 32778

(352-343-8481) Licensed Business No. 7514

UNPLATTED LANDS LYING IN SECTION 16, TOWNSHIP 22 SOUTH, RANGE 26 EAST,
CITY OF CLERMONT, LAKE COUNTY, FLORIDA.



**ALLEN
&
COMPANY**
Professional Surveyors & Mappers

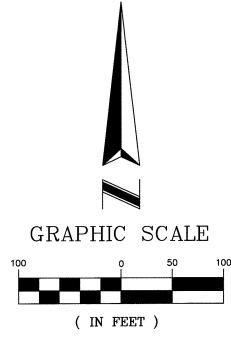
16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355
LICENSED BUSINESS # 6723

HIGHLAND RANCH THE CANYONS PHASE 6

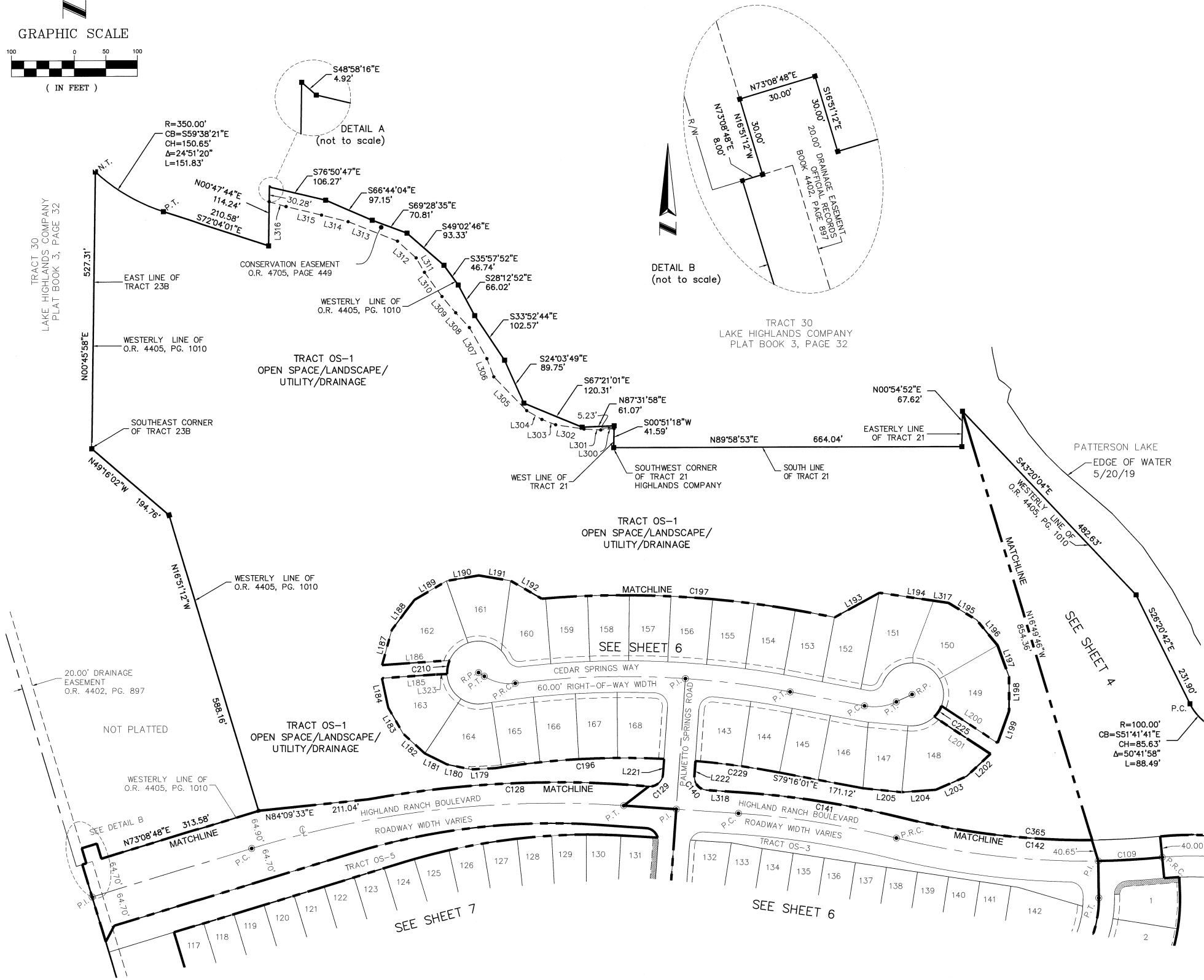
UNPLATTED LANDS LYING IN SECTION 16, TOWNSHIP 22 SOUTH, RANGE 26 EAST,
CITY OF CLERMONT, LAKE COUNTY, FLORIDA.

SHEET 3 OF 9

PLAT BOOK 74 PAGE 51



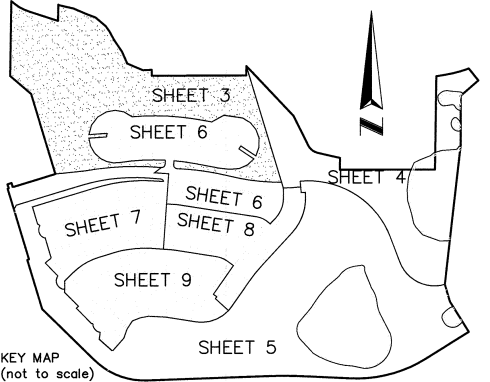
GRAPHIC SCALE
(IN FEET)



LINE TABLE		
LINE	LENGTH	BEARING
L179	46.84'	N87°14'54"E
L180	47.02'	S78°12'27"E
L181	47.02'	N63°36'16"W
L182	56.43'	N47°31'46"W
L183	57.11'	N29°52'37"W
L184	57.11'	N12°07'03"W
L185	103.46'	N86°07'34"E
L186	129.46'	N86°07'34"E
L187	69.94'	N15°25'51"E
L188	71.26'	N37°25'51"E
L189	71.26'	N59°38'20"E
L190	62.07'	N80°24'02"E
L191	62.07'	S80°17'02"E
L192	68.37'	S59°58'37"E
L193	97.13'	N61°17'33"E
L194	133.34'	S81°33'56"E
L195	62.95'	S58°43'18"E
L196	62.95'	S39°23'10"E
L197	63.84'	S19°54'42"E
L198	64.81'	S00°08'52"E
L199	64.81'	S19°45'57"W
L200	128.32'	S56°27'10"E
L201	128.32'	S56°27'10"E
L202	62.23'	S46°59'03"W
L203	64.14'	S66°17'14"W
L204	65.11'	S86°11'55"W
L205	73.80'	N84°03'44"W
L221	29.36'	N04°02'36"E
L222	28.95'	N04°02'36"E

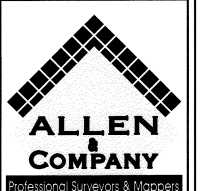
LINE TABLE		
LINE	LENGTH	BEARING
L300	25.66'	S84°13'14"W
L301	31.85'	N86°58'19"W
L302	54.65'	N81°03'49"W
L303	28.06'	N68°37'30"W
L304	33.53'	N59°53'17"W
L305	89.97'	N44°07'54"W
L306	37.14'	N20°52'06"W
L307	68.11'	N29°28'42"W
L308	38.47'	N42°34'07"W
L309	40.56'	N40°21'39"W
L310	57.07'	N35°53'52"W
L311	31.66'	N29°55'12"W
L312	47.86'	N48°08'27"W
L313	101.45'	N68°22'49"W
L314	52.48'	N75°59'49"W
L315	69.40'	N76°29'31"W
L316	33.59'	N74°05'56"W
L317	28.49'	S81°33'56"E
L318	64.11'	S85°57'24"E
L323	21.55'	N87°55'46"E

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C109	1500.00'	122.33'	122.30'	N86°51'57"E	04°40'22"
C128	1990.00'	536.97'	535.34'	S87°31'09"W	15°27'37"
C129	25.00'	39.80'	35.73'	N49°38'47"E	91°12'21"
C140	25.00'	39.27'	35.36'	S40°57'24"E	90°00'00"
C141	1790.00'	312.52'	312.12'	N80°57'18"W	10°00'12"
C142	1460.00'	497.34'	494.93'	S85°42'43"E	19°31'02"
C196	1565.00'	322.37'	321.80'	S87°00'46"W	11°48'08"
C197	1875.00'	504.95'	503.43'	N86°58'56"W	15°25'49"
C210	60.00'	26.69'	26.47'	S10°10'58"W	25°29'15"
C225	60.00'	25.18'	25.00'	N33°32'50"E	24°02'58"
C229	1565.00'	153.57'	153.51'	N82°04'42"W	05°37'21"
C365	1460.00'	366.76'	365.79'	S83°08'59"E	14°23'34"



KEY MAP
(not to scale)

SHEET INDEX
SHEET 1 OF 9 - LEGAL DESCRIPTION, DEDICATION, LEGEND & NOTES
SHEET 2 OF 9 - BOUNDARY INFORMATION
SHEET 3-9 OF 9 - CENTERLINE, TRACT & LOT GEOMETRY



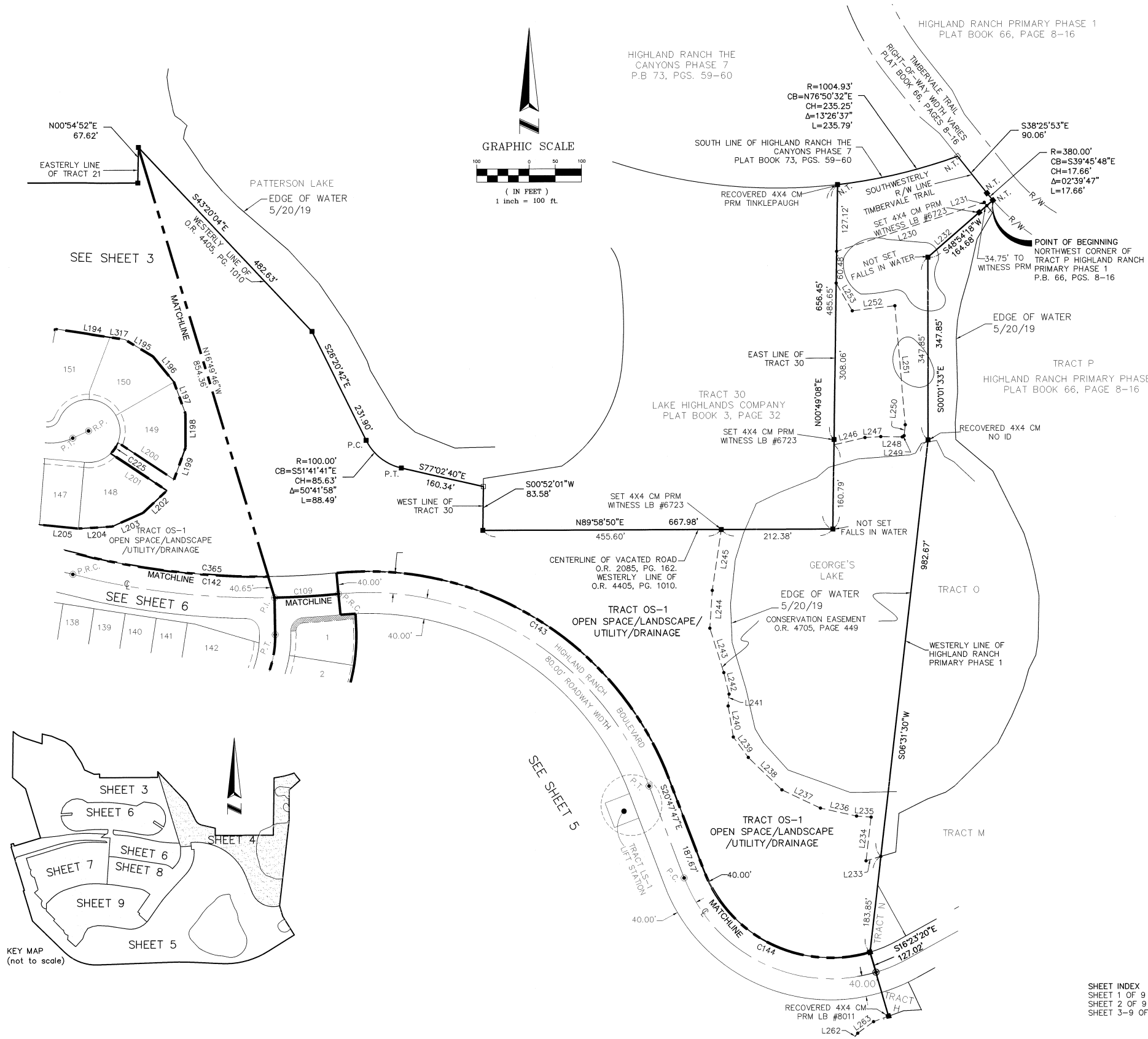
16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355
LICENSED BUSINESS # 6723

HIGHLAND RANCH THE CANYONS PHASE 6

UNPLATTED LANDS LYING IN SECTION 16, TOWNSHIP 22 SOUTH, RANGE 26 EAST,
CITY OF CLERMONT, LAKE COUNTY, FLORIDA.

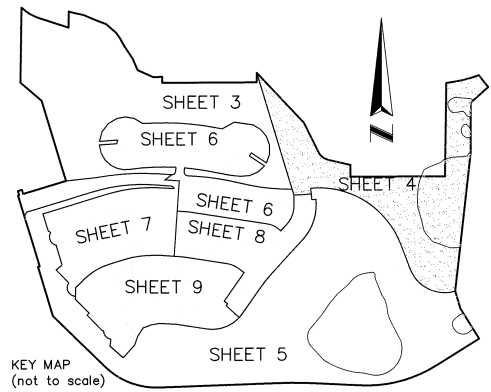
SHEET 4 OF 9

PLAT BOOK 74 PAGE 52



LINE TABLE		
LINE	LENGTH	BEARING
L194	133.34'	S81°33'56"E
L195	62.95'	S58°43'18"E
L196	62.95'	S39°23'10"E
L197	63.84'	S19°54'42"E
L198	64.81'	S00°08'52"E
L199	64.81'	S19°45'57"W
L200	128.32'	S56°27'10"E
L201	128.32'	S56°27'10"E
L202	62.23'	S46°59'03"W
L203	64.14'	S66°17'14"W
L204	65.11'	S86°11'55"W
L205	73.80'	N84°03'44"W
L230	296.59'	N71°47'20"E
L231	7.88'	S38°25'53"E
L232	149.25'	S48°54'18"W
L233	29.61'	S73°36'14"W
L234	83.64'	N06°40'58"E
L235	27.83'	N85°35'37"W
L236	70.37'	N77°21'50"W
L237	81.40'	N64°28'52"W
L238	89.09'	N45°50'44"W
L239	48.29'	N36°13'08"W
L240	60.04'	N09°17'59"W
L241	22.61'	N04°23'18"E
L242	42.33'	N13°34'44"W
L243	88.61'	N17°28'00"W
L244	72.13'	N03°44'27"E
L245	117.34'	N08°28'01"E
L246	60.60'	N76°54'01"E
L247	30.28'	N86°50'13"E
L248	41.00'	S89°00'31"E
L249	4.20'	N56°23'39"E
L250	20.90'	N06°00'07"E
L251	227.70'	N04°55'15"W
L252	81.71'	S83°25'03"W
L253	61.19'	N30°12'30"W
L317	28.49'	S81°33'56"E

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C109	1500.00'	122.33'	122.30'	N86°51'57"E	04°40'22"
C142	1460.00'	497.34'	494.93'	S85°42'43"E	19°31'02"
C143	615.00'	801.54'	746.00'	N58°08'00"W	74°40'27"
C144	260.00'	388.48'	353.34'	S63°36'02"E	85°36'31"
C225	60.00'	25.18'	25.00'	N33°32'50"E	24°02'58"
C365	1460.00'	366.76'	365.79'	S83°08'59"E	14°23'34"



SHEET INDEX
SHEET 1 OF 9 - LEGAL DESCRIPTION, DEDICATION, LEGEND & NOTES
SHEET 2 OF 9 - BOUNDARY INFORMATION
SHEET 3-9 OF 9 - CENTERLINE, TRACT & LOT GEOMETRY



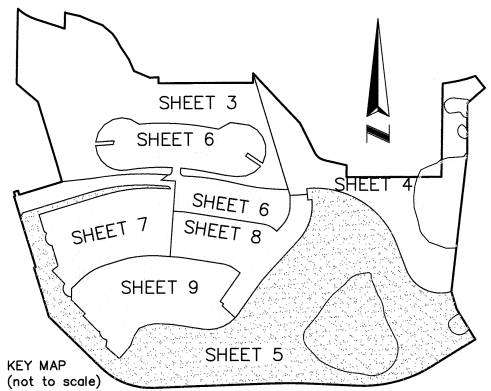
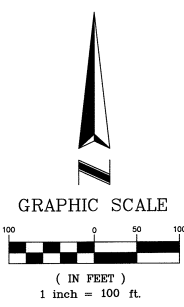
ALLEN & COMPANY
Professional Surveyors & Mappers

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

HIGHLAND RANCH THE CANYONS PHASE 6

UNPLATTED LANDS LYING IN SECTION 16, TOWNSHIP 22 SOUTH, RANGE 26 EAST,
CITY OF CLERMONT, LAKE COUNTY, FLORIDA.

SHEET 5 OF 9 PLAT BOOK 74 PAGE 53

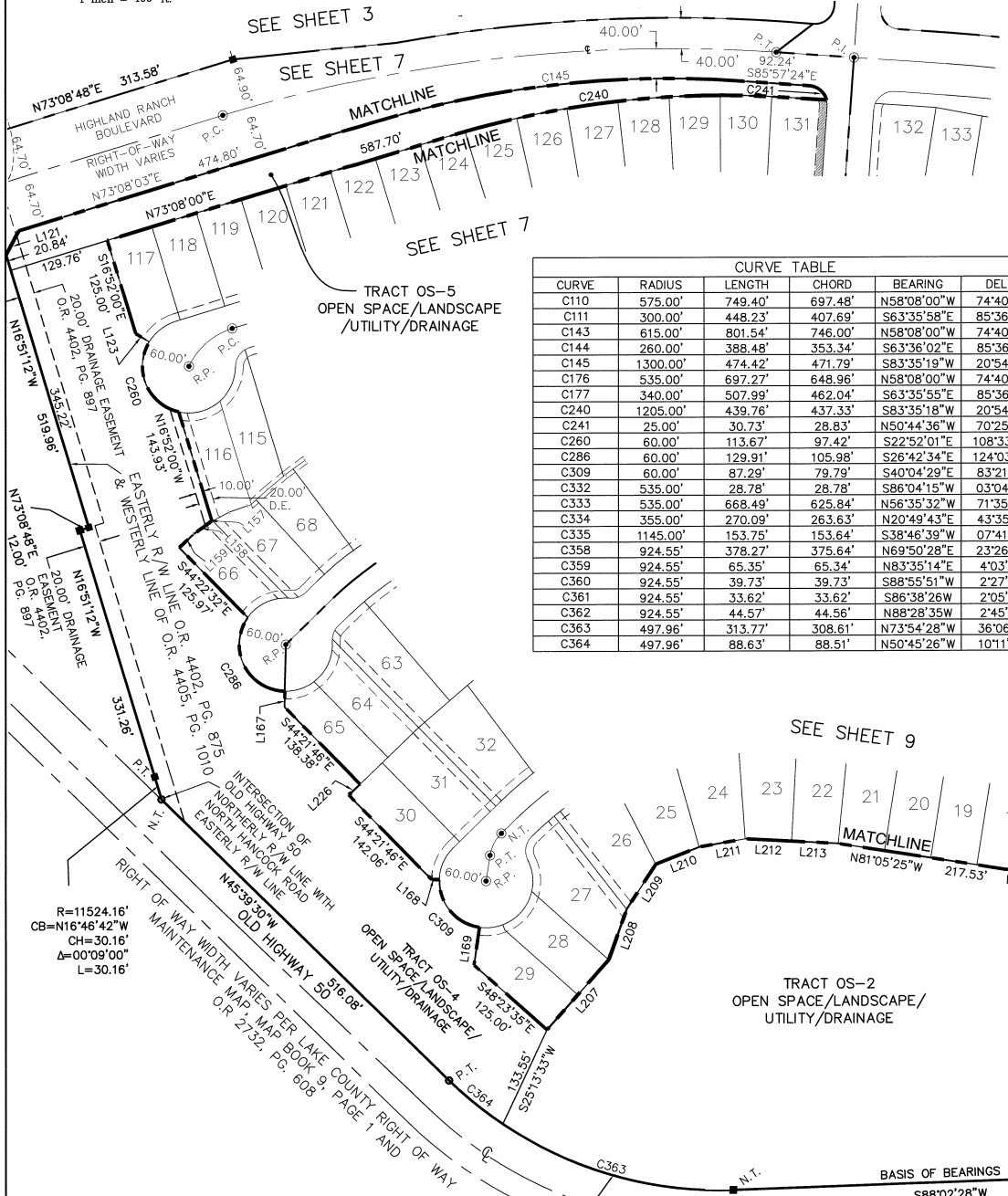


LINE TABLE		
LINE	LENGTH	BEARING
L121	34.63'	N28°08'32"E
L123	20.39'	N58°35'30"W
L157	5.23'	S62°21'28"W
L158	25.14'	N53°58'59"E
L159	25.14'	N46°54'12"E
L167	20.13'	S01°15'45"W
L168	10.15'	N88°23'55"W
L169	49.10'	S08°14'56"W
L171	50.00'	N69°12'13"E
L172	50.00'	S20°47'47"E
L173	50.00'	N69°12'13"E
L174	36.62'	N02°23'16"W
L207	120.00'	N41°36'25"E
L208	68.93'	N19°41'10"E
L209	68.59'	N32°55'42"E

LINE TABLE		
LINE	LENGTH	BEARING
L210	60.00'	N68°34'08"E
L211	60.00'	N80°12'10"E
L212	59.98'	S88°00'04"E
L213	58.10'	N85°57'24"W
L214	42.59'	N85°52'50"W
L215	52.11'	S83°27'53"W
L216	52.07'	S71°15'20"W
L217	52.07'	S60°29'03"W
L218	52.11'	S48°16'31"W
L219	33.26'	N38°40'14"E
L220	80.00'	S05°28'14"E
L226	20.00'	N45°58'54"E
L254	37.69'	S42°10'48"W
L255	52.51'	S77°04'49"W
L256	40.14'	N75°00'49"W
L257	53.37'	N71°32'04"W
L258	33.06'	N67°05'37"W
L259	34.15'	N25°34'13"W
L260	76.77'	N09°10'39"W
L261	45.74'	N37°36'44"E
L262	24.56'	N39°35'08"E

LINE TABLE		
LINE	LENGTH	BEARING
L263	37.22'	N54°00'34"E
L264	30.55'	N70°13'14"E
L265	9.04'	N56°10'55"W
L266	27.04'	S75°00'26"W
L267	33.37'	N43°04'51"W
L268	67.72'	N73°02'31"W
L269	103.83'	N82°02'01"W
L270	64.70'	N71°29'41"W
L271	96.45'	N50°58'18"W
L272	94.38'	N51°56'35"W
L273	53.09'	N47°40'38"W
L274	61.55'	N42°06'04"W
L275	65.02'	N02°21'15"W
L276	91.98'	N32°44'28"E
L277	48.79'	N44°03'15"E
L278	101.85'	N38°28'07"E
L279	102.40'	N36°34'17"E
L280	112.44'	N40°37'07"E
L281	75.30'	N52°57'01"E
L282	73.55'	N52°36'22"E
L283	120.71'	N55°18'17"E
L284	92.74'	S29°58'18"E
L285	105.84'	S22°46'20"W
L286	20.11'	S07°47'34"E
L287	38.31'	S10°28'57"E
L288	102.30'	S17°26'14"E
L289	80.60'	S15°44'31"E
L290	112.66'	S27°07'48"E
L291	69.35'	S07°40'43"E
L292	88.36'	S08°06'35"W
L293	92.13'	S34°58'41"W
L294	50.19'	S55°26'12"W
L295	67.79'	S30°17'30"W
L296	80.35'	S34°58'41"W
L297	48.31'	S55°26'12"W
L298	66.36'	S55°26'12"W

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C110	575.00'	749.40'	697.48'	N58°08'00"W	74°40'27"
C111	300.00'	448.23'	407.69'	S63°35'58"E	85°36'23"
C143	615.00'	801.54'	746.00'	N58°08'00"W	74°40'27"
C144	260.00'	388.48'	353.34'	S63°36'02"E	85°36'31"
C145	1300.00'	474.42'	471.79'	S83°35'19"W	20°54'33"
C176	535.00'	697.27'	648.96'	N58°08'00"W	74°40'27"
C177	340.00'	507.99'	462.04'	S63°35'55"E	85°36'17"
C240	1205.00'	439.76'	437.33'	S83°35'18"W	20°54'36"
C241	25.00'	30.73'	28.83'	N50°44'36"W	70°25'35"
C260	60.00'	113.67'	97.42'	S22°52'01"E	108°33'03"
C286	60.00'	129.91'	105.98'	S26°42'34"E	124°03'22"
C309	60.00'	87.29'	79.79'	S40°04'29"E	83°21'08"
C332	535.00'	28.78'	28.78'	S86°04'15"W	03°04'57"
C333	535.00'	668.49'	625.84'	N56°35'32"W	71°35'30"
C334	355.00'	270.09'	263.63'	N20°49'43"E	43°35'31"
C335	1145.00'	153.75'	153.64'	S38°46'39"W	07°41'37"
C358	924.55'	378.27'	375.64'	N69°50'28"E	23°26'32"
C359	924.55'	65.35'	65.34'	N83°35'14"E	4°03'00"
C360	924.55'	39.73'	39.73'	S88°55'51"W	2°27'44"
C361	924.55'	33.62'	33.62'	S86°38'26"W	2°05'00"
C362	924.55'	44.57'	44.56'	N88°28'35"W	2°45'42"
C363	497.96'	313.77'	308.61'	N73°54'28"W	36°06'11"
C364	497.96'	88.63'	88.51'	N50°45'26"W	10°11'52"



NORTHERLY R/W LINE
O.R. 2732, PG. 608 &
SOUTHERLY LINE OF
O.R. 4405, PAGE 1010

BASIS OF BEARINGS
S88°02'28"W

OLD HIGHWAY 50

RIGHT OF WAY WIDTH VARIES PER LAKE
COUNTY RIGHT OF WAY MAINTENANCE MAP,
MAP BOOK 9, PAGE 1 AND
OFFICIAL RECORDS BOOK 2732, PG. 608

R=3575.00'
CB=N89°32'26"W
CH=301.71'
Δ=04°50'13"
L=301.80'

R=924.55'
CB=S75°31'51"W
CH=552.29'
Δ=34°45'25"
L=560.85'

SHEET INDEX
SHEET 1 OF 9 - LEGAL DESCRIPTION, DEDICATION, LEGEND & NOTES
SHEET 2 OF 9 - BOUNDARY INFORMATION
SHEET 3-9 OF 9 - CENTERLINE, TRACT & LOT GEOMETRY

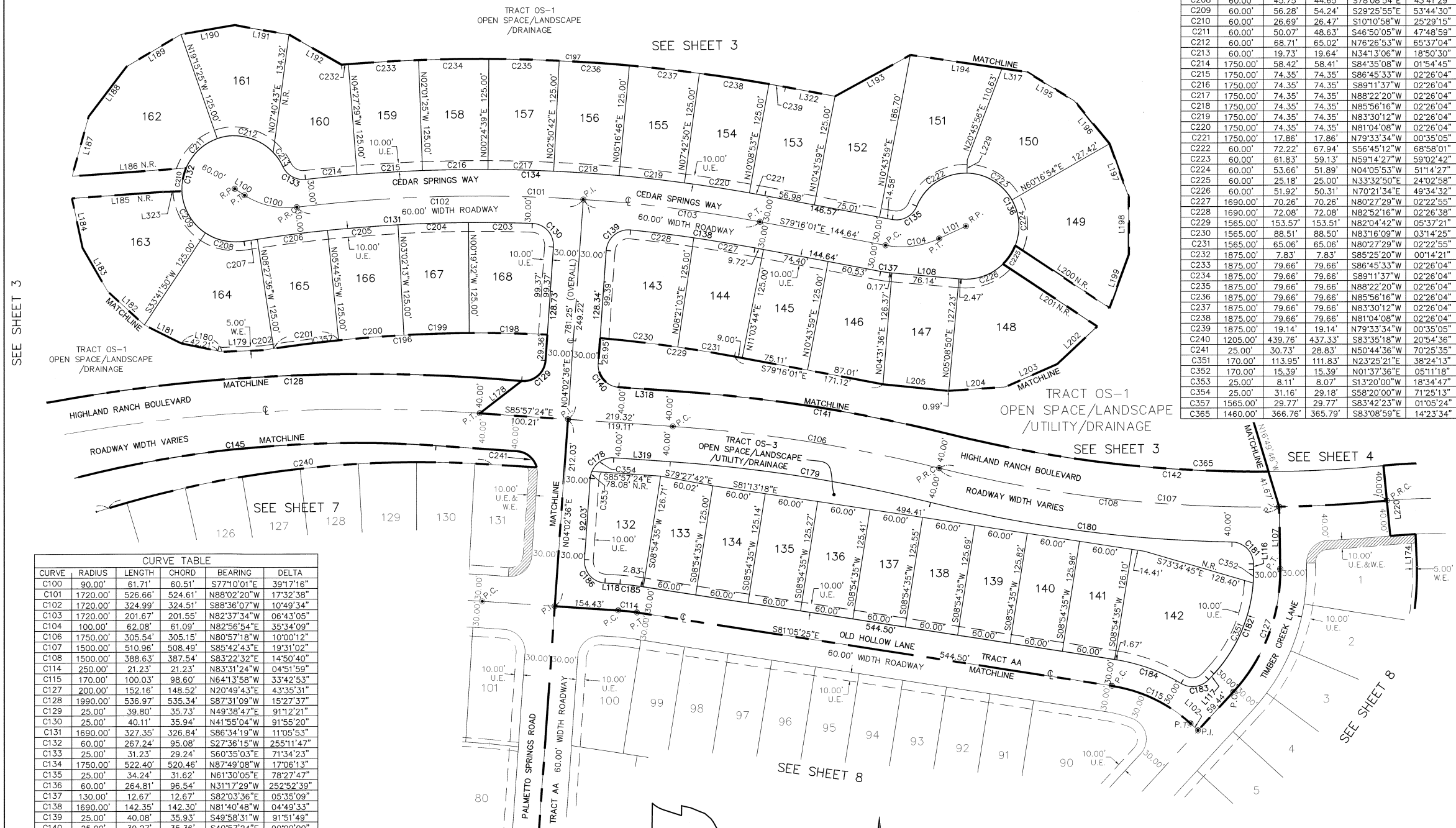
ALLEN & COMPANY
Professional Surveyors & Mappers

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

HIGHLAND RANCH THE CANYONS PHASE 6

UNPLATTED LANDS LYING IN SECTION 16, TOWNSHIP 22 SOUTH, RANGE 26 EAST,
CITY OF CLERMONT, LAKE COUNTY, FLORIDA.

SHEET 6 OF 9 PLAT BOOK 74 PAGE 54



SEE SHEET 3

SEE SHEET 3

SEE SHEET 3

SEE SHEET 4

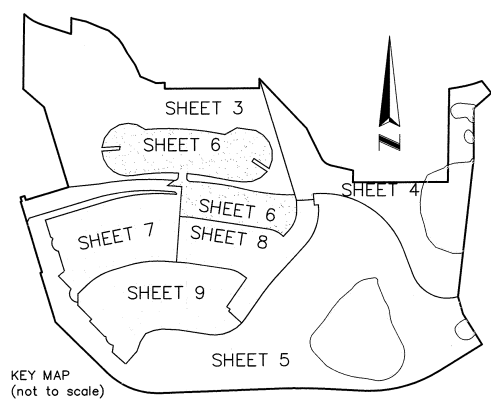
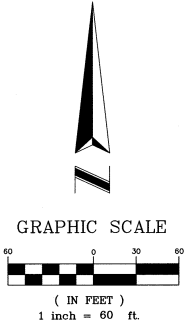
SEE SHEET 8

SEE SHEET 8

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C100	90.00'	61.71'	60.51'	S77°10'01"E	39°17'16"
C101	1720.00'	526.66'	524.61'	N88°02'20"W	17°32'38"
C102	1720.00'	324.99'	324.51'	S88°36'07"W	10°49'34"
C103	1720.00'	201.67'	201.55'	N82°37'34"W	06°43'05"
C104	100.00'	62.08'	61.09'	N82°56'54"E	35°34'09"
C106	1750.00'	305.54'	305.15'	N80°57'18"W	10°00'12"
C107	1500.00'	510.96'	508.49'	S85°42'43"E	19°31'02"
C108	1500.00'	388.63'	387.54'	S83°22'32"E	14°50'40"
C114	250.00'	21.23'	21.23'	N83°31'24"W	04°51'59"
C115	170.00'	100.03'	98.60'	N64°13'58"W	33°42'53"
C127	200.00'	152.16'	148.52'	N20°49'43"E	43°35'31"
C128	1990.00'	536.97'	535.34'	S87°31'09"W	15°27'37"
C129	25.00'	39.80'	35.73'	N49°38'47"E	91°12'21"
C130	25.00'	40.11'	35.94'	N41°55'04"W	91°55'20"
C131	1690.00'	327.35'	326.84'	S86°34'19"W	11°05'53"
C132	60.00'	267.24'	95.08'	S27°36'15"W	255°11'47"
C133	25.00'	31.23'	29.24'	S60°35'03"E	71°34'23"
C134	1750.00'	522.40'	520.46'	N87°49'08"W	17°06'13"
C135	25.00'	34.24'	31.62'	N61°30'05"E	78°27'47"
C136	60.00'	264.81'	96.54'	N31°17'29"W	252°52'39"
C137	130.00'	12.67'	12.67'	S82°03'36"E	05°35'09"
C138	1690.00'	142.35'	142.30'	N81°40'48"W	04°49'33"
C139	25.00'	40.08'	35.93'	S49°58'31"W	91°51'49"
C140	25.00'	39.27'	35.36'	S40°57'24"E	90°00'00"
C141	1790.00'	312.52'	312.12'	N80°57'18"W	10°00'12"
C142	1460.00'	497.34'	494.93'	S85°42'43"E	19°31'02"
C145	1300.00'	474.42'	471.79'	S83°35'19"W	20°54'33"
C178	25.00'	39.27'	35.36'	S49°02'36"W	90°00'00"
C179	1710.00'	298.55'	298.17'	N80°57'18"W	10°00'12"
C180	1540.00'	345.04'	344.32'	S82°22'19"E	12°50'15"
C181	25.00'	38.32'	34.68'	N44°52'45"W	87°49'23"
C182	170.00'	129.34'	126.24'	N20°49'43"E	43°35'31"
C183	25.00'	34.41'	31.76'	N82°03'28"E	78°52'00"
C184	200.00'	78.82'	78.32'	N69°47'58"W	22°34'53"
C185	280.00'	23.78'	23.77'	N83°31'24"W	04°51'59"
C186	25.00'	39.27'	35.36'	S40°57'24"E	90°00'00"
C196	1565.00'	322.37'	321.80'	S87°00'46"W	11°48'08"
C197	1875.00'	504.95'	503.43'	N86°58'56"W	15°25'49"
C198	1565.00'	88.48'	88.47'	N88°42'21"W	03°14'22"
C199	1565.00'	74.06'	74.06'	S88°19'07"W	02°42'41"
C200	1565.00'	74.06'	74.06'	S85°36'26"W	02°42'41"
C201	1565.00'	74.07'	74.06'	S82°53'45"W	02°42'42"
C202	1565.00'	11.70'	11.70'	S81°19'33"W	00°25'42"
C203	1690.00'	72.17'	72.16'	N89°06'08"W	02°26'48"
C204	1690.00'	79.98'	79.97'	S88°19'07"W	02°42'41"

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C205	1690.00'	79.98'	79.97'	S85°36'26"W	02°42'41"
C206	1690.00'	79.98'	79.97'	S82°53'45"W	02°42'42"
C207	1690.00'	15.25'	15.25'	S81°16'53"W	00°31'01"
C208	60.00'	45.75'	44.65'	S78°08'54"E	43°41'29"
C209	60.00'	56.28'	54.24'	S29°25'55"E	53°44'30"
C210	60.00'	26.69'	26.47'	S10°10'58"W	25°29'15"
C211	60.00'	50.07'	48.63'	S46°50'05"W	47°48'59"
C212	60.00'	68.71'	65.02'	N76°26'53"W	65°37'04"
C213	60.00'	19.73'	19.64'	N34°13'06"W	18°50'30"
C214	1750.00'	58.42'	58.41'	S84°35'08"W	01°54'45"
C215	1750.00'	74.35'	74.35'	S86°45'33"W	02°26'04"
C216	1750.00'	74.35'	74.35'	S89°11'37"W	02°26'04"
C217	1750.00'	74.35'	74.35'	N88°22'20"W	02°26'04"
C218	1750.00'	74.35'	74.35'	N85°56'16"W	02°26'04"
C219	1750.00'	74.35'	74.35'	N83°30'12"W	02°26'04"
C220	1750.00'	74.35'	74.35'	N81°04'08"W	02°26'04"
C221	1750.00'	17.86'	17.86'	N79°33'34"W	00°35'05"
C222	60.00'	72.22'	67.94'	S56°45'12"W	68°58'01"
C223	60.00'	61.83'	59.13'	N59°14'27"W	59°02'42"
C224	60.00'	53.66'	51.89'	N04°05'53"W	51°14'27"
C225	60.00'	25.18'	25.00'	N33°32'50"E	24°02'58"
C226	60.00'	51.92'	50.31'	N70°21'34"E	49°34'32"
C227	1690.00'	70.26'	70.26'	N80°27'29"W	02°22'55"
C228	1690.00'	72.08'	72.08'	N82°52'16"W	02°26'38"
C229	1565.00'	153.57'	153.51'	N82°04'42"W	05°37'21"
C230	1565.00'	88.51'	88.50'	N83°16'09"W	03°14'25"
C231	1565.00'	65.06'	65.06'	N80°27'29"W	02°22'55"
C232	1875.00'	7.83'	7.83'	S85°25'20"W	00°14'21"
C233	1875.00'	79.66'	79.66'	S86°45'33"W	02°26'04"
C234	1875.00'	79.66'	79.66'	S89°11'37"W	02°26'04"
C235	1875.00'	79.66'	79.66'	N88°22'20"W	02°26'04"
C236	1875.00'	79.66'	79.66'	N85°56'16"W	02°26'04"
C237	1875.00'	79.66'	79.66'	N83°30'12"W	02°26'04"
C238	1875.00'	79.66'	79.66'	N81°04'08"W	02°26'04"
C239	1875.00'	19.14'	19.14'	N79°33'34"W	00°35'05"
C240	1205.00'	439.76'	437.33'	S83°35'18"W	20°54'36"
C241	25.00'	30.73'	28.83'	N50°44'36"W	70°25'35"
C351	170.00'	113.95'	111.83'	N23°25'21"E	38°24'13"
C352	170.00'	15.39'	15.39'	N01°37'36"E	05°11'18"
C353	25.00'	8.11'	8.07'	S13°20'00"W	18°34'47"
C354	25.00'	31.16'	29.18'	S58°20'00"W	71°25'13"
C357	1565.00'	29.77'	29.77'	S83°42'23"W	01°05'24"
C365	1460.00'	366.76'	365.79'	S83°08'59"E	14°23'34"

LINE TABLE		
LINE	LENGTH	BEARING
L100	13.20'	S57°31'23"E
L101	33.25'	N65°09'50"E
L102	11.55'	S47°22'32"E
L107	70.37'	S00°58'03"E
L108	78.78'	S84°51'10"E
L116	6.50'	S00°58'03"E
L117	8.68'	N42°37'28"E
L118	17.06'	S85°57'24"E
L174	36.62'	N02°23'16"W
L178	59.68'	N52°31'28"E
L179	46.84'	N87°14'54"E
L180	47.02'	S78°12'27"E
L181	47.02'	N63°36'16"W
L182	56.43'	N47°31'46"W
L183	57.11'	N29°52'37"W
L184	57.11'	N12°07'03"W
L185	103.46'	N86°07'34"E
L186	129.46'	N86°07'34"E
L187	69.94'	N15°25'51"E
L188	71.26'	N37°25'51"E
L189	71.26'	N59°38'20"E
L190	62.07'	N80°24'02"E
L191	62.07'	S80°17'02"E
L192	68.37'	S59°58'37"E
L193	97.13'	N61°17'33"E
L194	104.85'	S81°33'56"E
L195	62.95'	S58°43'18"E
L196	62.95'	S39°23'10"E
L197	63.84'	S19°54'42"E
L198	64.81'	S00°08'52"E
L199	64.81'	S19°45'57"W
L200	128.32'	S56°27'10"E
L201	128.32'	S56°27'10"E
L202	62.23'	S46°59'03"W
L203	64.14'	S66°17'14"W
L204	64.12'	S86°11'55"W
L205	73.80'	N84°03'44"W
L220	80.00'	S05°28'14"E
L229	15.00'	N01°14'12"E
L317	28.49'	S81°33'56"E
L318	64.11'	S85°57'24"E
L319	64.11'	S85°57'24"E
L322	56.98'	N79°16'01"W
L323	21.55'	N87°55'46"E



SHEET INDEX
SHEET 1 OF 9 - LEGAL DESCRIPTION, DEDICATION, LEGEND & NOTES
SHEET 2 OF 9 - BOUNDARY INFORMATION
SHEET 3-9 OF 9 - CENTERLINE, TRACT & LOT GEOMETRY

ALLEN & COMPANY
Professional Surveyors & Mappers

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

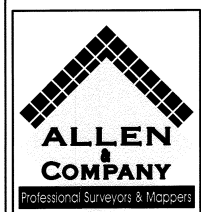
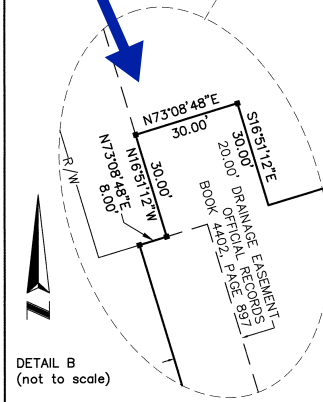
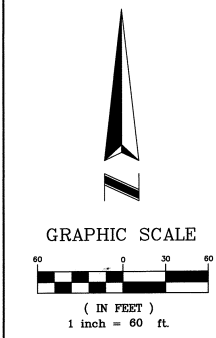
HIGHLAND RANCH THE CANYONS PHASE 6

UNPLATTED LANDS LYING IN SECTION 16, TOWNSHIP 22 SOUTH, RANGE 26 EAST,
CITY OF CLERMONT, LAKE COUNTY, FLORIDA.

SHEET 7 OF 9

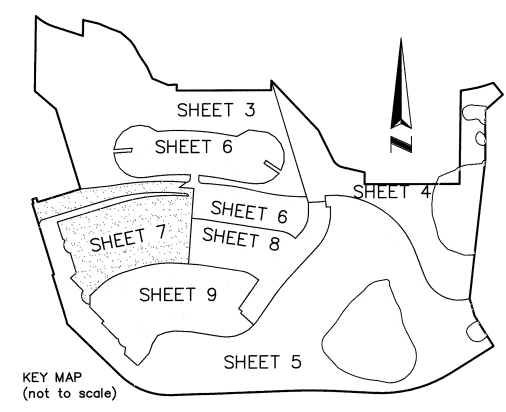
PLAT BOOK 74 PAGE 55

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C105	1970.00'	718.92'	714.94'	S83°35'19"W	20°54'33"
C112	90.44'	75.87'	73.66'	S49°06'04"W	48°03'52"
C113	1050.00'	383.20'	381.07'	S83°35'18"W	20°54'36"
C116	435.00'	208.85'	206.85'	S59°22'44"W	27°30'32"
C117	730.00'	266.41'	264.94'	S83°35'18"W	20°54'36"
C128	1990.00'	536.97'	535.34'	S87°31'09"W	15°27'37"
C145	1300.00'	474.42'	471.79'	S83°35'19"W	20°54'33"
C146	25.00'	39.27'	35.36'	N40°57'24"W	90°00'00"
C147	25.00'	39.27'	35.36'	N49°02'36"E	90°00'00"
C148	1080.00'	394.15'	391.96'	S83°35'18"W	20°54'36"
C149	60.00'	264.83'	96.53'	S53°18'51"E	252°53'44"
C150	25.00'	31.81'	29.70'	S36°41'08"W	72°53'43"
C151	1020.00'	372.25'	370.19'	S83°35'18"W	20°54'36"
C152	25.00'	39.27'	35.36'	N40°57'24"W	90°00'00"
C153	25.00'	39.27'	35.36'	N49°02'36"E	90°00'00"
C154	760.00'	277.36'	275.83'	S83°35'18"W	20°54'36"
C155	465.00'	223.26'	221.12'	S59°22'44"W	27°30'32"
C156	25.00'	21.68'	21.00'	N70°27'52"E	49°40'47"
C157	60.00'	292.54'	77.65'	S44°22'32"E	279°21'34"
C240	1205.00'	439.76'	437.33'	S83°35'18"W	20°54'36"
C241	25.00'	30.73'	28.83'	N50°44'36"W	70°25'35"
C242	25.00'	8.54'	8.50'	N05°44'36"W	19°34'25"
C243	1080.00'	17.39'	17.39'	N86°25'04"W	00°55'20"
C244	1080.00'	59.17'	59.16'	N88°26'54"W	03°08'20"
C245	1080.00'	59.17'	59.16'	S88°24'46"W	03°08'20"
C246	1080.00'	59.17'	59.16'	S85°16'26"W	03°08'20"
C247	1080.00'	59.17'	59.16'	S82°08'06"W	03°08'20"
C248	1080.00'	59.17'	59.16'	S78°59'45"W	03°08'20"
C249	1080.00'	58.86'	58.85'	S75°51'55"W	03°07'21"
C250	1080.00'	22.06'	22.06'	S73°43'07"W	01°10'14"
C251	1205.00'	22.06'	22.06'	S73°39'28"W	01°02'57"
C252	1205.00'	68.23'	68.22'	S75°48'16"W	03°14'39"
C253	1205.00'	66.02'	66.01'	S78°59'45"W	03°08'20"
C254	1205.00'	66.02'	66.01'	S82°08'06"W	03°08'20"
C255	1205.00'	66.02'	66.01'	S85°16'26"W	03°08'20"
C256	1205.00'	66.02'	66.01'	S88°24'46"W	03°08'20"
C257	1205.00'	66.02'	66.01'	N88°26'54"W	03°08'20"
C258	1205.00'	19.40'	19.40'	N86°25'04"W	00°55'20"
C259	60.00'	43.69'	42.74'	S52°16'15"W	41°43'31"
C260	60.00'	113.74'	97.46'	S22°53'54"E	108°36'49"
C261	60.00'	57.12'	54.99'	N75°31'13"E	54°32'57"
C262	60.00'	50.27'	48.82'	N24°14'30"E	48°00'28"
C263	1020.00'	23.59'	23.59'	S73°47'45"W	01°19'31"
C264	1020.00'	56.67'	56.66'	S76°03'01"W	03°10'59"
C265	1020.00'	56.67'	56.66'	S79°14'00"W	03°10'59"
C266	1020.00'	56.67'	56.66'	S82°24'59"W	03°10'59"
C267	1020.00'	56.67'	56.66'	S85°35'58"W	03°10'59"
C268	1020.00'	56.67'	56.66'	S88°46'57"W	03°10'59"
C269	1020.00'	56.67'	56.66'	N88°02'04"W	03°10'59"
C270	1020.00'	8.66'	8.65'	N86°11'59"W	00°29'10"
C271	760.00'	11.82'	11.82'	N86°24'08"W	00°53'28"
C272	760.00'	49.03'	49.02'	N88°41'45"W	03°41'46"
C273	760.00'	49.03'	49.02'	S87°36'30"W	03°41'46"
C274	760.00'	49.03'	49.02'	S83°54'44"W	03°41'46"
C275	760.00'	49.03'	49.02'	S80°12'58"W	03°41'46"
C276	760.00'	49.03'	49.02'	S76°31'13"W	03°41'46"
C277	760.00'	20.41'	20.41'	S73°54'10"W	01°32'20"
C278	465.00'	15.26'	15.26'	S72°11'36"W	01°52'49"
C279	465.00'	48.41'	48.39'	S68°16'15"W	05°57'52"
C280	465.00'	48.41'	48.39'	S62°18'23"W	05°57'52"
C281	465.00'	48.41'	48.39'	S56°20'30"W	05°57'52"
C282	465.00'	48.41'	48.39'	S50°22'38"W	05°57'52"
C283	465.00'	14.37'	14.37'	S46°30'35"W	01°46'14"
C284	60.00'	2.22'	2.22'	N85°45'27"W	02°07'26"
C285	60.00'	60.59'	58.05'	S64°14'58"W	57°51'43"
C286	60.00'	129.91'	105.98'	S26°42'34"E	124°03'22"
C355	25.00'	25.76'	24.63'	S29°45'15"W	59°01'57"
C356	25.00'	6.05'	6.03'	S66°12'07"W	1°31'46"



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

SHEET INDEX
SHEET 1 OF 9 - LEGAL DESCRIPTION, DEDICATION, LEGEND & NOTES
SHEET 2 OF 9 - BOUNDARY INFORMATION
SHEET 3-9 OF 9 - CENTERLINE, TRACT & LOT GEOMETRY



LINE TABLE		
LINE	LENGTH	BEARING
L103	84.44'	N45°37'28"E
L109	27.37'	S85°57'24"E
L110	27.37'	S85°57'24"E
L111	27.37'	S85°57'24"E
L112	19.64'	N45°37'28"E
L121	34.63'	N28°08'32"E
L122	50.93'	S86°25'04"E
L123	20.39'	N58°35'30"W
L124	33.12'	S83°38'58"E
L125	33.12'	S85°46'54"E
L126	28.70'	S87°46'18"E
L127	28.69'	S89°37'08"E
L128	28.72'	N88°31'56"E
L129	28.70'	N86°41'03"E
L130	28.70'	N84°50'10"E
L131	28.70'	N82°59'17"E
L132	28.70'	N81°08'25"E
L133	28.70'	N79°17'32"E
L134	28.70'	N77°26'39"E
L135	28.70'	N75°35'46"E
L136	23.90'	N73°54'10"E
L137	29.18'	N73°08'00"E
L138	50.00'	N73°08'00"E
L139	34.25'	N73°08'00"E

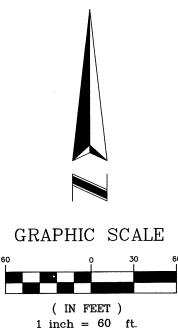
LINE TABLE		
LINE	LENGTH	BEARING
L140	19.52'	N71°35'50"E
L141	12.38'	N71°35'50"E
L142	30.97'	N68°34'12"E
L143	18.59'	N65°35'16"E
L144	12.38'	N65°35'16"E
L145	30.97'	N62°36'20"E
L146	18.59'	N59°37'24"E
L147	12.38'	N59°37'24"E
L148	30.97'	N56°38'28"E
L149	18.59'	S53°39'31"W
L150	12.38'	S53°39'31"W
L151	29.71'	N50°44'14"E
L152	19.85'	S47°52'35"W
L153	9.85'	S47°52'35"W
L154	4.26'	S75°08'05"W
L155	24.64'	S70°39'20"W
L156	23.66'	S62°21'28"W
L157	5.23'	S62°21'28"W
L158	25.14'	N53°58'59"E
L159	25.14'	N46°54'12"E
L177	3.03'	N44°22'32"W
L178	59.68'	N52°31'28"E
L228	60.00'	N01°15'45"E
L324	5.53'	N16°52'00"W

HIGHLAND RANCH THE CANYONS PHASE 6

UNPLATTED LANDS LYING IN SECTION 16, TOWNSHIP 22 SOUTH, RANGE 26 EAST,
CITY OF CLERMONT, LAKE COUNTY, FLORIDA.

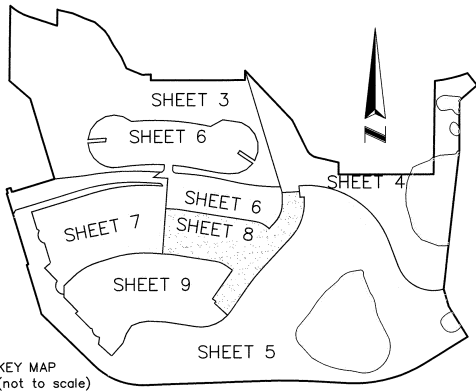
SHEET 8 OF 9

PLAT BOOK 74 PAGE 56



CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C109	1500.00'	122.33'	122.30'	N86°51'57"E	04°40'22"
C114	250.00'	21.23'	21.23'	N83°31'24"W	04°51'59"
C115	170.00'	100.03'	98.60'	N64°13'58"W	33°42'53"
C118	300.00'	25.48'	25.47'	N83°31'24"W	04°51'59"
C119	170.00'	81.43'	80.66'	N67°22'03"W	27°26'44"
C124	1300.00'	174.57'	174.43'	S38°46'39"W	07°41'37"
C126	1300.00'	142.24'	142.17'	S39°29'24"W	06°16'09"
C127	200.00'	152.16'	148.52'	N20°49'43"E	43°35'31"
C172	1270.00'	170.54'	170.41'	S38°46'39"W	07°41'37"
C173	230.00'	174.99'	170.80'	N20°49'43"E	43°35'31"
C174	25.00'	38.46'	34.78'	S43°06'25"W	88°08'56"
C175	1540.00'	71.28'	71.27'	N85°51'20"E	02°39'07"
C187	25.00'	39.27'	35.36'	S49°02'36"W	90°00'00"
C188	220.00'	18.69'	18.68'	N83°31'24"W	04°51'59"
C189	140.00'	28.14'	28.10'	N75°19'53"W	11°31'05"
C190	25.00'	48.96'	41.50'	N13°28'26"W	112°11'48"
C191	1330.00'	91.53'	91.51'	S40°39'11"W	03°56'34"
C192	25.00'	38.19'	34.58'	N82°26'26"E	87°31'04"
C193	200.00'	95.26'	94.36'	N67°26'44"W	27°17'23"
C194	330.00'	28.03'	28.02'	N83°31'24"W	04°51'59"
C195	25.00'	39.27'	35.36'	S40°57'24"E	90°00'00"
C323	130.00'	16.97'	16.96'	N38°40'14"E	07°28'47"
C324	1270.00'	8.11'	8.11'	S35°06'49"W	00°21'57"
C325	1270.00'	67.09'	67.08'	S36°48'36"W	03°01'37"
C326	1270.00'	66.25'	66.24'	S39°49'04"W	02°59'19"
C327	1270.00'	29.09'	29.09'	S41°58'06"W	01°18'45"
C328	230.00'	24.12'	24.11'	N39°37'11"E	06°00'34"
C329	230.00'	55.20'	55.07'	N29°44'22"E	13°45'03"
C330	230.00'	55.20'	55.07'	N15°59'18"E	13°45'03"
C331	230.00'	40.47'	40.41'	N04°04'22"E	10°04'50"
C332	535.00'	28.78'	28.78'	S86°04'15"W	03°04'57"
C334	355.00'	270.09'	263.63'	N20°49'43"E	43°35'31"
C335	1145.00'	153.75'	153.64'	S38°46'39"W	07°41'37"
C336	1145.00'	8.11'	8.11'	S35°08'01"W	00°21'57"
C337	1145.00'	59.69'	59.68'	S36°49'48"W	02°59'13"
C338	1145.00'	59.73'	59.72'	S39°49'04"W	02°59'19"
C339	1145.00'	26.23'	26.23'	S41°58'06"W	01°18'45"
C340	355.00'	37.23'	37.22'	N39°37'11"E	06°00'34"
C341	355.00'	85.20'	85.00'	N29°44'22"E	13°45'04"
C342	355.00'	85.20'	85.00'	N15°59'19"E	13°45'03"
C343	355.00'	62.46'	62.38'	N04°04'22"E	10°04'50"
C348	200.00'	10.93'	10.93'	N79°31'30"W	03°07'51"
C349	200.00'	46.37'	46.26'	N71°19'05"W	13°16'58"
C350	200.00'	37.96'	37.91'	N59°14'19"W	10°52'34"
C365	1460.00'	366.76'	365.79'	S83°08'59"E	14°23'34"

LINE TABLE		
LINE	LENGTH	BEARING
L102	11.55'	S47°22'32"E
L104	53.27'	N53°38'41"W
L107	70.37'	S00°58'03"E
L115	6.18'	S00°58'03"E
L119	17.06'	S85°57'24"E
L120	1.34'	S85°57'24"E
L174	36.62'	N02°23'16"W
L219	33.26'	N38°40'14"E
L220	80.00'	S05°28'14"E
L227	30.00'	S55°04'09"E



SHEET INDEX
SHEET 1 OF 9 - LEGAL DESCRIPTION, DEDICATION, LEGEND & NOTES
SHEET 2 OF 9 - BOUNDARY INFORMATION
SHEET 3-9 OF 9 - CENTERLINE, TRACT & LOT GEOMETRY

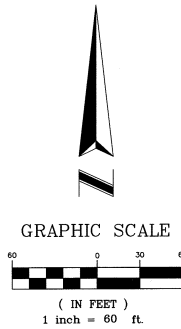


16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355
LICENSED BUSINESS # 6723

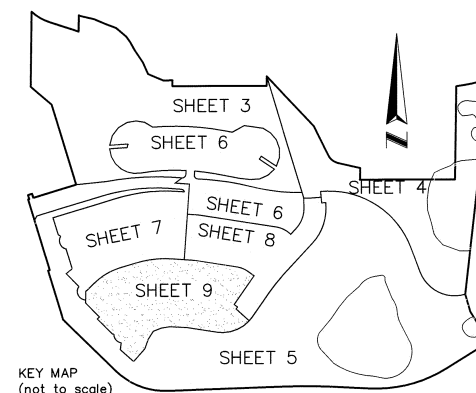
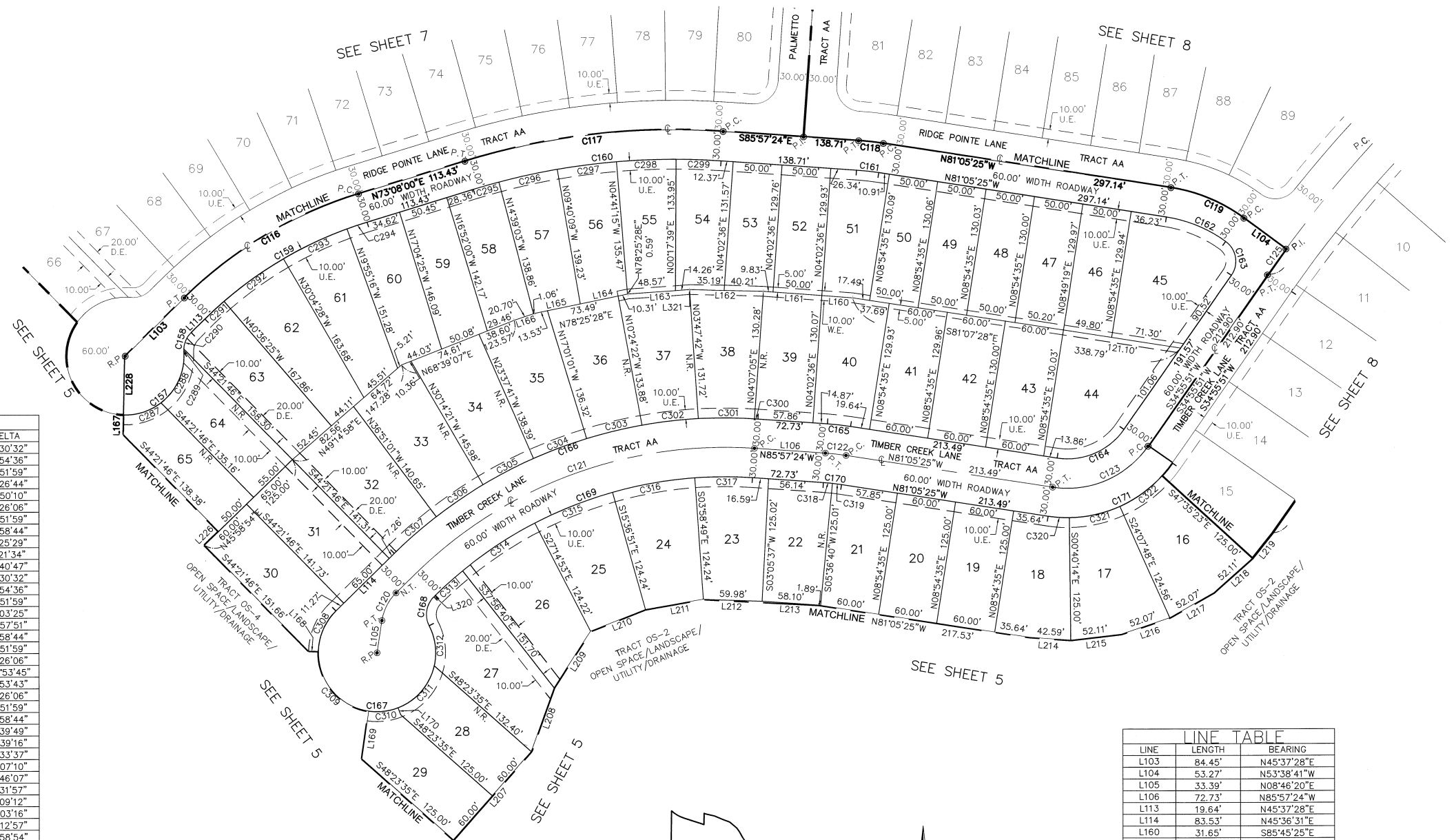
HIGHLAND RANCH THE CANYONS PHASE 6

UNPLATTED LANDS LYING IN SECTION 16, TOWNSHIP 22 SOUTH, RANGE 26 EAST,
CITY OF CLERMONT, LAKE COUNTY, FLORIDA.

SHEET 9 OF 9 PLAT BOOK 74 PAGE 57

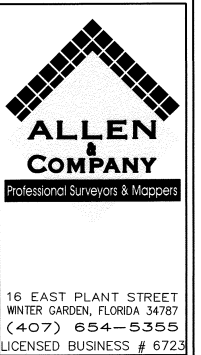


CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C116	435.00'	208.85'	206.85'	S59°22'44"W	27°30'32"
C117	730.00'	266.41'	264.94'	S83°35'18"W	20°54'36"
C118	300.00'	25.48'	25.47'	N83°31'24"W	04°51'59"
C119	170.00'	81.43'	80.66'	N67°22'03"W	27°26'44"
C120	50.00'	32.15'	31.59'	S27°11'25"W	36°50'10"
C121	450.00'	380.41'	369.18'	S69°49'33"W	48°26'06"
C122	250.00'	21.23'	21.23'	N83°31'24"W	04°51'59"
C123	100.00'	111.66'	105.95'	N66°55'13"E	63°58'44"
C125	1300.00'	32.32'	32.32'	S35°38'35"W	01°25'29"
C157	60.00'	292.54'	77.65'	S44°22'32"E	27°21'34"
C158	25.00'	21.68'	21.00'	S20°47'05"W	49°40'47"
C159	405.00'	194.45'	192.59'	S59°22'44"W	27°30'32"
C160	700.00'	255.46'	254.05'	S83°35'18"W	20°54'36"
C161	270.00'	22.93'	22.93'	N83°31'24"W	04°51'59"
C162	140.00'	66.11'	65.50'	N67°33'43"W	27°03'25"
C163	25.00'	38.82'	35.03'	N09°33'05"W	88°57'51"
C164	70.00'	78.17'	74.17'	N66°55'13"E	63°58'44"
C165	280.00'	23.78'	23.77'	N83°31'24"W	04°51'59"
C166	480.00'	405.77'	393.79'	S69°49'33"W	48°26'06"
C167	60.00'	264.83'	96.53'	S80°50'20"E	252°53'45"
C168	25.00'	31.81'	29.70'	S09°09'39"W	72°53'43"
C169	420.00'	355.05'	344.57'	S69°49'33"W	48°26'06"
C170	220.00'	18.69'	18.68'	N83°31'24"W	04°51'59"
C171	130.00'	145.16'	137.74'	N66°55'13"E	63°58'44"
C287	60.00'	40.49'	39.72'	N71°55'51"E	38°39'49"
C288	60.00'	59.33'	56.94'	N24°16'19"E	56°39'16"
C289	25.00'	2.86'	2.86'	S00°46'31"E	06°33'37"
C290	25.00'	18.81'	18.37'	S24°03'53"W	43°07'10"
C291	405.00'	26.64'	26.63'	S47°30'32"W	03°46'07"
C292	405.00'	74.45'	74.34'	S54°39'33"W	10°31'57"
C293	405.00'	71.77'	71.68'	S65°00'08"W	10°09'12"
C294	405.00'	21.59'	21.59'	S71°36'22"W	03°03'16"
C295	700.00'	27.07'	27.07'	S74°14'29"W	02°12'57"
C296	700.00'	60.86'	60.84'	S77°50'24"W	04°58'54"
C297	700.00'	60.86'	60.84'	S82°49'18"W	04°58'54"
C298	700.00'	60.86'	60.84'	S87°48'12"W	04°58'54"
C299	700.00'	45.81'	45.80'	N87°49'52"W	03°44'57"
C300	480.00'	2.14'	2.14'	N86°05'04"W	00°15'20"
C301	480.00'	57.34'	57.31'	N89°38'04"W	06°50'40"
C302	480.00'	57.85'	57.81'	S83°29'27"W	06°54'18"
C303	480.00'	57.90'	57.86'	S76°34'58"W	06°54'40"
C304	480.00'	57.91'	57.88'	S69°40'14"W	06°54'47"
C305	480.00'	57.90'	57.86'	S62°45'32"W	06°54'39"
C306	480.00'	57.85'	57.81'	S55°51'04"W	06°54'17"
C307	480.00'	56.88'	56.85'	S49°00'13"W	06°47'24"
C308	60.00'	46.08'	44.96'	S23°36'19"W	44°00'28"
C309	60.00'	87.29'	79.79'	S40°04'29"E	83°21'08"
C310	60.00'	30.60'	30.27'	N83°38'19"E	29°13'14"
C311	60.00'	58.84'	56.51'	N40°56'01"E	56°11'22"
C312	60.00'	42.02'	41.17'	N07°13'26"W	40°07'33"
C313	420.00'	37.26'	37.25'	S48°09'00"W	05°04'58"
C314	420.00'	88.31'	88.15'	S56°42'54"W	12°02'50"
C315	420.00'	85.33'	85.18'	S68°33'31"W	11°38'25"
C316	420.00'	85.33'	85.18'	S80°11'57"W	11°38'26"
C317	420.00'	58.82'	58.77'	N89°58'07"W	08°01'26"
C318	220.00'	9.34'	9.34'	N84°44'24"W	02°25'59"
C319	220.00'	9.34'	9.34'	N82°18'25"W	02°25'59"
C320	130.00'	21.74'	21.71'	S85°52'49"E	09°34'49"
C321	130.00'	53.23'	52.86'	N77°35'59"E	23°27'34"
C322	130.00'	53.23'	52.86'	N54°08'25"E	23°27'34"



SHEET INDEX
SHEET 1 OF 9 - LEGAL DESCRIPTION, DEDICATION, LEGEND & NOTES
SHEET 2 OF 9 - BOUNDARY INFORMATION
SHEET 3-9 OF 9 - CENTERLINE, TRACT & LOT GEOMETRY

LINE TABLE		
LINE	LENGTH	BEARING
L103	84.45'	N45°37'28"E
L104	53.27'	N53°38'41"W
L105	33.39'	N08°46'20"E
L106	72.73'	N85°57'24"W
L113	19.64'	N45°37'28"E
L114	83.53'	N45°36'31"E
L160	31.65'	S85°45'25"E
L161	59.83'	S85°45'25"E
L162	75.40'	S88°35'24"E
L163	62.83'	N86°07'20"E
L164	49.05'	N78°25'28"E
L165	47.70'	N78°25'28"E
L166	21.76'	N71°30'08"E
L167	20.13'	S01°15'45"W
L168	10.15'	N88°23'55"W
L169	49.10'	S08°14'56"W
L170	7.58'	S20°58'18"E
L207	120.00'	N41°36'25"E
L208	68.93'	N19°41'10"E
L209	68.59'	N32°55'42"E
L210	60.00'	N68°34'08"E
L211	60.00'	N80°12'10"E
L212	59.98'	S88°00'04"E
L213	58.10'	N85°57'24"W
L214	42.59'	N85°52'50"W
L215	52.11'	S83°27'53"W
L216	52.07'	S71°15'20"W
L217	52.07'	S60°29'03"W
L218	52.11'	S48°16'31"W
L219	33.26'	N38°40'14"E
L226	20.00'	N45°58'54"E
L228	60.00'	N01°15'45"E
L320	2.29'	S45°36'31"W
L321	0.11'	N88°35'24"W



LEGAL NOTICE

On Tuesday, May 27, 2025 at 5:30 PM the Clermont City Council will consider the enactment of the following proposed ordinance.

ORDINANCE NO. 2025-015

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, CLOSING AND PERMANENTLY ABANDONING A 30 FEET BY 30 FEET PORTION OF HIGHLAND RANCH BOULEVARD, ACCORDING TO THE PLAT OF HIGHLAND RANCH THE CANYONS PHASE 6, RECORDED IN PLAT BOOK 74, PAGES 49-57, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS BELOW; PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, RECORDING, PUBLICATION AND EFFECTIVE DATE.

LEGAL DESCRIPTION

A PORTION OF HIGHLAND RANCH BOULEVARD, LYING IN THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 2, BLACK WEST COMMERCIAL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 85, PAGES 11 AND 12, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; RUN THENCE S72°59'59"W ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF HIGHLAND RANCH BOULEVARD A DISTANCE OF 164.06 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE S72°59'59"W A DISTANCE OF 30.00 TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE; THENCE THE FOLLOWING THREE COURSES ALONG SAID NORTHERLY RIGHT-OF-WAY LINE: (1) N17°00'01"W A DISTANCE OF 30.00 FEET; (2) N72°59'59"E A DISTANCE OF 30.00 FEET; (3) S17°00'01"E A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 900 SQUARE FEET OR 0.0207 ACRES MORE OR LESS.

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

This Ordinance is available for public inspection in the Development Services Department, Monday through Friday between the hours of 8:00 A.M. and 5:00 P.M.

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 may 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
May 12, 2025



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, May 27, 2025		
Agenda Item Name		
Ordinance No. 2025-017 <i>Final</i> <i>Land Development Code Amendment</i>		
Requested Action		
Recommend approval of Ordinance No. 2025-017.		
Staff Report		
The City Staff is proposing code changes to the Land Development Code regarding Landscaping. These changes are focused around water conservation within the city. Several sections of Chapter 123 are being amended to create these changes. The amendments involve definition changes for tree types, soil amendment requirements, and the removal of the "preferred tree list" to allow for a new updated "Landscape Materials list" that will be part of the next presented Ordinance 2025-18. The City Staff have met on numerous occasions with industry-leading experts that helped craft the changes. <i>The Planning and Zoning Commission recommended approval with corrected language for accent trees, 7-0.</i> Staff recommends approval of Ordinance 2025-017.		
Additional Analysis		
Fiscal Impact Summary		
None.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Ord 2025-017	Ord 2025-017 .pdf	
2. 2025-017 BIE for LDC Vegetation	2025-017 Business Impact Estimate for LDC Vegetation.pdf	
3. Legal Ad	Legal Ad.pdf	



CITY OF CLERMONT
ORDINANCE NO. 2025-017

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE CHAPTER 123, “VEGETATION”, ARTICLE I “IN GENERAL”, SECTION 123-1 “DEFINITIONS”; ARTICLE II “LANDSCAPING”, SECTION 123-40(C) “INSTALLATION OF LANDSCAPE MATERIAL”, SECTION 123-42(4) “PLANT MATERIAL”, SECTION 123-43(E3)(F2)(K) “LANDSCAPE BUFFERS”, SECTION 123-46(2) “LANDSCAPING ADJACENT TO FENCES, WALLS OR DUMPSTER ENCLOSURES”, SECTION 123-47 “PREFERRED TREE LIST”, SECTION 123-48 “PREFERRED SHRUB LIST”, SECTION 123-49 “NONPREFERRED TREES”, PROVIDING FOR CONFLICT, SEVERABILITY, CODIFICATION, THE ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, pursuant to the provisions of Chapter 163, Florida Statutes, the City of Clermont Planning and Zoning Commission, acting as the Local Planning Agency of the City, has held a public hearing on May 6, 2025, and following such hearing found this Ordinance to be in the best interest of the City of Clermont, and recommended that the City Council adopt this Ordinance; and

WHEREAS, the City Council of the City of Clermont shall amend the Land Development Code, Chapter 123, “Vegetation”, Article I “In General”, Section 123-1 “Definitions”; Article II “Landscaping”, Section 123-40(c) “Installation of Landscape Material”, Section 123-42(4) “Plant Material”, Section 123-43(E3)(F2)(K) “Landscape Buffers”, Section 123-46(2) “Landscaping Adjacent to Fences, Walls or Dumpster Enclosures”, Section 123-47 “Preferred Tree List”, Section 123-48 “Preferred Shrub List”, Section 123-49 “Nonpreferred Trees”; and

NOW, THEREFORE, BE IT HEREBY ORDAINED by the City Council of the City of Clermont, that various sections with Chapter 123, “Vegetation”, Article I and Article II of the Clermont Land Development Code shall be amended to make changes, as set forth in the following amendments shown in Section 2.

SECTION 1: AUTHORITY

The City Council of the City of Clermont has the authority to adopt this Ordinance pursuant to Article VIII of the Constitution of the State of Florida and Chapter 163 and 166, Florida Statutes.

SECTION 2:

The Land Development Code of the City of Clermont Code of Ordinances is hereby amended to read as follows (note strikethrough indicates removed words and underlined indicates added):

CHAPTER 123 VEGETATION ARTICLE I IN GENERAL

Section 123-1 Definitions

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning. In construing the provisions of this chapter, where the context will permit, the definitions provided in F.S. § 1.01 shall apply.

Administrative official means the city manager or the established designee thereof.

Berm means a mound of earth, contoured at a three-to-one ratio (horizontal to vertical) or less, so as to form a definitive amount of relief above the general elevation of the adjacent ground or surface.

Buffer means a specified land area with a generally level planting surface together with the planting and landscaping required on the land used to visibly separate one use from another or to shield or block noise, lights or other potential nuisances.

Caliper means a trunk caliper (trunk diameter) is measured six inches from the ground on trees up to and including four inches in caliper, and 12 inches above the ground for larger trees. Since trunks are seldom round, the average of the largest diameter and that perpendicular to it is referred to as caliper. A diameter tape shall be used to measure caliper.

Clearing or removing a tree means the removal of a tree by digging, pushing, poisoning or cutting, or the effective removal through damage.

Dripline means an imaginary line on the ground defined by vertical lines which extend from the outermost tips of the tree branches to the ground.

Encroachment means any protrusion of a vehicle outside of a parking space, display area or accessway into a landscaped area.

Forest crops means any group of trees that are of proper species and sufficient density, size and number to make them marketable for sale as wood products (e.g., furniture, lumber, paper, chips, pallets, boxes and lighter wood).

Hatracking means to flat-cut the top or sides of a tree, severing the leader or leaders; to make internodal cuts; to prune a tree by stubbing off mature wood larger than three inches in diameter, or reducing the total circumference of canopy spread not in conformance with the current National Arborist Association standards.

In contemplation of means a tree is removed in contemplation of an improvement if the purpose of the removal is principally to facilitate any improvement of the class referenced in this land development code, regardless of when or by whom construction of the improvement is contemplated.

Landscaping means and consists of any of the following or combinations thereof:

- (1) Materials, such as, but not limited to, grass, ground covers, shrubs, vines, hedges; and
- (2) Nonliving durable material commonly used in landscaping, such as, but not limited to, rocks, pebbles, sand walls or fences, but not including paving.

Nonpreferred trees means all types of trees set forth in section 123-49.

Park trees means trees, shrubs, bushes and all other woody vegetation in public parks having individual names, and in all areas owned by the city or to which the public has free access as a park.

~~*Preferred and r*~~*Replacement trees* means all the species of trees set forth in section 123-47, preferred tree list. Plant materials used shall equal or exceed the standards for Florida No. 1 as established and revised by the state department of agriculture.

~~*Preferred shrub means all the species of shrubs set forth in section 123-48.*~~

Severely trimmed mean the cutting of the branches and/or trunk of a tree in a manner which will substantially reduce the overall size of the tree area so as to destroy the existing symmetrical appearance or natural shape of the tree in a manner which results in the removal of the main lateral branches, leaving the trunk of the tree with a stub appearance.

Shrub means a low-growing woody perennial plant differing from a tree by its low stature and, generally, by its production of several basal stems instead of single bole.

Site review committee means the members of the administrative staff of the city established for the purpose of providing professional and technical review of applications and related documentation for development which is proposed to occur within the city.

Street trees means trees, shrubs, bushes and all other woody vegetation on land lying between property lines on either side of all streets, avenues or ways within the city.

Topping means undesirable pruning practices resulting in internodal cutting back of branches with little regard to the natural shape of the tree. See the definition of the term "hatracking."

Tree means any living, woody, self-supporting perennial plant which normally grows to a minimum height of 15 feet. As used in this land development code, the word "tree" refers to preferred trees unless an alternative usage is expressly defined and approved.

Vehicular use areas means and includes any accessways, parking spaces or areas, paved outdoor sales areas not under a roof, and loading and unloading facility areas.

Vine means a plant with a climbing or creeping stem which usually rests upon or is attached to a supporting structure, and which normally requires support to reach mature form.

ARTICLE II LANDSCAPING

Section 123-40 **Installation of Landscape Material**

- (c) Canopy and ~~understory~~ accent trees shall be properly staked to ensure healthy growth and increased survivability. Staking kits shall use guidelines that are adjustable and made of nylon or other material that will not harm the bark of the tree. Wire or cable guidelines with hose strapping are prohibited. Staking kits shall be removed one year after the certificate of occupancy is issued, unless otherwise directed by staff.

Section 123-42 **Plant Material**

- (4) Accent Understory tree species shall be a minimum of eight feet in overall height immediately after planting with a four-foot spread and shall meet the standards as specified in section 123-1.
- (6) Palms. For Commercial use, Palm-trees may be used in place of canopy trees or ~~understory~~ accent trees to meet the minimum tree requirements. In no case shall the total number of palms of all species combined account for more than 20 percent of the required canopy trees nor more than 20 percent of the required ~~understory~~ accent trees.
- For Residential and Commercial use, the minimum size of palms is six feet of clear trunk for tree form palms. Two palm trees count as one canopy or ~~understory~~ accent tree unless it is a large specimen palm tree such as a Medjool or Date Palm which may be counted as one palm tree to one canopy or ~~understory~~ accent tree. ~~Palm tree replacement species and locations must be approved by the city site review committee.~~

Section 123-43 **Landscape Buffers**

- (e) *Buffers adjacent to rights-of-way for nonresidential uses.*
- (3) *Plantings.* The required landscape buffer shall be planted with three canopy trees and five ~~accent~~ understory trees per 100 linear feet or fractional part thereof. Shrubs and groundcovers, excluding lawn grass, shall comprise at least 50 percent of the required buffer area, and shall form a continuous three-foot high landscape screen adjoining driveways and parking areas.
- (f) *Buffers along rights-of-way for residential subdivisions and multifamily developments.* Within single-family and multifamily residential developments, a buffer shall be provided along the external roadways to reduce noise generated by traffic and create a visual barrier. Plant and/or structural materials shall be properly installed and maintained in perpetuity. All such buffers shall be in a landscape tract that is maintained by a homeowner's association. Buffers shall conform to either one of the following specifications:
- (2) A buffer a minimum of 25 feet in width, consisting of an earthen berm, trees and a continuous hedge. Earthen berms shall be a minimum of three feet in height unless otherwise determined by the site review committee. The combined height of the berm and shrubs shall be a minimum of six feet. The height of six feet shall normally be reached within one year from planting. Three canopy tree and five ~~accent~~ understory trees shall be planted for each 100 linear feet of frontage or fractional part thereof. All plant materials utilized shall conform to the plant material specifications of this chapter.

- (k) *Landscape buffers under utility lines.* Landscape buffers that are required under this article that are within 20 feet of existing overhead electric power utility lines may substitute the required canopy trees with understory accent trees as listed in section 123-47. Substituted accent understory trees must use a variety of accent understory trees and shall not include any more than 50 percent of a single variety. Any substitutions must be approved by the site review committee with submittal of a landscape plan. All tree trimming and maintenance must be in accordance with section 123-41.

Section 123-46 Landscaping Adjacent to Fences, Walls or Dumpster Enclosures

- (2) One canopy tree shall be required for every 50 linear feet of wall or fence abutting a street or right-of-way, and one canopy tree shall be required for every 75 linear feet of wall or fence adjacent to a perimeter parcel line.

Section 123-47 Landscape Materials List

- (1) All landscape materials shall be in accordance with the approved “Landscape Material List” within the “City of Clermont Landscape Standards” as amended. This list details the types of species allowed for landscaping use.

Preferred tree list.

Preferred Canopy Tree List

<i>a</i>	<i>;</i> <i>i</i> <i>;</i>	<i>e</i>		
XX		md	American Elm	Ulmus americana
	XX	wd	Bald Cypress	Taxodium distichum
		m	Basswood	Tilia americana
XX	XX	dm	Live Oak	Quercus virginiana
XX		md	Pignut Hickory	Carya glabra
			Ironwood	Carpinus caroliniana
XX		wm	Pond Cypress	Taxodium ascendens
	XX	md	Red Bay	Persea borbonia
XX		wd	Red Maple	Acer rubrum
XX		d	Sand Live Oak	Quercus geminata
XX		d	Scrub Hickory	Carya floridana
XX		md	Southern Magnolia	Magnolia grandiflora
XX	X	m	Sugarberry	Celtis laevigata
XX	X	mwd	Sweet Gum	Liquidambar styraciflua
		m	Sycamore	Platanus occidentalis
		m	Tulip Tree	Liriodendron tulipifera
XX		dm	Turkey Oak	Quercus myrtifolia
XX	XX	mw	Winged Elm, Cork Elm	Ulmus alata
	XX	md	Shumard Oak	
			Slash Pine	Pinus elliotii
			Long Leaf Pine	Pinus palustris

**CITY OF CLERMONT
ORDINANCE NO. 2025-017**

			Little Gem Magnolia	Magnolia grandiflora 'Little Gem'
--	--	--	--------------------------------	--

Preferred Understory Tree List

a	;	e		
XX		dm	American Holly	Ilex cassine
XX		d	Bluejack Oak	Quercus incana
X		m	Cherry Laurel	Prunus caroliniana
XX	XX		Chickasaw Plum	Prunus angustifolia
X	XX	dm	East Palatka Holly	
XX		md	Flowering Dogwood	Cornus florida
		md	Fringe Tree	Chionanthus virginica
XX	XX	d	Myrtle Oak	Quercus myrtifolia
XX	X	md	Redbud	Cercis canadensis
XX	XX	dm	Southern Red Cedar	Juniperus siliceicola
XX	X		Walter's Viburnum	Viburnum obovatum
XX	XX		Wax Myrtle	Myrica cerifera
XX			Wild Olive (Devilwood)	Osmanthus americanus
X	XX	md	Crepe Myrtle	Lagerstroemia indica
X	XX	dw	Youpon Holly	

~~a = Unidentified drought tolerance scale used in our land development regs.~~

~~b = Landscaping to promote water conservation using the principles of Xeriscape.~~

~~This is a drought tolerance index provided by SJRWMD.~~

~~X = Moderate drought tolerance~~

~~XX = High drought tolerance~~

~~e = Drought Tolerant Plant Guide for Lake County, Lake County Water Authority.~~

~~d = dry~~

~~m = moist~~

~~w = wet~~

Section 123-48

Soil Amendments

With any new development or redevelopment of a site, a soil amendment plan will be required. The plan shall follow the requirements contained within the "City of Clermont Landscape Standards" as amended.

Preferred shrub list.

~~Preferred shrubs are as follows:~~

Preferred Shrub List

	<i>Common Name</i>	<i>Botanical Name</i>
(X)	Arborvitae, Oriental (E)	Platycladus orientalis

CITY OF CLERMONT
ORDINANCE NO. 2025-017

	Azalea (E)	Rhododendron hybrids
(X)	Boxwood, Japanese (E)	Buxus microphylla
(X)	Crepe Myrtle (D)	Lagerstroemia indica
(X)	Cypress, Leylandii (E)	Cyressocyparis leylandii
(X)	Feijoa (E)	Feijoa sellowiana
(X)	Holly, Ambigua (D)	Ilex ambigua
(X)	Holly, American (E)	Ilex opaca
(X)	Holly, Burford (E)	Ilex cornuta
(XX)	Holly, Yaupon (E)	Ilex vomitoria
(XX)	Juniper (E)	Juniperus spp.
(XX)	Palmetto, Saw	Serenoa repens
(XX)	Palmetto, Scrub	Sabal etonia
(X)	Photinia, Red-leaf (E)	Photinia glabra
(X)	Photinia, Red-tip "Fraserii"	Photinia fraserii
(X)	Pittosporum, Japanese (E)	Pittosporum tobira
(XX)	Podocarpus, Yew (E)	Podocarpus macrophyllus
(X)	Privet, Chinese (E)	Ligustrum sinense
(X)	Privet, Florida (D)	Forestiera segregata
(XX)	Privet, Japanese (E)	Ligustrum japonicum
(XX)	Sage, Texas (E)	Leucophyllum frutescens
(XX)	Silverthorn (E)	Elageagnus pungens
	Viburnum, Sandankwa (E)	Viburnum suspensum
(X)	Viburnum, Sweet (E)	Viburnum odoratissimum
(XX)	Wax Myrtle (E)	Myrica cerifera

Key:

- ~~(X)~~—Xeriscape—Moderate drought tolerance
- ~~(XX)~~—Xeriscape—High drought tolerance
- ~~(D)~~—Deciduous
- ~~(E)~~—Evergreen

Section 123-49 Nonpreferred Trees

Nonpreferred trees are as follows:

Nonpreferred Trees

<i>Common Name</i>	<i>Botanical Name</i>
Silk Oak	Grevillea robusta
Jacaranda	Jacaranda acutifolia
Australian Pine	Casuarina species
Eucalyptus	<u>Eucalyptus obliqua</u>
Ear Tree	Enterlobium cyclocarpum
Paper Mulberry	Broussonetia papyrifera



CITY OF CLERMONT
ORDINANCE NO. 2025-017

Chinaberry	Nebia azedarch
Cajeput or Punk Tree	Melaluca leucadendra
Florida Holly or Brazilian Pepper	Schinus terebinfolius
Chinese Tallow Tree	Sapium sebiferum
Mimosa	Albizzia julibrissin
Black cherry	Prunus Serotina

SECTION 3: CONFLICT

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

SECTION 4: SEVERABILITY

If any portion of this Ordinance is declared invalid, the invalidated portion shall be severed from the remainder of the Ordinance, and the remainder of the Ordinance shall continue in full force and effect as if enacted without the invalidated portion, except in cases where such continued validity of the remainder would clearly and without doubt contradict or frustrate the intent of the Ordinance as a whole.

SECTION 5: CODIFICATION

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

SECTION 6: ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR

Regardless of whether such inclusion in the Code as described in Section 5 is accomplished, sections of the Ordinance may be re-numbered or re-lettered and the correction of typographical and/or scrivener's errors which do not affect the intent may be authorized by the City Manager or designee, without need of public hearing, by filing a corrected or re-codified copy of same with the City Clerk.

SECTION 7: 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. 2025-017

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 27th day of May, 2025.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

Approved as to form and legality:

Christian W. Waugh, City Attorney



CITY OF CLERMONT
ORDINANCE NO. 2025-017

BUSINESS IMPACT ESTIMATE

TO: Mayor Murry and Council Members
FROM: Planning and Development Services / Curt Henschel
DATE: May 12, 2025
SUBJECT: Ordinance No. 2025-017 – Amendments to various sections of the LDC under Chapter 123 Vegetation

Section 166.041, *Florida Statutes*, effective July 1, 2023, requires the City prepare (or cause to be prepared) a business impact estimate prior to final consideration of an ordinance, subject to exemptions noted in the Law. The new law requires that the business impact estimate be posted on the City’s website at the time of the published notice of the City Council’s final consideration of the ordinance, or ten (10) days prior to the adoption public hearing, whichever is longer.

Ordinance 2025-017 is proposed to be adopted by the City on May 27, 2025, and is subject to this new requirement. Following are the categories required to be addressed for the proposed ordinance based on the new legislation:

1. Summary of proposed Ordinance 2025-017.

Land Development Code, Chapter 123, Vegetation, Article I and Article II, to update various sections in the LDC with regard to Landscaping.

2. Estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the city:

a. Estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted.

There are no direct compliance costs for businesses.

b. Identification of any new charge or fee on businesses subject to the proposed ordinance or for which businesses will be financially responsible.

There are no new charges or fees on existing businesses.

c. An estimate of the City’s regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs.

The proposed ordinance does not add enforcement requirements for City staff beyond that which are in the existing code; therefore, there are no additional regulatory costs.

3. A good faith estimate of the number of businesses likely to be impacted by the ordinance.

The proposed ordinance is not expected to impact any existing businesses.

4. Any additional information the board determines may be useful.

No additional information.

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:	04/29/2025
Order Number:	11269196
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	63.0000
Height in Inches:	5.2200

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	1	05/12/2025 - 05/12/2025	Govt Public Notices
LEE dailycommercial.com	1	05/12/2025 - 05/12/2025	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	\$101.54
Tax Amount	\$0.00
Service Fee 3.99%	\$4.05
Cash/Check/ACH Discount	-\$4.05
Payment Amount by Cash/Check/ACH	\$101.54
Payment Amount by Credit Card	\$105.59

Order Confirmation Amount

\$101.54

Ad Preview

LEGAL NOTICE

On Tuesday, May 27, 2025 at 5:30 PM the Clermont City Council will consider the proposed ordinance to allow for the amendment of the Land Development Regulations, Chapter 123, Vegetation, Article I, and Article II.

ORDINANCE NO. 2025-017

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE CHAPTER 123, "VEGETATION", ARTICLE I "IN GENERAL", SECTION 123-1 "DEFINITIONS"; ARTICLE II "LANDSCAPING", SECTION 123-40(C) "INSTALLATION OF LANDSCAPE MATERIAL", SECTION 123-42(4) "PLANT MATERIAL", SECTION 123-43(E3) (F2)(K) "LANDSCAPE BUFFERS", SECTION 123-46(2) "LANDSCAPING ADJACENT TO FENCES, WALLS OR DUMPSTER ENCLOSURES", SECTION 123-47 "PREFERRED TREE LIST", SECTION 123-48 "PREFERRED SHRUB LIST", SECTION 123-49 "NONPREFERRED TREES", PROVIDING FOR CONFLICT, SEVERABILITY, CODIFICATION, THE ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

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

This amendment 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
#11269196 5/12/2025



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, May 27, 2025		
Agenda Item Name		
Ordinance No. 2025-018 <i>Final</i> <i>Irrigation and Landscaping Regulations</i>		
Requested Action		
Recommend approval of Ordinance No. 2025-018.		
Staff Report		
The City Staff is proposing code changes to the Land Development Code regarding Landscaping. These changes are focused around water conservation within the city. These changes include: 1. The requirement of soil amendments: this proposed change will require the addition of compost material to the top layer of soil before any new landscape material is to be introduced to the parcel. 2. The requirement of smart controllers. These are wi-fi-based irrigation controllers that operate more efficiently when detecting weather events in the area. 3. Limiting the amount of sod to be used: this limitation will limit the overall amount of non-drought-tolerant sod from the current allowance of 60% to 25%. 4. Allowing additional Florida Friendly plants to be used within the landscape. The current plant list is being revamped to a referenced "Landscape Standards" which will include all approved species along with an option to utilize approved IFAS (Institute of Food and Agricultural Sciences) Florida Friendly plants. 5. Reducing the annual water budget for each landscape customer that would be established by the City's most recent Consumptive Use Permit (CUP) issued by St. Johns River Water Management District. These changes collectively will substantially contribute to water conservation measures throughout the city, which are being driven by the St. Johns River Water Management District. The water conservation measures are a benefit to the City, the homeowners, and the residents. <i>The Planning and Zoning Commission approved 7-0. Staff recommends approval of Ordinance 2025-18.</i>		
Additional Analysis		
Fiscal Impact Summary		
None.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	2025-018	2025-018.pdf
2.	2025-018 BIE for Irrigation & Landscaping	2025-018 Business Impact Estimate for Code Irrigation & Landscaping.pdf
3.	Landscape Standards 3-25	Landscape Standards 3-25.docx
4.	Legal Ad	Legal Ad.pdf



CITY OF CLERMONT
ORDINANCE NO. 2025-018

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING CHAPTER 18, “ENVIRONMENT AND NATURAL RESOURCES”, ARTICLE VIII “WATER EFFICIENT IRRIGATION AND LANDSCAPING”; DIVISION 1 “GENERALLY”, SECTION 18-212 “DEFINITIONS”, SECTION 18-216 “APPLICATION OF LANDSCAPE AND IRRIGATION SYSTEM DESIGN PROVISIONS”, SECTION 18-218 “EXCEPTION TO LANDSCAPE IRRIGATION PROVISIONS”; DIVISION 2 “IRRIGATION”, SECTION 18-247 “IRRIGATION PLAN SUBMITTAL”, SECTION 18-248 “IRRIGATION SYSTEM DESIGN”, SECTION 18-250 “LANDSCAPE IRRIGATION SCHEDULE”; DIVISION 3 “LANDSCAPING”, SECTION 18-279 “LANDSCAPING STANDARDS”, SECTION 18-281 “DESIGN STANDARDS”, PROVIDING FOR CONFLICT, SEVERABILITY, CODIFICATION, THE ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, pursuant to the provisions of Chapter 163, Florida Statutes, the City of Clermont Planning and Zoning Commission, acting as the Local Planning Agency of the City, has held a public hearing on May 6, 2025, and following such hearing found this Ordinance to be in the best interest of the City of Clermont, and recommended that the City Council adopt this Ordinance; and

WHEREAS, the City Council of the City of Clermont shall amend the City Code, Chapter 18, “Environment and Natural Resources”, Article VIII “Water Efficient Irrigation and Landscaping”; Division 1 “Generally”, Section 18-212 “Definitions”, Section 18-216 “Application of Landscape and Irrigation System Design Provisions”, Section 18-218 “Exception to Landscape Irrigation Provisions”; Division 2 “Irrigation”, Section 18-247 “Irrigation Plan Submittal”, Section 18-248 “Irrigation System Design”, Section 18-250 “Landscape Irrigation Schedule”; Division 3 “Landscaping”, Section 18-279 “Landscaping Standards”, Section 18-281 “Design Standards”; and

NOW, THEREFORE, BE IT HEREBY ORDAINED by the City Council of the City of Clermont, that various sections with Chapter 18, “Environment and Natural Resources”, Article VIII, Divisions 1, 2 and 3 of the Clermont City Code shall be amended to make changes, as set forth in the following amendments shown in Section 2.

SECTION 1: AUTHORITY

The City Council of the City of Clermont has the authority to adopt this Ordinance pursuant to Article VIII of the Constitution of the State of Florida and Chapter 163 and 166, Florida Statutes.

SECTION 2:

The Land Development Code of the City of Clermont Code of Ordinances is hereby amended to read as follows (note strikethrough indicates removed words and underlined indicates added):

CHAPTER 18 ENVIRONMENT AND NATURAL RESOURCES, ARTICLE VIII WATER EFFICIENT IRRIGATION AND LANDSCAPING

DIVISION 1 GENERALLY

Section 18-212 Definitions

For the purpose of this article the following terms, phrases, words and their derivatives shall have the meaning given herein.

Address means the house number of the physical location of a specific property. This includes rural route numbers but excludes post office box numbers. If a lot number in a mobile home park or similar community is used by the United States Postal Service to determine a delivery location, the lot number shall be the property's address.

Annual beds means any landscape where the majority of plants are replaced yearly or more frequently.

Automatic irrigation smart controller means a web based controller that monitors weather conditions and adjusts the irrigation events automatically based on site data. ~~timer, capable of operating solenoid valves, to set days and lengths of time for proper application of water, in each irrigation zone.~~

Best management practices (BMPs) means irrigation system, lawn, and landscape practices designed to reduce negative impacts on the environment and promote water conservation.

District means the St. Johns River Water Management District.

Drought tolerant plants means plants, once established, that survive on natural rainfall with occasional irrigation during dry periods.

Emitter means a device that applies irrigation water. The term "emitter" is primarily used to refer to the low flow rate devices used in micro-irrigation systems.

Even-numbered address means an address ending in the numbers 0, 2, 4, 6, 8 or the letters A through M.

Florida Friendly Landscape, as provided for in F.S. § 373.185, means quality landscapes that conserve water and protect the environment and are adaptable to local conditions and which are drought tolerant. The principles of Florida Friendly Landscape include planning and design, appropriate choice of plants, soil analysis which may include the use of solid waste compost, efficient irrigation, practical use of turf, appropriate use of mulches, and proper maintenance.

Green space means the entire parcel less the building footprint, driveways, vehicular use areas, hardscapes such as decks, swimming pools, decorative fountains, patios, and other nonporous areas. Stormwater management systems, and wetland conservation areas, lakes, rivers and creeks are excluded in the calculation of green space area.

Irrigation system means a permanent watering system designed to transport and distribute water to plants as a supplement to natural rainfall.

Irrigation zone means a control valve circuit containing emitters and/or sprinklers with consistent application rates.

Landscape irrigation means the outside watering of plants in a landscape such as shrubbery, trees, lawns, grass, ground covers, plants, vines, gardens and other such flora that are situated in such diverse locations as residential areas, public, commercial, and industrial establishments, and public medians and rights-of-way. The term "landscape irrigation" does not include agricultural crops, nursery plants, cemeteries, golf course greens, tees, fairways, primary roughs, and vegetation associated with recreation areas, such as, but not limited to, football, baseball and soccer fields.

Landscape plant zone means a grouping of plants with similar water and cultural needs, such as sunlight and soil. Plant groupings based on water use are as follows: natural plants, drought tolerant plants, and oasis plants.

Micro-irrigation means the frequent application of small quantities of water directly on or below the soil surface or plant root zone, usually as discrete drops, tiny streams or miniature sprays through emitters placed along the water delivery pipes (laterals). Micro-irrigation encompasses a number of methods or concepts, including drip; previously known as trickle irrigation, subsurface, bubbler and micro-spray irrigation.

Mulch means any material applied to the soil surface to retain soil moisture, control erosion, inhibit weeds, and/or regulate soil temperatures.

Natural plants means plants, once established, that survive on rainfall without irrigation.

Nonresidential landscape irrigation means the irrigation of landscape not included within the definition of the term "residential landscape irrigation," such as that associated with public, commercial and industrial property, including commercial or transient housing units, hotel and motel units, and public medians and rights-of-way.

Oasis plants means plants, once established, requiring frequent irrigation.

Odd-numbered address means an address ending in the numbers 1, 3, 5, 7, 9 or the letters N through Z.

Overspray means water that is delivered beyond the landscape area wetting pavements, walks, structures, or other nonlandscaped areas.

Plant bed means a grouping of trees, shrubs, ground covers, perennials, or annuals growing together in a defined area devoid of turf grass, normally using mulch around the plants (DEP Model Ordinance). For the purposes of Florida Water Star, plant beds must be designed so that, at maturity, the plant material must provide coverage of 60 percent of the plant bed.

Rain sensor device means a calibrated device that is designed to measure rainfall and override the irrigation cycle of the irrigation system when a predetermined amount of rainfall has occurred.

Reclaimed water means a reclaimed water system, including systems in which the primary source is reclaimed water; which may or may not be supplemented from another source during peak demand periods.

Residential landscape irrigation means the irrigation of landscape associated with any housing unit having sanitary and kitchen facilities designed to accommodate one or more residents, including multiple housing units and mobile homes.

Running annual water budget means a water budget based on 12 consecutive months of irrigation water consumption.

Runoff means water not absorbed by the soil that flows from the area.

Site appropriate plants means landscape plant species that are suited to the site growing conditions.

Turf and/or turf grass means continuous plant coverage consisting of grass species appropriately suited to the site where it is planted.

Water features means features of a site that holds water temporarily or permanently. The term "water features" may include both natural features such as lakes, wetlands, rivers and creeks, or artificial features such as retention and detention ponds, fountains, ditches and canals.

Wind sensor means a device used to measure the wind speed or velocity and override the irrigation cycle of the irrigation system when a pre-determined wind speed has occurred.

Section 18-216 **Application of Landscape and Irrigation System Design Provisions**

- (a) Compliance with the landscape and irrigation system design provision of this article is required of all office, commercial, industrial, institutional, multifamily, and single-family sites receiving potable water service from the city and/or located within the city limits in the following categories:
 - (1) New construction.
 - (2) Newly irrigated landscaped and turf areas.
 - (3) ~~Renovations of existing landscapes.~~ All new developments shall incorporate language in their CCR docs to require irrigation systems, as designed and approved must be maintained as designed but maintained as needed.
 - (4) In the case of a phased residential development that is currently under development at the time of this revision, the remaining lots may be completed under the former LDR's pertaining to landscaping.
- (b) Alternate methods of compliance may be considered as long as they meet the intent and purpose of this article and the intent of the district.

Section 18-218 **Exception to Landscape Irrigation Provisions**

- (a) Irrigation using micro-spray, micro-jet, drip or bubbler irrigation is allowed ~~anytime.~~ provided it meets SJRWMD standards.
- (b) Irrigation of new landscape is allowed daily for the initial 30 days following installation and every other day for the next 30 days for a total of one 60-day period, provided that the irrigation is limited to the minimum amount necessary for such landscape establishment.

- (c) Watering in of chemicals, including insecticides, pesticides, fertilizers, fungicides, and herbicides when required by law, the manufacturer, or best management practices, is allowed at any time of day on any day within 24 hours of application. Lawn maintenance/pest control companies must install an advisory marker, visible in the front yard, showing the date of the application. Watering in of chemicals shall not exceed one-fourth inch of water per application except as otherwise required by law, the manufacturer, or best management practices.
- (d) Irrigation systems may be operated anytime for maintenance and repair purposes not to exceed ~~20~~ 10 minutes per hour per zone.
- (e) Irrigation using a hand-held hose equipped with an automatic shut-off nozzle is allowed any time of day on any day.
- (f) Discharge of water from a water-to-air air conditioning unit or other water-dependent cooling system is not limited.
- (g) The use of recycled water from wet detention treatment ponds for irrigation is allowed anytime provided the ponds are not augmented from any ground or off-site surface water, or public supply sources.

DIVISION 2 IRRIGATION

Section 18-247 Irrigation Plan Submittal

A detailed irrigation plan shall be submitted by an irrigation contractor certified by the city and/or the county, illustrating zones, pipe sizes, emitter types, nozzle size and precipitation rate and total precipitation rate for each zone, irrigation water source connection point, backflow prevention device, type and locations of automatic shut-off devices, controller specifications, and any other pertinent information shall be submitted to the water conservation coordinator for review and approval prior to installation of an irrigation system.

All Landscape and Irrigation Plans Must Contain the Following Information:

Provide legend on plan with symbol identifying type of emitter for each zone irrigated, rain & wind sensors, controller, irrigation zones, all solenoid valves, and backflow devices (including type).

Spray-type & rotor type irrigation may not be mixed within a single zone; and tree bubblers must be on a separate zone or on the zone with shrubs.

Identify separately all hardscape/impervious areas and building footprint.

Identify distinct property lines & lot dimensions.

Provide a legend with each plant species and number of units.

Identify species of turf in each turf zone — and calculate the percentage of non-drought tolerant species used on site property. (60/40 — High use)

Identify planting beds and included plantings area.

Section 18-248 Irrigation System Design

- (a) A site plan, at a readable and defined scale, shall be submitted illustrating the proposed irrigation zones. Turf areas shall be on separate irrigation zones from other landscape plant zones. The irrigation system shall be designed to accommodate separate landscape plant zones based on differing water requirements.

- (b) Spacing for rotors and sprays shall not exceed 50 percent of the sprinklers' diameter of coverage, per manufacturer's specifications to accomplish head-to-head coverage.
- (c) Sprays and rotors shall have matching application rates within each irrigation zone. Sprays and rotors may not be mixed within a single zone. Tree bubblers must be on a separate zone or on the zone with shrubs. Tree bubblers must be of a type that can be adjusted to be on or shut off.
- (d) All irrigation systems shall be designed to avoid overspray, runoff, low head drainage, or other similar conditions where water flows onto or over adjacent property, non-irrigated areas, walkways, roadways, structures, or water features. Narrow areas four feet wide or less shall not be irrigated unless such irrigation can be contained within that narrow area. Emitters may not transverse sidewalks or driveways in order to cover a larger area.
- (e) Irrigation control equipment installed prior to the 2025 landscape standards adoption shall include an automatic irrigation controller having program flexibility such as repeat cycles and multiple program capabilities. Automatic irrigation controllers shall have a replaceable battery back-up to retain the irrigation programs. The irrigation control equipment shall be reset to accommodate irrigation needs based on the season. Automatic control systems shall be equipped with an operable and properly placed and calibrated automatic shut-off or rain sensor device which will disable the system after a maximum of one-half inch of rainfall. Vents on such sensor must be closed. Such sensors may not be disabled at any time.
- (f) All properties that receive water from the city for the purpose of landscape irrigation must have a separate landscape irrigation meter. The city shall establish a running annual water budget (RAWB) for each landscape irrigation customer based on property size, pervious area, and the annual landscape irrigation application rate of as established by St. Johns River Water Management District (SJRWMD) that is identified in the City's most recent consumptive use Permit. 35-28 inches. Where individual residential lot sizes have not been determined, an initial running annual water budget shall be based on an assumed property size of 11,000 square feet (one-fourth acre) with 50 percent pervious area.
- (g) For a property for which a running annual water budget has been determined using an assumed property size and pervious area where a property exceeds the assumed specified property size of 11,000 square feet, a water customer may request that a new running annual water budget be established by submitting a signed and sealed property survey to the city's planning and development services department showing the total square footage of the property and the percent of pervious surface.
- (h) Exceeding the running annual water budget is subject to the fine schedule identified in section 18-245.
- (j) Newly installed sod will be permitted to have an establishment period not to exceed 45 days. During this establishment period, watering of the new sod is permitted during typical restricted times as defined in Section 18-250.

Section 18-250 **Landscape Irrigation Schedule**

- (a) All landscape irrigation shall be limited in amount to only that which is necessary to meet landscape needs and no more than three-fourths inch of water may be applied per irrigation zone on each day that irrigation occurs. Irrigation shall be prohibited between the hours of 10:00 a.m. and 4:00 p.m. Irrigation shall be limited to two days per week during Daylight Saving Time and one day per week during Eastern Standard Time, but at no time may any one zone run for more than one hour per zone per watering day.
- (b) The watering schedule is as follows:
 - (1) Daylight Saving Time (second Sunday in March to the first Sunday in November).
 - a. Odd addresses ending in 1, 3, 5, 7 and 9 or no address may water on Wednesday and Saturday.
 - b. Even addresses ending in 0, 2, 4, 6 and 8 may water on Thursday and Sunday.
 - c. Nonresidential irrigation may water on Tuesday and Friday.
 - (2) Eastern Standard Time (first Sunday in November to the second Sunday in March).
 - a. Odd addresses ending in 1, 3, 5, 7, and 9 or no address may water on Saturday.
 - b. Even addresses ending in 0, 2, 4, 6 and 8 may water on Sunday.
 - c. Nonresidential irrigation may water on Tuesday.
- (c) The city may adjust schedules for reclaimed customers to accommodate the city's reclaimed water system demands. These schedules may be changed in the future should the supply of reclaimed water either exceed or not meet demand. The city will notify such customers, in writing, should such changes be necessary. This schedule will follow the St. Johns River Water Management District schedule and restrictions.
- (d) A variance from the specific landscape irrigation days or day set forth in subsections (a) and (b) of this section may be granted if strict application of the scheduled days or day would lead to unreasonable or unfair results in particular instances, provided that the applicant demonstrates with particularity that compliance with the scheduled days or day will result in a substantial economic, health or other hardship on the applicant requesting the variance or those served by the applicant. Where a contiguous property is divided into different zones, a variance may be granted hereunder so that each zone may be irrigated on different days or day than other zones of the property. However, in no event shall the variance allow a single zone to be irrigated more than two days per week during Daylight Saving Time or more than one day per week during Eastern Standard Time.

DIVISION 3 **LANDSCAPING**

Section 18-279 **Landscaping Standards**

Landscaping shall meet all applicable landscape requirements adopted by the city, including those outlined in this division. All landscaping must comply with the Landscape Standards adopted on May 27, 2025, which are Florida Friendly quality landscapes that conserve water and protect the environment and are adaptable to local conditions and which are drought tolerant. The principles of Florida Friendly Landscape include planning and design, appropriate choice of plants,

soil analysis which may include the use of solid waste compost, efficient irrigation, practical use of turf, appropriate use of mulches, and proper maintenance.

Section 18-281 **Design Standards**

- (a) Installed trees and plants shall be grouped together into landscape plant zones according to water and cultural (soil, climate, and light) requirements.
- (b) Plant groupings based on water requirements are as follows: natural, drought tolerant and oasis.
- (c) ~~Landscape designed prior to the 2025 adoption shall have W~~wind breaks ~~shall be~~ utilized to reduce wind velocity and water loss that occurs by evaporation during irrigation and by evapotranspiration from plants. Windbreaks can be formed by walls, fences, shrub beds or hedges. An alternative to the physical windbreaks may be the addition of a wind sensor set to disengage the irrigation system when wind speeds exceed 15 miles per hour.
- (d) ~~Residential (single family and duplex): A maximum of 25 percent of the landscape area may be planted with irrigated turf grass. All other areas shall be planted with approved plants within the adopted Landscape Standards, or drought tolerant turf grass that is not irrigated. A maximum of 60 percent of the landscape area may be planted with turf grass if a non-drought tolerant species of turf grass is used. St. Augustine species are not drought tolerant in the city area. There is no limit to the amount of turf grass that may be used if such turf grass is of a drought-tolerant species, such as Bahia or centipede.~~
Commercial and Multifamily: commercial, multifamily, common green areas in subdivisions and retention ponds shall use Bahia grass or other approved drought tolerant ground cover.
- (e) A layer of mulch to a minimum depth of three inches shall be specified on the site plan in plant beds and around individual trees in turf areas. ~~Non-Organic mulch (such as rubber) is prohibited. Organic mulches are preferred.~~ The mulch shall not be placed directly against the plant stem or tree trunk. Mulch shall not be required in annual beds.

SECTION 3: CONFLICT

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

SECTION 4: SEVERABILITY

If any portion of this Ordinance is declared invalid, the invalidated portion shall be severed from the remainder of the Ordinance, and the remainder of the Ordinance shall continue in full force and effect as if enacted without the invalidated portion, except in cases where such continued validity of the remainder would clearly and without doubt contradict or frustrate the intent of the Ordinance as a whole.



CITY OF CLERMONT
ORDINANCE NO. 2025-018

SECTION 5: CODIFICATION

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

SECTION 6: ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR

Regardless of whether such inclusion in the Code as described in Section 5 is accomplished, sections of the Ordinance may be re-numbered or re-lettered and the correction of typographical and/or scrivener's errors which do not affect the intent may be authorized by the City Manager or designee, without need of public hearing, by filing a corrected or re-codified copy of same with the City Clerk.

SECTION 7: 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. 2025-018

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 27th day of May, 2025.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

Approved as to form and legality:

Christian W. Waugh, City Attorney



CITY OF CLERMONT
ORDINANCE NO. 2025-018

BUSINESS IMPACT ESTIMATE

TO: Mayor Murry and Council Members
FROM: Planning and Development Services / Curt Henschel
DATE: May 12, 2025
SUBJECT: Ordinance No. 2025-018 – Amendments to various sections of the City Code under Chapter 18, Article VIII, Division 1, 2 & 3

Section 166.041, *Florida Statutes*, effective July 1, 2023, requires the City prepare (or cause to be prepared) a business impact estimate prior to final consideration of an ordinance, subject to exemptions noted in the Law. The new law requires that the business impact estimate be posted on the City’s website at the time of the published notice of the City Council’s final consideration of the ordinance, or ten (10) days prior to the adoption public hearing, whichever is longer.

Ordinance 2025-018 is proposed to be adopted by the City on May 27, 2025, and is subject to this new requirement. Following are the categories required to be addressed for the proposed ordinance based on the new legislation:

1. Summary of proposed Ordinance 2025-018.

City Code, Chapter 18, Article VIII, Division 1, 2 & 3, to update various sections in the Code with regard to Irrigation and Landscaping.

2. Estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the city:

a. Estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted.

There are no direct compliance costs for businesses.

b. Identification of any new charge or fee on businesses subject to the proposed ordinance or for which businesses will be financially responsible.

The proposed ordinance does not add new charges or fees on existing businesses; however, new development will incur additional costs under the soil and landscaping proposed amendments.

c. An estimate of the City’s regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs.

The proposed ordinance does not add enforcement requirements for City staff beyond that which are in the existing code; therefore, there are no additional regulatory costs.

3. A good faith estimate of the number of businesses likely to be impacted by the ordinance.

The proposed ordinance is not expected to impact any existing businesses.

4. Any additional information the board determines may be useful.

No additional information.



City of Clermont

Landscape Standards

May 2025



CITY OF CLERMONT ~ Landscape Standards

1. Purpose and Intent.

The purpose of these standards and guidelines is to contribute to the development of a well-planned urban environment by fostering the creation of visually compatible and harmonious streetscapes. Their intent is to: (a) create and maintain a strong community image, identity and sense of place; (b) create and maintain a positive visual ambiance for the community; (c) enhance and sustain property values; (d) promote a high degree of compatibility between surrounding structures and land uses, (e) establish and promote a standard for quality design and enduring quality development; and (f) foster civic pride and community spirit by maximizing the positive impact of quality development.

2. Applicability

The Landscape Standards shall apply to all new development and redevelopment within the City, with the following exceptions:

- (a) Additions, renovations, replacement or redevelopment of an existing structure or project, where the cost of such additions, renovations, replacement or redevelopment does not exceed 50 percent of the value of the existing structure(s), of 35 percent of the square footage of the existing structure(s), unless the use of the structure(s) or project has ceased for a period of more than 365 consecutive days, or unless cumulative additions, renovations, replacement or redevelopment initiated during any five-year period meet the thresholds listed above, whereupon the provisions herein shall apply.

3. Submittal and Approval Requirements

Submission and approval of project plans shall be in accordance with the applicable sections of the City's Code of Ordinances. In addition, the following is required:

Landscape drawings shall be a required exhibit of any site plan required to be submitted for development approval. Such drawings shall be rendered in color prior to final project review by the Development Review Committee and shall include construction material specifications, color charts, structure dimensions, service area and mechanical equipment locations, outdoor storage area locations, screening devices, master lighting plan, and any other information as determined necessary by the City to ensure consistency with the intent of this ordinance. Final approval of all required project design submittals shall be by the city as part of the development approval process.

CITY OF CLERMONT ~ Landscape Standards

4. Landscape Materials List:

Landscape materials below are approved for use for landscape plans. Additional species may be accepted that are approved by the Florida-Friendly Landscaping Program produced by the Institute of Food and Agriculture Sciences (IFAS), and accepted by the administrative official.

<u>Category</u>	<u>Common Name</u>	<u>Latin Name</u>
Ground Covers	Lanceleaf Coreopsis	<i>Coreopsis lanceolata</i>
Perennials	Blazing Star' Liatras	<i>Liatras spicata 'Blazing Star'</i>
Perennials	Black Eyed Susan	<i>Rudbeckia hirta</i>
Perennials	Blanket Flower	<i>Gallardia pulchella</i>
Perennials	Tropical Sage	<i>Salvia coccinea</i>
Perennials	Native Star' Starry Rosin Flower	<i>Silphium asteriscus 'Native Star'</i>
Perennials	Native Blue Porterweed	<i>Stachytarpheta jamicensis</i>
Perennials	Stokes Aster	<i>Stokesia laevis</i>
Grasses	Elliott's Lovegrass	<i>Eragrostis elliotii</i>
Grasses	Purple Lovegrass	<i>Eragrostis spectabilis</i>
Ground Covers	Swamp Twinflower	<i>Dyschoriste humistrata</i>
Ground Covers	Dry Twinflower	<i>Dyschoriste oblongifolia</i>
Ground Covers	Sunshine Mimosa	<i>Mimosa strigillosa</i>
Ground Covers	Frogfruit	<i>Phyla nodiflora</i>
Perennials	Florida Greeneyes	<i>Berlandiera subacaulis</i>
Perennials	Leavenworth Tickseed	<i>Coreopsis leavenworthii</i>
Grasses	Pink Muhly Grass	<i>Muhlenbergia capillaris</i>
Grasses	Little Bluestem	<i>Schizachyrium scoparium</i>
Grasses	Sand Cord Grass	<i>Spartina bakeri</i>
Grasses	Fakahatchee Grass	<i>Tripsicum dactyloides</i>
Grasses	Dwarf Fakahatchee Grass	<i>Tripsicum floridanum</i>
Palms	Medjool Palm	<i>Phoenix dactylifera</i>
Palms	Sylvester Date Palm	<i>Phoenix sylvestris</i>
Palms	Bismarck plam	<i>Bismarckia nobilis</i>
Palms	Paurotis palm	<i>Acoelorrhaphe wrightii</i>
Palms	Needle Palm	<i>Rhapidophyllum hystrix</i>
Palms	Scrub Palmetto	<i>Sabal etonia</i>
Palms	Dwarf Palmetto	<i>Sabal minor</i>
Palms	Sabal Palm	<i>Sabal palmetto</i>
Palms	Green Saw Palmetto	<i>Serenoa repens 'Green Form'</i>

CITY OF CLERMONT ~ Landscape Standards

Palms	Silver Saw Palmetto	<i>Serenoa repens</i> 'Silver Form'
Palms	Adams Needle	<i>Yucca filamentosa</i>
Palms	Coontie	<i>Zamia floridana</i>
Perennials	Milkweed 'Swamp'	<i>Asclepias incarnata</i>
Perennials	Aquatic milkweed	<i>Asclepias perennis</i>
Perennials	Butterfly Milkweed	<i>Asclepias tuberosa</i>
Perennials	Sea Oxeye Daisy	<i>Borrichia frutescens</i>
Perennials	Goldenaster	<i>Chrysopsis spp</i>
Perennials	False Rosemary	<i>Conradia canescens</i>
Perennials	Button Rattlesnake Master	<i>Eryngium yuccifolium</i>
Perennials	Coral bean	<i>Erythrina herbacea</i>
Perennials	Dune Sunflower	<i>Helianthus debilis</i>
Perennials	Scorpion Tail	<i>Heliotropium angiospermum</i>
Perennials	Scarlet hibiscus	<i>Hibiscus coccineus</i>
Perennials	Swamp Hibiscus	<i>Hibiscus grandiflores</i>
Perennials	Atlantic St. John's Wort	<i>Hypericum tenuifolium</i>
Perennials	Buttonsage	<i>Lantana involucrata</i>
Perennials	Beebalm	<i>Monarda punctata</i>
Perennials	Manyflower beardtongue	<i>Penstemon multiflorus</i>
Perennials	Narrowleaf Silkgrass	<i>Pityopsis graminifolia</i>
Perennials	Seaside Goldenrod	<i>Solidago sempervirens</i>
Perennials	Ohio Spiderwort	<i>Tradescantia ohiensis</i>
Perennials	Giant Ironweed	<i>Vernonia gigantea</i>
Shrubs	American Beautyberry	<i>Callicarpa americana</i>
Shrubs	Buttonbush	<i>Cephalanthus occidentalis</i>
Shrubs	Cocoplum	<i>Chrysobalanus icaco</i>
Shrubs	Calusa Firebush	<i>Hamelia patens</i> 'Calusa'™
Shrubs	Oakleaf Hydrangea	<i>Hydrangea quercifolia</i>
Shrubs	Holly 'Schilling's Dwarf'	<i>Ilex vomitoria</i> 'Schilling's Dwarf'
Shrubs	Ocala' Anise	<i>Illicium parviflorum</i> 'Ocala'
Shrubs	White Cloud' Muhly Grass	<i>Muhlenbergia capillaris</i> 'White Cloud'
Shrubs	Show Stopper' Simpson's Stopper	<i>Mycianthes fragrans</i> 'Show Stopper'™
Shrubs	Stoppermorph' Dwarf Simpson's Stopper	<i>Myrcianthes fragrans</i> 'Stoppermorph'
Shrubs	Don's Dwarf' Wax Myrtle	<i>Myrica cerifera</i> 'Don's Dwarf'
Shrubs	Bahamian Coffee	<i>Psychotria ligustrifolia</i>
Shrubs	Little Psycho' Wild Coffee	<i>Psychotria nervosa</i> 'Little Psycho'™
Shrubs	Darrow's Blueberry	<i>Vaccinium darrowii</i>
Shrubs	Densa' Viburnum	<i>Viburnum obovatum</i> 'Densa'

CITY OF CLERMONT ~ Landscape Standards

Shrubs	Mrs Schillers' Viburnum	<i>Viburnum obovatum</i> 'Mrs Schillers'
Shrubs	Withlacoochee' Viburnum	<i>Viburnum obovatum</i> 'Withlacoochee'
Trees- Accent	Crepe Myrtle	<i>Lagerstoemia</i>
Trees - Accent	White Fringe Tree	<i>Chionanthus virginicus</i>
Trees - Accent	Nativa' Dahoon Holly	<i>Ilex cassine</i> 'Nativa'
Trees - Accent	Souther Red Cedar	<i>Juniperus silicicola</i>
Trees - Accent	Taylor' Juniper Eastern Red Cedar	<i>Juniperus virginiana</i> 'Taylor'
Trees - Accent	Silver Mist' Sweetbay Magnolia	<i>Magnolia virginiana</i> 'Silver Mist'
Trees - Accent	Wax Myrtle	<i>Myrica cerifera</i>
Trees - Accent	Flatswood Plum	<i>Prunus umbalata</i>
Trees - Accent	Weeping Yaupon Holly	<i>Ilex vomitoria</i>
Trees - Accent	Potano' Yaupon Holly	<i>Ilex vomitoria</i> 'Potano'
Trees - Accent	Pride of Houston' Yaupon Holly	<i>Ilex vomitoria</i> 'Pride of Houston'
Trees - Canopy	Florida Flame' Red Maple	<i>Acer rubrum</i> 'Florida Flame'
Trees - Canopy	Sweetgum	<i>Liquidambar styraciflua</i>
Trees - Canopy	Slender Silouhette' Sweetgum	<i>Liquidambar styraciflua</i> 'Slender Silouhette'
Trees - Canopy	Bracken Brown Beauty' Southern Magnolia	<i>Magnolia grandiflora</i> 'Bracken Brown Beauty'
Trees - Canopy	Little Gem' Southern Magnolia	<i>Magnolia grandiflora</i> 'Little Gem'
Trees - Canopy	Miss Chloe' Southern Magnolia	<i>Magnolia grandiflora</i> 'Miss Chloé®'
Trees - Canopy	Sycamore	<i>Plantanus occidentalis</i>
Trees - Canopy	Bluff Oak	<i>Quercus austrina</i>
Trees - Canopy	Sand Live Oak	<i>Quercus geminata</i>
Trees - Canopy	Live Oak	<i>Quercus virginiana</i>
Trees - Canopy	Cathedral' Live Oak	<i>Quercus virginiana</i> 'Cathedral'
Trees - Canopy	Pond Cypress	<i>Taxodium ascendens</i>
Trees - Canopy	Bald Cypress	<i>Taxodium distichum</i>
Trees - Canopy	Winged Elm	<i>Ulmus alata</i>
Trees - Canopy	Slash Pine	<i>Pinus elliottii</i>
Trees - Canopy	Densa' Pine	<i>Pinus elliottii</i> 'Densa'
Trees - Canopy	Longleaf Pine	<i>Pinus palustris</i>

CITY OF CLERMONT ~ Landscape Standards

5. Irrigation Controller:

In order to foster water efficiency for landscape plantings, a “smart” Wifi based irrigation controller will be required for any new or redeveloped property.

Unlike traditional irrigation controllers that operate on a preset programmed schedule and timers, smart irrigation controllers monitor weather, soil conditions, evaporation and plant water use to automatically adjust the watering schedule to actual conditions of the site. These controllers significantly improve outdoor water use efficiencies.

If WIFI is not available, standards prior to this adoption shall apply. See section 18-248 Irrigation System Design.

6. Soil Amendments

Soil amendments required:

In order to ensure water conservation efforts and provide best management practice for establishing and maintaining landscape material, soil amendments shall be required as indicated below:

Compost Quality Standards

Compost products utilized for soil amending purposes shall be certified by the U.S. Composting Council's Seal of Testing Assurance (STA) Program.

The compost should have an organic matter content of 50- 65% (dry weight), and a carbon to nitrogen (C:N) ratio below 20:1.

Composts with low organic matter contents contain high levels of silica and other inorganic compounds and do not add organic matter to the soil. A compost with a C:N ratio greater than 20:1 indicates that the material is incomplete and will likely utilize nitrogen as it continues to decompose in the soil. This may rob plants of N during the important establishment phase and lead to the need for supplemental fertilizer applications.

Particle Size Distribution of the compost: Minimum of 95% by weight shall pass a 5/8" screen. pH: of the compost should be 6.0- 8.0 as determined by saturated paste.

Practical Instructions for Amending Post-Construction Soils

Preparing the Area to be Amended

1. Soil amending should not occur until all on-site construction traffic has ended. All building construction, including outdoor pavement, and installation of major utilities should be completed.

CITY OF CLERMONT ~ Landscape Standards

Installation of irrigation lines and components should occur after amending is complete to avoid risk of damaging irrigation lines during tilling.

2. The soil surface should be graded smooth and free of any construction debris, or trash.
3. It is recommended that irrigation components, irrigation installation equipment, and sod be staged on-site in preparation to install irrigation system and lay sod as soon as possible after amending the soil.

Applying Compost to Disturbed Soils

1. , Compost should be spread evenly over the surface at the prescribed rate of 4 yd³ / 1,000 ft², which is a depth of 1.3 inches.
2. Level out any shallow or deep compost areas to ensure even depth. No areas of bare soil should be visible.
4. Retain copies of receipts for compost (volume yd³) delivered to the site, as they can be used during inspection to verify post-construction soil standards have been met.

Incorporation of Compost

1. Using a rotary tiller, incorporate amendment to a depth of 6 inches into the soil.

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:	Ordinance 2025-018

Date:	04/29/2025
Order Number:	11269357
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	74.0000
Height in Inches:	6.1300

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	1	05/12/2025 - 05/12/2025	Govt Public Notices
LEE dailycommercial.com	1	05/12/2025 - 05/12/2025	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	\$118.92
Tax Amount	\$0.00
Service Fee 3.99%	\$4.74
Cash/Check/ACH Discount	-\$4.74
Payment Amount by Cash/Check/ACH	\$118.92
Payment Amount by Credit Card	\$123.66

Order Confirmation Amount	\$118.92
----------------------------------	-----------------

Ad Preview

LEGAL NOTICE

On Tuesday, May 27, 2025 at 5:30 PM the Clermont City Council will consider the proposed ordinance to allow for the amendment of the City Code, Chapter 18, Article VIII, Division 1, 2 & 3.

ORDINANCE NO. 2025-018

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING CHAPTER 18, "ENVIRONMENT AND NATURAL RESOURCES", ARTICLE VIII "WATER EFFICIENT IRRIGATION AND LANDSCAPING"; DIVISION 1 "GENERALLY", SECTION 18-212 "DEFINITIONS", SECTION 18-216 "APPLICATION OF LANDSCAPE AND IRRIGATION SYSTEM DESIGN PROVISIONS", SECTION 18-218 "EXCEPTION TO LANDSCAPE IRRIGATION PROVISIONS"; DIVISION 2 "IRRIGATION", SECTION 18-247 "IRRIGATION PLAN SUBMITTAL", SECTION 18-248 "IRRIGATION SYSTEM DESIGN", SECTION 18-250 "LANDSCAPE IRRIGATION SCHEDULE"; DIVISION 3 "LANDSCAPING", SECTION 18-279 "LANDSCAPING STANDARDS", SECTION 18-281 "DESIGN STANDARDS", PROVIDING FOR CONFLICT, SEVERABILITY, CODIFICATION, THE ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

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

This amendment 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
May 12, 2025
11269357



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, May 27, 2025		
Agenda Item Name		
Ordinance No. 2025-019 <i>Final Ivey Ridge Annexation</i>		
Requested Action		
Recommend approval of Ordinance No. 2025-019.		
Staff Report		
The City is requesting annexation of the subject parcel as authorized by the utility agreement with the property owner through the notice of encumbrance to annex provision. The agreement with the City was executed on November 8, 2022. The property is being developed and will be receiving wastewater services from the City. The property, approximately 60.51 acres, was approved for 155 residential single-family dwelling units in the PUD. The annexation is being requested in order to allow the building permits to be issued by the City of Clermont. The related request for a comprehensive plan amendment and rezoning request will come at a later date and will be very similar to what has been approved in Lake County. The current zoning is PUD and the current future land use is Urban Low in Lake County. In order to expedite the process, staff recommend approval of the annexation with the understanding the rezoning and comprehensive plan amendment will follow in the near future.		
Additional Analysis		
Fiscal Impact Summary		
None on the current operating budget.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Ord 2025-019 Annexation Ivey Ridge (05.15.2025)	Ord 2025-019 Annexation Ivey Ridge (05.15.2025).pdf	
2. Legal Ad	Legal Ad.pdf	



CITY OF CLERMONT
ORDINANCE NO. 2025-019

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, PROVIDING FOR THE ANNEXATION OF A CERTAIN PARCEL OF LAND IN ACCORDANCE WITH THE INTERLOCAL SERVICE BOUNDARY AGREEMENT DATED DECEMBER 2, 2014; PROVIDING FOR CONFLICT, SERVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, RECORDING, PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Clermont, Florida approved a Utility Service Agreement for Wastewater for the subject property, dated November 8, 2022; 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 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

LCPA PARCEL ID# 06-23-26-0003-000-00800, 06-23-26-0003-000-00801,
06-23-26-0003-000-00803, 13-23-25-0500-035-00000, 13-23-25-05000-035-00001,
& 13-23-25-0500-045-00000

AS PROVIDED BY ALLEN & COMPANY, INC.

PARCEL NO. 1:

THE NORTH 362 FEET OF THE WEST 362 FEET OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, LESS THE WEST 33 FEET FOR ROAD, IN SECTION 6, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA.



CITY OF CLERMONT
ORDINANCE NO. 2025-019

PARCEL NO. 2:

THE NORTH 132 FEET OF TRACTS 35 AND 36, IN SECTION 6, TOWNSHIP 23 SOUTH, RANGE 26 EAST, MONTE VISTA PARK FARMS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 27, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

LESS AND EXCEPT THAT PORTION CONVEYED TO LAKE COUNTY FOR ROAD RIGHT OF WAY IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2772, PAGE 1175, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

PARCEL NO. 3:

TRACTS 35 AND 36 IN SECTION 6, TOWNSHIP 23 SOUTH, RANGE 26 EAST, IN LAKE COUNTY, FLORIDA, ACCORDING TO THE PLAT OF MONTE VISTA PARK FARMS, RECORDED IN PLAT BOOK 2, PAGE 27, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA., LESS THE NORTH 132 FEET THEREOF.

PARCEL NO. 4:

TRACTS 45 AND 46, MONTE VISTA PARK FARMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 27, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING OTHERWISE DESCRIBED AS THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23 SOUTH, TOWNSHIP 23 SOUTH, RANGE 26 EAST.

PARCEL NO. 5:

THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 26 EAST, IN LAKE COUNTY, FLORIDA, LESS THE NORTH 362 FEET OF THE WEST 362 FEET OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 6, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LYING WITHIN THE FOLLOWING DESCRIBED PARCEL:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 26 EAST; THENCE RUN SOUTH 88°28'30" WEST, FOR A DISTANCE OF 661.95 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°28'30" WEST, FOR A DISTANCE OF 661.95 FEET; THENCE RUN SOUTH 00°01'30" WEST, FOR A DISTANCE OF 20.00 FEET; THENCE NORTH 88°28'30" EAST, FOR A DISTANCE OF 362.00 FEET; THENCE RUN SOUTH 00°01'30" WEST, FOR A DISTANCE OF 342.00 FEET; THENCE RUN NORTH 88°28'30" EAST, FOR A DISTANCE OF 299.95 FEET; THENCE RUN NORTH 00°01'30" EAST, FOR A DISTANCE OF 362.00 FEET, TO THE POINT OF BEGINNING.

AND

THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LESS THE RIGHT OF WAY OF A COUNTY ROAD AND ALSO LESS THE FOLLOWING TWO TRACTS:

TRACT 1: THE NORTH 362 FEET OF THE WEST 362 FEET OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 6, TOWNSHIP 23 SOUTH, RANGE 26 EAST;

TRACT 2: FROM THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 26 EAST; THENCE RUN SOUTH 88°28'30" WEST, FOR A DISTANCE OF 661.95 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°28'30" WEST, FOR A DISTANCE OF 661.95 FEET; THENCE RUN SOUTH 00°01'30" WEST, FOR A DISTANCE OF 20.00 FEET; THENCE RUN NORTH 88°28'30" EAST, FOR A DISTANCE OF 362.00 FEET; THENCE RUN SOUTH 00°01'30" WEST, FOR A DISTANCE OF 342.00 FEET; THENCE RUN NORTH 88°28'30" EAST, FOR A DISTANCE OF 299.95 FEET; THENCE RUN NORTH 00°01'30" EAST, FOR A DISTANCE OF 362.00 FEET TO THE POINT OF BEGINNING.

Alternate Keys: 1593433, 1752558, 1796873, 2705914, 1593417, and 1663083

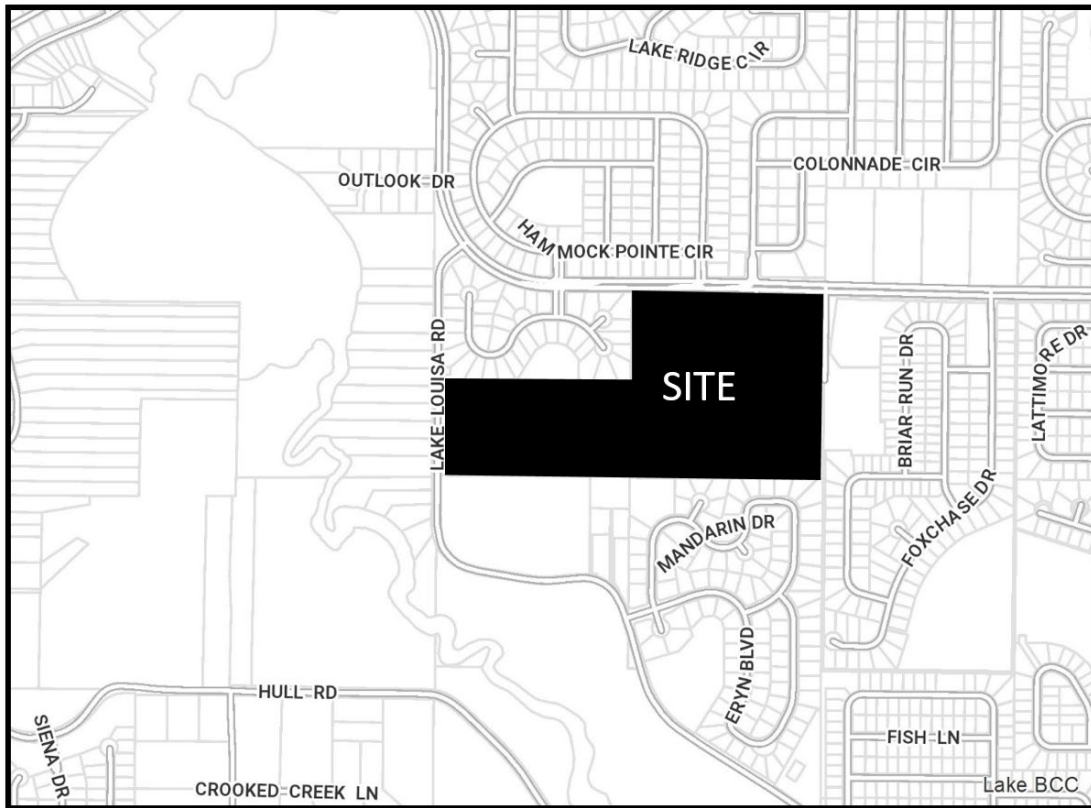
LOCATION

Ivey Ridge Subdivision

Vacant parcels located southeast of

**Lake Louisa Road and Hammock Ridge Road intersection, adjacent to Foxchase
 (Alternate Keys 1593433, 1752558, 1796873, 2705914, 1593417 and 1663083)**

60.51 +/- Acres





CITY OF CLERMONT
ORDINANCE NO. 2025-019

SECTION 2:

That the afore described 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, including Lake County PUD Ordinance 2020-03, which is incorporated by reference. To the extent of a substantive conflict between the City and Lake County Ordinance, the terms of the Ordinance shall control.

SECTION 3:

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

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

If any portion of this Ordinance is declared invalid, the invalidated portion shall be severed from the remainder of the Ordinance, and the remainder of the Ordinance shall continue in full force and effect as if enacted without the invalidated portion, except in cases where such continued validity of the remainder would clearly and without doubt contradict or frustrate the intent of the Ordinance as a whole.

SECTION 6: ADMINISTRATIVE CORRECTION

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

SECTION 7: RECORDING

This Ordinance shall be recorded in the Public Records of Lake County, Florida 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. 2025-019

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida, on this 27th day of May, 2025.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

Approved as to form and legality:

Christian W. Waugh, City Attorney

LEGAL NOTICE

The Clermont City Council will consider the enactment of the following proposed Ordinance at their regularly scheduled meeting to be held Tuesday, May 27, 2025 at 5:30 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. 2025-019

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, PROVIDING FOR THE ANNEXATION OF A CERTAIN PARCEL OF LAND IN ACCORDANCE WITH THE INTERLOCAL SERVICE BOUNDARY AGREEMENT DATED DECEMBER 2, 2014; PROVIDING FOR CONFLICT, SERVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, RECORDING, PUBLICATION AND AN EFFECTIVE DATE.

LOCATION:

Ivey Ridge Subdivision
Vacant parcels located southeast of
Lake Louisa Road and Hammock Ridge Road intersection, adjacent to Foxchase
(Alternate Keys 1593433, 1752558, 1796873, 2705914, 1593417 and 1663083)
60.51 +/- Acres



LEGAL DESCRIPTION

LCPA PARCEL ID# 06-23-26-0003-000-00800, 06-23-26-0003-000-00801,
06-23-26-0003-000-00803, 13-23-25-0500-035-00000, 13-23-25-05000-035-00001,
& 13-23-25-0500-045-00000
AS PROVIDED BY ALLEN & COMPANY, INC.

PARCEL NO. 1:

THE NORTH 362 FEET OF THE WEST 362 FEET OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, LESS THE WEST 33 FEET FOR ROAD, IN SECTION 6, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA.

PARCEL NO. 2:

THE NORTH 132 FEET OF TRACTS 35 AND 36, IN SECTION 6, TOWNSHIP 23 SOUTH, RANGE 26 EAST, MONTE VISTA PARK FARMS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 27, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

LESS AND EXCEPT THAT PORTION CONVEYED TO LAKE COUNTY FOR ROAD RIGHT OF WAY IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2772, PAGE 1175, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

PARCEL NO. 3:

TRACTS 35 AND 36 IN SECTION 6, TOWNSHIP 23 SOUTH, RANGE 26 EAST, IN LAKE COUNTY, FLORIDA, ACCORDING TO THE PLAT OF MONTE VISTA PARK FARMS, RECORDED IN PLAT BOOK 2, PAGE 27, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA., LESS THE NORTH 132 FEET THEREOF.

PARCEL NO. 4:

TRACTS 45 AND 46, MONTE VISTA PARK FARMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 27, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING OTHERWISE DESCRIBED AS THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23 SOUTH, TOWNSHIP 23 SOUTH, RANGE 26 EAST.

PARCEL NO. 5:

THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 26 EAST, IN LAKE COUNTY, FLORIDA, LESS THE NORTH 362 FEET OF THE WEST 362 FEET OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 6, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LYING WITHIN THE FOLLOWING DESCRIBED PARCEL:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 26 EAST; THENCE RUN SOUTH 88°28'30" WEST, FOR A DISTANCE OF 661.95 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°28'30" WEST, FOR A DISTANCE OF 661.95 FEET; THENCE RUN SOUTH 00°01'30" WEST, FOR A DISTANCE OF 20.00 FEET; THENCE RUN NORTH 88°28'30" EAST, FOR A DISTANCE OF 362.00 FEET; THENCE RUN SOUTH 00°01'30" WEST, FOR A DISTANCE OF 342.00 FEET; THENCE RUN NORTH 88°28'30" EAST, FOR A DISTANCE OF 299.95 FEET; THENCE RUN NORTH 00°01'30" EAST, FOR A DISTANCE OF 362.00 FEET, TO THE POINT OF BEGINNING.

AND

THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LESS THE RIGHT OF WAY OF A COUNTY ROAD AND ALSO LESS THE FOLLOWING TWO TRACTS:

TRACT 1: THE NORTH 362 FEET OF THE WEST 362 FEET OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 6, TOWNSHIP 23 SOUTH, RANGE 26 EAST;

TRACT 2: FROM THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 26 EAST; THENCE RUN SOUTH 88°28'30" WEST, FOR A DISTANCE OF 661.95 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°28'30" WEST, FOR A DISTANCE OF 661.95 FEET; THENCE RUN SOUTH 00°01'30" WEST, FOR A DISTANCE OF 20.00 FEET; THENCE RUN NORTH 88°28'30" EAST, FOR A DISTANCE OF 362.00 FEET; THENCE RUN SOUTH 00°01'30" WEST, FOR A DISTANCE OF 342.00 FEET; THENCE RUN NORTH 88°28'30" EAST, FOR A DISTANCE OF 299.95 FEET; THENCE RUN NORTH 00°01'30" EAST, FOR A DISTANCE OF 362.00 FEET TO THE POINT OF BEGINNING.

Alternate Keys: 1593433, 1752558, 1796873, 2705914, 1593417, and 1663083

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

The proposed ordinance may be inspected at the Clermont Development Services Department between 8 AM and 5 PM Monday to Friday.

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

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

Publish: May 13, 2025 and May 20, 2025



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, May 27, 2025		
Agenda Item Name		
Ordinance No. 2025-020 <i>Final</i> <i>McKinnon Groves Annexation</i>		
Requested Action		
Recommend approval of Ordinance No. 2025-020.		
Staff Report		
The City is requesting annexation of the subject parcel as authorized by the utility agreement with the property owner through the notice of encumbrance to annex provision. The agreement with the City was executed on October 25, 2022. The property is being developed and will be receiving water and sewer services from the City. The property, approximately 357 acres, was approved for a maximum of 660 single-family dwelling units and a minimum of 48 acres of non-residential development, which is approximately 520,000 square feet of commercial, office/personal services, and public/institution uses. The annexation is being requested in order to allow the building permits to be issued by the City of Clermont. The related request for a comprehensive plan amendment and rezoning request will come at a later date and will be very similar to what has been approved in Lake County. The current zoning is Lake County PUD, Ordinance 2021-36, and the current future land use is Wellness Way North in Lake County. In order to expedite the process, staff recommend approval of the annexation with the understanding the rezoning and comprehensive plan amendment will follow in the near future.		
Additional Analysis		
Fiscal Impact Summary		
None on the current operating budget.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Ord 2025-020 Annexation McKinnon Groves (05.15.2025)	Ord 2025-020 Annexation McKinnon Groves (05.15.2025).pdf	
2. Legal Ad	Legal Ad.pdf	



CITY OF CLERMONT
ORDINANCE NO. 2025-020

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, PROVIDING FOR THE ANNEXATION OF A CERTAIN PARCEL OF LAND IN ACCORDANCE WITH THE INTERLOCAL SERVICE BOUNDARY AGREEMENT DATED DECEMBER 2, 2014; PROVIDING FOR CONFLICT, SERVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, RECORDING, PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Clermont, Florida approved a Utility Service Agreement for Water & Wastewater for the subject property, dated October 25, 2022; 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 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 as shown in Exhibit “A”

LOCATION

**Hartwood Marsh Road
Vacant parcels located south of Hartwood Marsh Road
and west of the Lake/Orange County Line
(Alternate Keys 1028418, 1593182, 1028396, 1028400, 1594022,
1594006 and 1593999)
357 +/- Acres**



SECTION 2:

That the afore described 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, including Lake County PUD Ordinance 2021-36, which is incorporated by reference. To the extent of a substantive conflict between the City and Lake County Ordinance, the terms of the Ordinance shall control.

SECTION 3:

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

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



CITY OF CLERMONT
ORDINANCE NO. 2025-020

If any portion of this Ordinance is declared invalid, the invalidated portion shall be severed from the remainder of the Ordinance, and the remainder of the Ordinance shall continue in full force and effect as if enacted without the invalidated portion, except in cases where such continued validity of the remainder would clearly and without doubt contradict or frustrate the intent of the Ordinance as a whole.

SECTION 6: ADMINISTRATIVE CORRECTION

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

SECTION 7: RECORDING

This Ordinance shall be recorded in the Public Records of Lake County, Florida 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 upon the earlier of Lake County's approval of final plat or 3 months, from passage.



CITY OF CLERMONT
ORDINANCE NO. 2025-020

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida, on this 27th day of May, 2025.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

Approved as to form and legality:

Christian W. Waugh, City Attorney



CITY OF CLERMONT
ORDINANCE NO. 2025-020

EXHIBIT "A"

PROPERTY DESCRIPTION

Parcel 1: Alternate Key No. 1028418

The Southeast One Quarter (SE 1/4) of Section 12, Township 23 South, Range 26 East, all lying and being in Lake County, Florida, LESS AND EXCEPT all that portion of that certain plat of Avalon Hills recorded in Plat Book 57, Pages 42, 43 and 44, Public Records of Lake County, Florida, and Less and Except road right-of-way.

OR BK 4810, PG 1926

Parcel 2: Alternate Key No. 1593182

The North 1/2 of the Southeast 1/4 of Section 1, Township 23 South, Range 26 East; Lake County, Florida. Less the North 25 feet for right of way by virtue of the Quit-Claim Deed recorded in Deed Book 345, Page 45, Public Records of Lake County, Florida.

AND

The South 1/2 of the Southeast 1/4 of Section 1, Township 23 South, Range 26 East, Lake County, Florida.

OR BK 3397, PG 1895

Parcel 3: Alternate Key No. 1028396

THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LESS THE NORTH 30 FEET THEREOF, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

OR BK 1639, PG 787

Parcel 4: Alternate Key No. 1028400

The South 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 12, Township 23 South, Range 26 East, Public Records of Lake County, Florida, and

The East 30 feet of the South 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 12, Township 23 South, Range 26 East, Public Records of Lake County, Florida.

OR BK 5010, PG 1069



CITY OF CLERMONT
ORDINANCE NO. 2025-020

Parcel 5: Alternate Key No. 1594022

The SW 1/4 of the NE 1/4 of Section 12, Township 23 South, Range 26 East, Lake County, Florida,

AND: A 30 foot wide strip of land over the North 30 feet of the North 1/2 of the SE 1/4 of the NE 1/4 of Section 12, Township 23 South, Range 26 East, lying in Lake County, Florida.

LESS AND EXCEPT: A 30 foot wide strip of land over the East 30 feet of the SW 1/4 of the NE 1/4 of Section 12, Township 23 South, Range 26 East, Lake County, Florida.

OR BK 2609, PG 1259

Parcel 6: Alternate Key No. 1594006

A parcel of land being a portion of the Northwest 1/4 of the Northeast 1/4 of Section 12, Township 23 South, Range 26 East, Lake County, Florida, being more particularly described as follows:

Commence at the Northwest corner of the Northeast 1/4 of said Section 12; thence run South 00°36'42" West along the west line of said Northeast 1/4 for a distance of 25.00 feet to the POINT OF BEGINNING; thence South 89°35'26" East along a line 25.00 feet South of and parallel to the North line of said northeast 1/4 of a distance of 632.12 feet; thence South 00°34'59" West for a distance of 1221.76 feet; thence South 89°31'05" East along a line 75.00 feet North of and parallel to the South line of said Northwest 1/4 of the Northeast 1/4 for a distance of 656.27 feet; thence South 00°33'15" West along the East line of said Northwest 1/4 of the Northeast 1/4 for a distance of 75.00 feet; thence North 59°31'05" West along the South line of said Northwest 1/4 of the Northeast 1/4 for a distance of 1319.07 feet; thence North 00°36' 42" East along the West line of said Northeast 1/4 for a distance of 1295.96 feet to the POINT OF BEGINNING.

OR BK 2705, PG 1217



CITY OF CLERMONT
ORDINANCE NO. 2025-020

Parcel 7: Alternate Key No. 1593999

A parcel of land being a portion of the Northwest 1/4 of the Northeast 1/4 of Section 12, Township 23 South, Range 26 East, Lake County, Florida, being more particularly described as follows:

Begin at the Northwest corner of the Northeast 1/4 of said Section 12; thence run South 89° 35'26" East along the North line of said Northeast 1/4 for a distance of 1317.76 feet; thence South 00° 33'16" West along the East line of said Northwest 1/4 of the Northeast 1/4 for a distance of 1247.62 feet; thence North 89° 31'05" West along a line 75.00 feet North of and parallel to the South line of said Northwest 1/4 of the Northeast 1/4 for a distance of 686.27 feet; thence North 00° 34'59" East, for a distance of 1221.76 feet; thence North 89° 35'26" West along a line 25.00 feet South of and parallel to the North line of said Northeast 1/4 for a distance of 632.12 feet; thence North 00° 36'42" East along the West line of said Northeast 1/4 for a distance of 25.00 feet to the Point of Beginning.

OR BK 3397, PG 1895

LEGAL NOTICE

The Clermont City Council will consider the enactment of the following proposed Ordinance at their regularly scheduled meeting to be held Tuesday, May 27, 2025 at 5:30 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. 2025-020

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, PROVIDING FOR THE ANNEXATION OF A CERTAIN PARCEL OF LAND IN ACCORDANCE WITH THE INTERLOCAL SERVICE BOUNDARY AGREEMENT DATED DECEMBER 2, 2014; PROVIDING FOR CONFLICT, SERVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, RECORDING, PUBLICATION AND AN EFFECTIVE DATE.

LOCATION:

Hartwood Marsh Road
Vacant parcels located south of Hartwood Marsh Road
and west of the Lake/Orange County Line
(Alternate Keys 1028418, 1593182, 1028396, 1028400, 1594022,
1594006 and 1593999)
357 +/- Acres



LEGAL DESCRIPTION

PARCEL NO. 1: Alternate Key No. 1028418

THE SOUTHEAST ONE QUARTER (SE 1/4) OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 26 EAST, ALL LYING AND BEING IN LAKE COUNTY, FLORIDA, LESS AND EXCEPT ALL THAT PORTION OF THAT CERTAIN PLAT OF AVALON HILLS RECORDED IN PLAT BOOK 57, PAGES 42, 43, AND 44, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND LESS AND EXCEPT ROAD RIGHT-OF-WAY.

OR BK 4810, PG 1926

PARCEL NO. 2: Alternate Key No. 1593182

THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 23 SOUTH, RANGE 26 EAST; LAKE COUNTY, FLORIDA. LESS THE NORTH 25 FEET FOR RIGHT OF WAY BY VIRTURE OF THE QUIT-CLAIM DEED RECORDED IN DEED BOOK 345, PAGE 45, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

AND

THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA.

OR BK 3397, PG 1895

PARCEL NO. 3: Alternate Key No. 1028396

THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LESS THE NORTH 30 FEET THEREOF, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

ORG BK 1639, PG 787

PARCEL NO. 4: Alternate Key No. 1028400

THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 26 EAST, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND

THE EAST 30 FEET OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 26 EAST, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

ORG BK 5010, PG 1069

PARCEL NO. 5: Alternate Key No. 1594022

THE SW 1/4 OF THE NE 1/4 OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA,

AND: A 30 FOOT WIDE STRIP OF LAND OVER THE NORTH 30 FEET OF THE NORTH 1/2 OF THE SE 1/4 OF THE NE 1/4 OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LYING IN LAKE COUNTY, FLORIDA. LESS AND EXCEPT: A 30 FOOT WIDE STRIP OF LAND OVER THE EAST 30 FOOT OF THE SW 1/4 OF THE NE 1/4 OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA.

ORG BK 2609, PG 1259

PARCEL NO. 6: Alternate Key No. 1594006

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY

DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 12, THENCE RUN SOUTH 00°36'42" WEST ALONG THE WEST LINE OF SAID NORTHEAST 1/4 FOR A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°35'26" EAST ALONG A LINE 25.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID NORTHEAST 1/4 OF A DISTANCE OF 632.12 FEET; THENCE SOUTH 00°34'59" WEST FOR A DISTANCE OF 1221.76 FEET; THENCE SOUTH 89°31'05" EAST ALONG A LINE 75.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 FOR A DISTANCE OF 656.27 FEET; THENCE SOUTH 00°33'15" WEST ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 FOR A DISTANCE OF 75.00 FEET; THENCE NORTH 59°31'05" WEST ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 FOR A DISTANCE OF 1319.07 FEET; THENCE NORTH 00°36'42" EAST ALONG THE WEST LINE OF SAID NORTHEAST 1/4 FOR A DISTANCE OF 1295.96 FEET TO THE POINT OF BEGINNING.

OR BK 2705, PG 1217

PARCEL NO. 7: Alternate Key No. 1593999

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY

DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 12; THENCE RUN SOUTH 89°35'26" EAST ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 FOR A DISTANCE OF 1317.76 FEET; THENCE SOUTH 00°33'16" WEST ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 FOR A DISTANCE OF 1247.62 FEET; THENCE NORTH 89°31'05" WEST ALONG A LINE 75.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 FOR A DISTANCE OF 686.27 FEET; THENCE NORTH 00°34'59" EAST, FOR A DISTANCE OF 1221.76 FEET; NORTHEAST 1/4 FOR A DISTANCE OF 632.12 FEET; THENCE 00°36'42" EAST ALONG THE WEST LINE OF SAID NORTHEAST 1/4 FOR A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

ORG BK 3397, PG 1895

All public meetings are held at the Clermont City Hall, Council Chambers, located at 685 W. Montrose Street, and are open to public comment. Please call (352) 394-4083, ext. 3 if you have any questions. The proposed ordinance may be inspected at the Clermont Development Services Department between 8 AM and 5 PM Monday to Friday.

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

Tracy Ackroyd Howe, MMC, City Clerk



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date																															
Tuesday, May 27, 2025																															
Agenda Item Name																															
Resolution No. 2025-014R <i>Budget Amendment #4</i>																															
Requested Action																															
Request approval of Resolution No. 2025-014R to amend the Fiscal Year 2025 Budget.																															
Staff Report																															
Please find attached details related to the proposed budget amendment. City policy requires the approval of the City Council for an amendment which includes either a new appropriation request or the movement of existing appropriations between departments and/or funds. In addition to the resolution with an exhibit summarizing the proposed amendments, the second attachment includes additional details and justification for the requests. The proposed amendments can be characterized as a mid-year reconciliation of city council actions, department requests, and updated projections. Highlights of the proposed changes include: <u>Revenues:</u> 1. Higher than anticipated Interest Income from deposits and investments (\$1.8 million). 2. Unanticipated receipt of several capital project grants and FEMA grants (\$596,200). <u>Expenses:</u> 1. Public Services - construction of the WWTP Project is proceeding faster than anticipated. This item affects both the increase in the contractor's pay requests (\$9.5 million) and the interfund transfers between the 2024 WWTP Bond Fund and the Sewer Impact Fees Fund (\$7 million). 2. Parks & Recreation - additional funding related to the ADA Accessible Playground (includes a grant offset) and the Pickleball Courts Project (\$285,827). 3. Addition of Long-Term Disability to the Calendar Year 2025 Benefits Plan (\$61,500). 4. Additional expenses related to Hurricane Milton (\$67,600).																															
Additional Analysis																															
Additional detail provided on the attached budget amendment request forms.																															
Fiscal Impact Summary																															
<i>Note - the totals listed in the data table below only reflect accounts included in the proposed amendment. Account details can be found within both the attached Resolution Exhibit and the Request Forms.</i> <table border="1"> <thead> <tr> <th>FUND</th> <th>ACCOUNT TYPE</th> <th>CURRENT BUDGET</th> <th>PROPOSED AMENDMENT</th> <th>REVISED BUDGET</th> </tr> </thead> <tbody> <tr> <td>100 - General Fund</td> <td>Revenues</td> <td>\$670,100</td> <td>\$1,918,900</td> <td>\$2,589,000</td> </tr> <tr> <td></td> <td>Expenses</td> <td>\$9,894,270</td> <td>\$940,600</td> <td>\$10,834,870</td> </tr> <tr> <td>10A - Police Asset Forfeiture Fund</td> <td>Revenues</td> <td>-</td> <td>\$38,400</td> <td>\$38,400</td> </tr> <tr> <td></td> <td>Expenses</td> <td>-</td> <td>-</td> <td>-</td> </tr> <tr> <td>110 - Bldg Services Fund</td> <td>Revenues</td> <td>\$50,000</td> <td>\$71,000</td> <td>\$121,000</td> </tr> </tbody> </table>		FUND	ACCOUNT TYPE	CURRENT BUDGET	PROPOSED AMENDMENT	REVISED BUDGET	100 - General Fund	Revenues	\$670,100	\$1,918,900	\$2,589,000		Expenses	\$9,894,270	\$940,600	\$10,834,870	10A - Police Asset Forfeiture Fund	Revenues	-	\$38,400	\$38,400		Expenses	-	-	-	110 - Bldg Services Fund	Revenues	\$50,000	\$71,000	\$121,000
FUND	ACCOUNT TYPE	CURRENT BUDGET	PROPOSED AMENDMENT	REVISED BUDGET																											
100 - General Fund	Revenues	\$670,100	\$1,918,900	\$2,589,000																											
	Expenses	\$9,894,270	\$940,600	\$10,834,870																											
10A - Police Asset Forfeiture Fund	Revenues	-	\$38,400	\$38,400																											
	Expenses	-	-	-																											
110 - Bldg Services Fund	Revenues	\$50,000	\$71,000	\$121,000																											

	Expenses	-	\$4,400	\$4,400
120 - Infrastructure Fund	Revenues	\$5,000	\$89,600	\$94,600
	Expenses	-	-	-
130 - Cemetery Fund	Revenues	-	-	-
	Expenses	-	\$300	\$300
140 - Rec Impact Fee Fund	Revenues	\$2,090,000	\$352,500	\$2,442,500
	Expenses	\$319,213	\$175,827	\$495,040
160 - Fire Impact Fee Fund	Revenues	\$1,059,500	\$547,500	\$1,607,000
	Expenses	\$401,556	\$3,250	\$404,806
220 - Debt Service Fund	Revenues	-	\$16,100	\$16,100
	Expenses	-	-	-
240 - 2024 WWTP Bond Fund	Revenues	\$200,000	\$55,400	\$255,400
	Expenses	\$7,000,000	\$7,000,000	\$14,000,000
320 - Capital Projects Fund	Revenues	\$20,000	\$85,600	\$105,600
	Expenses	-	-	-
410 - Water Fund	Revenues	\$240,000	\$204,400	\$444,400
	Expenses	\$205,589	\$(5,800)	\$199,789
420 - Sewer Fund	Revenues	\$3,267,329	\$(2,903,629)	\$363,700
	Expenses	\$300,000	\$(14,000)	\$286,000
430 - Water Impact Fee Fund	Revenues	\$45,000	\$90,100	\$135,100
	Expenses	\$8,000	\$40,000	\$48,000
440 - Sewer Impact Fee Fund	Revenues	\$7,200,000	\$10,457,429	\$17,657,429
	Expenses	\$6,800,000	\$9,525,000	\$16,325,000
450 - Stormwater Fund	Revenues	-	-	-
	Expenses	\$63,000	\$33,700	\$96,700
490 - Sanitation Fund	Revenues	-	-	-
	Expenses	\$108,000	\$10,300	\$118,300
540 - Group Self-Insurance Fund	Revenues	\$25,000	\$66,100	\$91,100
	Expenses	-	\$200	\$200
Fiscal Impact		Fund Number and Description		Available Budget Amount
Exhibits Attached (copies of original agreements)				
1.	BA Resolution - 2025-014R - Mid-Year	BA Resolution - 2025-014R - Mid-Year.pdf		
2.	BA#4 Request Forms	BA#4 Request Forms.pdf		



**CITY OF CLERMONT
RESOLUTION NO 2025-014R**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
CLERMONT, LAKE COUNTY, FLORIDA, AUTHORIZING BUDGET
AMENDMENTS FOR THE CITY OF CLERMONT FOR FISCAL YEAR
2024-2025**

WHEREAS, it is hereby found and determined by the City Council of the City of Clermont, Lake County, Florida, that the following budget amendments being more particularly described in Exhibit "A" attached hereto and made a part hereof, are necessary for the Fiscal Year October 1, 2024 to September 30, 2025.

NOW, THEREFORE, BE IT RESOLVED, that the above said budget amendments of the City of Clermont for the Fiscal Year 2024-2025 are hereby adopted.

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 27th day of May, 2025.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

Approved as to form and legality:

Christian W. Waugh, City Attorney



**CITY OF CLERMONT
RESOLUTION NO 2025-014R**

Exhibit "A"

BUDGETARY ACCOUNT	ORIGINAL BUDGET	CURRENT BUDGET	REVENUES AMENDED	EXPENDITURES AMENDED	REVISED BUDGET
100 - GENERAL FUND					
Revenues					
10331 - FEDERAL GRANTS					
33100 - FEDERAL GRANTS	\$ -	\$ -	\$ 16,200		\$ 16,200
33120 - FEDERAL GRANTS - PUBLIC SAFETY	\$ -	\$ -	\$ 20,000		\$ 20,000
33150 - FEDERAL GRANTS - FEMA	\$ -	\$ -	\$ 34,000		\$ 34,000
10334 - STATE GRANTS					
33450 - STATE GRANT - FEMA	\$ -	\$ -	\$ 16,000		\$ 16,000
10335 - STATE SHARED REVENUE					
33521 - STATE-FF SUPPLEMENTAL COMP	\$ -	\$ -	\$ 30,000		\$ 30,000
10337 - LOCAL GRANTS					
33770 - SL FOUND GRANT-RECREATION	\$ -	\$ -	\$ 110,000		\$ 110,000
10342 - CHGS FOR SERVICES-PUB SAFETY					
34225 - FIRE SERVICES EDUCATION	\$ 2,100	\$ 2,100	\$ 20,400		\$ 22,500
34250 - FIRE PERMIT REVIEW/REINSP FEES	\$ 200,000	\$ 200,000	\$ 452,200		\$ 652,200
10361 - INTEREST & OTHER EARNINGS					
36100 - INTEREST EARNINGS	\$ 275,000	\$ 275,000	\$ 508,500		\$ 783,500
10362 - RENTS & ROYALTIES					
36206 - RENT-TELECOMMUNICATIONS SITE	\$ 156,000	\$ 156,000	\$ 24,600		\$ 180,600
36212 - EQUIPMENT RENTALS	\$ 25,000	\$ 25,000	\$ 16,000		\$ 41,000



CITY OF CLERMONT
RESOLUTION NO 2025-014R

BUDGETARY ACCOUNT	ORIGINAL BUDGET	CURRENT BUDGET	REVENUES AMENDED	EXPENDITURES AMENDED	REVISED BUDGET
10364 - SALES OF FIXED ASSETS					
36400 - SALE OF FIXED ASSETS	\$ 12,000	\$ 12,000	\$ 56,000		\$ 68,000
10366 - CONTRIBUTIONS & DONATIONS					
36600 - DONATIONS & GRANTS FR PRIV	\$ -	\$ -	\$ 400,000		\$ 400,000
36650 - REIMBURSEMENTS	\$ -	\$ -	\$ 215,000		\$ 215,000
Revenues Sum			\$ 1,918,900		
Expenses					
10511 - CITY CLERK					
12307 - L/T DISABILITY - EMPLOYER PAID	\$ -	\$ -		\$ 800	\$ 800
54500 - COMMERCIAL INSURANCE	\$ -	\$ -		\$ 2,400	\$ 2,400
54915 - ELECTION	\$ -	\$ -		\$ 85,000	\$ 85,000
10512 - CITY MANAGER					
12100 – REGULAR SALARIES	\$ 653,451	\$ 653,401		\$ 51,000	\$ 704,401
12220 – FICA	\$ 40,650	\$ 40,650		\$ 15,000	\$ 55,650
12230 – DEFERRED COMPENSATION	\$ -	\$ -		\$ 18,000	\$ 18,000
12307 - L/T DISABILITY - EMPLOYER PAID	\$ -	\$ -		\$ 700	\$ 700
54500 - COMMERCIAL INSURANCE	\$ 8,500	\$ 8,500		\$ (2,200)	\$ 6,300
10513 - FINANCE					
12307 - L/T DISABILITY - EMPLOYER PAID	\$ -	\$ -		\$ 2,100	\$ 2,100
54500 - COMMERCIAL INSURANCE	\$ 9,500	\$ 9,500		\$ (200)	\$ 9,300
10514 - LEGAL SERVICES					
53157 - PRO SVC-CITY ATTORNEY	\$ 150,000	\$ 150,000		\$ 70,000	\$ 220,000



CITY OF CLERMONT
RESOLUTION NO 2025-014R

BUDGETARY ACCOUNT	ORIGINAL BUDGET	CURRENT BUDGET	REVENUES AMENDED	EXPENDITURES AMENDED	REVISED BUDGET
10515 - PLANNING & DEVELOPMENT SERVICE					
12307 - L/T DISABILITY - EMPLOYER PAID	\$ -	\$ -		\$ 1,100	\$ 1,100
54500 - COMMERCIAL INSURANCE	\$ 6,900	\$ 6,900		\$ 200	\$ 7,100
10516 - INFORMATION TECHNOLOGY					
12307 - L/T DISABILITY - EMPLOYER PAID	\$ -	\$ -		\$ 1,300	\$ 1,300
10521 - POLICE					
12307 - L/T DISABILITY - EMPLOYER PAID	\$ -	\$ -		\$ 14,900	\$ 14,900
54500 - COMMERCIAL INSURANCE	\$ 170,000	\$ 170,000		\$ (32,000)	\$ 138,000
10522 - FIRE					
12100 - REGULAR SALARIES	\$ 7,841,885	\$ 7,841,885		\$ 320,000	\$ 8,161,885
12220 - FICA	\$ 558,244	\$ 558,244		\$ 88,000	\$ 646,244
12307 - L/T DISABILITY - EMPLOYER PAID	\$ -	\$ -		\$ 15,800	\$ 15,800
54500 - COMMERCIAL INSURANCE	\$ 201,500	\$ 201,500		\$ 21,200	\$ 222,700
10529 - FIRE INSPECTIONS					
12307 - L/T DISABILITY - EMPLOYER PAID	\$ -	\$ -		\$ 700	\$ 700
54500 - COMMERCIAL INSURANCE	\$ 2,550	\$ 2,550		\$ 1,700	\$ 4,250
10541 - STREETS MAINTENANCE					
12307 - L/T DISABILITY - EMPLOYER PAID	\$ -	\$ -		\$ 1,100	\$ 1,100
54400 - RENTALS-EQUIPMENT	\$ -	\$ 38,000		\$ 55,000	\$ 93,000
54500 - COMMERCIAL INSURANCE	\$ 33,500	\$ 33,500		\$ 4,700	\$ 38,200
54614 - REPAIR & MAINT-EQUIPMENT	\$ -	\$ 143		\$ 500	\$ 643



CITY OF CLERMONT
RESOLUTION NO 2025-014R

BUDGETARY ACCOUNT	ORIGINAL BUDGET	CURRENT BUDGET	REVENUES AMENDED	EXPENDITURES AMENDED	REVISED BUDGET
10542 - GROUNDS MAINTENANCE					
12307 - L/T DISABILITY - EMPLOYER PAID	\$ -	\$ -		\$ 1,800	\$ 1,800
54500 - COMMERCIAL INSURANCE	\$ 49,588	\$ 49,588		\$ 33,400	\$ 82,988
54606 - REPAIR & MAINT-GROUNDS	\$ -	\$ 9,000		\$ 4,000	\$ 13,000
54614 - REPAIR & MAINT-EQUIPMENT	\$ -	\$ 214		\$ 1,000	\$ 1,214
54617 - REPAIR & MAINT-FISHING PIERS	\$ -	\$ 170		\$ 4,000	\$ 4,170
55200 - OPERATING SUPPLIES	\$ -	\$ 2,306		\$ 100	\$ 2,406
66301 - CAP OUT-RECREATION	\$ -	\$ 28,000		\$ 6,000	\$ 34,000
66401 - CAP OUT-EQUIPMENT	\$ -	\$ -		\$ 16,000	\$ 16,000
10544 - FLEET MAINTENANCE					
12307 - L/T DISABILITY - EMPLOYER PAID	\$ -	\$ -		\$ 600	\$ 600
10545 - ENGINEERING & INSPECTIONS					
12307 - L/T DISABILITY - EMPLOYER PAID	\$ -	\$ -		\$ 200	\$ 200
10549 - FACILITIES MAINTENANCE					
12307 - L/T DISABILITY - EMPLOYER PAID	\$ -	\$ -		\$ 1,000	\$ 1,000
54500 - COMMERCIAL INSURANCE	\$ 37,619	\$ 37,619		\$ 6,800	\$ 44,419
10559 - ECONOMIC DEVELOPMENT					
54500 - COMMERCIAL INSURANCE	\$ 10,000	\$ 10,000		\$ 20,300	\$ 30,300
10560 - HUMAN RESOURCES					
12307 - L/T DISABILITY - EMPLOYER PAID	\$ -	\$ -		\$ 1,000	\$ 1,000
10565 - PROCUREMENT SERVICES					
12307 - L/T DISABILITY - EMPLOYER PAID	\$ -	\$ -		\$ 700	\$ 700



CITY OF CLERMONT
RESOLUTION NO 2025-014R

BUDGETARY ACCOUNT	ORIGINAL BUDGET	CURRENT BUDGET	REVENUES AMENDED	EXPENDITURES AMENDED	REVISED BUDGET
10572 - PARKS & RECREATION					
12307 - L/T DISABILITY - EMPLOYER PAID	\$ -	\$ -		\$ 900	\$ 900
54500 - COMMERCIAL INSURANCE	\$ 20,514	\$ 20,514		\$ (6,000)	\$ 14,514
66301 - CAP OUT-RECREATION	\$ -	\$ -		\$ 110,000	\$ 110,000
10574 - SPECIAL EVENTS					
12307 - L/T DISABILITY - EMPLOYER PAID	\$ -	\$ -		\$ 500	\$ 500
10575 - ARTS & RECREATION CENTER					
12307 - L/T DISABILITY - EMPLOYER PAID	\$ -	\$ -		\$ 900	\$ 900
54500 - COMMERCIAL INSURANCE	\$ 22,086	\$ 22,086		\$ 200	\$ 22,286
10579 - CLERMONT PERFORMING ARTS CENTER					
12307 - L/T DISABILITY - EMPLOYER PAID	\$ -	\$ -		\$ 400	\$ 400
Expenses Sum				\$ 940,600	
100 - GENERAL FUND Sum			\$ 1,918,900	\$ 940,600	
10A - POLICE ASSET FORFEITURE FUND					
Revenues					
10A334 - STATE GRANTS					
33420 - STATE GRANTS	\$ -	\$ -	\$ 22,400		\$ 22,400
10A351 - JUDGEMENTS, FINES, & FORFEITS					
35102 - FEDERAL FORFEITURES/SEIZURES	\$ -	\$ -	\$ 16,000		\$ 16,000
Revenues Sum			\$ 38,400		
10A - POLICE ASSET FORFEITURE FUND Sum			\$ 38,400		



CITY OF CLERMONT
RESOLUTION NO 2025-014R

BUDGETARY ACCOUNT	ORIGINAL BUDGET	CURRENT BUDGET	REVENUES AMENDED	EXPENDITURES AMENDED	REVISED BUDGET
110 - BUILDING SERVICES FUND					
Revenues					
11361 - INTEREST & OTHER EARNINGS					
36100 - INTEREST EARNINGS	\$ 50,000	\$ 50,000	\$ 71,000		\$ 121,000
Revenues Sum			\$ 71,000		
Expenses					
11524 - BUILDING SERVICES					
12307 - L/T DISABILITY - EMPLOYER PAID	\$ -	\$ -		\$ 1,400	\$ 1,400
53100 - PRO SVC-GENERAL	\$ -	\$ -		\$ 3,000	\$ 3,000
Expenses Sum				\$ 4,400	
110 - BUILDING SERVICES FUND Sum			\$ 71,000	\$ 4,400	
120 - INFRASTRUCTURE FUND					
Revenues					
12361 - INTEREST & OTHER EARNINGS					
36100 - INTEREST EARNINGS	\$ 5,000	\$ 5,000	\$ 89,600		\$ 94,600
Revenues Sum			\$ 89,600		
120 - INFRASTRUCTURE FUND Sum			\$ 89,600		
130 - CEMETERY FUND					
Expenses					
13542 - GROUNDS MAINTENANCE					
12307 - L/T DISABILITY - EMPLOYER PAID	\$ -	\$ -	\$ 300	\$ 300	\$ 300
Expenses Sum			\$ 300		



CITY OF CLERMONT
RESOLUTION NO 2025-014R

BUDGETARY ACCOUNT	ORIGINAL BUDGET	CURRENT BUDGET	REVENUES AMENDED	EXPENDITURES AMENDED	REVISED BUDGET
130 - CEMETERY FUND Sum			\$ 300		
140 - REC IMPACT FEE FUND					
Revenues					
14324 - RECREATION IMPACT FEES					
32461 - RES IMPACT FEES-RECREATION	\$ 2,000,000	\$ 2,000,000	\$ 300,000		\$ 2,300,000
14361 - INTEREST & OTHER EARNINGS					
36100 - INTEREST EARNINGS	\$ 90,000	\$ 90,000	\$ 52,500		\$ 142,500
Revenues Sum			\$ 352,500		
Expenses					
14575 - ARTS & RECREATION CENTER					
66300 - CAP OUT-OTHER IMPROVEMENT	\$ -	\$ 319,213		\$ 175,827	\$ 495,040
Expenses Sum				\$ 175,827	
140 - REC IMPACT FEE FUND Sum			\$ 352,500	\$ 175,827	
160 - FIRE IMPACT FEE FUND					
Revenues					
16324 - FIRE IMPACT FEES					
32411 - RES IMPACT FEES-PUBLIC SAFETY	\$ 920,000	\$ 920,000	\$ 109,200		\$ 1,029,200
32412 - COMM IMPACT FEES-PUBLIC SAFETY	\$ 99,500	\$ 99,500	\$ 414,300		\$ 513,800
16361 - INTEREST & OTHER EARNINGS					
36100 - INTEREST EARNINGS	\$ 40,000	\$ 40,000	\$ 24,000		\$ 64,000
Revenues Sum			\$ 547,500		



CITY OF CLERMONT
RESOLUTION NO 2025-014R

BUDGETARY ACCOUNT	ORIGINAL BUDGET	CURRENT BUDGET	REVENUES AMENDED	EXPENDITURES AMENDED	REVISED BUDGET
Expenses					
16522 - FIRE					
66900 - CAP OUT-PRO SVC	\$ -	\$ 6,000		\$ 750	\$ 6,750
16529 - FIRE INSPECTIONS					
66201 - CAP OUT-BUILDINGS	\$ -	\$ 395,556		\$ 2,500	\$ 398,056
Expenses Sum				\$ 3,250	
160 - FIRE IMPACT FEE FUND Sum			\$ 547,500	\$ 3,250	
220 - DEBT SERVICE FUND					
Revenues					
22361 - INTEREST & OTHER EARNINGS					
36100 - INTEREST EARNINGS	\$ -	\$ -	\$ 16,100		\$ 16,100
Revenues Sum			\$ 16,100		
220 - DEBT SERVICE FUND Sum			\$ 16,100		
240 - 2024 WTP WATER/SEWER BOND					
Revenues					
24361 - INTEREST & OTHER EARNINGS					
36100 - INTEREST EARNINGS	\$ 200,000	\$ 200,000	\$ 55,400		\$ 255,400
Revenues Sum			\$ 55,400		
Expenses					
24581 - INTER-FUND GROUP TRANSFERS OUT					
99121 - TRANSFER TO SEWER IMPACT FUND	\$ 7,000,000	\$ 7,000,000		\$ 7,000,000	\$ 14,000,000
Expenses Sum				\$ 7,000,000	



CITY OF CLERMONT
RESOLUTION NO 2025-014R

BUDGETARY ACCOUNT	ORIGINAL BUDGET	CURRENT BUDGET	REVENUES AMENDED	EXPENDITURES AMENDED	REVISED BUDGET
240 - 2024 WTP WATER/SEWER BOND Sum			\$ 55,400	\$ 7,000,000	
320 - CAPITAL PROJECTS FUND					
Revenues					
32361 - INTEREST & OTHER EARNINGS					
36100 - INTEREST EARNINGS	\$ 20,000	\$ 20,000	\$ 85,600		\$ 105,600
Revenues Sum			\$ 85,600		
320 - CAPITAL PROJECTS FUND Sum			\$ 85,600		
410 - WATER FUND					
Revenues					
41361 - INTEREST & OTHER EARNINGS					
36100 - INTEREST EARNINGS	\$ 240,000	\$ 240,000	\$ 204,400		\$ 444,400
Revenues Sum			\$ 204,400		
Expenses					
41533 - WATER					
12307 - L/T DISABILITY - EMPLOYER PAID	\$ -	\$ -		\$ 4,500	\$ 4,500
54500 - COMMERCIAL INSURANCE	\$ 205,589	\$ 205,589		\$ (10,300)	\$ 195,289
Expenses Sum				\$ (5,800)	
410 - WATER FUND Sum			\$ 204,400	\$ (5,800)	
420 - SEWER FUND					
Revenues					
42361 - INTEREST & OTHER EARNINGS					
36100 - INTEREST EARNINGS	\$ 175,000	\$ 175,000	\$ 188,700		\$ 363,700



CITY OF CLERMONT
RESOLUTION NO 2025-014R

BUDGETARY ACCOUNT	ORIGINAL BUDGET	CURRENT BUDGET	REVENUES AMENDED	EXPENDITURES AMENDED	REVISED BUDGET
42381 - INTER-FUND GROUP TRANSFERS IN					
38123 - TRANS FR ARPA FUND	\$ -	\$ 3,092,329	\$ (3,092,329)		\$ 0
Revenues Sum			\$ (2,903,629)		
Expenses					
42535 - SEWER					
12307 - L/T DISABILITY - EMPLOYER PAID	\$ -	\$ -		\$ 4,200	\$ 4,200
54500 - COMMERCIAL INSURANCE	\$ 300,000	\$ 300,000		\$ (49,000)	\$ 251,000
66101 - CAP OUT-LAND	\$ -	\$ -		\$ 30,800	\$ 30,800
Expenses Sum				\$ (14,000)	
420 - SEWER FUND Sum			\$ (2,903,629)	\$ (14,000)	
430 - WATER IMPACT FEE FUND					
Revenues					
43361 - INTEREST & OTHER EARNINGS					
36104 - INTEREST-IMPACT FEES-OTH	\$ 45,000	\$ 45,000	\$ 90,100		\$ 135,100
Revenues Sum			\$ 90,100		
Expenses					
43533 - WATER					
66900 - CAP OUT-PRO SVC	\$ 8,000	\$ 8,000		\$ 40,000	\$ 48,000
Expenses Sum				\$ 40,000	
430 - WATER IMPACT FEE FUND Sum			\$ 90,100	\$ 40,000	



CITY OF CLERMONT
RESOLUTION NO 2025-014R

BUDGETARY ACCOUNT	ORIGINAL BUDGET	CURRENT BUDGET	REVENUES AMENDED	EXPENDITURES AMENDED	REVISED BUDGET
440 - SEWER IMPACT FEE FUND					
Revenues					
44361 - INTEREST & OTHER EARNINGS					
36104 - INTEREST-IMPACT FEES-OTH	\$ 200,000	\$ 200,000	\$ 365,100		\$ 565,100
44381 - INTER-FUND GROUP TRANSFERS IN					
38123 - TRANS FR ARPA FUND	\$ -	\$ -	\$ 3,092,329		\$ 3,092,329
38124 - TRANSFR FROM 2024 WS BOND FUND	\$ 7,000,000	\$ 7,000,000	\$ 7,000,000		\$ 14,000,000
Revenues Sum			\$ 10,457,429		
Expenses					
44535 - SEWER					
66201 - CAP OUT-BUILDINGS	\$ 6,800,000	\$ 6,800,000		\$ 9,525,000	\$ 16,325,000
Expenses Sum				\$ 9,525,000	
440 - SEWER IMPACT FEE FUND Sum			\$ 10,457,429	\$ 9,525,000	
450 - STORMWATER FUND					
Expenses					
45538 - STORMWATER					
12307 - L/T DISABILITY - EMPLOYER PAID	\$ -	\$ -		\$ 1,500	\$ 1,500
54500 - COMMERCIAL INSURANCE	\$ 63,000	\$ 63,000		\$ 1,400	\$ 64,400
66101 - CAP OUT-LAND	\$ -	\$ -		\$ 30,800	\$ 30,800
Expenses Sum				\$ 33,700	
450 - STORMWATER FUND Sum				\$ 33,700	



CITY OF CLERMONT
RESOLUTION NO 2025-014R

BUDGETARY ACCOUNT	ORIGINAL BUDGET	CURRENT BUDGET	REVENUES AMENDED	EXPENDITURES AMENDED	REVISED BUDGET
490 - SANITATION FUND					
Expenses					
49534 - SANITATION					
12307 - L/T DISABILITY - EMPLOYER PAID	\$ -	\$ -		\$ 2,900	\$ 2,900
54500 - COMMERCIAL INSURANCE	\$ 108,000	\$ 108,000		\$ 7,400	\$ 115,400
Expenses Sum				\$ 10,300	
490 - SANITATION FUND Sum				\$ 10,300	
520 - GROUP SELF-INSURANCE FUND					
Revenues					
52361 - INTEREST & OTHER EARNINGS					
36100 - INTEREST EARNINGS	\$ 25,000	\$ 25,000	\$ 66,100		\$ 91,100
Revenues Sum			\$ 66,100		
Expenses					
52519 - OTHER GENERAL GOVERNMENT					
12307 - L/T DISABILITY - EMPLOYER PAID	\$ -	\$ -		\$ 200	\$ 200
Expenses Sum				\$ 200	
520 - GROUP SELF-INSURANCE FUND Sum			\$ 66,100	\$ 200	
Grand Total			\$ 11,089,400	\$ 17,713,777	

Form 1**Budget Amendment Request Form**Date 5/15/2025Department Finance DepartmentFunding Source: Fund: 100, 110, 120, 140, 160, 220, 240, 320, 410, 420, 430, 440, 520**INTREST EARNINGS****Account Amendments Requested**

#	FUND	ORG	OBJ	PROJECT	ACCOUNT DESCRIPTION	Current Budget	Increase / (Decrease)	Revised Budget
1	100	10361	36100		INTEREST EARNINGS	\$ 275,000	\$ 508,500	\$ 783,500
2	110	11361	36100		INTEREST EARNINGS	\$ 50,000	\$ 71,000	\$ 121,000
3	120	12361	36100		INTEREST EARNINGS	\$ 5,000	\$ 89,600	\$ 94,600
4	140	14361	36100		INTEREST EARNINGS	\$ 90,000	\$ 52,500	\$ 142,500
5	160	16361	36100		INTEREST EARNINGS	\$ 40,000	\$ 24,000	\$ 64,000
6	220	22361	36100		INTEREST EARNINGS	\$ -	\$ 16,100	\$ 16,100
7	240	24361	36100		INTEREST EARNINGS	\$ 200,000	\$ 55,400	\$ 255,400
8	320	32361	36100		INTEREST EARNINGS	\$ 20,000	\$ 85,600	\$ 105,600
9	410	41361	36100		INTEREST EARNINGS	\$ 240,000	\$ 204,400	\$ 444,400
10	420	42361	36100		INTEREST EARNINGS	\$ 175,000	\$ 188,700	\$ 363,700
11	430	43361	36104		INTEREST-IMPACT FEES-OTH	\$ 45,000	\$ 90,100	\$ 135,100
12	440	44361	36104		INTEREST-IMPACT FEES-OTH	\$ 200,000	\$ 365,100	\$ 565,100
13	520	52361	36100		INTEREST EARNINGS	\$ 25,000	\$ 66,100	\$ 91,100

TOTAL: \$ 1,365,000 \$ 1,817,100 \$ 3,182,100

Current Budget Net Change Revised Budget

#	Reason/Justification for requested amendment:
1 -	Under Budgeted Account <i>INTEREST EARNINGS</i>
13	


Department Head


Finance Review


Interim City Manager

**Budget Amendment Request Form**Date 5/15/2025Department Finance DepartmentFunding Source: Fund: 100 - General Fund - REVENUES**Account Amendments Requested**

#	FUND	ORG	OBJ	PROJECT	ACCOUNT DESCRIPTION	Current Budget	Increase / (Decrease)	Revised Budget
1	100	10331	33100	41110	FEDERAL GRANTS-TREE INVENTORY	\$ -	\$ 16,200	\$ 16,200
2	100	10331	33120	21906	FED GRANTS - PUB SAFETY -21906	\$ -	\$ 20,000	\$ 20,000
3	100	10331	33150	99006	FEDERAL GRANTS - FEMA-99006	\$ -	\$ 15,000	\$ 15,000
4	100	10331	33150	99008	FEDERAL GRANTS - FEMA-99008	\$ -	\$ 19,000	\$ 19,000
5	100	10334	33450	99006	STATE GRANT - FEMA-99006	\$ -	\$ 16,000	\$ 16,000
6	100	10335	33521		STATE-FF SUPPLEMENTAL COMP	\$ -	\$ 30,000	\$ 30,000
7	100	10337	33770	72137	LOCAL GOVT GRANT-RECREATION	\$ -	\$ 110,000	\$ 110,000
8	100	10342	34225		FIRE SERVICES EDUCATION	\$ 2,100	\$ 20,400	\$ 22,500
9	100	10342	34250		FIRE PERMIT RVW & FIRE RE-INSP	\$ 200,000	\$ 452,200	\$ 652,200
10	100	10362	36206		RENT-TELECOMMUNICATIONS SITE	\$ 156,000	\$ 24,600	\$ 180,600
11	100	10362	36212		EQUIPMENT RENTALS	\$ 25,000	\$ 16,000	\$ 41,000
12	100	10364	36400		SALE OF FIXED ASSETS	\$ 12,000	\$ 20,000	\$ 32,000
13	100	10364	36400	60545	SALE OF FIXED ASSETS INS REIM	\$ -	\$ 36,000	\$ 36,000
14	100	10366	36600	72131	DONATI & GRANTS FR PRIV-72131	\$ -	\$ 400,000	\$ 400,000
15	100	10366	36650	95112	REIMB FR LAKE CO WELLWAY 95112	\$ -	\$ 35,000	\$ 35,000

TOTAL: \$ 395,100 \$ 1,230,400 \$ 1,625,500

Current Budget Net Change Revised Budget

#	Reason/Justification for requested amendment:		
1 -	Under Budgeted Account	<i>REVENUES adjustments</i>	
15			

Department Head

Finance Review

Interim City Manager

Form 3**Budget Amendment Request Form**
 Date 5/15/2025
 Department Finance Department
Funding Source: Fund: 10A, 140, 160**REVENUE UPDATE****Account Amendments Requested**

#	FUND	ORG	OBJ	PROJECT	ACCOUNT DESCRIPTION	Current Budget	Increase / (Decrease)	Revised Budget
1	10A	10A334	33420	21905	STATE GRANTS	\$ -	\$ 22,400	\$ 22,400
2	10A	10A351	35102	21900	FEDERAL FORFEITURES/SEIZURES	\$ -	\$ 16,000	\$ 16,000
3	140	14324	32461	00202	RES/SF MFBLDG/TIER #BEDR 00202	\$ 2,000,000	\$ 300,000	\$ 2,300,000
4	160	16324	32411	00201	RES BLDG/ FLAT FEES 00201	\$ 920,000	\$ 109,200	\$ 1,029,200
5	160	16324	32412	00303	COM/RETAIL/TIER SQ FT 00303	\$ 86,000	\$ 123,200	\$ 209,200
6	160	16324	32412	00309	COM/RETAIL/OTHER 00309	\$ 13,500	\$ 291,100	\$ 304,600

TOTAL:	\$ 3,019,500	\$ 861,900	\$ 3,881,400
	Current Budget	Net Change	Revised Budget

Reason/Justification for requested amendment:

1 - Under Budgeted Account *REVENUE ACCOUNTS UPDATE*

6

Department Head

Finance Review

Interim City Manager



Budget Amendment Request Form

Date 5/15/2025
Department Finance Department

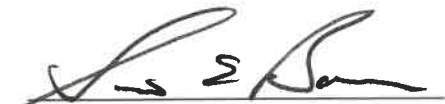
Funding Source: Fund: 420, 440 - ARPA Transfer

Account Amendments Requested

#	FUND	ORG	OBJ	PROJECT	ACCOUNT DESCRIPTION	Current Budget	Increase / (Decrease)	Revised Budget
1	420	42381	38123	42510	TRANS FR ARPA FUND-42510	\$ 3,092,329	\$ (3,092,329)	\$ -
2	440	44381	38123	42510	TRANS FR ARPA FUND-42510	\$ -	\$ 3,092,329	\$ 3,092,329

TOTAL: \$ 3,092,329 \$ - \$ 3,092,329
Current Budget Net Change Revised Budget

#	Reason/Justification for requested amendment:	
1	Correcting error in budget	<i>Correction to the Revenue account that is being credited from ARPA funds</i>
2	Correcting error in budget	<i>Correction to the Revenue account that is being credited from ARPA funds</i>


Department Head


Finance Review


Interim City Manager

**Budget Amendment Request Form**

Date 5/15/2025
 Department Finance Department

Funding Source: Fund: 100,110 - HURRICANE MILTON

Account Amendments Requested

#	FUND	ORG	OBJ	PROJECT	ACCOUNT DESCRIPTION	Current Budget	Increase / (Decrease)	Revised Budget
1	100	10541	54400	99012	RENTALS-EQUIPMENT-99012	\$ 38,000	\$ 55,000	\$ 93,000
2	100	10541	54614	99012	REPAIR & MAINT-EQUIPMENT-99012	\$ 143	\$ 500	\$ 643
3	100	10542	54606	99012	REPAIR & MAINT-GROUNDS-99012	\$ 9,000	\$ 4,000	\$ 13,000
4	100	10542	54614	99012	REPAIR & MAINT-EQUIPMENT-99012	\$ 214	\$ 1,000	\$ 1,214
5	100	10542	54617	99012	R & M-FISHING PIERS-99012	\$ 170	\$ 4,000	\$ 4,170
6	100	10542	55200	99012	OPERATING SUPPLIES-99012	\$ 2,306	\$ 100	\$ 2,406
7	110	11524	53100	99012	PRO SVC-GENERAL-99012	\$ -	\$ 3,000	\$ 3,000

TOTAL: \$ 49,833 \$ 67,600 \$ 117,433
 Current Budget Net Change Revised Budget

#	Reason/Justification for requested amendment:	
1	Under Budgeted Account	<i>Hurricane Milton</i>
2	Under Budgeted Account	<i>Hurricane Milton</i>
3	Under Budgeted Account	<i>Hurricane Milton</i>
4	Under Budgeted Account	<i>Hurricane Milton</i>
5	Under Budgeted Account	<i>Hurricane Milton</i>
6	Under Budgeted Account	<i>Hurricane Milton</i>
7	Item not budgeted in Current FY	<i>Hurricane Milton</i>


 Department Head


 Finance Review


 Interim City Manager

**Budget Amendment Request Form**Date 5/15/2025Department Human ResourcesFunding Source: Fund: ALL - L/T DISABILITY - EMPLOYER PAID**Account Amendments Requested**

#	FUND	ORG	OBJ	PROJECT	ACCOUNT DESCRIPTION	Current Budget	Increase / (Decrease)	Revised Budget
1	100	10511	12307		L/T DISABILITY - EMPLOYER PAID	\$ -	\$ 800	\$ 800
2	100	10512	12307		L/T DISABILITY - EMPLOYER PAID	\$ -	\$ 700	\$ 700
3	100	10513	12307		L/T DISABILITY - EMPLOYER PAID	\$ -	\$ 2,100	\$ 2,100
4	100	10515	12307		L/T DISABILITY - EMPLOYER PAID	\$ -	\$ 1,100	\$ 1,100
5	100	10516	12307		L/T DISABILITY - EMPLOYER PAID	\$ -	\$ 1,300	\$ 1,300
6	100	10521	12307		L/T DISABILITY - EMPLOYER PAID	\$ -	\$ 14,900	\$ 14,900
7	100	10522	12307		L/T DISABILITY - EMPLOYER PAID	\$ -	\$ 15,800	\$ 15,800
8	100	10529	12307		L/T DISABILITY - EMPLOYER PAID	\$ -	\$ 700	\$ 700
9	100	10541	12307		L/T DISABILITY - EMPLOYER PAID	\$ -	\$ 1,100	\$ 1,100
10	100	10542	12307		L/T DISABILITY - EMPLOYER PAID	\$ -	\$ 1,800	\$ 1,800
11	100	10544	12307		L/T DISABILITY - EMPLOYER PAID	\$ -	\$ 600	\$ 600
12	100	10545	12307		L/T DISABILITY - EMPLOYER PAID	\$ -	\$ 200	\$ 200
13	100	10549	12307		L/T DISABILITY - EMPLOYER PAID	\$ -	\$ 1,000	\$ 1,000
14	100	10560	12307		L/T DISABILITY - EMPLOYER PAID	\$ -	\$ 1,000	\$ 1,000
15	100	10565	12307		L/T DISABILITY - EMPLOYER PAID	\$ -	\$ 700	\$ 700
16	100	10572	12307		L/T DISABILITY - EMPLOYER PAID	\$ -	\$ 900	\$ 900
17	100	10574	12307		L/T DISABILITY - EMPLOYER PAID	\$ -	\$ 500	\$ 500
18	100	10575	12307		L/T DISABILITY - EMPLOYER PAID	\$ -	\$ 900	\$ 900
19	100	10579	12307		L/T DISABILITY - EMPLOYER PAID	\$ -	\$ 400	\$ 400
20	110	11524	12307		L/T DISABILITY - EMPLOYER PAID	\$ -	\$ 1,400	\$ 1,400
21	130	13542	12307		L/T DISABILITY - EMPLOYER PAID	\$ -	\$ 300	\$ 300
22	410	41533	12307		L/T DISABILITY - EMPLOYER PAID	\$ -	\$ 4,500	\$ 4,500
23	420	42535	12307		L/T DISABILITY - EMPLOYER PAID	\$ -	\$ 4,200	\$ 4,200
24	450	45538	12307		L/T DISABILITY - EMPLOYER PAID	\$ -	\$ 1,500	\$ 1,500
25	490	49534	12307		L/T DISABILITY - EMPLOYER PAID	\$ -	\$ 2,900	\$ 2,900
26	520	52519	12307		L/T DISABILITY - EMPLOYER PAID	\$ -	\$ 200	\$ 200

TOTAL: \$ - \$ 61,500 \$ 61,500

Current Budget Net Change Revised Budget

#	Reason/Justification for requested amendment:
1 - 26	Item not budgeted in Current FY <i>Not Budgeted</i>


 Department Head


 Finance Review


 Interim City Manager

Form 7



Budget Amendment Request Form

Date 5/15/2025
Department Public Works/Services

Funding Source: Fund: 100 - PUBLIC WORKS

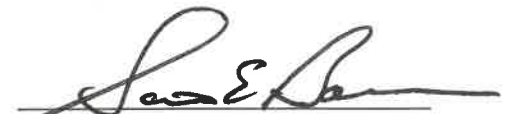
Account Amendments Requested

#	FUND	ORG	OBJ	PROJECT	ACCOUNT DESCRIPTION	Current Budget	Increase / (Decrease)	Revised Budget
1	100	10366	36650	60545	SELFINS REIM CAPITAL CLAIM 60545	\$ -	\$ 180,000	\$ 180,000
2	100	10542	66301	60545	CAP OUT-RECREATION-60545	\$ 28,000	\$ 6,000	\$ 34,000
3	100	10542	66401	60545	CAP OUT-EQUIPMENT-60545	\$ -	\$ 16,000	\$ 16,000

TOTAL: \$ 28,000 \$ 202,000 \$ 230,000
Current Budget Net Change Revised Budget

#	Reason/Justification for requested amendment:
1	Item not budgeted in Current FY <i>Self Insurance Capital Claims Revenue</i>
2	Item not budgeted in Current FY <i>Offset by Revenue, Insurance claim</i>
3	Item not budgeted in Current FY <i>Offset by Revenue, Insurance claim</i>


Department Head


Finance Review


Interim City Manager

**Budget Amendment Request Form**
 Date 5/15/2025
 Department Finance Department
Funding Source: Fund: 100, 410, 420, 450, 490 - COMMERCIAL INSURANCE**Account Amendments Requested**

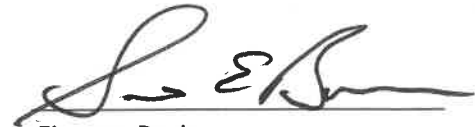
#	FUND	ORG	OBJ	PROJECT	ACCOUNT DESCRIPTION	Current Budget	Increase / (Decrease)	Revised Budget
1	100	10511	54500		COMMERCIAL INSURANCE	\$ -	\$ 2,400	\$ 2,400
2	100	10512	54500		COMMERCIAL INSURANCE	\$ 8,500	\$ (2,200)	\$ 6,300
3	100	10513	54500		COMMERCIAL INSURANCE	\$ 9,500	\$ (200)	\$ 9,300
4	100	10515	54500		COMMERCIAL INSURANCE	\$ 6,900	\$ 200	\$ 7,100
5	100	10521	54500		COMMERCIAL INSURANCE	\$ 170,000	\$ (32,000)	\$ 138,000
6	100	10522	54500		COMMERCIAL INSURANCE	\$ 201,500	\$ 21,200	\$ 222,700
7	100	10529	54500		COMMERCIAL INSURANCE	\$ 2,550	\$ 1,700	\$ 4,250
8	100	10541	54500		COMMERCIAL INSURANCE	\$ 33,500	\$ 4,700	\$ 38,200
9	100	10542	54500		COMMERCIAL INSURANCE	\$ 49,588	\$ 33,400	\$ 82,988
10	100	10549	54500		COMMERCIAL INSURANCE	\$ 37,619	\$ 6,800	\$ 44,419
11	100	10559	54500		COMMERCIAL INSURANCE	\$ 10,000	\$ 20,300	\$ 30,300
12	100	10572	54500		COMMERCIAL INSURANCE	\$ 20,514	\$ (6,000)	\$ 14,514
13	100	10575	54500		COMMERCIAL INSURANCE	\$ 22,086	\$ 200	\$ 22,286
14	410	41533	54500		COMMERCIAL INSURANCE	\$ 205,589	\$ (10,300)	\$ 195,289
15	420	42535	54500		COMMERCIAL INSURANCE	\$ 300,000	\$ (49,000)	\$ 251,000
16	450	45538	54500		COMMERCIAL INSURANCE	\$ 63,000	\$ 1,400	\$ 64,400
17	490	49534	54500		COMMERCIAL INSURANCE	\$ 108,000	\$ 7,400	\$ 115,400

 TOTAL: \$ 1,248,846 \$ - \$ 1,248,846
 Current Budget Net Change Revised Budget

#	Reason/Justification for requested amendment:	
1 -	Correcting error in budget	Commercial Insurance
17		

Reallocation of budget to reflect the proper needs by department / organization. General Fund impact is an increase of \$50,500. Cumulative impact is no change - zero budget impact.


 Department Head


 Finance Review


 Interim City Manager

Form 9



Budget Amendment Request Form

Date 5/15/2025
Department Parks & Recreation

Funding Source: Fund: 100, 140 - PARKS AND RECREATION

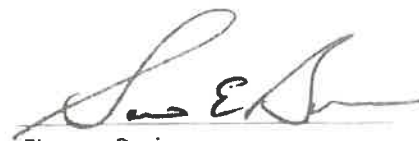
Account Amendments Requested

#	FUND	ORG	OBJ	PROJECT	ACCOUNT DESCRIPTION	Current Budget	Increase / (Decrease)	Revised Budget
1	100	10572	66301	72137	CAP OUT-RECREATION-72137	\$ -	\$ 110,000	\$ 110,000
2	140	14575	66300	72924	CAP OUT-OTHER IMPR - 72924	\$ 319,213	\$ 175,827	\$ 495,040

TOTAL: \$ 319,213 \$ 285,827 \$ 605,040
Current Budget Net Change Revised Budget

#	Reason/Justification for requested amendment:		
1	Item not budgeted in Current FY	ADA accessible playground	NEW Grant
2	Under Budgeted Account	Carryover from previous year	Pickleball Court project from FY2024


Department Head


Finance Review

 for RVW
Interim City Manager

Form 10**Budget Amendment Request Form**
 Date 5/15/2025
 Department Public Works/Services
Funding Source: Fund: 420, 430, 440, 450 - ENVIRONMENTAL SERVICES**Account Amendments Requested**

#	FUND	ORG	OBJ	PROJECT	ACCOUNT DESCRIPTION	Current Budget	Increase / (Decrease)	Revised Budget
1	420	42535	66101		CAP OUT-LAND	\$ -	\$ 30,800	\$ 30,800
2	430	43533	66900	33112	CAP OUT-PROSVC LOW FL ACQ33112	\$ 8,000	\$ 40,000	\$ 48,000
3	440	44535	66201	35114	CAP OUT-BLDG -WWTF EXP 35114	\$ 6,800,000	\$ 9,525,000	\$ 16,325,000
4	450	45538	66101		CAP OUT-LAND	\$ -	\$ 30,800	\$ 30,800

 TOTAL: \$ 6,808,000 \$ 9,626,600 \$ 16,434,600
 Current Budget Net Change Revised Budget

#	Reason/Justification for requested amendment:		
1	Item not budgeted in Current FY	Lift Station access prop purchase.	Item No.6, City Council Mtg - Feb11, 2025
2	Under Budgeted Account	Carryover from previous year	
3	Under Budgeted Account	Un-anticipated completion of the WWTP project during the current fiscal year.	
4	Item not budgeted in Current FY	Lift Station access prop purchase.	Item No.6, City Council Mtg - Feb11, 2025

Department Head

Finance Review

Interim City Manager

**Budget Amendment Request Form**
 Date 5/15/2025
 Department Finance Department
Funding Source: Fund: 240, 440 - TRANSFERS**Account Amendments Requested**

#	FUND	ORG	OBJ	PROJECT	ACCOUNT DESCRIPTION	Current Budget	Increase / (Decrease)	Revised Budget
1	440	44381	38124		TRANSFER FROM 2024 WS BOND FUND	\$ 7,000,000	\$ 7,000,000	\$ 14,000,000
2	240	24581	99121		TRANSFER TO SEWER IMPACT FUND	\$ 7,000,000	\$ 7,000,000	\$ 14,000,000

 TOTAL: \$ 14,000,000 \$ 14,000,000 \$ 28,000,000
 Current Budget Net Change Revised Budget

#	Reason/Justification for requested amendment:	
1	Under Budgeted Account	<i>Revenue reflecting transfer from bond to Sewer Impact fund to cover remainder of project cost.</i>
2	Under Budgeted Account	<i>To reflect remainder of the bond proceeds towards the project cost.</i>

Department Head

Finance Review

Interim City Manager



Budget Amendment Request Form

Date 5/15/2025
Department Fire Department

Funding Source: Fund: 100, 160 - FIRE DEPT

Account Amendments Requested

#	FUND	ORG	OBJ	PROJECT	ACCOUNT DESCRIPTION	Current Budget	Increase / (Decrease)	Revised Budget
1	100	10522	12100		REGULAR SALARIES	\$ 7,841,885	\$ 320,000	\$ 8,161,885
2	100	10522	12220		FICA	\$ 558,244	\$ 88,000	\$ 646,244
3	160	16522	66900	29800	CAP OUT-PRO SVC-29800	\$ 6,000	\$ 750	\$ 6,750
4	160	16529	66201	29800	CAP OUT-BUILDINGS-FIRE INSPECT	\$ 395,556	\$ 2,500	\$ 398,056

TOTAL: \$ 8,801,685 \$ 411,250 \$ 9,212,935
Current Budget Net Change Revised Budget

#	Reason/Justification for requested amendment:		
1	Under Budgeted Account	Under Budgeted	Due to under budgeting for negotiations
2	Under Budgeted Account	Under Budgeted	Due to under budgeting for negotiations
3	Under Budgeted Account	Under Budgeted	Fire impact accounts were over budget.
4	Under Budgeted Account	Under Budgeted	No budget transfer funds available.


Department Head


Finance Review


Interim City Manager

**Budget Amendment Request Form**

Date 5/15/2025
 Department City Manager

Funding Source: Fund: 100 - CITY MANAGER

Account Amendments Requested

#	FUND	ORG	OBJ	PROJECT	ACCOUNT DESCRIPTION	Current Budget	Increase / (Decrease)	Revised Budget
1	100	10512	12100		REGULAR SALARIES	\$ 653,401	\$ 51,000	\$ 704,401
2	100	10512	12220		FICA	\$ 40,650	\$ 15,000	\$ 55,650
3	100	10512	12230		DEFERRED COMPENSATION	\$ -	\$ 18,000	\$ 18,000
4	100	10514	53157		PRO SVC-CITY ATTORNEY	\$ 150,000	\$ 70,000	\$ 220,000

TOTAL: \$ 844,051 \$ 154,000 \$ 998,051
 Current Budget Net Change Revised Budget

#	Reason/Justification for requested amendment:	
1	Under Budgeted Account	<i>Due to City Manager Change</i>
2	Under Budgeted Account	<i>Due to City Manager Change</i>
3	Under Budgeted Account	<i>Due to City Manager Change</i>
4	Under Budgeted Account	<i>New City Attorney Contract</i>

 Department Head

Finance Review

Interim City Manager



Budget Amendment Request Form

Date 5/15/2025
Department City Clerk

Funding Source: Fund: 100 - CITY CLERK

Account Amendments Requested

#	FUND	ORG	OBJ	PROJECT	ACCOUNT DESCRIPTION	Current Budget	Increase / (Decrease)	Revised Budget
1	100	10511	54915		ELECTION	\$ -	\$ 85,000	\$ 85,000

TOTAL: \$ - \$ 85,000 \$ 85,000
Current Budget Net Change Revised Budget

#	Reason/Justification for requested amendment:
1	Item not budgeted in Current FY Elections was not budgeted. Clerk now believes there maybe a runoff.


Department Head


Finance Review


Interim City Manager

AGENDA ITEM

Meeting Date		
Tuesday, May 27, 2025		
Agenda Item Name		
Ordinance No. 2025-016 <i>Intro</i> <i>Vacate ROW</i>		
Requested Action		
Recommend approval of Ordinance No. 2025-016.		
Staff Report		
The applicant, Brian Hess, is requesting the vacation of a portion of the Short Street right-of-way. The 0.29 +/- acre right-of-way is located north of SR 50 and east of 12th Street, within the Downtown Clermont area. Carroll Street is being aligned as part of the Community Benefit agreement with the Lumberyard project. This will provide an improved east/west connection from 12th Street. The portion of Short Street in question is no longer necessary for public access or circulation, as the surrounding parcels have been reconfigured and redeveloped over the years. This vacation is required to eliminate redundant and unnecessary right-of-way and to facilitate the more efficient use of the surrounding properties. There are no utilities or public infrastructure within this segment that would be affected by the proposed vacation. The applicant did apply in 2014 for a vacation request on Short Street from 12th Street to Carroll Street. One of the property owners to the west at that time, Mr. Klaas did not consent to the vacation request due to restricting access to his property. The applicant withdrew the request. The proposed right-of-way vacation does not impact public access or services and is consistent with the City's redevelopment goals for the downtown core. The vacation request is only along the applicant's property and does not affect access to the properties to the west. Staff recommends approval of the vacation of the subject portion of the Short Street right-of-way, as outlined in Ordinance 2025-016.		
		
Additional Analysis		
Fiscal Impact Summary		
None.		
Fiscal Impact	Fund Number and Description	Available Budget Amount

Exhibits Attached (copies of original agreements)		
1.	Ord 2025-016 Short Street ROW Vacate (05.15.2025)	Ord 2025-016 Short Street ROW Vacate (05.15.2025).pdf
2.	Map	Map.pdf
3.	Application	Application.pdf
4.	Legal Ad	Legal Ad.pdf

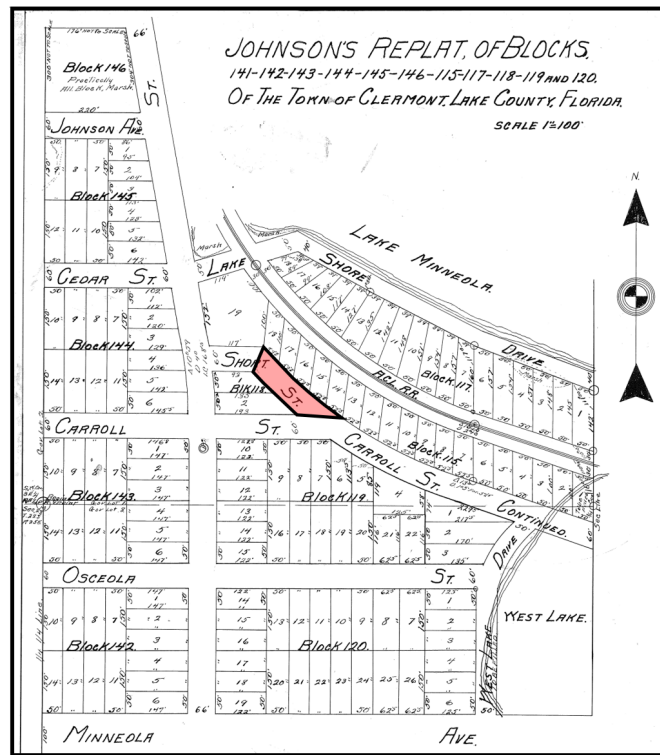
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, CLOSING AND PERMANENTLY ABANDONING A PORTION OF SHORT STREET RIGHT OF WAY, JOHNSON'S REPLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 71, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS BELOW; PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, RECORDING, PUBLICATION AND EFFECTIVE DATE.

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

SECTION 1: LEGAL DESCRIPTION

A PORTION OF RIGHT-OF-WAY THAT RUNS ALONG THE SOUTHERN BOUNDARY LINES OF LOTS 14, 15, 16, 17, AND 18 OF THE JOHNSON REPLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 71 AND ALONG THE EASTERN BOUNDARY LINES OF LOTS 1 AND 2 OF THE JOHNSON REPLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 71, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

HEREAFTER CALLED "VACATED PARCEL."





CITY OF CLERMONT
ORDINANCE NO. 2025-016

SECTION 2: AUTHORITY

The Vacated Parcel is hereby closed and vacated by the City of Clermont. The closing is done pursuant to the authority of the Charter of the City of Clermont, Lake County, Florida and the general laws of the State of Florida.

SECTION 3: CONFLICT

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

SECTION 4: 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 5: 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 6: RECORDING

This Ordinance shall be recorded in the Public Records of Lake County, Florida and at the Applicant's expense.

SECTION 7: 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. 2025-016

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 10th day of June, 2025.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

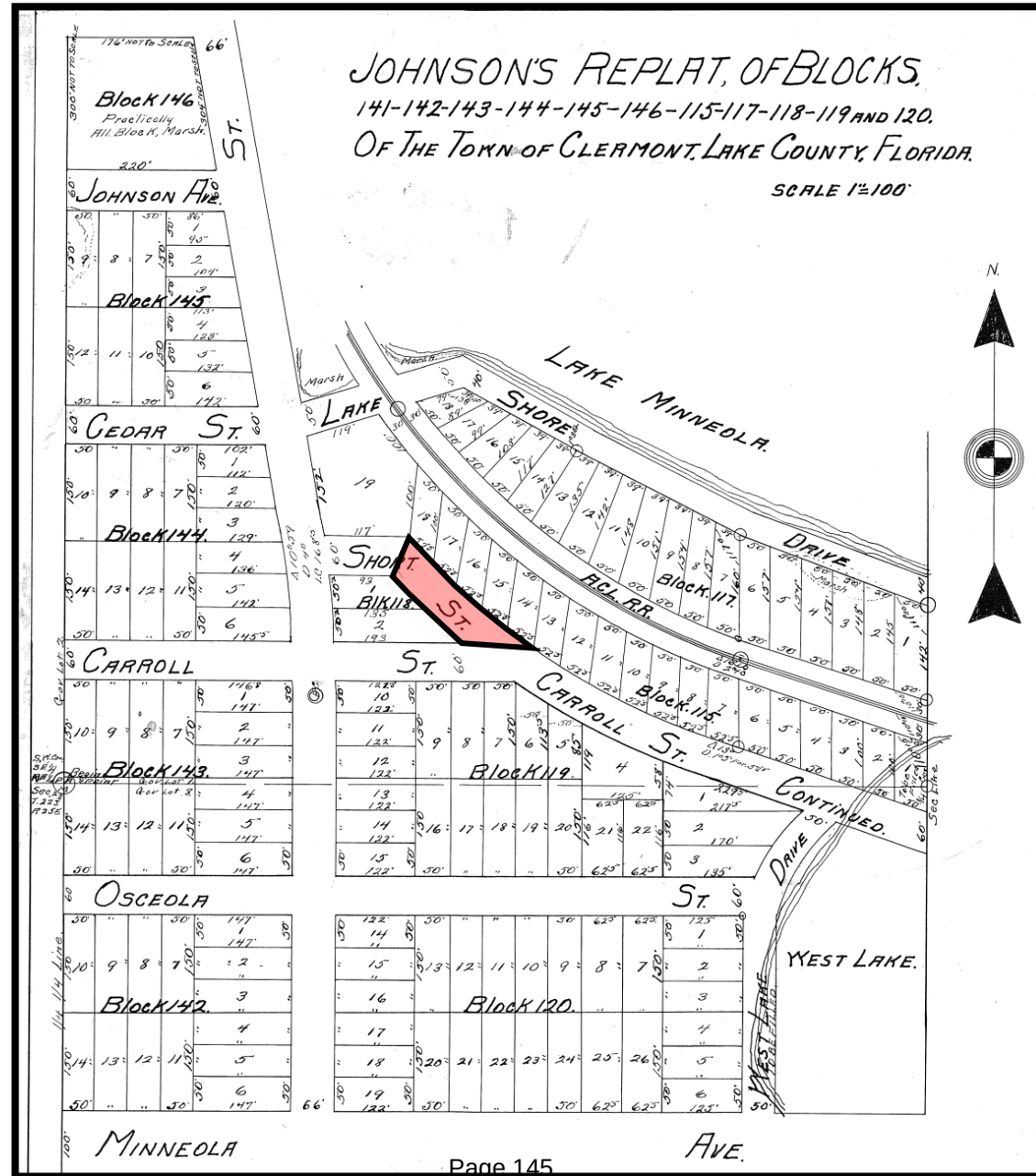
Approved as to form and legality:

Christian W. Waugh, City Attorney

SHORT STREET ROW VACATE



SHORT STREET ROW VACATE





CITY OF CLERMONT
STREET RIGHT-OF-WAY/EASEMENT CLOSING
APPLICATION

DATE <u>3/6/2025</u>		FEE: \$1,000.00 + cost of advertisement	
Petitioner's Name <u>Brian Hess</u>			
Address <u>1166 Short Street</u>	City <u>Clermont</u>	State <u>FL</u>	Zip <u>34711</u>
Telephone <u>352-243-7233</u>	Fax		
Email <u>bhess@tattletsle.com</u>			
ROW INFORMATION			
Legal Description & Alternate Key(Attach survey if available): Vacate Short Street between 1166 and 1177 Short Street. Parcel numbers: 23-22-25-0400-115-01400 and 23-22-25-0400-118-00101 Total area: 0.29 acres +/- Adjacent properties to split the ROW.			
If named -- name of street to be closed: <u>Short Street - eastern portion per map.</u>			
Plot plan & legal description of Street ROW/Easement portion to be closed (Applicant shall attach this in a word document for legal advertising)			
Purpose or reason for closing: Realigned Carroll St. provides access from 12th St. and runs east and west. Short Street provides no benefit for access and is a dangerous cut through that people speed through. Request vacate for east portion of Short St. between 1166 & 1177 and provide access drive to existing parking at 1166.			
Attach a map and list of: Names and addresses of all property owners abutting the portion of the street requested to be closed and abandoned. ☒ Yes ☐ No			
This petition is in accordance with the Clermont Land Development Code, Chapter 54, Division 2. Closing. Any person requesting a Street right-of-way or Easement Closing shall file a complete application submitted to the Development Services Director in the Development Services Department, at least 30 days prior to the final hearing date of the City Council. A Street right-of-way or Easement Closing requires two readings of an ordinance by the City Council. The City Council meetings are held on the second and fourth Tuesdays of every month.			
All applications must be complete, including applicable site plans and or pertinent descriptive materials in order to be processed. A plot plan (schematic drawing of the property involved) showing the location of that portion of the street requested to be closed and permanently abandoned, and including a survey of the property and street involved if deemed necessary by the City Council or the City Attorney.			
Brian Hess			
Petitioner Name (print)		Petitioner Name (signature)	

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:	05/15/2025
Order Number:	11325199
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	70.0000
Height in Inches:	5.8000

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	1	05/23/2025 - 05/23/2025	Public Notices
LEE dailycommercial.com	1	05/23/2025 - 05/23/2025	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	\$112.60
Tax Amount	\$0.00
Service Fee 3.99%	\$4.49
Cash/Check/ACH Discount	-\$4.49
Payment Amount by Cash/Check/ACH	\$112.60
Payment Amount by Credit Card	\$117.09

Order Confirmation Amount	\$112.60
----------------------------------	-----------------

Ad Preview

LEGAL NOTICE

On Tuesday, June 10, 2025 at 3:00 PM the Clermont City Council will consider the enactment of the following proposed ordinance.

ORDINANCE NO. 2025-016

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, CLOSING AND PERMANENTLY ABANDONING A PORTION OF SHORT STREET RIGHT OF WAY, JOHNSON'S REPLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 71, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS BELOW; PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, RECORDING, PUBLICATION AND EFFECTIVE DATE.

LEGAL DESCRIPTION

A PORTION OF RIGHT-OF-WAY THAT RUNS ALONG THE SOUTHERN BOUNDARY LINES OF LOTS 14, 15, 16, 17, AND 18 OF THE JOHNSON REPLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 71 AND ALONG THE EASTERN BOUNDARY LINES OF LOTS 1 AND 2 OF THE JOHNSON REPLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 71, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

HEREAFTER CALLED
"VACATED PARCEL."

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

This Ordinance is available for public inspection in the Development Services Department, Monday through Friday between the hours of 8:00 A.M. and 5:00 P.M.

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 may 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

11325199 5/23/2025



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date		
Tuesday, May 27, 2025		
Agenda Item Name		
Ordinance No. 2025-023 <i>Intro</i> <i>Vacate ROW</i>		
Requested Action		
Recommend approval of Ordinance No. 2025-023.		
Staff Report		
The applicant, LSMA Wellness, LLC, is requesting the vacation of a segment of a public right-of-way located within the pending Wellness Ridge Phase 4 Plat. The subject right-of-way is situated north and south of Wellness Way and east of U.S. 27, in proximity to the existing and future residential areas being developed as part of the overall Wellness Ridge Planned Unit Development. The right-of-way, which is approximately 30 feet in width, was deeded in 1954 to Lake County and never acted upon by Lake County. The right-of-way is an undeveloped strip of land that was transferred to the City through a road transfer agreement under County Resolution 2025-45 on the 22nd of April of this year. The right-of-way was never improved or utilized for vehicular access. The right-of-way needs to be vacated in order for the Wellness Ridge Phase 4 Plat to be recorded. The proposed vacation will not impact public access or infrastructure needs and the staff recommends the vacation request for the proposed area.		
		
Additional Analysis		
Fiscal Impact Summary		
None.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Ord 2025-023 Wellness Ridge Phase 4 ROW Vacate (05.15.2025) Ord 2025-023 Wellness Ridge Phase 4 ROW Vacate (05.15.2025).pdf		

2.	Map	Map.pdf
3.	Application	Application.pdf
4.	Legal Ad	Legal Ad.pdf



CITY OF CLERMONT
ORDINANCE NO. 2025-023

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, CLOSING AND PERMANENTLY ABANDONING PROPERTY AS DESCRIBED IN DEED BOOK 357, PAGE 17, AND DEED BOOK 357, PAGE 18, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND PHYSICALLY LOCATED ON WELLNESS WAY WITHIN THE CITY OF CLERMONT AND MORE PARTICULARLY DESCRIBED AS BELOW; PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, RECORDING, PUBLICATION AND EFFECTIVE DATE.

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

SECTION 1: LEGAL DESCRIPTION

THAT CERTAIN RIGHT OF WAY DESCRIBED IN DEED BOOK 357, PAGE 17, 30 PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING IN SECTION 22, 31 TOWNSHIP 23 SOUTH, RANGE 26 EAST, DESCRIBED AS FOLLOWS:

The West 33 feet of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 22, Township 23 South, Range 26 East.

AND ALSO,

THAT CERTAIN RIGHT OF WAY DESCRIBED IN DEED BOOK 357, PAGE 18, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING IN SECTION 22, TOWNSHIP 23 SOUTH, RANGE 26 EAST, DESCRIBED AS FOLLOWS:

The West 33 feet of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 22, Township 23 South, Range 4 26 East.

AS SET FORTH ON EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.

SECTION 2: AUTHORITY

The closing is done pursuant to the authority of the Charter of the City of Clermont, Lake County, Florida and the general laws of the State of Florida.

SECTION 3: CONFLICT

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



CITY OF CLERMONT
ORDINANCE NO. 2025-023

SECTION 4: 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 5: 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 6: RECORDING

This Ordinance shall be recorded in the Public Records of Lake County, Florida and at the Applicant's expense.

SECTION 7: 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. 2025-023

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida
on this 10th day of June, 2025.

CITY OF CLERMONT

Tim Murry, Mayor

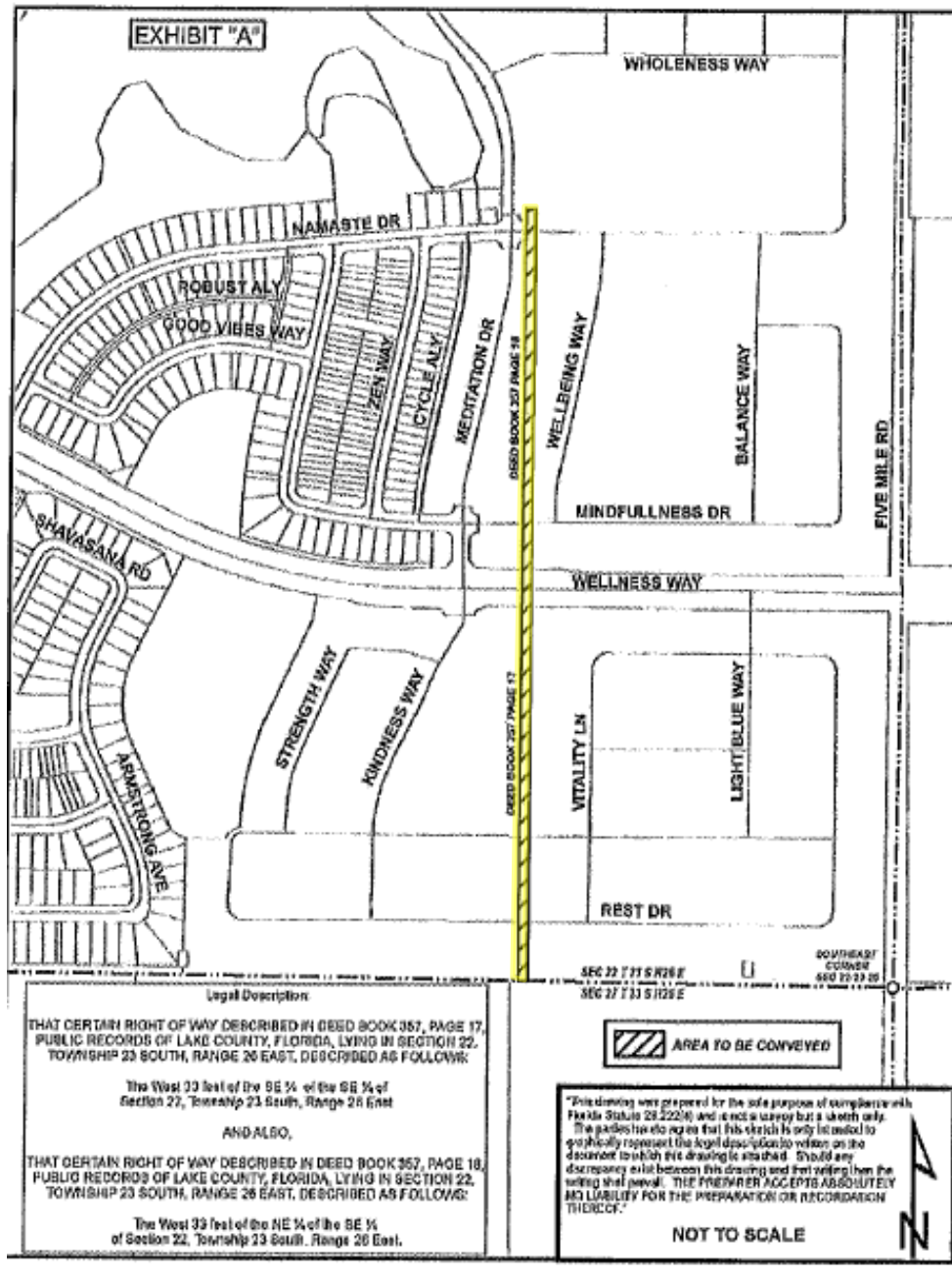
ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Christian W. Waugh, City Attorney

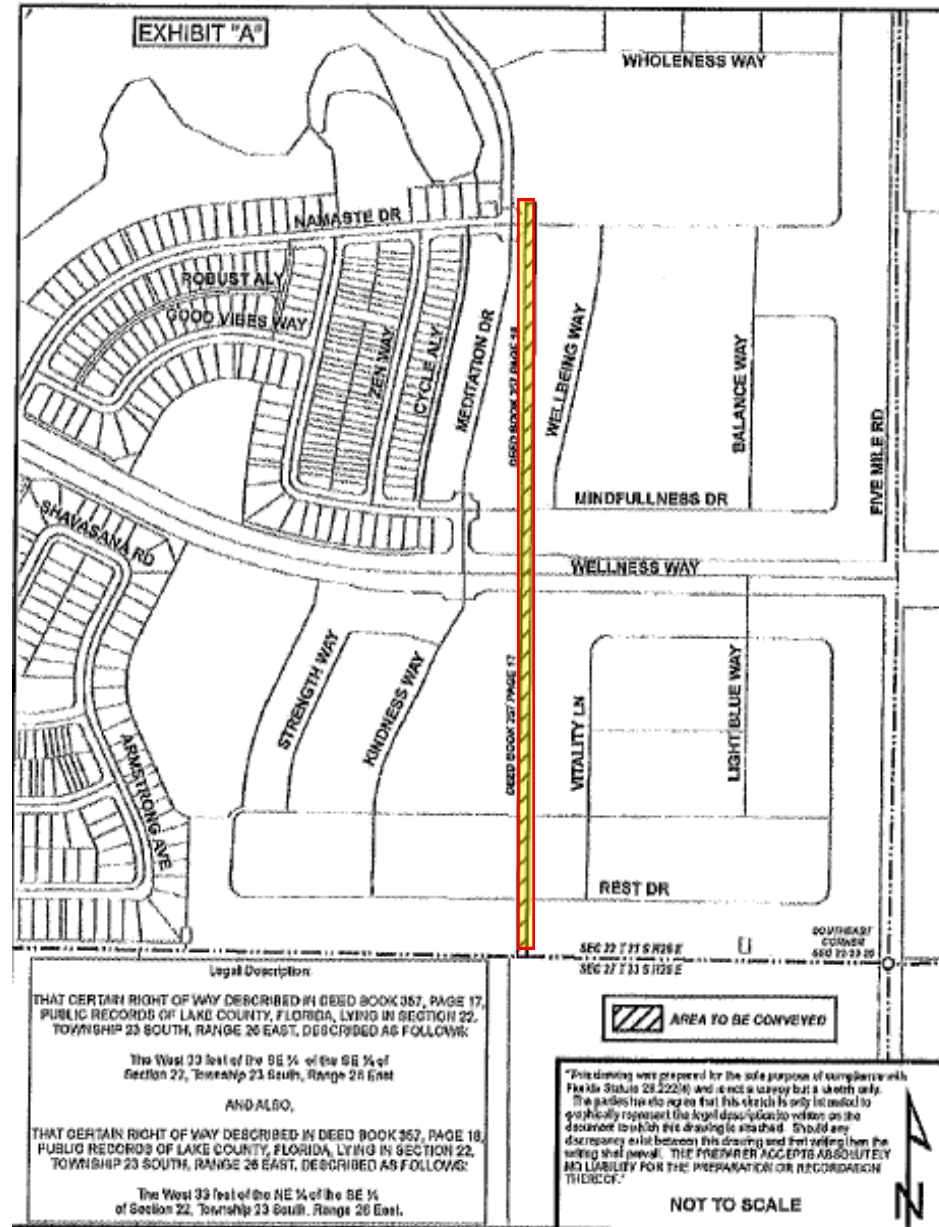
EXHIBIT A



WELLNESS RIDGE PH. 4 ROW VACATE



WELLNESS RIDGE PH. 4 ROW VACATE





CITY OF CLERMONT STREET RIGHT-OF-WAY/EASEMENT CLOSING APPLICATION

DATE May 5, 2025		FEE: \$1,000.00 + cost of advertisement	
Petitioner's Name LSMA Wellness, LLC			
Address 8433 Enterprise Circle, Suite 100		City Lakewood Ranch	State FL Zip 34202
Telephone		Fax	
Email ljoyce@starwoodland.com			
ROW INFORMATION			
Legal Description & Alternate Key(Attach survey if available): See attached legal descriptions of DB 357, PG 17 & DB 357, PG 18			
If named – name of street to be closed: N/A			
Plot plan & legal description of Street ROW/Easement portion to be closed (Applicant shall attach this in a word document for legal advertising)			
Purpose or reason for closing: To facilitate platting Wellness Ridge, Phase 4 without any possible encumbrances the ROWs may cause.			
Attach a map and list of: Names and addresses of all property owners abutting the portion of the street requested to be closes and abandoned. ☐ Yes ☒ No			
This petition is in accordance with the Clermont Land Development Code, Chapter 54, Division 2. Closing. Any person requesting a Street right-of-way or Easement Closing shall file a complete application submitted to the Development Services Director in the Development Services Department, at least 30 days prior to the final hearing date of the City Council. A Street right-of-way or Easement Closing requires two readings of an ordinance by the City Council. The City Council meetings are held on the second and fourth Tuesdays of every month. All applications must be complete, including applicable site plans and or pertinent descriptive materials in order to be processed. A plot plan (schematic drawing of the property involved) showing the location of that portion of the street requested to be closed and permanently abandoned, and including a survey of the property and street involved if deemed necessary by the City Council or the City Attorney.			
Lawrence Colditz Authorized Signatory		 Petitioner Name (signature)	
Petitioner Name (print)			

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:	2025-023

Date:	05/15/2025
Order Number:	11324692
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	84.0000
Height in Inches:	6.9600

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	1	05/27/2025 - 05/27/2025	Govt Public Notices
LEE dailycommercial.com	1	05/27/2025 - 05/27/2025	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	\$134.72
Tax Amount	\$0.00
Service Fee 3.99%	\$5.38
Cash/Check/ACH Discount	-\$5.38
Payment Amount by Cash/Check/ACH	\$134.72
Payment Amount by Credit Card	\$140.10

Order Confirmation Amount	\$134.72
----------------------------------	-----------------

Ad Preview

LEGAL NOTICE

On Tuesday, June 10, 2025 at 3:00 PM the Clermont City Council will consider the enactment of the following proposed ordinance.

ORDINANCE NO. 2025-023

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, CLOSING AND PERMANENTLY ABANDONING PROPERTY AS DESCRIBED IN DEED BOOK 357, PAGE 17, AND DEED BOOK 357, PAGE 18, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND PHYSICALLY LOCATED ON WELLNESS WAY WITHIN THE CITY OF CLERMONT AND MORE PARTICULARLY DESCRIBED AS BELOW; PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, RECORDING, PUBLICATION AND EFFECTIVE DATE.

LEGAL DESCRIPTION

THAT CERTAIN RIGHT OF WAY DESCRIBED IN DEED BOOK 357, PAGE 17, 30 PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING IN SECTION 22, 31 TOWNSHIP 23 SOUTH, RANGE 26 EAST, DESCRIBED AS FOLLOWS:
THE WEST 33 FEET OF THE SE $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 26 EAST.

AND ALSO,
THAT CERTAIN RIGHT OF WAY DESCRIBED IN DEED BOOK 357, PAGE 18, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING IN SECTION 22, TOWNSHIP 23 SOUTH, RANGE 26 EAST, DESCRIBED AS FOLLOWS:
THE WEST 33 FEET OF THE NE $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 4 26 EAST.

All public meetings will be held in the Clermont City Hall, Council Chambers, located at 685 W. Mon-trose Street, Clermont, FL 34711.

This Ordinance is available for public inspection in the Development Services Department, Monday through Friday between the hours of 8:00 A.M. and 5:00 P.M.

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 may 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
May 23, 2025
11324692